

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SEPA18-002

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal:	Construct a new 12,000-square foot church building, a 900-square foot service/shop building, and a 28,000-square foot Ministry Activity Center. Site improvements will include a gravel parking lot (with paved accessible spaces) for about 147 vehicles.
Proponent(s):	Anderson Perry & Associates c/o Erik Green; PO Box 1687; Walla Walla, WA, 99362
Property Owner:	Walla Walla Valley Church of the Nazarene c/o Pastor Ron Alexander; 13 W Imperial Street; Walla Walla, WA 99362
Location of Proposal:	The site is located generally at 8076 Old Highway 12 (APN 340736510070, 340736510071).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- SEPA Checklist (SEPA 18-002) dated 2/7/2018
- Site Plan dated 2/8/2018
- Conditional Use Permit application (CUP18-002) dated 2/7/2018 with attached legal description and Exhibit A
- Letter from applicant on Ministry Activity Center received 7/12/2018
- Letter from applicant to Becky Crump received 7/12/2018
- *Transportation Study* by DKS Associates dated 7/16/2018
- *Geotechnical Engineering Report*, which includes a critical areas assessment for geologically hazardous areas, by PBS Environmental and Engineering, dated 7/14/2016
- *Critical Areas Habitat Report: Wintering Birds of Prey*, by PBS Engineering and Environmental, dated 6/27/2016
- *Archaeological Review and Inventory Report*, including inadvertent discovery procedures, by Reiss-Landreau Research LLC, dated 5/31/2016 and revised 7/26/2016

The following comments were received after distribution of the Notice of Application:

- Public Comments from Becky Crump dated 4/5/2018
- Email from Walla Walla County Public Works Department dated 4/18/2018
- Email from Walla Walla County Public Works Department dated 7/27/2018

- Letter from Department of Ecology dated 4/9/2018

This DNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the DNS was procured by misrepresentation or lack of material disclosure.

Lead Agency: Walla Walla Community Development Department (CDD)

Responsible official: Thomas Glover, AICP; Director

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Issue Date: 7/27/2018

Signature:  **Date:** 7-27-18

Staff Contact: Lauren Prentice, Principal Planner, 509-524-2620

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.