

**MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Description of proposal:** The applicant is requesting a conditional use permit for the construction with associate excavation of a new middle school on 27 acres with two softball fields, two baseball fields and one football field. No bus storage building will be located on site. The middle school is a one and two story building at 110,000 square feet.

**Proponent:**

**Kennewick School District No. 17**  
**Design West Architects**  
c/o Brandon Wilm  
7513 W Kennewick Avenue Ste D  
Kennewick, WA 99336

**File No.** EA 2014-022

**Location of proposal:** The site is located in the South Half of the Northeast Quarter of the North Half of the Southeast Quarter of the Northwest Quarter of Wheat Road and East of Clodfelter Road in Section 12, Township 8 North, Range 28 East, W.M.

Lead agency **BENTON COUNTY**

This MDNS is issued under WAC 197-11-340(2); no additional comments are being requested. The mitigation measures are as follows:

- (1) Install sidewalk along the north side of Ridgeline Drive/Leslie Road from Clodfelter Road approximately 550 feet west to connect to the existing sidewalk at Canyon Ranch subdivision. Sidewalk shall be located and constructed in accordance with the City of Kennewick Standards. Include ADA compliant pedestrian ramps at the intersection of Ridgeline Drive/Leslie Road and Clodfelter Road.
- (2) Install a cross walk across Clodfelter Road from the end of the sidewalk on the project to the new sidewalk on the north side of Ridgeline Drive. Install pedestrian activated Rectangular Flashing Beacons (RRFB) on both side of Clodfelter Road.

Substantive authority to require mitigation is derived from WAC 197-11-660, Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This mitigated determination of nonsignificance is issued under WAC 197.11.350(3); the lead agency will not act on this proposal for fourteen (14) days from the date below. Comments must be submitted by: **October 28, 2014**

Responsible Official

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



Date **October 14, 2014**

Signature: Michael E. Shuttleworth, Planning Manager

**You may appeal this determination to Michael E. Shuttleworth – Planning Manager – P O Box 910 – Prosser, WA 99350, no later than October 28, 2013 by written notice. You should be prepared to make specific factual objections. Contact the Benton County Planning Department to read or ask about the procedures for SEPA appeals.**



BENTON COUNTY  
PLANNING  
DEPARTMENT

EA 2014-022  
CUP 2014-005

SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.  
KENNEWICK SCHOOL DISTRICT 1-1288-100-001-003  
1-1288-100-009-001, 1-1288-201-0048-003, & 1-1288-201-3386-014  
MAP PRINTED: AUGUST 21, 2014

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