

**EXHIBIT LIST FOR CPA 13-01
Red Mtn. Master Site Plan**

Planning Commission Exhibit List - February 12, 2013			
PCM 1	PCM 1.0	Staff Memo	January 30, 2013
	PCM 1.1	Draft Red Mountain Master Site Plan 2012	Dec 2007/Sept. 2012
	PCM 1.2	Environmental Checklist EA 12-23	October 4, 2012
	PCM 1.3	Determination of Non Significance	January 24, 2013
	PCM 1.4	Notice of Public Hearing	January 24, 2013
	PCM 1.5	Comments received from the Benton County Fire Marshal	January 29, 2013
Planning Commission Hearing Exhibit List - February 12, 2013			
PCH 1	PCH 1.1		
	PCH 1.2		
Board of County Commissioners Exhibit List			
CCM 1 Includes:	CCM 1.1		
	CCM 1.2		
	CCM 1.3		
Board of County Commissioners Hearing Exhibit List			
CCH 1 Includes:	CCH 1.1		
	CCH 1.2		
	CCH 1.3		

The Exhibit Numbers are found in the

- PCM = Planning Commission Memo Exhibits**
- PCH = Exhibits submitted during Hearing**
- CCM = County Commissioner Memo Exhibits**
- CCH = Exhibits submitted during Hearing**

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

DATE: January 31, 2013

TO: BENTON COUNTY PLANNING COMMISSION

FROM: BENTON COUNTY PLANNING DEPARTMENT, LONG RANGE

RE: CPA 13-02, Sub Area Plan Amendment
Red Mountain AVA Master Site Plan (RM MSP)

PROPOSAL REQUEST:

A proposal to adopt the 2012 Red Mountain AVA Master Site Plan (RM MSP) (Exhibit PCM 1.1) as a sub-area plan of the Benton County Comprehensive Plan. The RM MSP was prepared with substantial public involvement and consensus and provides a framework for future decision-making and a plan of action to guide future development for the Red Mountain area. The Plan provides a vision, guiding principles, maps and descriptive text, and recommendations and strategies to achieve desired goals.

PROPOSAL HISTORY:

In 2005, Benton County together with an alliance of vineyard and winery operators, land owners, local agencies and stakeholders, commissioned the Red Mountain AVA Master Site Plan planning process. The RM MSP presents a framework and process for managing future development within the AVA so that new development will advance the Red Mountain vision while protecting the unique qualities that make Red Mountain a special place. A draft RM MSP was completed in December 2007. During the spring of 2012, Benton County retained J.T. Atkins & Company PC the original consultant to review and update the status of Chapter Seven "Next Steps", and update the Master Site Plan map. The 2012, final update included Benton County Staff review for Plan consistency with the Growth Management Act, the Benton County Comprehensive Plan and the Benton County Code and necessary amendments.

RED MOUNTAIN MASTER SITE PLAN LOCATION

The master site plan boundary covers 5,400 acres and encompasses the entire Red Mountain American Viticultural Area (AVA) a federally designated grape-growing and wine-producing region containing 4,600 acres. The site plan area is located on the south-facing slope of Red Mountain within unincorporated Benton County bounded by the Yakima River terrace to the west, the ridgeline of Red Mountain on the northeast and the lowlands bordered by Interstate 82 on the southeast.

LEGAL NOTICE PUBLISHED:

The legal notice required by Benton County Code, for the Planning Commission's Open Record Hearing on the application for Comprehensive Plan Amendment CPA 13-02, was published in the Tri-City Herald on January 31, 2013. The legal notices (Exhibit PCM 1.5) were mailed to interested parties subscribed to the Public Participation (PPP) list and sent electronically to those on the PPP Email list on January 30th, 2013.

STATE ENVIRONMENTAL POLICY ACT:

CPA 12-23 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on January 24, 2013. Copies of the Environmental Checklist, (Exhibit PCM 1.3) and the Determination of Non-Significance (Exhibit PCM 1.4), and the comments received from reviewing agencies are attached.

SECTION OF THE BENTON COUNTY COMPREHENSIVE PLAN TO BE AMENDED:

Chapter Four, The Land Use Element, will be amended to include the following text describing the Red Mountain AVA Master Site Plan document and to provide a nexus linking the two documents. A RM MSP Map (Figure 1-1) showing site plan boundaries, AVA boundaries, existing vineyards and wineries, existing and proposed roads, and other anticipated infrastructure, will be added on Page 4-70.

Add the following language beginning on page 4-4, after the Sub-Area Plan discussion.

The Following Sub-Area Plans are listed by their adopted Title as found in the corresponding Benton County Planning Department files and are adopted by reference and incorporated as if fully set forth within.

Red Mountain American Viticultural Area (AVA) Master Site Plan (RM MSP)

The provisions of the RM MSP represent many hours of effort by the Red Mountain Alliance and interested citizens who live and work, or have a vested interest in the development of the area described by the Plan. They consider this plan to be a blue print to achieve their vision of the Red Mountain area to be "a place of beauty where

wineries lie within a sea of vineyards against the backdrop of Red Mountain, reinforced by the natural character of the place: where topography, soils, and solar aspect have combined to make Red Mountain a special place to grow grapes and make wine. Thus, Red Mountain's agricultural working landscape is an important economic resource for the region and if development pressures are not managed well within the area, the unique qualities that currently exist on Red Mountain could be lost."

The County endorses the vision of the Red Mountain AVA Master Site Plan (RM MSP), but also notes that the Plan may contain provisions that may appear to be mandatory and beyond the authority of the Plan in attempting to control use of the property in the Red Mountain Area.

There may also be uses referred to in the Plan that may be found inconsistent with agricultural activities and may not be possible under the State's Growth Management Act at this point in time. It is important, therefore, that it be understood that the Plan and its provisions are advisory in nature and intended to guide future development of the Red Mountain site plan area.

The purpose of the Master Site Plan is to provide a "viticultural park" concept that reinforces the existing and future qualities of the Red Mountain AVA.

How the Plan is organized

This RM MSP is divided into seven chapters that reflect the fundamental components of this Sub-Area Plan. The chapters are as follows:

1. Introduction
2. Master Site Plan Elements
3. Visitor Projections
4. Design Guidelines
5. Steps toward Sustainability
6. Zoning
7. Next Steps

Each chapter refers to items and issues related to that category only. Endnotes and References are provided in Chapter 8, and an appendix follows.

The Red Mountain AVA Master Site Plan Map, (See Map Figure 4-14, page 4-70), shows the boundaries of the RM MSP, the Red Mountain AVA boundary, existing vineyards and wineries, potential vineyards and wineries, existing roads, and other proposed infrastructure.

Land Use Designations

The County's Comprehensive Plan adopted in June 1998, and updated in 2007, shows the land use for the majority of the area designated as Growth Management Act Agriculture, with the land bordering south of State Route 225 and land adjacent to the east side of Demoss Road designated for Rural Lands Five (RL-5).

Current Zoning Classifications

Growth Management Act Agricultural District (GMAAD)

This zoning designation is designed to protect agricultural lands of long term commercial significance as required by the State Growth Management Act (RCW 36.70.A). This protection is accomplished by establishing minimum lot sizes in areas where soils, water, and climate are suitable for agricultural purposes, and limiting activities within the designation to those non-agricultural uses compatible with agriculture, and by conditional use, those appropriate non-agricultural accessory uses that promote or sustain the continuation of the agricultural uses of a parcel. The minimum lot size in this designation is twenty acres.

Rural Lands Five Acre (RL-5)

The Rural Lands Five Acre District (RL-5) is designed to enhance and preserve Benton County's rural character, which offers rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. The minimum lot size in this designation is five acres.

Future Zoning Classifications

Red Mountain GMA Agricultural District

This zoning designation will be designed to conserve and protect agricultural lands of long term commercial significance as required by the State Growth Management Act (RCW 36.70.A) and more particularly to protect the unique agricultural character and attributes of these lands on Red Mountain that are within the federally designated Red Mountain Viticulture Wine Appellation, from being developed in a manner that would preempt or impede the development of the lands into a planned visitor destination. Although vineyards, wineries for the production of wines, and tourism exist within the area, the agricultural land within this designation share common characteristics with other GMA Agricultural designations in the County by being suitable and valuable lands for commercial agriculture. Such characteristics include: suitable soils, farmable topography, un-platted acreages of significant size, and existing or potential availability of water, suitable slope exposure and the absence of existing land uses that are known to be incompatible with agricultural operations.

The Wine Village

Red Mountain's "Wine Village" will provide an interpretive center with welcoming, educational, recreation and support functions. The Village is designed to both welcome and introduce visitors to Red Mountain and prepare them for what they will see and experience, a place to plan their visit and enjoy other tourist related support services. The area is intended to create a "Sense of Place" which is characteristic of premier visitor

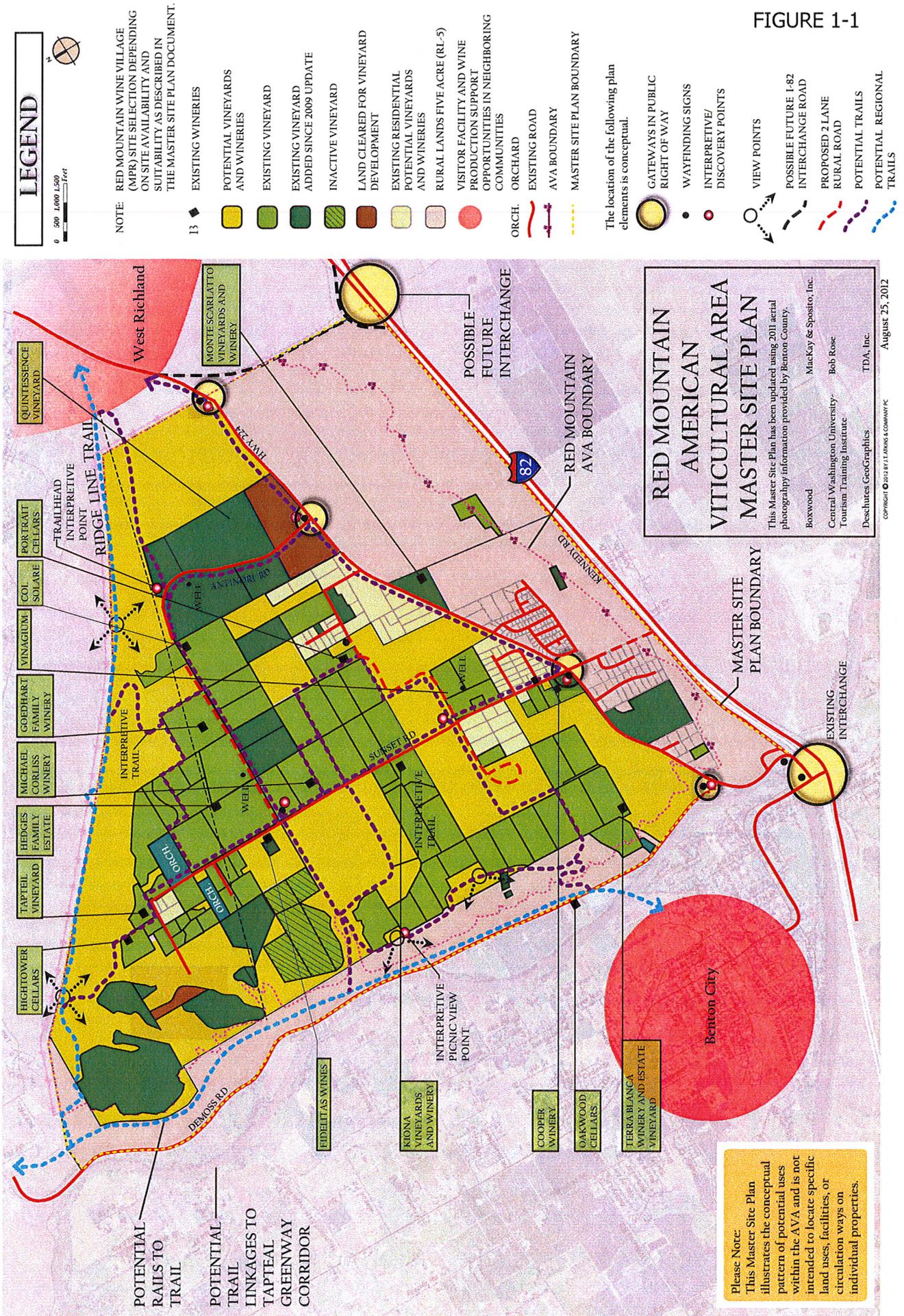
destinations. Among the uses included within the Wine Village are: a visitor interpretive center, small restaurants, bistros and casual food shops, art studios and galleries, wine retail, antique shops, demonstration vineyards, winery, and gardens and small lodging facilities not to exceed fifty rooms. Under current planning law these uses will most likely occur via a Master Planned Resort (MPR) designation.

A MPR designation, as allowed under RCW 36.70A.360, is defined as "self-contained and fully integrated planned unit developments, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short term visitor accommodations associated with a range of developed onsite indoor or outdoor recreation facilities." The location for this designation must be on soils or in a microclimate where an essential capability for commercial agriculture production is compromised. The total acreage of the MPR district may not exceed one half (.50) percent of the total acreage of Red Mountain AVA, and be built to specific design criteria and standards.

In the southeast corner of the RM MSP, outside the Red Mountain Agricultural District and the AVA boundary is an area designated Rural Lands Five that was identified in the draft 2007 RM MSP Report as a "Mixed Use Area". The urban services and necessary infrastructure for the uses sited within a mixed use area are typically provided for commercial developments at a higher intensity than are customarily found in rural areas. In the Growth Management Act under RCW 36.70A.020(1), commercial developments are

encouraged to locate in urban areas or Urban Growth Areas. As such, the "Mixed Use Area" as proposed in the 2007 RM MSP was not consistent with provisions of the Growth Management Act, the County's Comprehensive Plan or current zoning ordinances. This location is appropriate for a coordinated site specific planning effort to provide for a limited range of short-term "visitor serving" activities, recreational, commercial and wine related attractions for tourists and visitors to the vineyards and wineries of the Red Mountain AVA. A designation of this type may be dependent upon future city urban growth area expansion and the service capabilities provided by either the City of West Richland or Benton City. The future development of a proposed freeway interchange in this area may initiate a change in land use designation that allows uses that are more urban in nature.

FIGURE 1-1



STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve the Red Mountain AVA Master Site Plan for adoption as a sub-area plan of the Benton County Comprehensive Plan. Based upon the information available, staff believes that the proposed amendment CPA 13-02 meets, or is not inconsistent with the Comprehensive Plan goals and policies.

STAFF REVIEW AND ANALYSIS:

Consistency of the Proposed Amendment with Adopted Comprehensive Plan Amendment Criteria: (per Benton County Code 16.14.080)

AMENDMENTS ARE CONSISTENT WITH THE PLAN WHEN:

- a. An amendment is necessary to resolve inconsistencies within the County Comprehensive Plan, or with other city plans or ordinances with which the county has no objection;
The proposed amendments are being made to improve the accuracy of the information within the Comprehensive Plan and update information in the Plan to reflect current conditions.

- b. Conditions have so changed since the adoption of the county plan or ordinances that the existing adopted provision is inappropriate;
The natural resources and beauty of Red Mountain, and the quality of the wines produced there have generated the desire to develop additional wineries and vineyards on Red Mountain. Land owners and interested parties recognized that if development pressures are not managed well, the qualities of Red Mountain that draw people to the area could be lost. These forces called for an action to explore ways to accommodate new development that reinforces and enhances the existing qualities of the Red Mountain AVA area. The Red Mountain AVA Master Site Plan (RM MSP) was developed by residents, landowners, members of the Red Mountain AVA Alliance and interested parties in an effort to protect the natural resources and amenities of the area and create a sense of place and tourism experience in the Red Mountain AVA not found at other viticultural areas.

- c. The proposed amendment is consistent with the overall intent of the goals, map, and Rural Element of the County Plan;
Chapter Seven, "Next Steps", in the RM MSP was completed to provide a review of the plan to assure its consistency with the Growth Management Act (RCW36.70A), the County's

Comprehensive Plan, and the Benton County Code. The vision and guiding principles in the RM MSP assure continued protection of the GMA Agricultural District (GMAD) and the natural character of Red Mountain, where topography, soils, and solar aspect have combined to make Red Mountain a special place to grow grapes for wine.

The land uses and proposed activities remain consistent with and reflect the same land use designations as in the County's Comprehensive Plan. The proposed uses within the RM MSP are: agriculture and agricultural accessory uses (some that will require administrative review or a conditional use permit); trails; Wine Village interpretive center and accessory uses, via a Master Planned Resort designation; and land uses and activities within the Rural Lands Five Acre remain as currently designated.

The RM MSP visions and guiding principles support and are consistent with the intent of the County's Comprehensive Plan, the Rural Element, and Plan goals.

The following Comprehensive Plan goals are relevant to the RM MSP:

GOAL 48

To promote and protect tourism related to viticulture and other agricultural activities.

GOAL 45

To strengthen and diversify the County's economic base: create a stable balanced community economic situation by promoting industries that are diverse, agriculturally based and that process what we sell.

Goal 50

Expand employment opportunities

Policy B. That the agricultural economic base of Benton County shall be maintained and protected.

GOAL 15

To conserve and maintain commercially viable farmlands as the locally indigenous natural resource most essential for sustaining the County's agricultural economy.

Policies under Goal 43-1

3. Team up with the port districts and the agricultural community to identify and implement planning and project efforts which improve agricultural advancement: strengthen and conserve the resource base (soils, water, labor, farm to market transport, support industries),

expand the agricultural economy, diversify the rural lands economic base without negatively impacting agricultural productivity and options.

- d. The proposed amendment is consistent with Chapter 36.70A RCW, the County-wide Planning Policies, and Plan policies;

Chapter Seven, "Next Steps", in the RM MSP was conducted in measure to review the site plan to assure the Plan's consistency with the Growth Management Act (RCW36.70A), the County's Comprehensive Plan, and the Benton County Code. Staff believes the RM MSP is consistent with 36.70A, the County's Comprehensive Plan policies, and the following relevant Countywide Planning Policies:

The provisions of the Growth Management Act (GMA) in RCW 36.70A.177 enable agricultural accessory uses and non-agricultural accessory uses and activities on agricultural lands of long term commercial significance under RCW 36.70A.170. The intent of the provision is to create development regulations that conserve agricultural lands and encourage the agricultural economy. The provisions of RCW 36.70A177 (2)(a) and (3)(a,b), specifically allow agricultural accessory uses and activities and non-agricultural accessory uses and activities that support, promote, or sustain agricultural operations and production:

(3)(b)(i) Agricultural accessory uses and activities, including but not limited to the storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities; and,

(ii) Nonagricultural accessory uses and activities as long as they are consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site. Nonagricultural accessory uses and activities, including new buildings, parking, or supportive uses, shall not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.

The uses as proposed by the RM MSP are consistent with these GMA provisions. The uses allowed within the master site plan area will be specifically addressed when the implementing

ordinances are prepared. The implementing ordinances, i.e., Red Mountain Agricultural Ordinance and Master Planned Resort Ordinance will contain the development standards and requirements that assure consistency with agricultural activities and the GMA. A Master Planned Resort designation may be established on Red Mountain to provide for the development of a Wine Village. The Wine Village site selection criteria for the interpretive center is shown on page 2-9 of the RM MSP, and requires that land selected must be marginal for growing grapes and be sited on the least suitable soils and cold air drainage areas.

The County-wide Planning Policies relevant to the RM MSP are as follows:

Policy #1: The Comprehensive Plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:

6. Natural resource industries. Maintain and enhance natural resource-based industries, including productive agricultural, fisheries and mineral industries. Encourage the conservation of productive agricultural lands and discourage incompatible uses.

7. Open space and recreation. Encourage the retention of open space and the development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

8. Environment. Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water.

Policy #20: Consistent with the protection of public health, safety, and welfare, and the use of natural resources on a long-term sustain-able basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the county and region's economic prosperity in order to promote employment and economic opportunity for all citizens.

- e. For an amendment to the Comprehensive Plan Map, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present, to locate development or otherwise mitigate potential incompatibilities to insignificant levels;
At the time of this proposal, there are no map amendments proposed for the Comprehensive Plan land use maps.

- f. Environmental impacts have been disclosed and measures imposed to either avoid or mitigate said impacts;
These proposals are "non-project" actions under SEPA; and were reviewed under the requirements of the State Environmental Policy Act (SEPA) (RCW 43.13C) and a determination of non-significance issued January 24, 2013.

- g. Potential ramifications of the proposed amendment(s) to other Comprehensive Plan Elements and supporting documents have been considered and addressed;
There are no known consequences to other Comprehensive Plan elements or supporting documents as a result of the proposed amendments.

- h. As appropriate, where an amendment of the Comprehensive Plan is approved by the Board of Commissioners, and a subsequent rezone or amendment to development regulations is required, the planning commission may consider them and make recommendations to the Board for consideration concurrent with the final approval of the comprehensive plan amendment.
A Master Planned Resort Ordinance and a Red Mountain Agricultural Ordinance will be prepared to allow proposed uses within the Plan, no zoning regulations are being proposed at this time.

ENVIRONMENTAL CHECKLIST

EA 12-23

A. BACKGROUND

- 1. Name of proposed project, if applicable:
Red Mountain AVA Master Site Plan ~ Benton County Comprehensive Plan~Sub Area Plan.
- 2. Name of applicant:
Benton County
- 3. Address and phone number of applicant and contact person:
Susan M. Walker, Senior Planner Long Range
Benton County Planning Department
P.O. Box 910
Prosser, WA 99350 (509) 786-5612
- 4. Date checklist prepared:
October 3, 2012
- 5. Agency requesting checklist:
Benton County
- 6. Proposed timing or schedule (including phasing, if applicable):
October through November review and workshops with Planning Commission.
Planning Commission hearings are scheduled for February and Board of County
Commissioner hearing and adoption in early spring 2013.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None
- 10. List any government approvals or permits that will be needed for your proposal, if known.
Board of County Commissioners approval of the Red Mountain AVA Red Mountain Master Site Plan proposal.

RECEIVED

OCT 4 2012

Benton County
Planning Department

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Red Mountain AVA Master Site Plan (RM MSP) proposal site is located within unincorporated Benton County, on Red Mountain east of Benton City and bounded by the Yakima River terrace to the west, the ridgeline of Red Mountain on the northeast and the lowlands bordered by Interstate 82 on the southeast. Red Mountain is home to the Red Mountain American Viticultural Area (AVA), which contains approximately 4,400 acres of federally designated grape-growing and wine-producing region on the south-facing slope of Red Mountain. The total land area within the RM MSP is approximately 5,300 acres of which 3,600 acres are within the Growth Management Act Agricultural District (GMAAD), a designation designed to protect agricultural lands of long term commercial significance. This protection is accomplished by establishing minimum lot sizes in areas where soils, water, and climate are suitable for agricultural purposes, and limiting activities within the designation to those non-agricultural uses compatible with agriculture, and by conditional use, those appropriate non-agricultural accessory uses that promote or sustain the continuation of the agricultural uses of a parcel.

The RM MSP draft presents a framework and process for managing future development within the AVA so that new development will advance the Red Mountain vision while protecting the qualities that make Red Mountain a special place. The Red Mountain AVA will function as a primary destination and a premium wine-producing area with uses that include vineyards, wineries, wine support facilities, and a Wine Village/Interpretive Center for educational and outdoor recreation experiences sited using the GMA Master Planned Resort provisions (RCW36.70A.360). The contents of the draft proposal include land use maps, descriptive text, critical data and resource information, voluntary design guidelines, and a set of Guiding Principles that were identified during the planning process to assist in decision making regarding Red Mountain AVA's future development.

The RM MSP will be adopted as a sub-area plan to the Benton County Comprehensive Plan and will ultimately be adopted by the Board of Benton County Commissioners. The sub-area plan amendment process will involve agency and public review and comment, and upon its approval, adopted by reference in the Benton County Comprehensive Plan. Text describing the RM MSP will be added to the Benton Comprehensive Plan providing a nexus between the RM MSP and the Comprehensive Plan. Benton County Planning Staff has reviewed and recommended edits to update the 2007 RM MSP to reflect current zoning within the Red Mountain AVA and to assure consistency with GMA land use regulations.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The RM MSP proposal site is shown on attached the Vicinity Map 1, and described as follows: Range 27, Township 9, Sections: 3, 4, 5, 8, 9,10,15,16, &17, and Township 10, Sections: 31,32, & 33. The RM MSP area is more generally described with an eastern boundary that follows Demoss Road from Red Mountain's northern ridgeline south to Interstate 82 (I82) then following I82 east to the eastside boundary of Section 15 of R.27, T.9, then north following the east boundaries of Sections 15, 10 & 3 to the Red Mountain ridgeline, then following west along the ridgeline of Red Mountain back to its Demoss Road terminus.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
General topographic characteristics vary greatly and include all of the terrains generally listed above.
- b. What is the steepest slope on the site (approximate percent slope)?
The steepest areas on Red Mountain are between 36 and 45 percent.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Not applicable, this is not a site-specific project. However, except for "peat", all the general types of soils mentioned can be found in Benton County.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not applicable, this is not a site-specific project. However, there are unstable soils at certain location within the county. Environmental evaluations for future site-specific projects will need to be conducted at the time a site-specific project is proposed.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Not applicable, this is not a site-specific project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not applicable, this is not a site-specific project..
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable, this is not a site-specific project..
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable, this is not a site-specific project.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.
Not applicable, this is not a site-specific project.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Not applicable, this is not a site-specific project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Not applicable, this is not a site-specific project.

3. **Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Not applicable, this is not a site-specific project.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not applicable, this is not a site-specific project.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water, or wetlands, and indicate the area of the site that would be affected. Indicate the source of ill material.
Not applicable, this is not a site-specific project.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if know.
Not applicable, this is not a site-specific project.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Not applicable, this is not a site-specific project. Some floodplain lands may be beneficially affected by the draft changes to the plan. However, environmental evaluations for future site-specific projects will need to be conducted at the time a site-specific project is proposed.
- 6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharge to ground water?

Give general description, purpose, and approximate quantities if know.

No , this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a site-specific project is proposed.

- 2) Describe waster material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals . . . agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, this is not a site-specific project.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, this is not a site-specific project.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a site-specific project is proposed.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None, this is not a site-specific project..

4. **Plants**

- a. Circle types of vegetation found on the site: deciduous tree: alder, maple, aspen, other; evergreen tree: fir, cedar, pine, other; shrubs; grass; pasture' crop or grain; wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other; water plants: water lily, eelgrass, milfoil, other; other types of vegetation.

This is not a site-specific project. However many of the listed vegetative types exist in Benton County.

- b. What kind and amount of vegetation will be removed or altered?

Not applicable, this is not a site-specific project

- c. List threatened or endangered species known to be on or near the site.

Not applicable, this is not a site-specific project

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable, this is not a site-specific project

5. **Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:
Not applicable, this is not a site-specific project.
- b. List any threatened or endangered species known to be on or near the site.
Not applicable, this is not a site specific project. However, relative to listed species, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.
- c. Is the site part of a migration route? If so, explain.
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects found consistent with the Benton County Plan will need to be conducted at the time a site specific project is proposed.
- d. Proposed measures to preserve or enhance wildlife, if any:
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects found consistent with the Benton County Plan will need to be conducted at the time a site specific project is proposed. Consistency of projects with Benton County Code Title 15 (Protection of Critical Areas and Resources) will be required.

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not applicable, this is not a site specific project.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Not applicable, this is not a site specific project.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
Not applicable, this is not a site specific project.
- 1) Describe special emergency services that might be required.
Not applicable, this is not a site specific project.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable, this is not a site specific project.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Not applicable, this is not a site specific project.
- 2) What types and levels of noise would be created by or associate with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Not applicable, this is not a site specific project.
- 3) Proposed measures to reduce or control noise impacts, if any:
Not applicable, this is not a site specific project.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Not applicable, this is not a site specific project.
- b. Has the site been used for agriculture? If so, describe.
Not applicable, this is not a site specific project. However, agriculture is an ubiquitous use in most areas of Benton County.
- c. Describe any structures on the site.
Not applicable, this is not a site specific project.
- d. Will any structures be demolished? If so, what?
Not applicable, this is not a site specific project.
- e. What is the current zoning classification of the site?
Growth Management Act Agricultural and Rural Lands Five Acre.
- f. What is the current comprehensive plan designation for the site?
Growth Management Act Agricultural and Rural Lands Five Acre.
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable, this is not a site specific project.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Not applicable, this is not a site specific project.
- i. Approximately how many people would reside or work in the completed project?
Not applicable, this is not a site specific project.

- j. Approximately how many people would the completed project displace?
None. *Not applicable, this is not a site specific project.*
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable, this is not a site specific project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Follow guidelines from the Benton County Comprehensive Plan.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable, this is not a site specific project.

10. **Aesthetics**

- a. What is the tallest height of any proposed structures(s) not including antennas; what is the principal exterior building material(s) proposed?
Not applicable, this is not a site specific project.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable, this is not a site specific project.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable, this is not a site specific project. However, new draft text and policies are intended to protect aesthetic resources

11. **Lights and Glare**

- a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?
None. This is not a site specific project.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable, this is not a site specific project.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable, this is not a site specific project.

- d. Proposed measures to reduce or control light and glare impacts, if any:
None., this is not a site specific project.

12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Not applicable, this is not a site specific project.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, this is not a site specific project.
- c. Proposed measures to reduce or control impacts or recreation, including recreation opportunities to be provided by the project or applicant, if any:
None, this is not a site specific project.

13. **Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Not applicable, this is not a site specific project.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance know to be on or next to the site.
Not applicable, this is not a site specific project.
- c. Proposed measures to reduce or control impacts, if any:
None, this is not a site specific project.

14. **Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.
Not applicable, this is not a site specific project.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Not applicable, this is not a site specific project.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable, this is not a site specific project.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No, this is not a site specific project.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe.

No, this is not a site specific project.

- f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

None, this is not a site specific project.

- g. Proposed measures to reduce or control transportation impacts, if any:

None, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, etc.)? If so, generally describe.

Not applicable, this is not a site specific project.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable, this is not a site specific project.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not applicable, this is not a site specific project.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, this is not a site specific project.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Susan M. Walker

Print Name: Susan M. Walker, Senior Planner, Long Range

Date Submitted: October 3, 2012

D. SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to avoid or reduce such increases are:
None.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to protect or conserve plants, animals, fish or marine life are:
Not applicable, this is not a site specific project. However, if any threatened or endangered species are found during the review of a site specific project, compliance with Benton County Code Title 15 (Protection of Critical Areas and Resources) is required.

3. How would the proposal be likely to deplete energy or natural resources?
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to protect or conserve energy and natural resources are:
Not applicable, this is not a site specific project. However, mitigation measures may be required as condition of approval for a site specific project through the SEPA review process if determined necessary.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Not applicable, this is not a site specific project. However, mitigation measures may be required as condition of approval for a site specific project through the SEPA review process if determined necessary.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Not applicable, this is not a site specific project. However, mitigation measures may be required as condition of approval for a site specific project through the SEPA review process if determined necessary.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Not applicable, this is not a site specific project. However, environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

Proposed measures to reduce or respond to such demands(s) are:
Not applicable, this is not a site specific project. However, mitigation measures may be required as condition of approval for a site specific project through the SEPA review process if determined necessary.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.
Not applicable, this is not a site specific project. However, if any threatened or endangered species are found during the review of a site specific project, compliance with Benton County Code Title 15 (Protection of Critical Areas and Resources) is required. Also, the site specific project will need to comply with all local, state, and federal laws.

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be? YES__X__ NO____
Please Describe.
Mid-Columbia steelhead that use the Columbia River and the Yakima Basin as habitat for various life cycles are listed under ESA as threatened. The proposed policies and textual changes to the plan under the 2006 Compliance and Update will not impact this species. Environmental evaluations for future site specific projects will need to be conducted at the time a site specific project is proposed.

2. Has there ever been an ESA listed salmonid stock present in this watershed?
YES__X__ NO____
Please Describe.
See above.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

- A1. Name of watershed: Yakima River

- A2. Name of nearest waterbody: Yakima River

- A3. What is the distance from this project to the nearest body of water? This is a non-project SEPA. There is four miles of Yakima River shoreline separated from the proposed sub plan area by Demoss Road (buffer). Distance between the road and river west of the sub area plan ranges from approximately 100 feet to approximately ¼ mile.
Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

- A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.) Rural Lands Five Acre/residential.

A5. Is the project above a:
 Natural permanent barrier (waterfall) YES _____ NO _____
 Natural temporary barrier (beaver pond) YES _____ NO _____
 Man-made barrier (culvert, dam) YES _____ NO _____
 Other (explain) There is not a specific project. This is a "non-project" action under SEPA. The proposed sub area amendments to the Benton County Comprehensive Plan are either benign to, or protective of, listed species.

A6. If yes, are there any resident salmonid populations above the blockage? YES _____
 NO _____ Don't Know _____
NA

A7. What percentage of the project will be impervious surface (including pavement & roof area)?
NA

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of
 a. Surface water? Yes _____ No X
 Amount _____
 Name of surface water body _____
 b. Ground water? Yes _____ No X
 Amount _____
 From Where _____
 Depth of well _____

B2. Will any water be rerouted? YES _____ NO X
 If yes, will this require a channel change?

B3. Will there be retention ponds? YES _____ NO X
 If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.
None

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.
NO

B5. Are culverts proposed as part of this project?
 Yes _____ No X

B6. Will topography changes affect the duration/direction of runoff flows?
 Yes _____ No X

If yes describe the changes.

- B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes _____ No X

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

- C1. Do you know of any problems with water quality in any of the streams within this watershed? YES X NO _____

If yes please describe.

A variety of water quality limitations per Washington Dept. of Ecology and EPA.

- C2. Will your project either reduce or increase shade along or over a waterbody?
YES _____ NO X Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

- C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
YES _____ NO X

- C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity.
YES _____ NO X

- C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
YES _____ NO X
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

- D1. Will the project involve the removal of any vegetation from the stream banks?
YES _____ NO X

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

- D2. If any vegetation is removed, do you plan to re-plant? YES _____ NO NA
If yes, what types of plants will you use?

LEGEND



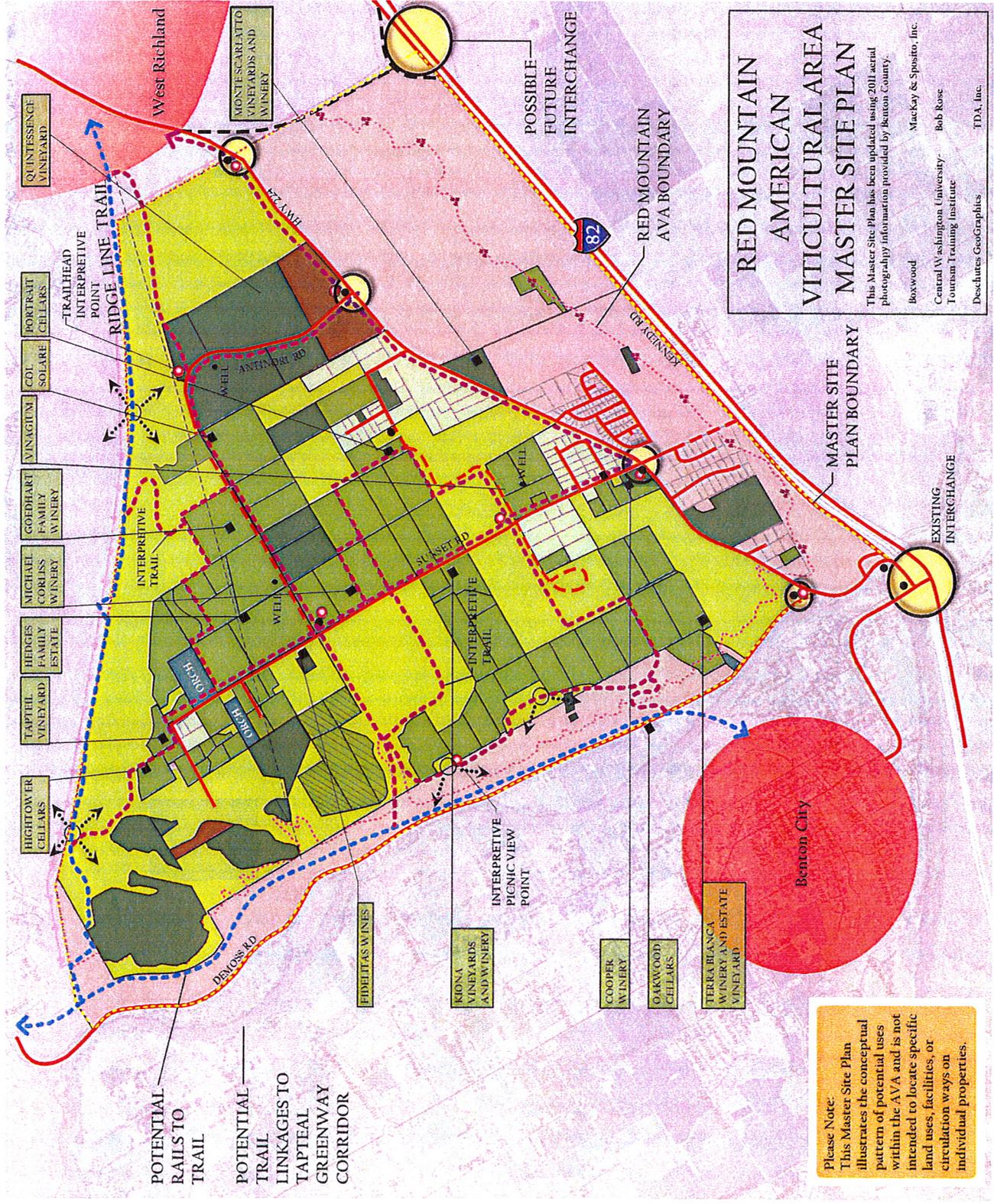
NOTE: RED MOUNTAIN WINE VILLAGE (MWR) SITE SELECTION DEPENDING ON SITE AVAILABILITY AND SUITABILITY AS DESCRIBED IN THE MASTER SITE PLAN DOCUMENT.

- 13 EXISTING WINERIES
- POTENTIAL VINEYARDS AND WINERIES
- EXISTING VINEYARD
- EXISTING VINEYARD ADDED SINCE 2009 UPDATE
- INACTIVE VINEYARD
- LAND CLEARED FOR VINEYARD DEVELOPMENT
- EXISTING RESIDENTIAL POTENTIAL VINEYARDS AND WINERIES
- RURAL LANDS FIVE ACRE (RL-5)
- VISITOR FACILITY AND WINE PRODUCTION SUPPORT OPPORTUNITIES IN NEIGHBORING COMMUNITIES
- ORCHARD
- EXISTING ROAD
- AVA BOUNDARY
- MASTER SITE PLAN BOUNDARY

The location of the following plan elements is conceptual.

- GATEWAYS IN PUBLIC RIGHT OF WAY
- WAYFINDING SIGNS
- INTERPRETIVE/ DISCOVERY POINTS
- VIEW POINTS
- POSSIBLE FUTURE I-82 INTERCHANGE ROAD
- PROPOSED 2 LANE RURAL ROAD
- POTENTIAL TRAILS
- POTENTIAL REGIONAL TRAILS

VICINITY MAP 1



RED MOUNTAIN AMERICAN VITICULTURAL AREA MASTER SITE PLAN

This Master Site Plan has been updated using 2011 aerial photography information provided by Benton County.

Boxwood
Central Washington University
Tourism Training Institute

Mackay & Sposito, Inc.
Bob Rose

Deschutes GeoGraphics
TDA, Inc.

August 25, 2012

COPYRIGHT © 2012 BY T. ARNO & COMPANY PC

Please Note:
This Master Site Plan illustrates the conceptual pattern of potential uses within the AVA and is not intended to locate specific land uses, facilities, or circulation ways on individual properties.

POTENTIAL RAILS TO TRAIL

POTENTIAL TRAIL LINKAGES TO TAPTEAL GREENWAY CORRIDOR

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Red Mountain AVA Master Site Plan - Benton County Comprehensive Plan-Sub-area Plan. A copy of this document can be found on the following web page: <http://benton.municipalcms.com/pview.aspx?id=4835&catID=45>

Proponent Benton County Planning Department
P.O. Box 910
Prosser WA 99350

File No. **EA 12-23**

Location of proposal, including street address, if any: The proposal is located within unincorporated Benton County on Red Mountain east of Benton City and within the boundaries of the Red Mountain American Viticultural Area.

Lead agency **BENTON COUNTY**

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.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by February 7, 2013.

Method of Comment:

The following procedures shall govern the method to comment on agency SEPA proposals. Comments received through these procedures are part of the official SEPA record for this proposal.

You can submit your comments any one of the following ways:

- Email to planning.department@co.benton.wa.us
- Online at the Planning Department website comment link at: <http://www.co.benton.wa.us/forms.aspx?fid=75>
- Fax to (509)786-5629;
- Mail to the address below.

Responsible Official: Michael Shuttleworth

Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

DATE OF ISSUE: January 24, 2013 Signature:



If you have questions about this DNS or the details of the proposal, contact Michael Shuttleworth at the address, e-mail, or fax number above; you can also call him at (509) 786-5612 or (509) 736-3086.

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

Applicant
News Media (Encl. map or plot plan)
Benton County Building Office
Department of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
City of Benton City
City of West Richland
Benton-Franklin Dist. Health Department
Kennewick Irrigation District
Kiona Irrigation District
Benton Irrigation District
Department of Transportation
Port of Benton
Port of Kennewick
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Yakama Indian Nation
Fire District 2
Fire District 4
Benton County Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Office of Archaeology & Historic Preservation
Futurewise
Dept. of Commerce

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission, in the matter of County Planning: Benton County Comprehensive Plan Amendment - File No. CPA 13-02, a proposal to adopt the Red Mountain AVA Master Site Plan as a sub-area plan and adding amending references within the County's Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130. A copy of the Red Mountain AVA Master Site Plan and supporting documents can be found on the following web page: <http://benton.municipalcms.com/pview.aspx?id=4835&catID=45>

NOTICE IS HEREBY GIVEN that public comment will be taken on CPA 13-02 on Tuesday, February 12, 2013 at 7:00 p.m., in the Benton County Planning Annex Hearing Room at 1002 Dudley Avenue in Prosser. Said proposal has been reviewed under the requirements of SEPA (RCW 43.21C), and evaluated for Comprehensive Plan compliance using the Comprehensive Plan Amendment Evaluation Criteria. The Benton County Planning Department issued a Determination of Non-Significance (DNS) on this proposal on January 24, 2013.

Comments regarding the proposed amendments or SEPA determination in regard to the proposal may be made at the above-mentioned hearing, submitted in writing to the Benton County Planning Department; P.O. Box 910, Prosser, WA 99350; Faxed to (509) 786-5629; or sent via the County website at <http://www.co.benton.wa.us> using the "Resident Feedback" link. Written, faxed, or website comments must be received by 5:00 p.m., on February 11, 2013. Information regarding the amendment proposal or a copy of the DNS may be obtained free of charge by calling the Benton County Planning Department at (509) 736-3086 (from Tri Cities) or 786-5612 (Prosser) or accessing the website at the link mentioned above.

It is Benton County's policy that no qualified individual with a disability shall by reason of such disability be excluded from participation in public meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the ADA Coordinator or the Benton County Planning Department at the above stated phone numbers and/or address no later than 48 hours prior to the date of the meeting. The Request for Reasonable Accommodation form is available online at www.co.benton.wa.us or from the Planning Department.

Dated this 24th day of January 2013

Martin Sheeran, Chairman
Benton County Planning Commission

Michael Shuttleworth, Senior Planner 
Benton County Planning Department

PUBLISH Thursday January 31, 2013

Benton County Fire Marshal's Comments
Planning Department's Referral Forms

TO: Mike Shuttleworth

Susan Walker

CPA 13-02 & EA 12-23

Date Received 1-24-12

Date Returned

Applicant's Comments: A proposal to amend Benton County's Comprehensive Plan with respect to the Red Mountain Viticultural Area has been submitted.

Fire Marshal's Comments:

Although the submitted document references comments are to be environmental, I do feel comments regarding the Plan's fire related section is warranted.

The following comments regard the fire protection points of the plan.

1. I would recommend studying the feasibility of forsaking the reservoir concept and using the KID pumps and distribution system to provide fire flow for the Red Mountain AVA. This eliminates the cost of the reservoir, eliminates the cost of WSDNR providing winter water, and eliminates the cost of duplicating water mains. In doing so, improves the chance of the various wineries buying providing fire flow on a regional concept. The AVA master plan calls for the fire protection water mains to parallel KID's, which since the fire protection mains and KID's mains are using nonpotable water, is not necessary.
2. Using the KID concept does have its own unique costs. The pumps would have to be UL listed, have a controller, be monitor, and most likely would have to have a power supply backup.
3. An editorial recommendation is to eliminate the term Fire Suppression System when referring to fire protection water. In the fire service, the connotation of fire suppression system is a fire sprinkler system that is designed to control or extinguish a fire.
4. Another editorial clarification, is the plan's reference to the existing wineries having a suppression system. It is accurate to state that most of the existing wineries have on site fire protection water in the form of a buried tank or pond, but only Terra Blanca, Kiona Winery, and Col Solare have sprinkler systems.
5. From a code standpoint there is a problem with the plan requiring the "Fire Suppression System" being design to the International Fire Code Appendix B *Fire Flow for Buildings*. The County uses National Fire Protection Association Standard 1142 *Water Supply for Rural and Suburban Fire Fighting*. To use Appendix B requires amending the County's Fire Code. This is minor problem that can easily be corrected, but applying Appendix B would need to be limited to the Red Mountain AVA.
6. Before the Regional Fire Flow concept is approved, the wineries would need to be aware that hydrants would need to be installed for their buildings. For the current wineries, the installation costs could be incorporated into the overall plan. Be installed by individual wineries at their expense. Be exempted, or have a reduced number of hydrants.
7. In some instances, a future winery, due to its sprinkler water requirements may have to install an additional fire pump to boost water pressure for a high demand fire sprinkler system.

RECEIVED

JAN 29 2013

Benton County
Planning Department