



Community Development Department

Director: Lauren Prentice

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Submit to: planning@co.walla-walla.wa.us

https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

File(s):	SEPA22-001, VAR22-001
Description of Proposal:	Lamar Road Tower. The applicant has proposed to construct a wireless communication facility (cell phone tower) of approximately 190-feet in height. The proposed variance would allow for a tower height of 190-feet, exceeding the maximum height allowed by code which is 120-feet.
Proponent:	WEIS TOWERS LLC ATTN: JOHN F. WARK, L.P.G. PO BOX 711 ROSLYN WA, 98941
Owner:	THE EUREKA FLATS LLC 500 STRUTHERS RD PRESCOTT WA, 99348
Location of Proposal:	The site is located approximately 12.5 miles west of Prescott, Washington in the unincorporated Walla Walla County (APN 341032410003). The address is 4741 W Highway 124, Prescott, WA.

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 (SEPA22-001), dated 11/30/2021
- SEPA Staff Evaluation Report dated 5/27/2022
- Variance Application form (VAR22-001), dated 12/7/2021
- ASR Registration Search – Towers within 2 miles of site, submitted 2/18/2022
- Revised drawing sheets C1-C3 (Site plans and elevation), revised 5/6/2022
- Variance Application Approval Criteria, prepared 2/14/2022
- Federal Aviation Administration, Mail Processing Center Determination of No Hazard to Air Navigation, Issued 8/26/2021
- Lamar Road Communication Tower Geotech Plan Set, dated 12/15/2021
- Walla Walla County Inland Cellular Site Locations, Submitted 2/18/2022

- NEPA Report, submitted 2/18/2022
- Land lease contract (partially redacted), signed 7/14/2021
- Site vicinity map, dated 11/22/2021
- Tower Propagation map, dated 9/28/2021
- Topographic map of area, dated 11/22/2021
- In vehicle propagation coverage map, dated 9/28/2021
- Response to Walla Walla County Code Section 17.34.100, submitted 2/18/2022
- Comment from Washington State Department of Transportation, dated 3/22/2022
- Supplemental letter regarding geologically hazardous areas for the three current proposed tower sites from Travis Wambeke, PE, dated 5/26/2022

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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 Phone: 509-524-2610
 Email: planning@co.walla-walla.wa.us

Issue Date: 6/8/2022

Signature:  _____ **Date:** 6/8/2022 _____

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.