



## Community Development Department

Director: Lauren Prentice

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[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](https://www.co.walla-walla.wa.us/residents/community_development/index.php)

### FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>File(s):</b>	<b>CUP22-005/SEPA22-005</b>
<b>Description of Proposal:</b>	<b>Walla Walla Vintners.</b> The proposal will replace an existing building used for wine production with two structures of 4,680-square feet that will be used for wine production and storage. A covered concrete crush pad of 1,720 square feet will be placed between the two buildings. The site is presently an operating winery with an area of 9,465-square feet. Upon approval the winery facility will have an area of 15,858-square feet.
<b>Proponent:</b>	WALLA WALLA VINTNERS c/o Scott Haladay 225 VINEYARD LN WALLA WALLA WA, 99362
<b>Owner:</b>	OPAL WEST VINEYARD LLC 225 VINEYARD LN WALLA WALLA WA, 99362
<b>Location of Proposal:</b>	The site is located generally at 225 VINEYARD LN (APN 370717140014).

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 (SEPA22-005), prepared 01/25/2022
- Winery Permit Application (WP22-002), dated 02/09/2022
- Conditional Use Permit Application (CUP22-005), dated 02/09/2022
- Land/Alta Survey, dated 08/24/2021 and 01/05/2017
- Geotechnical Engineering Report, Dated 05/11/2020
- Preliminary Site Plan, dated 02/2022
- Exhibit "A" Conditional Use Permit Application Review Criteria, dated 01/25/2022
- Architect Building Plan Submittal, prepared by Alex Hamilton Demambro, dated 02/17/2022
- Building Plan Submittal, prepared by Trevor A. Bennett, dated March 2022

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 County  
**Responsible official:** Lauren Prentice, Community Development Director  
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**Issue Date:** 4/22/2022

**Signature:**  \_\_\_\_\_ **Date:** 4/22/2022 \_\_\_\_\_

**Staff Contact:** Don Sims, Associate Planner, 509-524-2618

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.