



## 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>SEPA22-007, VAR22-003</b>
<b>Description of Proposal:</b>	<b>Prescott West 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>	DOZIER, DARLEEN 262 CONOVER RD WAITSBURG WA, 99361
<b>Location of Proposal:</b>	The site is addressed as 7985 E HWY 124 (APN 361033110013).

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 (SEPA22-007), dated 01/06/2022
- SEPA Staff Evaluation Report dated 5/27/2022
- Variance Application form (VAR22-003) with three signature pages, dated 02/15/2022, 02/17/2022, and 02/22/2022
  - Response to variance approval criteria, WWCC Section 17.44.015
  - Response to WWCC Section 17.34.100
- ASR Registration Search – Towers within 2 miles of site, dated 02/17/2022
- Floodplain map (FIRM Panel 216C) and Copy of FEMA Map Service Center Page
- Revised drawing sheet C1-C3 (site plans and elevation), dated 03/10/2022
- Revised geotechnical study prepared by Travis J. Wambeke, P.E., dated 12/14/2021
- Memo regarding status of cultural study with the Confederated Tribes of the Umatilla Indian Reservation and the applicant, dated 03/07/2022
- Federal Aviation Administration, Mail Processing Center Determination of No Hazard to Air Navigation, issued 02/02/2021

- Tower propagation map, dated 09/28/2021
- Tower in vehicle propagation map, dated 09/28/2021
- Land site lease (partially redacted), dated 12/09/2020 and 12/18/2020
- Map showing towers within 2-mile radius on Google Earth
- Map showing planned Inland Cellular Tower Sites and present towers
- Survey showing topographic and property details for the property, prepared by Greg E. Flowers, PLS, 08/25/2021
- Washington State Department of Transportation Conceptual Approval letter, dated 07/07/2021
- Washington State Department of Transportation Comment letter, dated 03/30/2022
- 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, Community Development Department

**Responsible official:** Lauren Prentice, Community Development Director

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**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.