



# Walla Walla County Community Development Department

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

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File No. SEPA20-006

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>Description of Proposal:</b>	The Vines at Doubleback, a 20-lot preliminary subdivision application for a cluster development of 211.14-acres west of Powerline Road and south of Cottonwood Creek, in unincorporated Walla Walla County. The proposed subdivision contains 19 residential lots which would be located off Powerline Road on three new private roads; the remaining 179.99-acres would be preserved in the resource parcel.
<b>Proponent:</b>	THE VINES AT DOUBLEBACK, LLC PO BOX 518 WALLA WALLA WA, 99362
<b>Property Owner:</b>	5B FARMS INC 3071 BYRNES RD TOUCHET, WA 99360
<b>Location of Proposal:</b>	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 (SEPA20-006) dated May 20, 2020
- Preliminary Subdivision (SUB20-003) application dated June 2, 2020
- Preliminary Plat Map dated May 27, 2020
- Critical Areas Permit (CAP20-014) application dated July 13, 2020 and July 17, 2020
- Storm Drainage Report dated January 16, 2020
- Geotechnical Engineering Report dated January 10, 2020
- Trip Generation report dated June 5, 2020

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 on the DNS must be submitted by December 11, 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

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**Issue Date:** 11/27/2020

**Signature:** 

**Date:** 11/27/2020

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.