

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal:

CPA 2015-002 - A Comprehensive Plan amendment requesting a change in land use designation from Interchange Commercial to Rural Lands Five (RL-5) on a .27 acre parcel.

Proponent Paul Knutzen
Meier Architecture Engineering
8697 Gage Blvd.
Kennewick WA 99336

File No. **EA 2014-032**

Location of proposal, including street address, if any: The proposal is located next to the Cottonwood Elementary School in the Cottonwood Commercial Plaza off of Wisner Loop Road in the Southeast 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.

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**

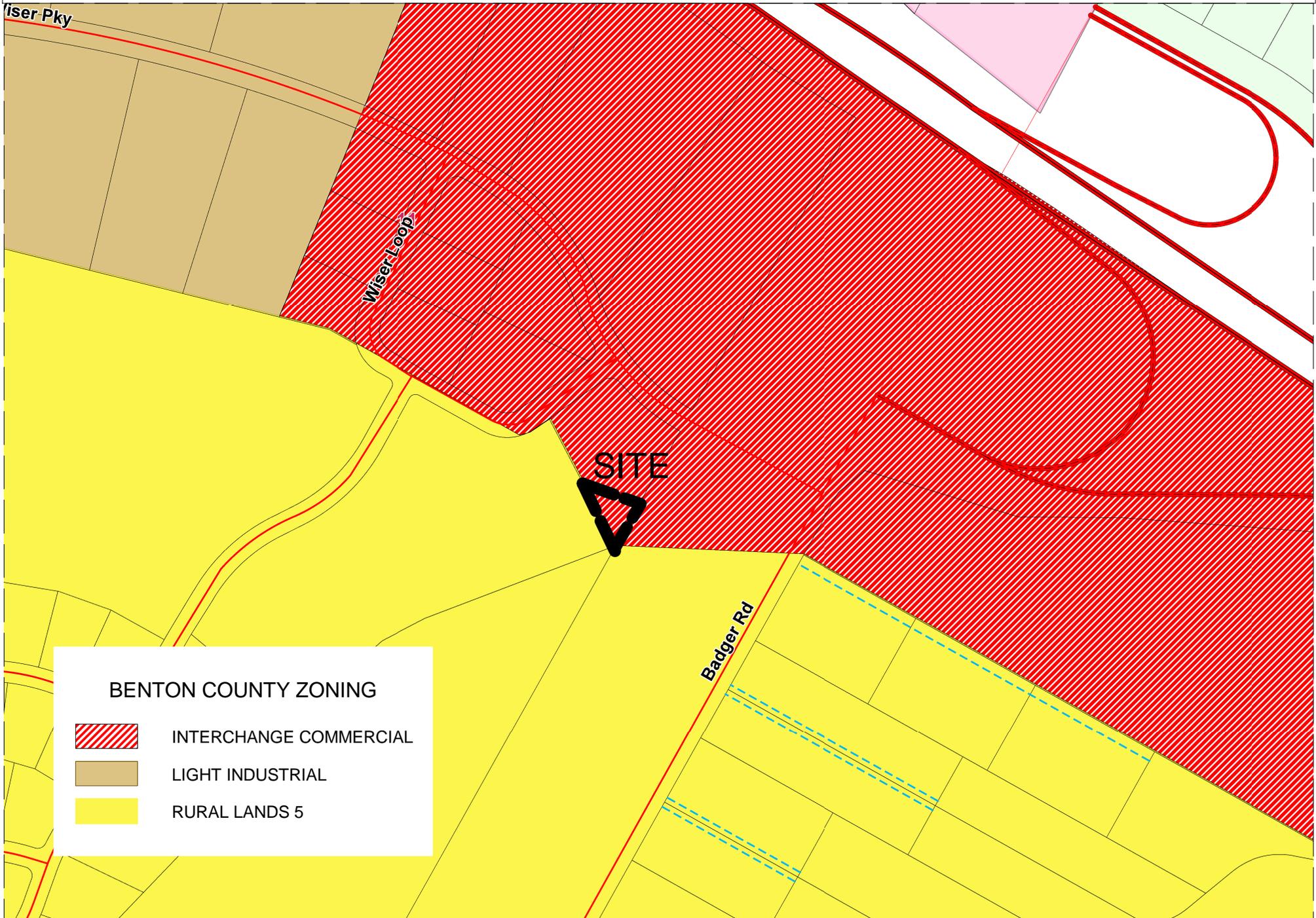
Signature: /s/ Michael Shuttleworth

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

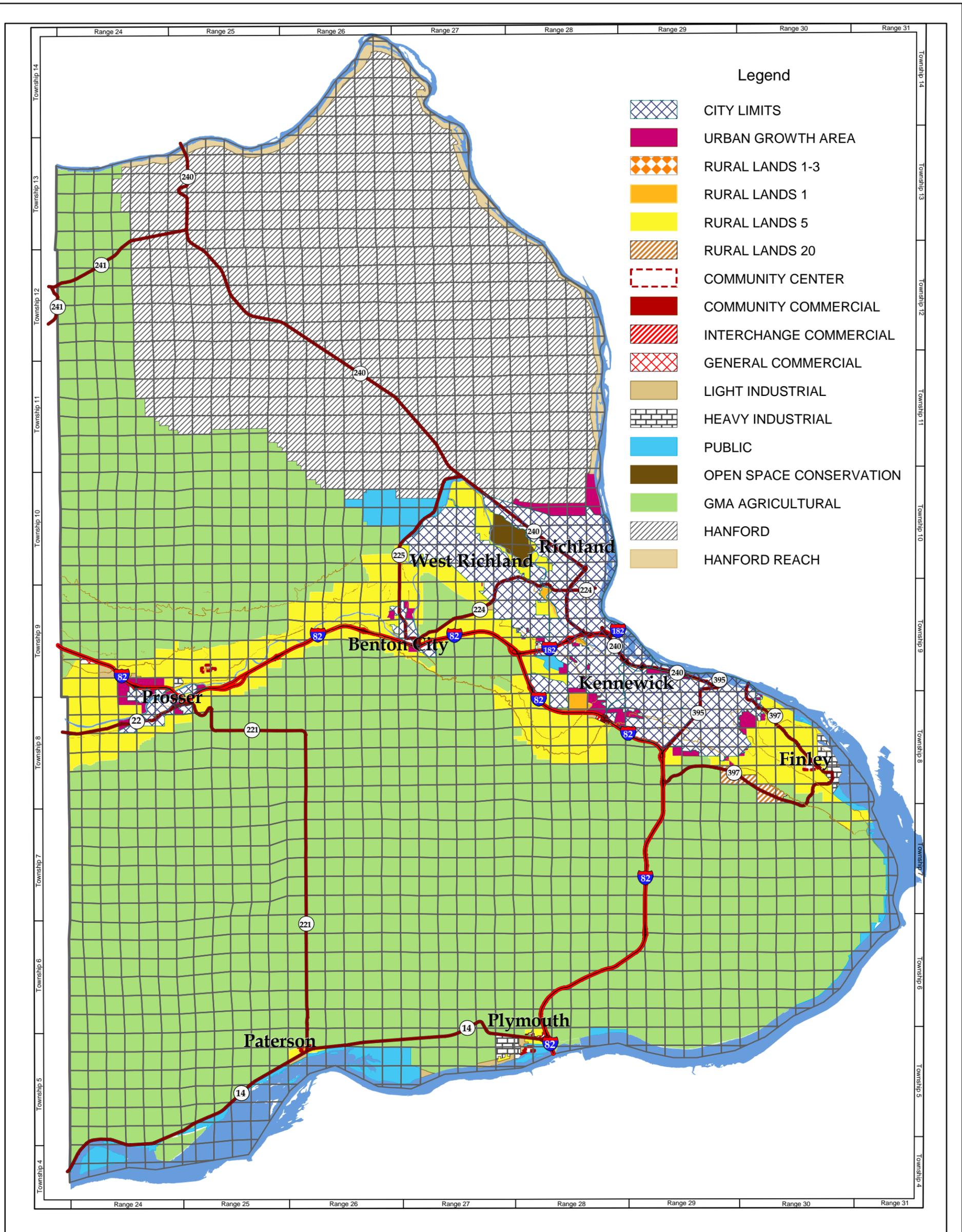
Applicant
News Media
Benton County Building Office
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
City of Richland
Benton Franklin Dist. Health Dept.
Kennewick Irrigation District
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Fire District #1

Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Office of Arch. & Historic Preservation
Futurewise
Dept. of Commerce
Kennewick School District



BENTON COUNTY ZONING

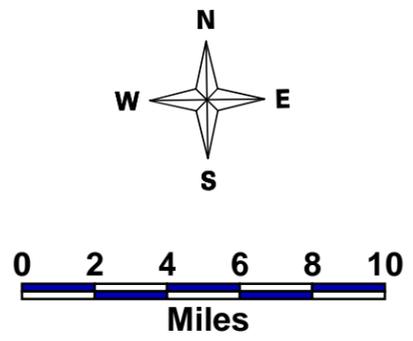
-  INTERCHANGE COMMERCIAL
-  LIGHT INDUSTRIAL
-  RURAL LANDS 5



Legend

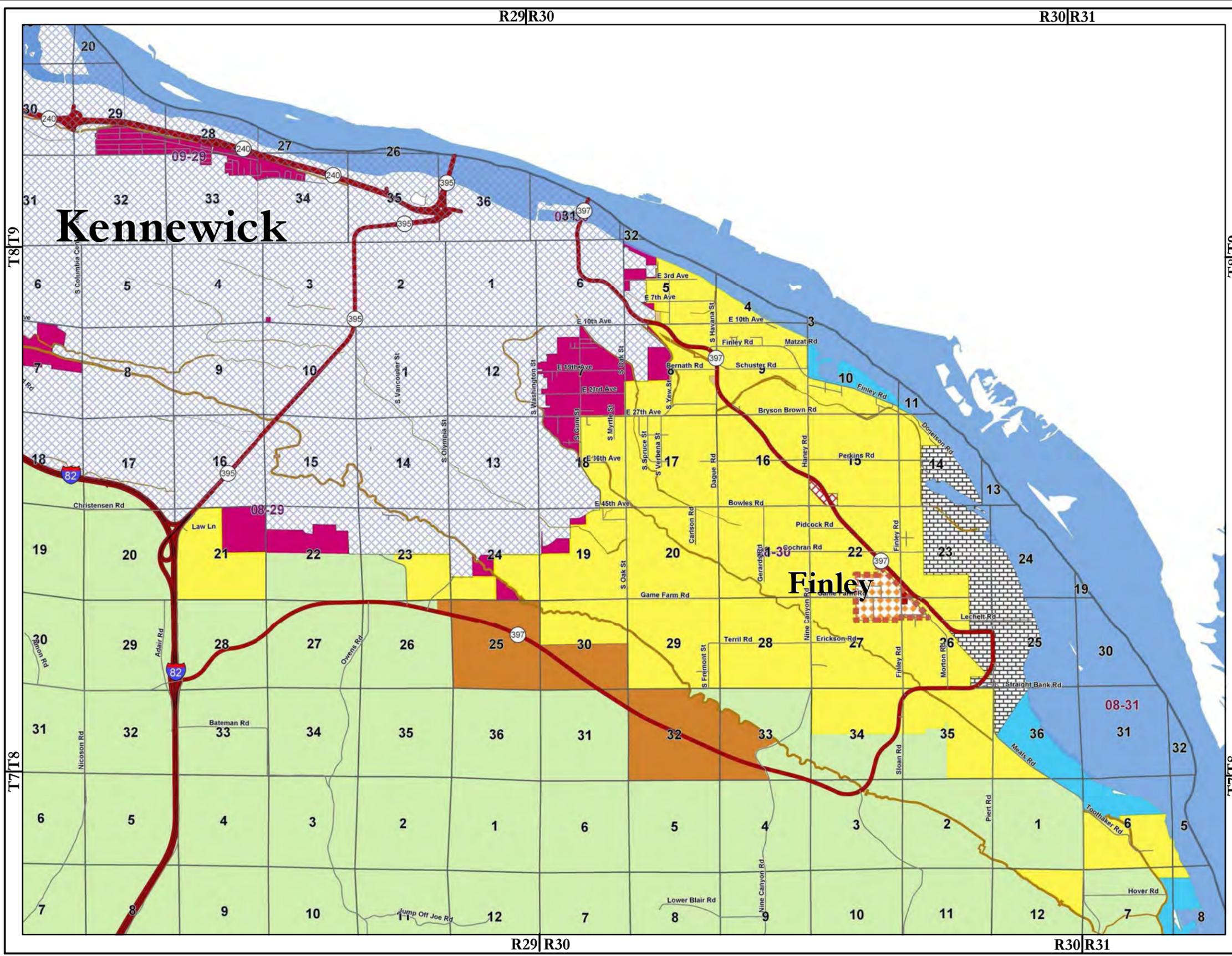
- CITY LIMITS
- URBAN GROWTH AREA
- RURAL LANDS 1-3
- RURAL LANDS 1
- RURAL LANDS 5
- RURAL LANDS 20
- COMMUNITY CENTER
- COMMUNITY COMMERCIAL
- INTERCHANGE COMMERCIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- OPEN SPACE CONSERVATION
- GMA AGRICULTURAL
- HANFORD
- HANFORD REACH

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



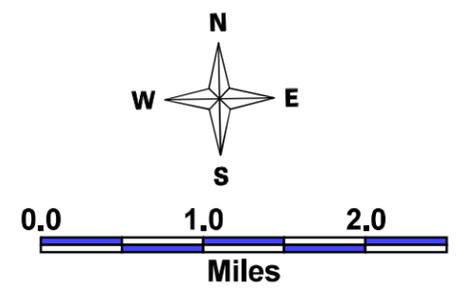
This information was prepared by the Benton County Planning staff for presentation and planning purposes only. Benton County does not accept the liability for the accuracy of any information shown herein. Any use made of this information is solely at the risk of the user. Originals available for viewing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

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 CENTER
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GMA AGRICULTURE
- PUBLIC



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 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

File No. CFA 2015-002

RECEIVED

NAME OF APPLICANT: Paul Knutzen, Meier Architecture Engineering

MAILING ADDRESS: 8697 Gage Blvd, Kennewick, Washington, 99336

DEC - 1 2014

TELEPHONE: 509-737-6926

CONTACT PERSON: Paul Knutzen

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

Name:

COTTONWOOD COMMERCIAL PLAZA, LLC - TODD ROWEL

Address:

10601 W. Deschutes, Suite B, Kennewick WA

Phone:

509-531-2836

49336

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

- Address, parcel number and legal description of property:
Parcel Number 111881020000013, Legal description: Lot 13, Cottonwood Commercial Plaza, according to the Plat thereof recorded in Volume 15 of Plats, Page 433, records of Benton County, Washington
- What is the current use of the property?
The existing parcel is zoned as Interchange Commercial and is currently undeveloped.
- What is the existing comprehensive plan designation for the area in which the property is located?
Interchange Commercial
- What is the proposed use of the property?
The portion of the existing parcel which the Comprehensive Plan Amendment is being submitted for will be used to revise the existing bus loop at Cottonwood Elementary School to make room for four (4) future portables.
- State the requested amendment language or proposed plan designation for the property:
The proposed plan designation for the portion of the existing parcel which the Comprehensive Plan Amendment is being submitted for is to correspond with Cottonwood Elementary School's comprehensive plan designation (Rural Lands 5).
- 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:

To allow Kennewick School District to acquire more property to expand school enrollment and add portables in the Summer of 2015.

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:

All items are currently available on site.

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

This action is consistent with all criteria.

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

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

Paul Knutzen
Applicant's Signature
Cottonwood Commercial Area, LLC

Paul Knutzen

Printed Name

11-26-2014

Date

Todd Rowell
Signature of Legal Owner's

Todd Rowell, Managing Member
Printed Name

12-1-14

Date

Signature of Person with Additional Ownership Interest

Printed Name

Date

Signature of Person with Additional Ownership Interest

Printed Name

Date

Signature of Person with Additional Ownership Interest

Printed Name

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.



STRATTON SURVEYING & MAPPING, PC

7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
PHONE: (509) 735-7364
(800) 730-7364
FAX: (509) 735-6560
E-MAIL: stratton@strattonsurvey.com

November 13, 2014
2245SK71.dwg

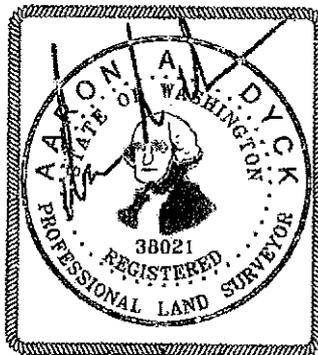
DESCRIPTION FOR ACCESS EASEMENT

AN EASEMENT AFFECTING THAT PORTION OF LOT 13, COTTONWOOD COMMERCIAL PLAZA, RECORDED IN VOLUME 15 OF PLATS, PAGE 433, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY POINT OF ABOVE SAID LOT 13; THENCE NORTH 25°46'31" WEST ALONG THE WESTERLY LINE OF SAID LOT 223.72 FEET; THENCE SOUTH 59°49'53" EAST 185.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 30°10'07" WEST ALONG SAID LINE 125.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,610 SQ. FT.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.



11/14/2014



A PORTION OF SEC
11, T8N, R28E, W.M.

WISER LOOP

WISER PKWY

PARCEL ID 111881020000013
CP INTERCHANGE COMMERCIAL

78,577 SF
1.80 ACRES

COTTONWOOD
PARCEL ID
111883030001001
CP RURAL LANDS 5L

(E)PORTABLES

FUTURE BUS
LOOP REVISION

COMPREHENSIVE PLAN
AMENDMENT FOR PORTION
OF (E)PARCEL

11,610 SF
0.27 ACRES

~(E)BUS
LOOP~

FUTURE
PORTABLES

COTTONWOOD CREEK



8697 Gage Boulevard P: 509.735.1589
Kennewick, WA 99336 F: 509.783.5075

SCALE NOTED
DRAWN ASW
APPROVED PTK
DATE 12/01/14

DWG. NO.
SK1
JOB NO: 7593
REF DWG: XCO1

SITE PLAN

A. background [help]

1. Name of proposed project, if applicable: Cottonwood Commercial Plaza Short Plat [help]

2. Name of applicant: [help]

Doug Carl - Kennewick School District

3. Address and phone number of applicant and contact person: [help]

1000 West Fourth Avenue,

Kennewick, WA 99336

(509) 222-7667

RECEIVED

4. Date checklist prepared: December 1, 2014 [help]

DEC 1 - 2014

5. Agency requesting checklist: [help]

Benton County

Benton County
Planning Department

6. Proposed timing or schedule (including phasing, if applicable): [help]

Summer 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

The bus loop revision will allow for four (4) future portable classrooms.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

None Known

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. [help]

No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Benton County, Benton Franklin Health District and Washington State Department of Labor & Industries

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.)
[\[help\]](#)

The proposed project includes a Comprehensive Plan Amendment and Zone Change through Benton County for a 0.27 acres portion of Parcel Number 11188102000013. The existing parcel is 2.07 acres. The short plat will allow the Kennewick School District to revise the existing bus loop at Cottonwood Elementary School to make room for four (4) future portables.

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. [\[help\]](#)

Parcel Number 11188102000013 is located in Benton County, Washington directly to the east of Cottonwood Elementary School which is located at 16734 Cottonwood Creek Blvd in Kennewick, Washington.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Generally flat

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Most of site is gently sloping at 1% to 3%. The northern portion of the site is a bit steeper, up to 10% in one small area.

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. [\[help\]](#)

Hazel loamy fine sand, classified as SM per Unified soil classification system

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No indications or history of unstable soils on site.

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. [\[help\]](#)

We are anticipating no import of fill material will be needed, the site is intended to be balanced.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Wind erosion could occur as a result of clearing and construction activity if no erosion control measures in place.

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

The cul-de-sac of the revised bus loop will be constructed on the eastern portion of the parcel amounting to 7% impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Water trucks, silt fencing, and soil stabilization are proposed to prevent erosion.

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. [\[help\]](#)

Minor dust and exhaust during construction and exhaust after construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no off-site sources of emissions that would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Water trucks to reduce dust emissions.

3. Water

a. Surface Water: [\[help\]](#)

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. [\[help\]](#)

There is not any surface water body on the site. Cottonwood Creek generally borders the site on the southeast side.

- 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. [\[help\]](#)

The bus loop revision will require work within 200 feet of Cottonwood Creek however permanent hardscape will not be constructed within 100 feet of the creek and appropriate sedimentation and erosion control measures will be installed throughout construction.

- 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. [\[help\]](#)

Not Applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

No withdrawal from groundwater for any purpose. No water will be directly discharged to groundwater. Storm water will be handled in accordance with the Eastern Washington Stormwater Manual.

- 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. [\[help\]](#)

Not Applicable

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. [\[help\]](#)

All storm water runoff generated from the new impervious surface will be captured, retained, and infiltrated on-site via surface or subsurface infiltration

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

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:

Storm water runoff will be kept on-site.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

Grass and sagebrush will be removed from the site

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Site will be landscaped with common landscaping vegetation and trees found in this area.

- 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: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: Townsend's Ground Squirrel
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known or observed

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Columbia Basin is part of a migration route for a number of fowl

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

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

None Known

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. [\[help\]](#)

None

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None

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. [\[help\]](#)

No

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

None Known

- 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 Known

- 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.

None

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

None

None

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

None

b. Noise

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

None

- 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. [\[help\]](#)

Short-term: Construction noises

Long-term: School buses noise

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

The existing parcel is zoned as Interchange Commercial and is currently undeveloped. Adjacent properties are zoned Interchange Commercial and Rural Lands 5. The proposal will benefit Cottonwood Elementary School and won't affect other properties.

- 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? [\[help\]](#)

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. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

Interchange Commercial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Interchange Commercial

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None Known

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

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

None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

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? [\[help\]](#)

Not Applicable

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Cottonwood Elementary School is located directly to the west.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

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. [\[help\]](#)

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. [\[help\]](#)

Not known

- 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. [\[help\]](#)

None

- 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.

None

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. [\[help\]](#)

Wiser Loop

- 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? [\[help\]](#)

No, about 3 miles

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None

- 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). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

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? [\[help\]](#)

No changes are anticipated.

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: [\[help\]](#)

None

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. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

None

C. Signature [\[HELP\]](#)

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: Paul Knutzen

Name of signee Paul Knutzen

Position and Agency/Organization Civil Engineer - Meler Architecture Engineering

Date Submitted: 12/1/14

D. supplemental sheet for nonproject actions [\[help\]](#)

(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?

None

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 likely

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

None

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

Not likely

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

None

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, floodplains, or prime farmlands?

Not likely

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

None

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 likely

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

None

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

Not likely

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

None

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

No conflict

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 Upper Mid-Columbia

A2. Name of nearest waterbody Columbia River

A3. What is the distance from this project to the nearest body of water?

The project site is approximately 4.3 miles south of the Columbia River. The nearest surface water is Cottonwood Creek which is about 50 feet or more away from the southern property line.

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.)

Low density residential, commercial, and industrial

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO <input checked="" type="checkbox"/>
Natural temporary barrier (beaver pond)	YES _____	NO <input checked="" type="checkbox"/>
Man-made barrier (culvert, dam)	YES _____	NO <input checked="" type="checkbox"/>
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)?
7%

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.

Not applicable

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?

Not Applicable

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 x

If yes please describe.

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 x NO ___

If yes, what types of plants will you use?

Any disturbed areas that will remain undeveloped will be planted with natural vegetation.

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____

Application approved for processing by _____ on _____

Zoning and Comp Plan Designation _____