

# 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

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The preliminary plat of Cottonwood Commercial Plaza consisting of 13 Lots on 36.98 acres and a minimum lot size of 38,333 square feet.

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

File No. **EA 11-32**

Location of proposal, including street address, if any: The site is located South of I-82, West of Badger Road and the BNSF Railroad right of way in Section 11, Township 9 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.

**This mitigated determination of nonsignificance is issued under WAC 197.11.350(3); the lead agency will not act on this proposal for fourteen (14) days from the date below. Comments must be submitted by December 6, 2011.**

**MITIGATING MEASURES:** Provide a hundred (100) foot wide setback on both sides of the existing creek as shown on the plat map. The setback area is to remain undeveloped and returned to a natural state. The west edge of the setback area is to be fenced and a note is to be placed on the Final Plat Map that states: "No buildings are permitted in the setback area and said area is to be maintained in natural vegetation."

Responsible Official

**MICHAEL SHUTTLEWORTH, Planning Manager**  
**Benton County Planning & Building Dept.**  
**Post Office Box 910 PHONE: (509) 786-5612**  
**Prosser, WA 99350-0910 (509) 736-3086**

Date **November 22, 2011**

Signature

  
Michael Shuttleworth, Senior Planner

### **THERE IS NO AGENCY APPEAL.**

#### **DISTRIBUTION:**

Applicant  
News Media (Encl. map or plot plan)  
Benton County Building Office  
Department of Natural Resources-Olympia  
Department of Natural Resources -Ellensburg  
Benton Clean Air Authority  
Bureau of Reclamation  
Benton County Public Works  
City of Kennewick  
Benton-Franklin Dist. Health Department  
Kennewick Irrigation District  
Department of Transportation

Washington State Department of Health  
Department of Ecology -Olympia  
Department of Ecology -Yakima  
BNSF Railroad  
Fire District 1  
Fire Marshal  
Bureau of Land Management  
Department of Fish and Wildlife  
Dept. of Archaeology & Historic Preservation  
Futurewise  
City of Richland



