

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal:

CPA 2015-001 - A proposal for a Comprehensive Plan amendment for a change in the land use designation from Rural Lands Five (RL-5) to Heavy Industrial (HI) on a 1.5 acre parcel.

Proponent Andy Divers
8616 Queensbury Drive
Pasco WA 98301

File No. **EA 2014-031**

Location of proposal, including street address, if any: The proposal is located in the Finley rural area, in the Northwest Quarter of Section 26, Township 8 North, Range 30 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 March 25, 2015.

Responsible Official: Michael Shuttleworth

Position/Title: Planning Manager

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

- Email planning.department@co.benton.wa.us
- Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: **March 11, 2015**

Signature: /s/ Michael Shuttleworth

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

Applicant
News Media
Benton County Building Office
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
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Fire District #1
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife

Office of Arch. & Historic Preservation
Futurewise
Dept. of Commerce



ZONING MAP FOR CPA 2015-001

Map Created: February 27, 2015

Map Scale: NA
Orthophoto Flown: NA



BENTON COUNTY ZONING

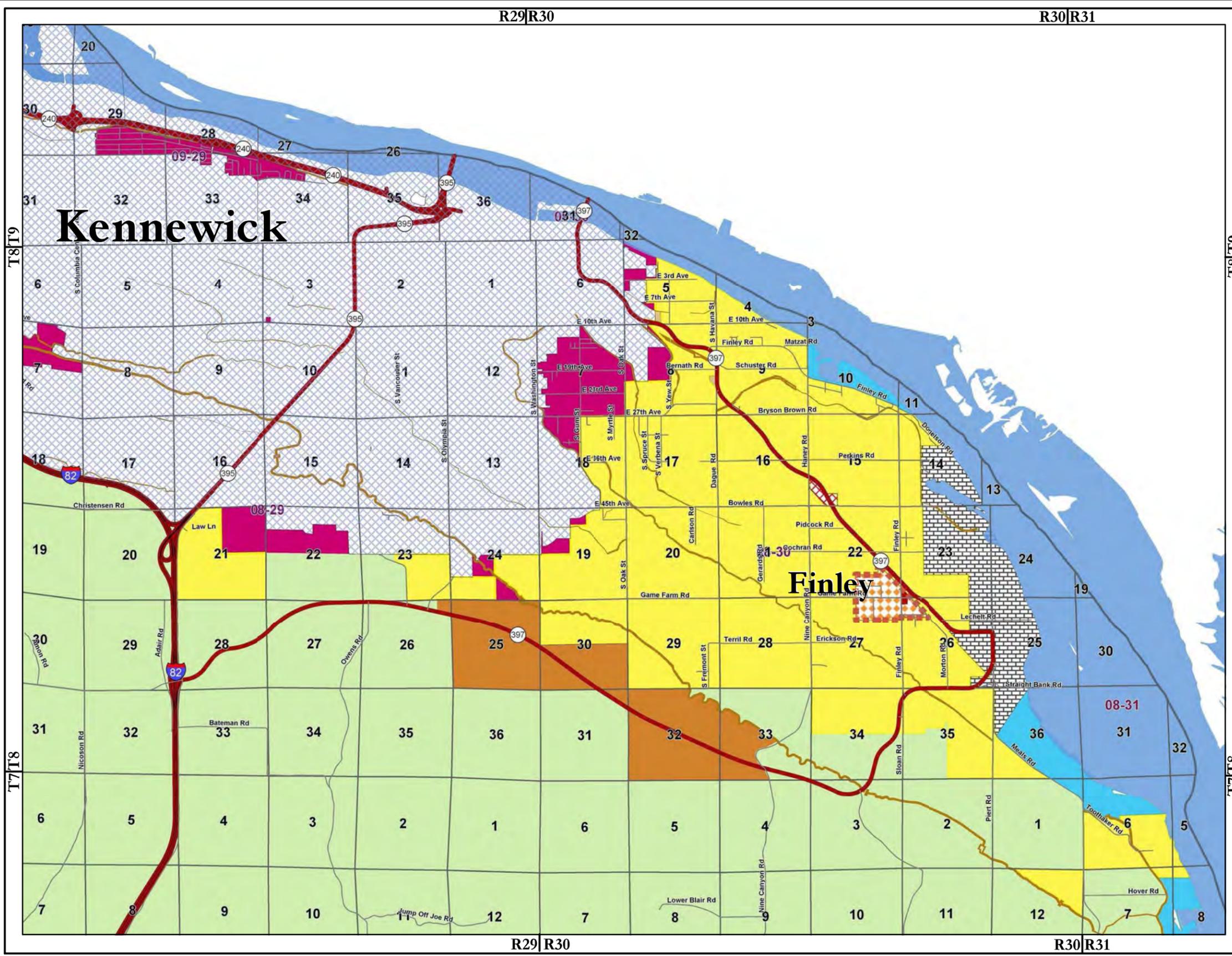


HEAVY INDUSTRIAL

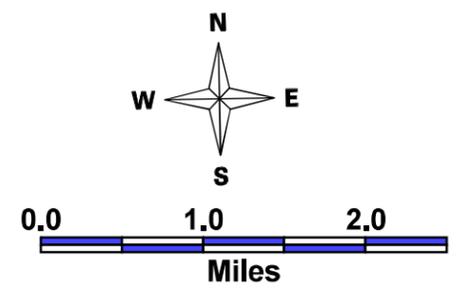


RURAL LANDS 5

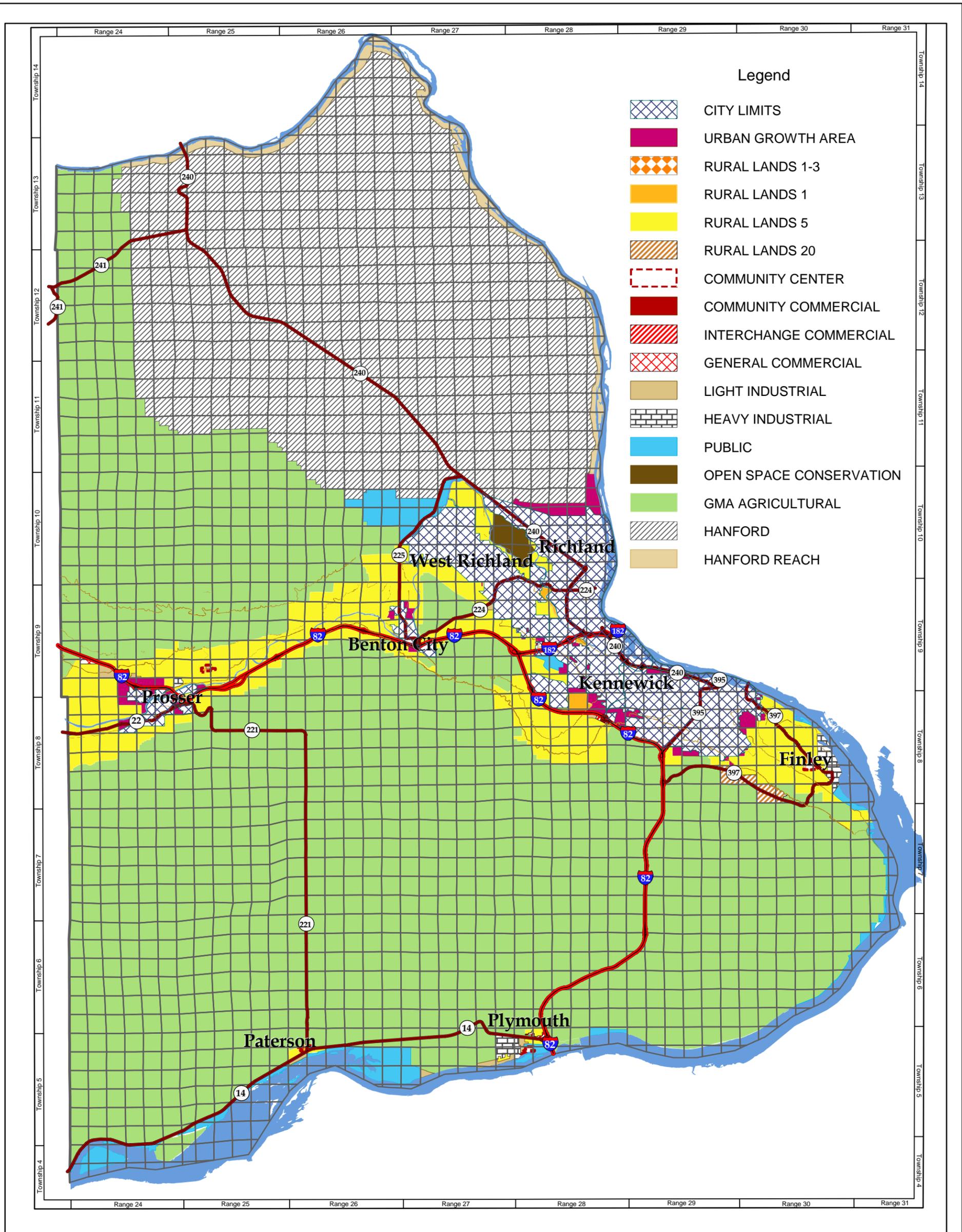
BENTON COUNTY
 State of Washington
LAND USE MAP 4.6
KENNEWICK-FINLEY
PLANNING AREA
 Adopted by Resolution #11-525
 Dated August 16, 2011



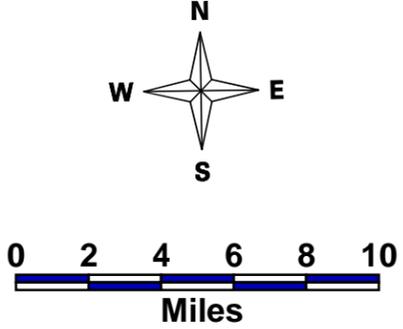
- Legend**
- CITY LIMITS
 - URBAN GROWTH AREA
 - RURAL LANDS 1-3
 - RURAL LANDS 5
 - RURAL LANDS 20
 - COMMUNITY COMMERCIAL
 - GENERAL COMMERCIAL
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - GMA AGRICULTURE
 - PUBLIC



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BENTON COUNTY
STATE OF WASHINGTON
LAND USE MAP 4.0
 Adopted by Resolution #12-528
 Dated September 11, 2012



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A. background

1. Name of proposed project, if applicable: Rezone Parcel # 126801000014000

2. Name of applicant:
Andy Divers

3. Address and phone number of applicant and contact person:
8616 Queensbury Dr
Pasco, WA 99301
(425) 417-9710

RECEIVED

4. Date checklist prepared: 11/15/14

DEC - 1 2014

5. Agency requesting checklist:
Benton County Building Dept.

Benton County
Planning Department

6. Proposed timing or schedule (including phasing, if applicable):
On Approval of rezoning

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Rezoning application, environmental checklist, and comp plan with site maps

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 applications are pending

10. List any government approvals or permits that will be needed for your proposal, if known.
Benton County will need to issue permission to operated business on land

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.)
See Attachment

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.

Parcel #126801000014000 is located in Southeast Kennewick on the south side of Lechelt Rd adjacent to Heavy Industrial zoned land to the east. Comp plan & rezone application + SEMA to rezone from RL-5 to Heavy Industrial.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat rolling, hilly, steep slopes, mountainous, other Flat, Square 1.5 acre lot with 2400sqft shop in SE corner, septic & drain field along south property line and well off east property line.

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

less than 1%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Land consists of sand, dirt, and gravel with no plans to remove any soil.

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

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

No

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

approx. 4.1%

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

None N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

SEE Attachment

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:

No measures other than using emission sources efficiently.

3. Water

a. Surface Water:

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.

N/A No water near 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 fill material.

N/A

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

N/A 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 discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

On site well supplies water to shop for the use of washing, drinking, + waste management. Approximately 50 gallons per month. Well supplied water will be discharged to septic + drain field.

2) Describe waste 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.

Septic system consists of one 1000 gallon tank with two 55' drain field legs. Septic will manage waste material from one 3/4 bath of domestic usage used by less than 4 people

c. Water runoff (including stormwater):

- 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.

Contained on site

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

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

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

No

4. Plants

- a. Check the 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
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, 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?

Most of current sage brush will be replaced with grass.

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

None

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

Sand & Sage brush will be replaced with grass mainly for dust control.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: None

mammals: deer, bear, elk, beaver, other: None

fish: bass, salmon, trout, herring, shellfish, other None

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

N/A no Animals

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

No

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

N/A no wildlife

e. List any invasive animal species known to be on or near the site.

Non

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.

Electricity from Benton Pwd for water heater, lights, and machinery.
Propane furnace for primary source of heat

- 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 features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

High efficiency lighting + Furnace as well as minimal use of overall energy. i.e. thermostat & lighting only as needed.

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.

- risk of fire is associated w/ any welding + Fabrication
- risk of oil spill is associated w/ the transport and transfer to storage tanks. Precautions are obviously taken to prevent this.

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Automotive Coolant & oil will be stored in sealed drums
between scheduled pick-ups by an approved disposal company.
Less than 55 gal at anytime

- 4) Describe special emergency services that might be required.

None

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

risk of spill - ~~sealed~~ sealed containers + removed from site regularly
risk of fire - sources away from combustibles, fire extinguishers,
fire proof cans.

b. Noise

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

On site noise will consist of pneumatic tools & grinding which
is done indoors to minimize outside noise. Parcel is near heavy industrial
so no increase to overall noise

2) What types and levels of noise would be created by or associated 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.

Business related noise will be minimal and only
between Business hours (9-5 Mon-Fri)

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

All produced noise will be indoors. Building is highly
insulated to reduce as much noise transferred to the outside as possible.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of site is a vacant RL-5 lot with well, septic, and
40'x60' shop. Adjacent properties are RL-5 west, Heavy industrial east & south
ad Heavy Industrial & RL-5 North. Adjacent properties will not be affected

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

40' x 60' Pole Barn located in South east corner of parcel

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

No

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

RL-5

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

RL-5

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

N/A None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

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

Three - Four

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

0

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

N/A No displacement

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

None

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing & none eliminated

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

N/A No housing

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Structure is 15' at ridge. Exterior material is steel siding

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

None, no new structures

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

Aesthetic measures will simply consist of structure and landscape maintenance.

11. Light and glare

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

None

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

N/A no light ~~or~~ or glare from proposal

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:

N/A no light or glare

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.

N/A no recreational uses near parcel

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

N/A no recreational uses near parcel

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A no historical features near proposal

-
-
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Hwy 397 to E Lechelt Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

400 minimum required (which ever is greater) will be added
None will be removed

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Vehicular trips will consist of employees coming & going on a weekday basis. No truck traffic

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None, transportation consists of normal street traffic

15. Public services

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

No

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

N/A no increase in public impact

16. Utilities

a. Circle utilities currently available at the site:

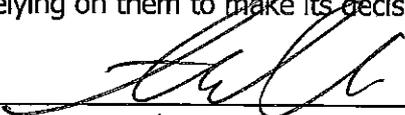
electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other irrigation

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.

Cable & Telephone may be added. Hook ups currently at road.

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: 

Name of signee Andy Divers

Position and Agency/Organization ~~owner~~ Applicant/potential buyer

Date Submitted: Dec. 1 2014

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to 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?

No increase to water or air emissions.
Noise can be increased during business hours.

Proposed measures to avoid or reduce such increases are:

Noise will be suppressed by added insulation
and kept indoors.

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

No impact to plants, animals, fish, or marine life.

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

N/A

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

Consumption of electricity & propane will be used on a daily
basis for heat, lights, and machinery.

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

Energy efficient heater, lighting, and appliances will be used
to conserve energy and natural 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,

N/A no effect

wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No sensitive areas to impact

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

N/A Nothing to impact

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?

N/A

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

N/A

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

Future employment increase would increase traffic

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

N/A no demand at this time

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

No N/A

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 environment 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 Unknown

A2. Name of nearest waterbody Columbia River

A3. What is the distance from this project to the nearest body of water?
> Greater than 1 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.)

Heavy 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 N/A

A7. What percentage of the project will be impervious surface (including pavement & roof area)?
4.1% approx.

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? YES _____ NO
If yes, will this require a channel change?

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.

N/A

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?

N/A

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?
YES _____ NO 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

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
If yes, what types of plants will you use?

N/A

<p>FOR OFFICIAL USE ONLY: Critical Area Review Completed by _____ on _____ Application approved for processing by <u>PLA</u> on <u>12/1/14</u> Zoning and Comp Plan Designation <u>RL-5</u></p>
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A: Question ~~#1000~~ #11:

Attachment

~~Conditional Use Permit Attachment~~

I, Andy Divers, owner and operator of AD Engineering LLC request to conduct the business of light manufacturing and sales of automotive performance parts on Parcel #: 126801000014000 with a physical address of 230105 E Lechelt Rd. Kennewick, WA 99337. This business will operate out of a 40'X60' shop located in the Southeast corner of the property. The business holds regular hours between 8:00am-5:00pm Monday-Friday. There is no store front at this time and customers are by appointment only. The type of work being conducted in the shop will be the fabrication and assembly of performance car parts such as turbo kits, brake kits, suspension components, etc. These products will be sold directly to customers and sold wholesale to dealers.

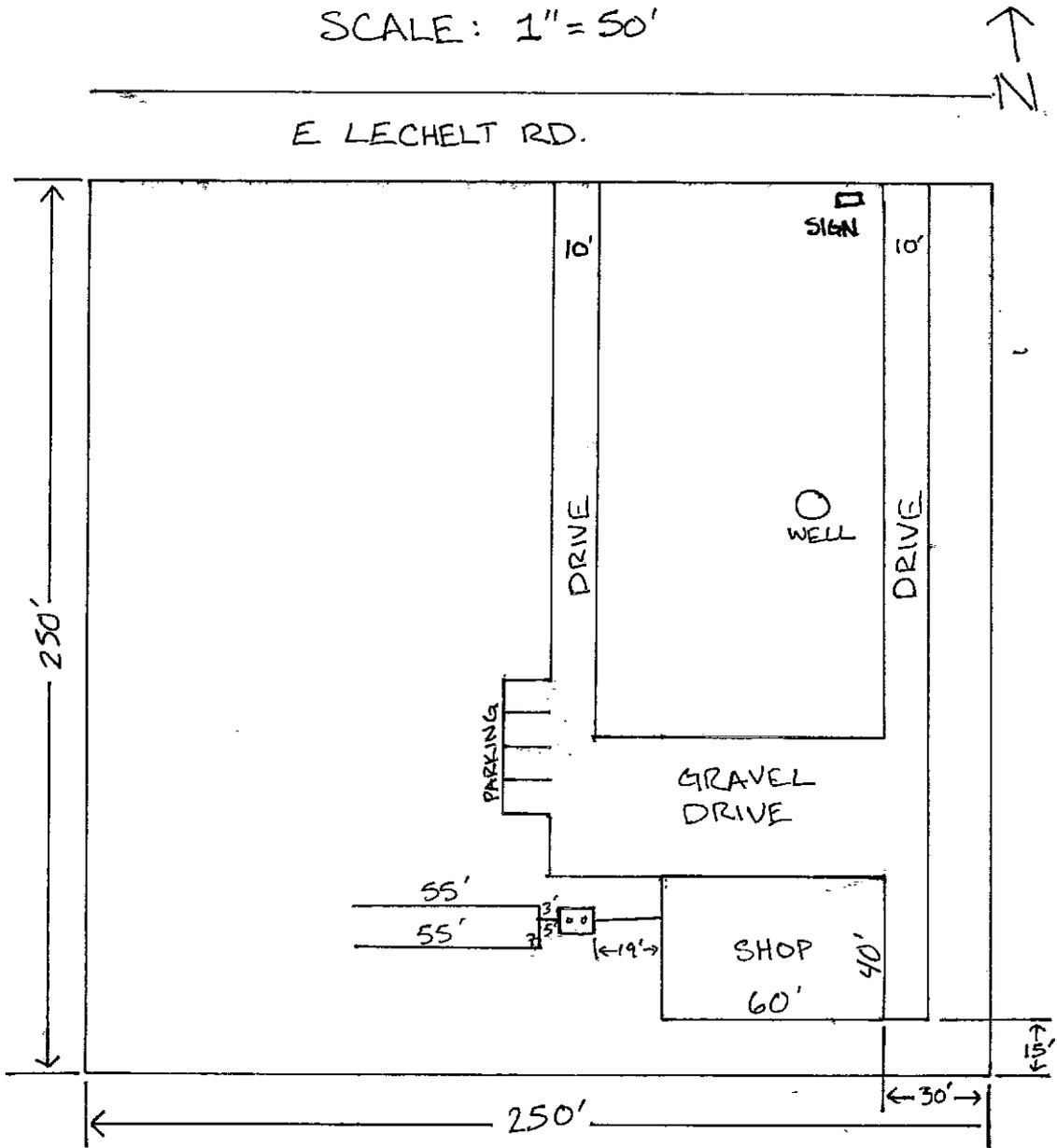
B: Question # ~~2A~~ (air):

- During normal business operation approximately 300cuft of argon will be consumed per month as welding shield gas.
- During winter months, approximately 80 gallons ~~per month~~ of propane per month will be consumed for a furnace as the shop's primary heat source.
- No emissions during construction as the the proposal will be using pre-existing structures.

PARCEL: 126801000014000 230105 E LEHELDT RD. DIVERS, ANDY

SITE PLAN

SCALE: 1" = 50'



8/1/14

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

BENTON COUNTY PLANNING DEPARTMENT APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT RECEIVED

File No. CPA 2015-001

NAME OF APPLICANT: Andy Divers DEC - 1 2014

MAILING ADDRESS: 8616 Queenstony Dr. Pasco, WA 99301

TELEPHONE: (425) 417-9710

CONTACT PERSON: Andy Divers

LEGAL OWNER (S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.)

Name: Tim Roloff, Patricia Roloff

Address: 11403 S 957 Pr SE Kennewick 99338

Phone: (509) 551-0991

Please answer the following questions, if more space is needed please use attachments.

- Address, parcel number and legal description of property:
230105 E Lechelt Rd.
Kennewick, WA 99338
RL-5 129801000014000
- What is the current use of the property?
RL-5
- What is the existing comprehensive plan designation for the area in which the property is located?
RL-5
- What is the proposed use of the property?
Heavy Industrial (manufacturing)
- State the requested amendment language or proposed plan designation for the property:
Rezone RL-5 to Heavy Industrial
- Prepare and attach a site map showing the area in which a plan change is being sought: If the amendment requires a map plan change, please show clearly the following: the proposed plan change boundaries, map scale, north arrow, date of preparation, major physical boundaries; both natural and man-made, lying within or adjacent to the affected area (I. e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, etc.), section, township and range lines are to be shown and identified If in shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.
- What are the reasons for the requested amendment, include substantial information why the

provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:

Proposal will allow a business of larger than 1600sqft to be operated without a residence on site.

8. Include information on the availability and location of utilities and roads, means of providing water and waste disposal, schools, parks, and the availability of sheriff and fire protection services:

Benton PUD & Columbia Basin Irrigation are on site. Well & septic provide water & waste water disposal. Sheriff and fire currently cover this area.

9. Please provide supporting information on how the proposal complies with the comprehensive plan amendment evaluation criteria (see attached):

Bullet "e" and "f" of comprehensive plan amendment evaluation criteria

10. Include any other substantiated information that you feel is necessary or relevant for consideration:

Proposal to rezone Heavy Industrial was chosen because adjacent land is already heavy industrial. If the board would like a lighter zoning instead of HI ad can still be used for our proposal we would be fine with it.

Please use additional pages when required to provide ten (10) resident support signatures:

[Signature]

Applicant's Signature

X Jim M. Roloff

X Patricia L. Roloff

Signature of Legal Owner(s)

[Signature]

Signature of Person with Additional Ownership Interest

Signature of Person with Additional Ownership Interest

Signature of Person with Additional Ownership Interest

Andy Divers

Printed Name

Jim M. Roloff

Patricia L. Roloff

Printed Name

Andy Divers

Printed Name

Printed Name

Printed Name

12/1/14

Date

12/1/14

Date

12/1/14

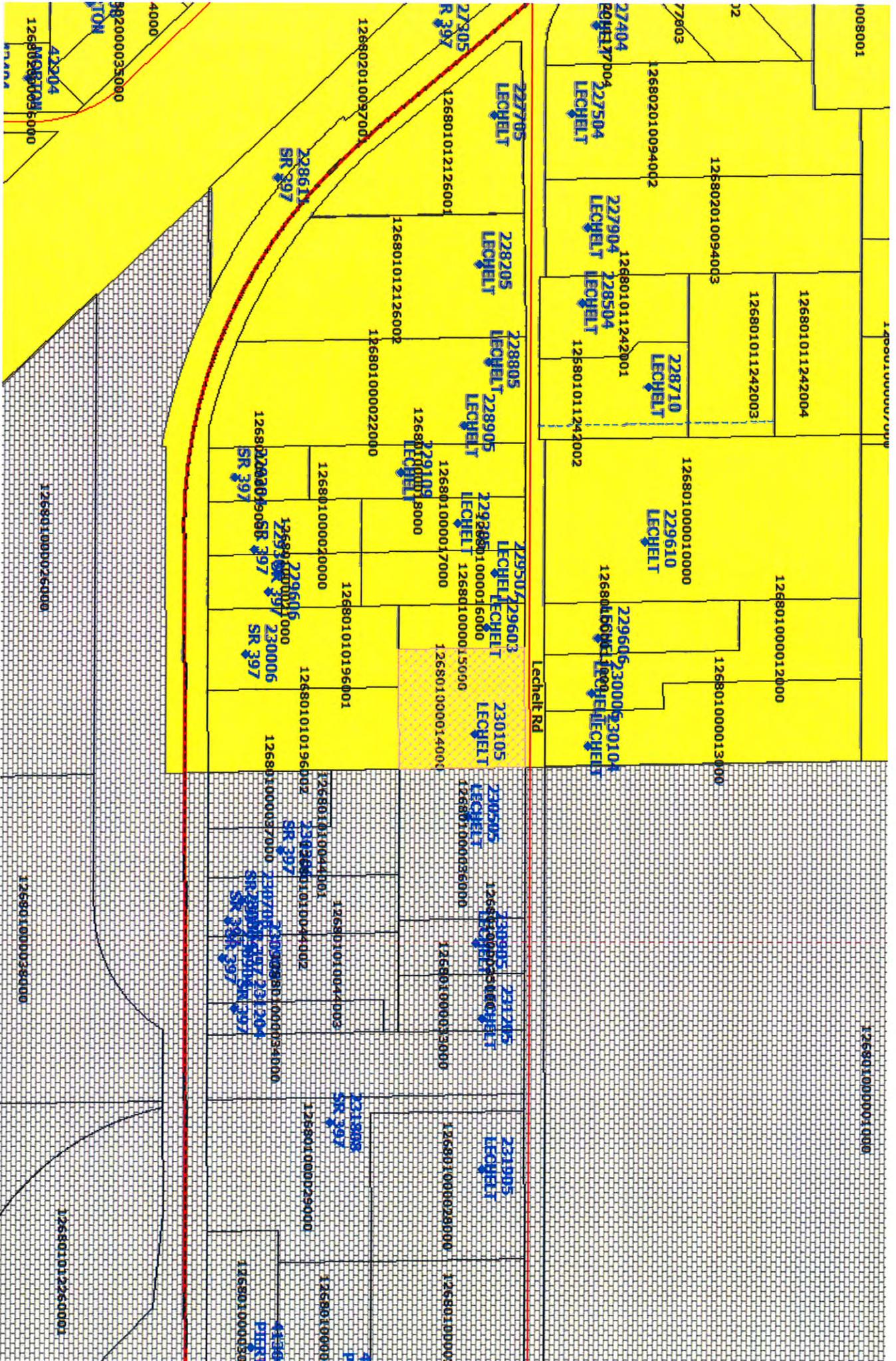
Date

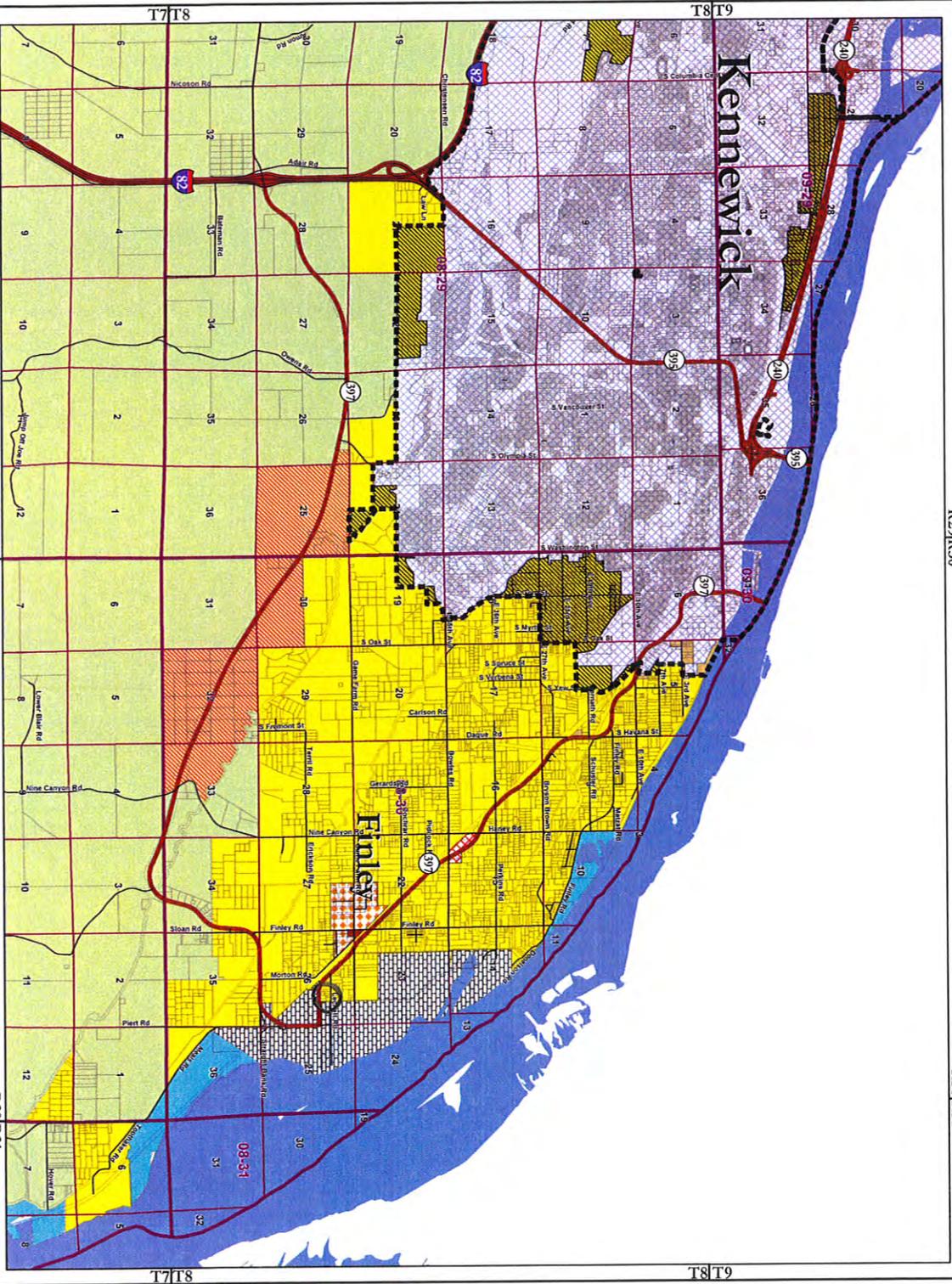
Date

Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of \$300.00 must be submitted with this application. This fee is non-refundable. Please make check payable to Benton County Treasurer.





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.

R29R30

R30R31

BENTON COUNTY
 State of Washington
ZONING MAP
KENNEWICK-FINLEY
PLANNING AREA

Effective September 1, 2011

- Legend**
- URBAN GROWTH AREA
 - CITY LIMITS
 - GMA AG
 - CCR
 - RURAL LANDS 5
 - RURAL LANDS 20
 - UGAR
 - COMMUNITY COMMERCIAL
 - GENERAL COMMERCIAL
 - HEAVY INDUSTRIAL
 - LIGHT INDUSTRIAL
 - PARK DISTRICT

