

Walla Walla County Community Development Department

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

File No. SEPA18-015

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: Construct a new 2-story concrete building for meat processing, which would be about 31,000 square feet. The project site, which is about 73 acres, currently has a 300,000 square foot processing facility. The new building would be attached to the west side of the existing processing facility. The building would be used for meat processing operations, shipping and storage. A part of the second story would be used in the future for offices. Parking improvements include expansion of the existing employee parking lot, new paved truck parking, and new graveled trailer parking. Other site improvements include: stormwater system upgrades, minor fence and guard house modifications at the main plant office, and industrial waste water disposal improvements.

Proponent(s): Tyson Fresh Meats; 13983 Dodd Road; Wallula WA, 99363

Location of Proposal: The site is located generally at 13979 Dodd Road (APN 310834110006).

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 Staff Evaluation Report by Lauren Prentice, Walla Walla County Principal Planner, dated 7/27/2018
- Critical Area Permit application submitted 6/6/2018
- SEPA Checklist dated 6/6/2018 and the following attachments:
 - Attachment 1: Site Plan dated 6/5/2018
 - Attachment 2: Geological Assessment Report dated 4/2/2018
 - Attachment 3: Critical Aquifer Recharge Area (CARA) Assessment dated 6/4/2018
 - Attachment 4: Burrowing Owl Evaluation dated 5/31/2018
 - Attachment 5: Letter on wastewater treatment capacity and limits dated 5/21/2018
 - Attachment 6: Map exported from DAHP website
 - Attachment 7: Email from CTUIR dated 5/9/2018
 - Attachment 8: Cultural Resource Monitoring and Inadvertent Discovery Plan
- Building Permit (B18-0287) application submitted 7/11/2018 with the following documents:
 - Building construction plans by LSB Consulting Engineers dated 7/9/2018 and 7/17/2018
 - Civil Plans by Meier Engineering (including grading, demo, erosion control, utility, and site plans) dated 7/9/2018

- Northwest Energy Efficiency Council (NEEC) Forms
- Stormwater Drainage Design Calculations and Report dated 7/9/2018
- Traffic Impact Statement dated 7/24/2018 (replacing Attachment 9 to the SEPA Checklist)
- Email from John Bauer, LSB Consulting Engineers, responded to Ecology comments, dated 7/26/2018
- Letter from Tyson Fresh Meats responding to WDFW comments 7/26/2018
- Email from Tyson Fresh Meats clarifying wastewater system and site plans, with attached maps, dated 7/27/2018

The following agency comments and correspondence were received and considered during the Notice of Application comment period:

- Email from Dave Karl, WDFW Biologist, dated 7/19/2018
- Letter from Department of Ecology Eastern Regional Office dated 7/19/2018
- Letter from Paul Gonseth, DOT Planning Engineer, dated 7/20/2018
- Email from Jacob Prilucik, DOT, dated 7/25/2018
- Email from Dave Karl, WDFW Biologist, dated 7/26/2018

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.

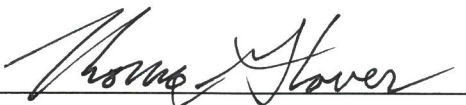
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable 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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 Walla Walla, WA 99362
 Phone: 509-524-2610
 Email: commdev@co.walla-walla.wa.us

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.