

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: CPA 12-03, a proposal by the Port of Benton, requesting a change of Comprehensive Plan land use designation from Rural Lands Five (RL-5) to Light Industrial and a Zoning Designation change from Rural Lands 5 to Light Industrial on six parcels comprising approx. 53 acres.

Proponent Port of Benton et al
3100 George Washington Way,
Richland WA 99354

File No. **EA 11-41**

Location of proposal, including street address, if any: The proposal is located in the Southwest Quarter of the Southwest Quarter of Section 26 & the Southeast Quarter of Section 27 in Township 9 North, Range 24 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.

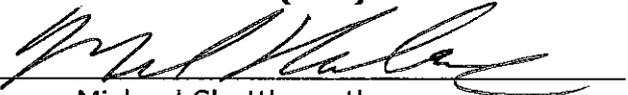
This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **July 6, 2012**.

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 **June 21, 2012**

Signature


Michael Shuttleworth

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

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

Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Fire District 3
Fire Marshal
Prosser School District No. 116
Bureau of Land Management
Department of Fish and Wildlife
Office of Arch. & Historic Preservation
Futurewise
CTED

ENVIRONMENTAL CHECKLIST

EA 11-41

RECEIVED

A. BACKGROUND

NOV 28 2011

1. Name of proposed project, if applicable: N/A Benton County
Planning Department

2. Name & Address of applicant: Port of Benton, John Haakenson

3. Address and phone number of contact person: 3100 George Washington Way, Richland WA, 99
509-375-3060

4. Date checklist prepared: November , 2011

5. Agency requesting checklist: Benton County Planning Department

6. Proposed timing or schedule (including phasing, if applicable): N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

No, not at this time. Future zone change is anticipated if Comprehensive Plan land use change is approved.

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.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.
None at this time. A future zone change will be required if proposed land use change is approved.

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 proposal is to change the Comprehensive Plan designation from Rural Residential 5 to Light Industrial and change the zoning of the property from Rural Lands 5 to Light Industrial in order to allow a Light Industrial uses to occur. 

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.

Generally the subject parcels are located in the SE Quarter of Section 27, Township 9, Range 24. Subject parcel include: 127944000013001, 127944000014002, 127944013097003, 127944013097004, 126943020008000, & 126943020006000. A site plan map is attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 3%

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.

SrB—Starbuck silt loam, Not Prime Farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable until development.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable until development.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable until development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Future development will need to address erosion control and other impacts to earth.

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.

Future development activities could result in increased air pollution from dust and construction equipment. Some allowable industries could result in odors. In the future, development and traffic could increase green house gas emission (GHG).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Future development will need to address impacts to air quality.

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.

No.

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.

No.

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 fill material.

Not Applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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 known.

Not know until development occurs but some storm water infiltration will likely be part of future development.

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.

No new waste discharge is proposed. Portions of the site are currently served by septic systems for the existing dwellings and business. Future development may require additional septic systems to be constructed.

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.

No additional stormwater runoff is anticipated at with this application. Runoff from future development will and be collected in an on-site storm water detention facility, infiltrated into the soil and/or diverted into existing drainage canals.

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

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Future development will have to meet State and City requirements for storm water collection and treatment.

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.

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

None at this time. Not applicable until development.

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

None identified.

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

NONE.

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: FIELD MICE.

fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

Unknown.

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any:

None at this time. Future development applications will be required to preserve threatened or endangered species. Future landscaping and the planting of trees will increase habitat for birds and other wildlife that can co-exist with human habitation.

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.

None at this time. Future development will most likely use electric power.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation feature are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None at his time. Future development will have to meet current energy standards.

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 until development.

1) Describe special emergency services that might be required.

Fire and police services will be needed in this area.

2) Proposed measures to reduce or control environmental health hazards, if any:

Future light industrial uses may include environmental health hazards. Future development will have to meet current State, County and City health standards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing traffic and equipment.

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.

None at this time. Future construction and activities associated with a light industrial use could create noise.

3) Proposed measures to reduce or control noise impacts, if any:

Future development will have to meet current County noise standards, including hours of construction and operation.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

There is three existing dwellings, a recycling business and multiple barns associated with a previous dairy operation. The remaining area is essentially undeveloped.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

Three Dwellings, a Business, multiple barns, shops and accessory structures.

d. Will any structures be demolished? If so, what?

Not at this time. In the future it is likely that the some of these structures will be removed if other higher and better uses are found

e. What is the current zoning classification of the site?

RL-5

f. What is the current comprehensive plan designation for the site?

RL-5

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Unknown

i. Approximately how many people would reside or work in the completed project?

No one would reside in this area. Employment levels will not be known until development occurs and will depend on specific future uses of the area.

j. Approximately how many people would the completed project displace?

None at this time. As development occurs there is the potential to displace up to three residences.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This proposed amendment to the comprehensive plan and a subsequent zone change of the proposed properties to light industrial will ensure that the existing and future uses are compatible with the land use 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 at this time. As development occurs there is the potential to displace up to three units.

c. Proposed measures to reduce or control housing impacts, if any:

None

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 until development occurs.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable.

11. Lights and Glare

a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?

Light and glare could come from future development from lighting and automobiles.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Yes, if not directed and controlled.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Future development will have to control light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts or recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

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 know.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Unknown.

c. Proposed measures to reduce or control impacts, if any:

None.

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.

Subject site has direct access via Johnson Road and Gap Road.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. Nearest transit stop is approximately 2 miles southeast of the site

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable until development occurs.

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).

Not likely. Unknown until development occurs.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation. If so, generally describe.

No.

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

ITE Trip Generation Manual - General Light Industrial could generate 51.8 trips/day/acre.

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

None at this time. Future development will have to meet current County traffic mitigation req.

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.

No. Same services are used for existing residential uses.

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

None.

16. Utilities

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

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 at this time. Future development will likely use electric, septic, and well services. .

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 NO

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

YES NO

Please Describe.

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? 1.8 Miles
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.)

Farms, Residential, Commercial, Light Industrial.

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)

A6. If yes, are there any resident salmonid populations above the blockage?

YES NO Don't Know

A7. What percentage of the project will be impervious surface (including pavement & roof area)? None.

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

Amount _____

Name of surface water body _____

b. Ground water? YES NO

Amount _____

From Where _____

Depth of Well _____

B2. Will any water be rerouted?

If yes, will this require a channel change?

No.

B3. Will there be retention ponds? YES NO

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. _____

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

B6. Will topography changes affect the duration/direction of runoff flows? YES NO

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

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 NO

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody? Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

YES NO

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

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

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

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

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

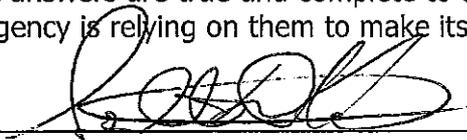
D2. If any vegetation is removed, do you plan to re-plant?

YES NO

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: _____



Print Name- _____

Scott D. Keller

Date Submitted: _____

11-28-11

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by John Perry on 1/9/12.

Application approved for processing by John Perry on 1/9/12

Zoning Rural Lands 5 Comp Plan Designation _____

C. 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?

The future development of Light Industrial uses could increase the discharge to water, emissions to air, production storage, release of toxic substances and production of noise without mitigation, including impacts to greenhouse gases.

Proposed measures to avoid or reduce such increases are:

Future development will have to prepare an environmental analysis and meet all county, state, and federal requirements. At that time, specific mitigation measures will be required.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Future development could affect plant and animals without mitigation.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Future development will have to prepare an environmental analysis and meet all county, state, and federal requirements. At that time, specific mitigation measures will be required.

3. How would the proposal be likely to deplete energy or natural resources?

Future development will increase demand for energy and natural resources for construction and operation. This will include electrical power, gas, building materials, water, etc.

Proposed measures to protect or conserve energy and natural resources are:

Any future land uses will be in conformance to all local, state, and federal energy and natural resource requirements. At that time specific mitigation will be required to protect resources.

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?

No environmentally sensitive areas, parks, wilderness, rivers, endangered species habitat, historic cultural sites, wetlands, flood plains, or prime farm land is located on the site

Proposed measures to protect such resources or to avoid or reduce impacts are:

All future development will have to meet all applicable Federal, Tribal, State, County and City requirements. At that time, specific mitigation measures will be required for the protection and conservation of any determined sensitive or endangered species or any archeologic

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?

The proposal will change the land use from RL-5 to Light Industrial. The proposed land use will be consistent with existing and adjacent land uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

All site specific projects will be required to follow any applicable local, state and federal requirements.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

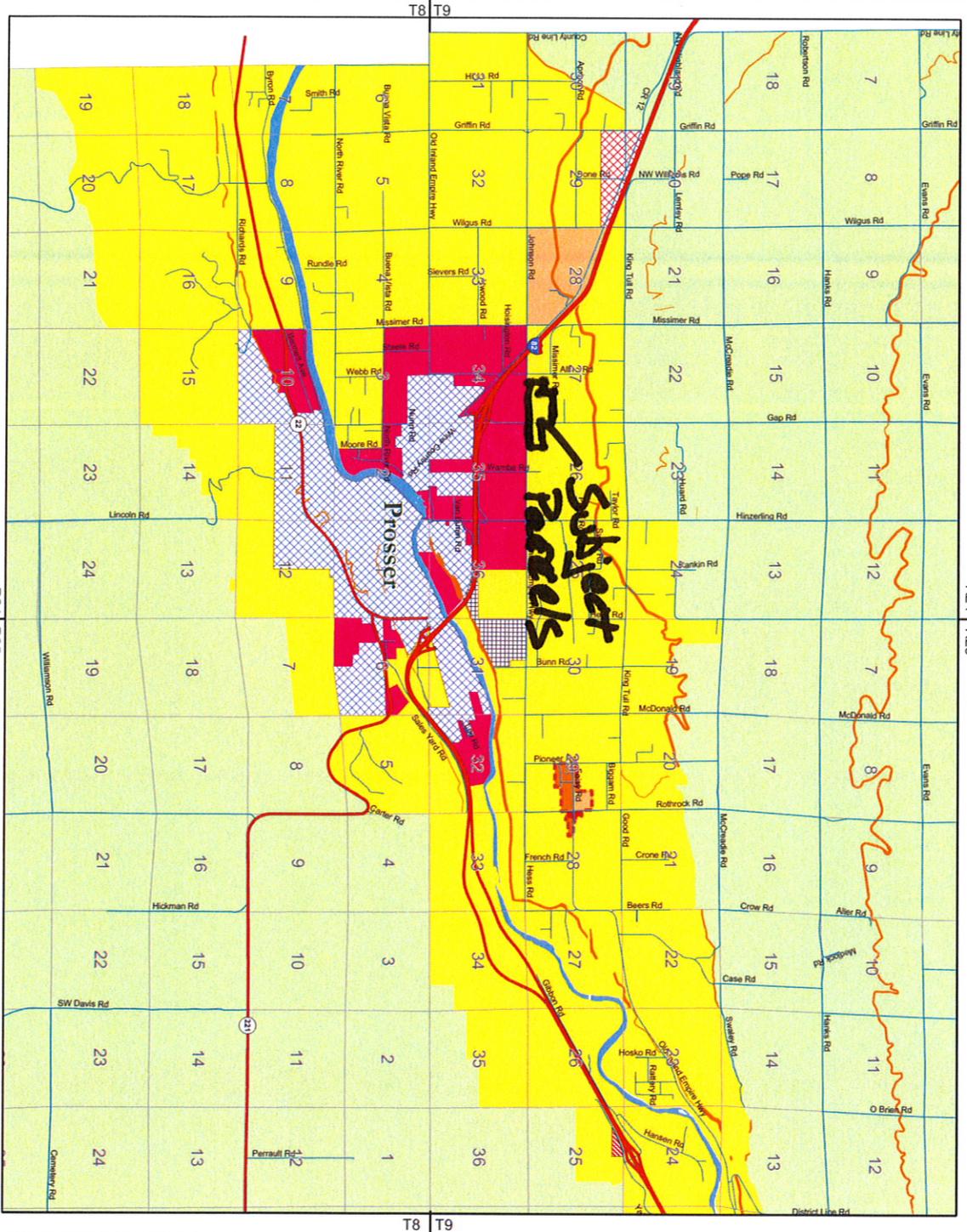
Approval of the Land Use change will likely increase the demands on existing services including fire and police protection, emergency service, roads, electrical power, and telephone.

Proposed measures to reduce or respond to such demands(s) are:

Future development will have to prepare an environmental analysis and meet all county, state, and federal requirements. At that time, specific mitigation measures will be required.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

There are no conflicts with local, state or federal laws or requirements for the protection of the environment.



This information was prepared by the Benton County Planning Staff for presentation and planning purposes only. Benton County does not accept the liability for the accuracy of any information shown hereon. Any use made of this information is solely at the risk of the user.

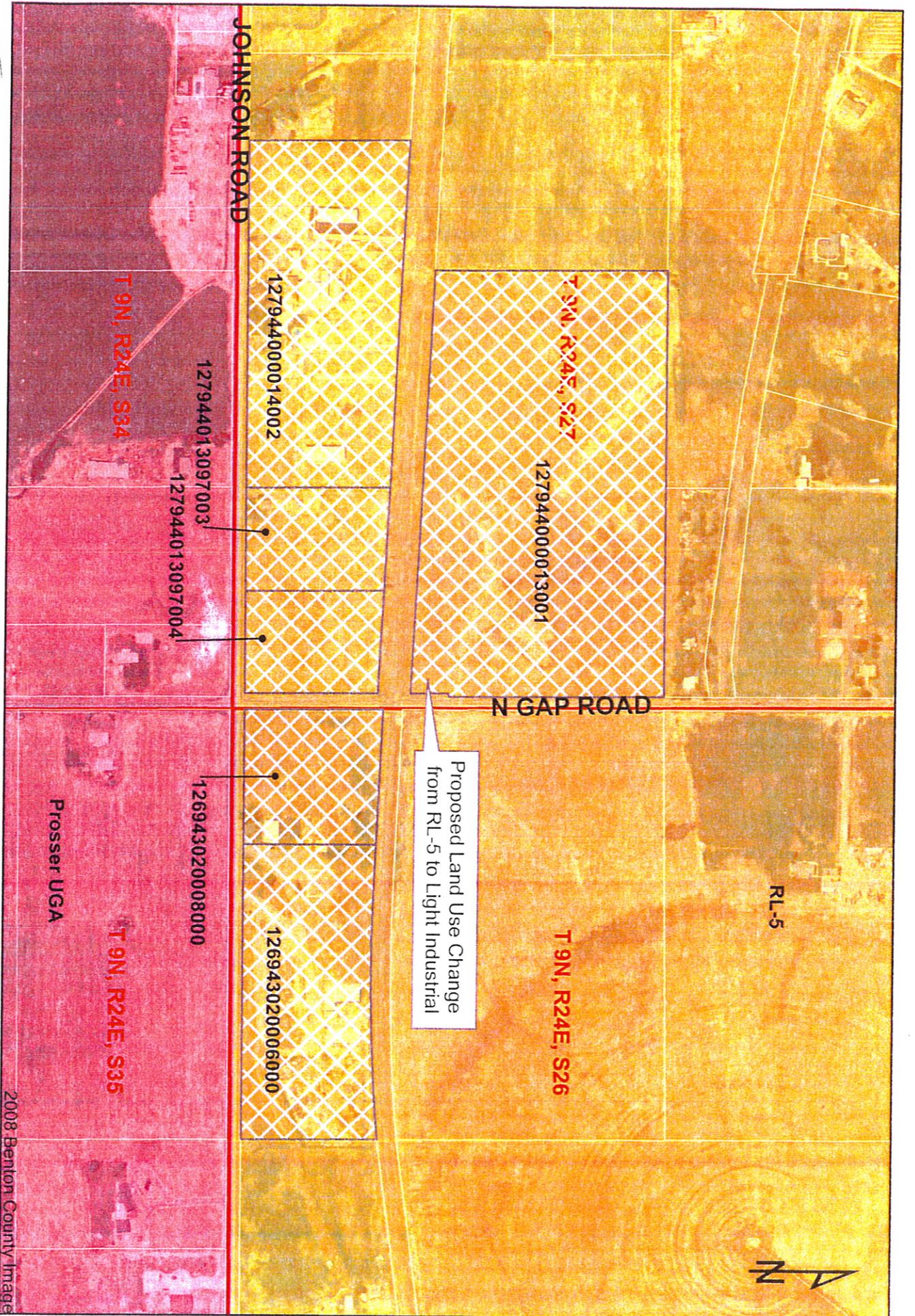
BENTON COUNTY
 State of Washington
LAND USE MAP 4.1
PROSSER-WHITSTRAN
PLANNING AREA
 Adopted by Resolution #07-767
 Dated October 22, 2007

Legend

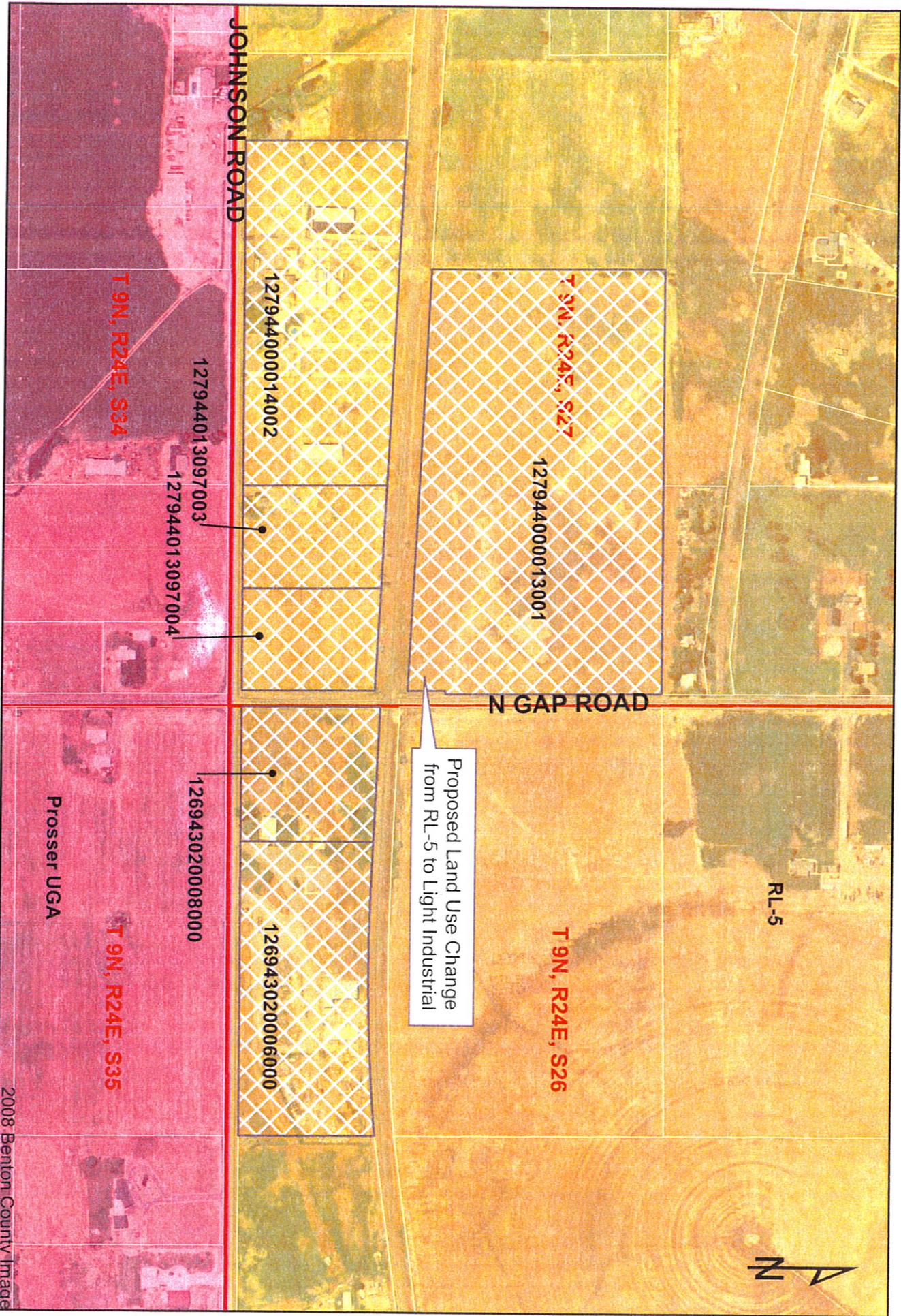
- CITY LIMITS
- URBAN GROWTH AREA
- COMMUNITY CENTER
- RURAL LANDS 1
- RURAL LANDS 5
- COMMUNITY COMMERCIAL
- INTERCHANGE COMMERCIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GMA AG

Scale: 0 to 2 Miles

Compass Rose: N, S, E, W



Benton County Comprehensive Plan Amendment
 Site Plan



Proposed Land Use Change
from RL-5 to Light Industrial



RL-5

T 9N, R24E, S26

T 9N, R24E, S27

127944000013001

127944000014002

127944013097003

127944013097004

126943020008000

126943020006000

T 9N, R24E, S35

T 9N, R24E, S34

Prosser UGA

2008 Benton County Image

JOHNSON ROAD

N GAP ROAD



JUB ENGINEERS, INC.

Benton County Comprehensive Plan Amendment

Site Plan



Date: 11/28/2011