

# Walla Walla County Community Development Department

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

File No. SEPA18-012

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Description of Proposal:** **Utility Facilities and Roadway Planning for Attalia Urban Growth Area (UGA) Dodd Road Industrial Park/Walla Walla Gap Business Park Water System.** Expand the existing water system within the Dodd Road Industrial Park to serve the Port's Wallula Gap Business Park and other industrial sites within the Attalia Industrial Urban Growth Area (UGA) when separate service agreements can be reached. The proposed water system improvements were designed to provide potable water to new and existing business and to maintain adequate fire flow and storage within the UGA. The project would include adding a deep basalt well, which would be about 1,100-feet deep, four water storage tanks, a pumphouse, and water supply and distribution lines. Existing shallow alluvium wells within the business park will be connected with the water system. Approximately 21,000 feet of roadway will also be constructed, within which utilities will be placed. **SEPA18-012**

**Proponent(s):** Port of Walla Walla c/o Patrick Reay, Executive Director; 310 A Street; Walla Walla, WA 99362

**Location of Proposal:** The project site is generally within the Attalia Industrial Urban Growth Area.

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 Staff Evaluation Report dated 8/24/2018
- SEPA Checklist (SEPA18-012) dated 5/29/2018
- Conditional Use Permit application (CAP18-005) submitted 6/04/2018 and the following attachments:
  - Exhibit A
  - Exhibit B-1 and B-2 (revised on 8/20/2018)
  - Exhibit C
- Wallula Gap Business Park Wetland Determination dated 6/5/2017
- Cultural Resource Inventory dated 6/30/2017

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:** 8/24/2018

**Signature:** \_\_\_\_\_



**Date:** \_\_\_\_\_

8-24-18

**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.