



## Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us) | 509-524-2610

Submit to: [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

[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>SEPA22-003, VAR22-002</b>
<b>Description of Proposal:</b>	<b>Mill Creek Tower.</b> The applicants have proposed to construct a wireless communication facility (cell phone tower) of approximately 190-feet in height. The proposal requires a variance request because it exceeds the maximum height allowed by code which is 120-feet.
<b>Proponent:</b>	WEIS TOWERS LLC ATTN: JOHN F. WARK, L.P.G. PO BOX 711 ROSLYN WA, 98941
<b>Owner:</b>	DEAN FARRENS, JOANN S. FARRENS, & KATHLEEN MARIE FARRENS 7216 MILL CREEK RD WALLA WALLA WA, 99362
<b>Location of Proposal:</b>	The site is located generally at 6003 MILL CREEK RD (APN 370723340008).

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 (SEPA22-003), dated 12/10/2021
- SEPA Staff Evaluation Report dated 5/27/2022
- Critical Areas Permit Application (CAP22-007), received 02/24/2022
- Critical areas report addressing development within erosion hazard buffer, prepared by Travis J. Wambeke, P.E., dated 02/11/2022
- Variance Application form (VAR22-002), received 02/15/2022
- Variance Application Approval Criteria (WWCC Section 17.44.015), submitted 02/15/2022
- Response to Walla Walla County Code Section 17.34.100, submitted 02/15/2022
- Sheets C-1 to C-3 (Site plans and elevation), dated 02/09/2022
- ASR Registration Search – Towers within 2 miles of site, dated 01/11/2022
- Google Street View of “Day Wireless” Nearest Tower to Mill Creek Site, submitted by

- applicant, 02/15/2022
- Federal Aviation Administration, Mail Processing Center Determination of No Hazard to Air Navigation, Issued 10/12/2021
- Walla Walla County Inland Cellular Site Locations, Submitted 02/18/2022
- Land lease contract (partially redacted), signed 07/14/2021
- Tower Propagation maps (in vehicle and general map), dated 09/28/2021
- NEPA report dated 11/30/2021
- Site on FEMA Flood Map Service Center Website, dated 12/16/2021
- Flood Insurance Rate Map Panel prepared by Don Sims, Associate Planner, 03/07/2022
- 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

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