

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: A change in the zoning classification from Agriculture to Light Industrial and Interchange Commercial.

Proponent Cottonwood Commercial Plaza
6601 W. Deschutes Avenue, Suite B
Kennewick WA 99336

File No. **EA 11-11**

Location of proposal, including street address, if any: The site is located South of I-82 between Badger Road and Cottonwood Drive in the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M.

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.

THERE IS NO COMMENT PERIOD FOR THIS DNS.

Responsible Official

Michael Shuttleworth, Planning Manager
Benton County Planning Dept.
Post Office Box 910 PHONE: (509) 786-5612
Prosser, WA 99350-0910 (509) 736-3086

Date: **March 28, 2011**

Signature



CLARK A. POSEY

THERE IS NO AGENCY APPEAL.

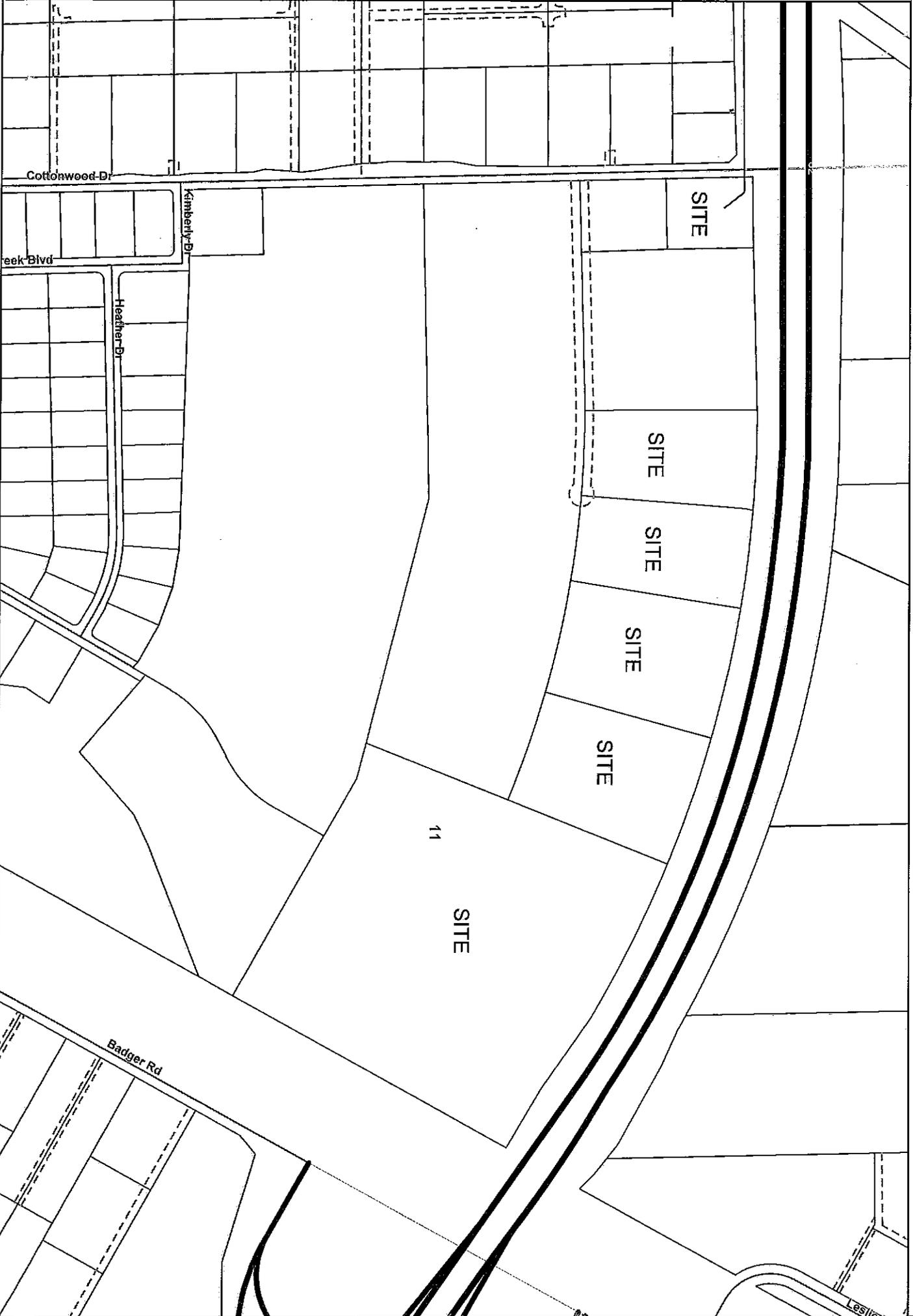
DISTRIBUTION:

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 Kennewick
City of Richland
Benton Franklin Health District
Kennewick Irrigation District
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia Yakima

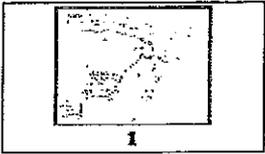
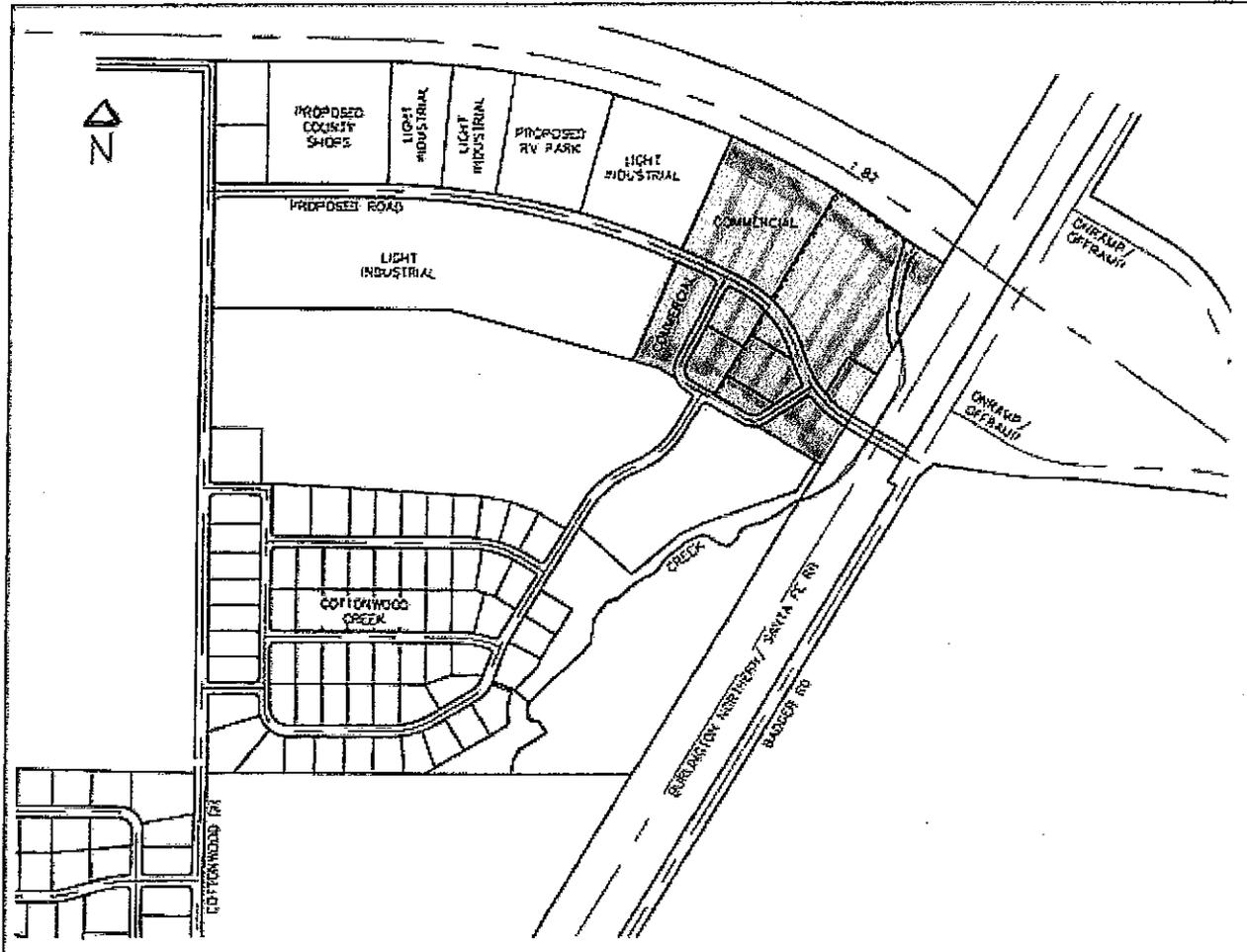
Fire District 1
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Dept. of Archaeology & Historic Preservation
Futurewise
Burlington Northern Santa Fe Railroad
BC Water Company



ZC 11-01



Barton County does not warrant, guarantee, or accept liability for accuracy, precision or completeness of any information shown on this map. Any use made of this information is solely at the risk of the user. Barton County makes no warranty, expressed or implied, and any title or portion thereof is only a reference to Barton County. This map is a product of the Barton County Geographic Information System, and is prepared for presentation purposes only.



Legal Descriptions

Parcel # 111881000007000 - Section 11 Township 8 Range 28 Quarter NE; 'TRACT D INTERSTATE COMMERCIAL 36.80 ACERS' ALL THAT PORTION OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 1-82 AND WEST OF THE CENTERLINE OF BADGER ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, SAID CORNER BEING A CASED MONUMENT ON THE CENTERLINE OF A PUBLIC ROAD KNOWN AS COTTONWOOD DRIVE THENCE NORTH 0°33'17" WEST ALONG SAID CENTERLINE AND ALONG THE WEST LINE OF SAID SECTION 2515.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°41'24" EAST 1310.68 FEET; THENCE SOUTH 75°04'15" EAST 1024.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 22°52'37" EAST 1311.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STATE HIGHWAY 1-82 AT A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 22°52'37" WEST 4885.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE 722.45 FEET; THENCE SOUTH 54°08'01" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 342.07 FEET; THENCE SOUTH 59°08'19" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 264.76 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE SOUTH 30°10'07" WEST ALONG SAID WESTERLY LINE 1263.99 FEET; THENCE NORTH 59°49'53" WEST 1017.77 FEET; THENCE NORTH 75°04'15" WEST 148.76 FEET TO THE SAID TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO RAILROAD AND ROAD RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD AND IN VIEW. QCD, AF #2006-000054 (1/3/2006).

Parcel #'s 111882013278001, 111882013278002, 111882013278003, 111882013278004 CONTAINING 23.09 acres THAT PORTION OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING EAST OF THE CENTERLINE OF COTTONWOOD DRIVE, SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 1-82 AND WEST OF THE CENTERLINE OF BADGER ROAD, THE PERIMETER BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, SAID CORNER BEING A CASED MONUMENT ON THE CENTERLINE OF A PUBLIC ROAD KNOWN AS COTTONWOOD DRIVE; THENCE NORTH 0°33'17" WEST ALONG SAID CENTERLINE AND ALONG THE WEST LINE OF SAID SECTION 2515.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 0°33'17" WEST ALONG THE WEST LINE OF SAID SECTION 631.98; THENCE NORTH 0°33'17" WEST ALONG THE WEST LINE OF SAID SECTION 698.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STATE HIGHWAY 1-82; THENCE SOUTH 89°26'38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 225.30 FEET; THENCE NORTH 89°25'01" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 746.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 0°33'22" WEST 4885.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE 344.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 04°35'12" WEST 694.72 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 04°35'12" WEST 4190.18 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1336.95 FEET; THENCE NORTH 22°52'37" EAST 694.84 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE AT A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 22°52'37" WEST 4882.84 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 1558.74 FEET TO THE SAID POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO RAILROAD AND ROAD RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD AND IN VIEW. QCD, AF #2006-000053 (1/3/2006).

Parcel # 111882012958002-Section 11 Township 8 Range 28 Quarter NW; SHORT PLAT #2958, LOT 2, RECORDED 9/19/2006, UNDER AUDITOR'S FILE NO. 2006-030891. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2958, RECORDS OF BENTON

Parcel # 111882012958001-Section 11 Township 8 Range 28 Quarter NW; SHORT PLAT #2958, LOT 1, RECORDED 9/19/2006, UNDER AUDITOR'S FILE NO. 2006-030891. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2958, RECORDS OF BENTON