

# Walla Walla County Community Development Department

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

File No. SEPA20-001

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Description of Proposal:** Lilac Subdivision – 7-lot preliminary subdivision application for a cluster development of 74.02 acres northeast of Bunchgrass Lane, off of Old Highway 12, in unincorporated Walla Walla County. The proposed subdivision contains six residential lots which would be located off Old Highway 12 on a new private road; the remaining 63 acres would be preserved in the resource parcel. **SEPA20-001**

**Proponent/Owner:** Bunchgrass, LLC.  
c/o Joseph Cange  
510 L Street #901; Anchorage, AK 99501

**Location of Proposal:** The site is located generally at Old Highway 12 & Bunchgrass Lane (APN 350727110006).

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:

- Environmental Checklist (SEPA20-001), dated January 6, 2020 (with five attachments)
- Preliminary Subdivision application (SUB20-001) dated January 8, 2020
- Preliminary Plat Map dated January 8, 2020
- Preliminary Civil Layout dated January 6, 2020
- Critical Areas Permit application (CAP20-001) dated January 15, 2020
- Geotechnical Engineering Report dated November 4, 2019

This DNS is issued under WAC 197-11-340(2)(a); the lead agency will not act on this proposal for fourteen days from the date below. **Comments must be submitted by August 7, 2020.**

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.

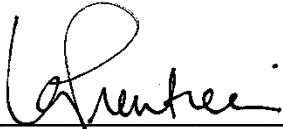
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable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

**Lead Agency:** Walla Walla County Community Development Department (CDD)

**Responsible official:** Lauren A. Prentice, Director

**Address:** 310 W Poplar St., Suite 200; Walla Walla, WA 99362  
Phone: 509-524-2610 | Email: [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

**Issue Date:** 7/24/2020

**Signature:**  \_\_\_\_\_ **Date:** 7/24/2020

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issuance. 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.