

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:

Rhonda Tanninen for Kiona West
28526 N 107 PR NW
Benton City, WA 99320

File No. EA 2019-024

Project Description: Grade and move approximately 7,500 cubic yards of soil associated with constructing a new shop building, gravel parking lot and other eventual lot improvements.

Project Location: The subject property is located at 7008 Jacobs Road in Benton City, WA. Parcel # 1-1997-101-1156-001

Jurisdiction: Benton County, Washington.

Lead Agency: Benton County Planning Department.

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(3), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-355; no additional comments are being requested.

Conditions/Mitigating Measures: See Attached

Appeals: You may appeal this determination to the Benton County Planning Department at Post Office Box 910, Prosser, WA 99350, no later than **January 9, 2020** by written notice (14 days from date of determination). The fee for a threshold determination appeal is \$700.00. An appeal of the determination must be made in writing to the Benton County Planning Department and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Greg Wendt
Position/Title: Interim Planning Manager
Address: P.O. Box 910, Prosser WA 99350

Date: December 26, 2019



Greg J. Wendt, Interim Planning Manager

CONDITIONS/MITIGATION MEASURES

File No.: EA 2019-24

Applicant: Kiona West

Documents and Regulations:

The environment threshold determination and conditions are based on an analysis of information contained in the following documents or the applicable regulations and restrictions of various agencies:

1. BCC Title 15 Environment- Critical Areas
2. BCC Title 6.35 Environmental Policy-SEPA
3. BCC Title 3.04 Building Code
4. Benton County Comprehensive Plan; and
5. SEPA Environmental Checklist, dated November 13, 2019;

Findings:

1. The subject property is located at 7008 Jacobs Road in Benton City, WA. Parcel # 1-1997-101-1156-001;
2. This project is located within the Benton City Urban Growth Area and zoned Light Industrial; and
3. There are no designated critical areas on the property.

Conditions:

The applicant must complete and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

1. The applicant must be in compliance with the grade/fill requirements and obtain a grading permit from the Benton County Building Department prior to moving any earthen material.
2. The applicant must be in compliance with Benton County Code, Title 11, Zoning, for uses and activities at the site. Contact Benton County Planning Department at (509) 786-5612.
3. All grading and building permit activities at the site shall be in compliance with the submitted Geo Technical Engineering Report, dated November 12, 2019.
4. Prior to grading permit issuance, the applicant shall meet and comply with Washington State Department of Archeology& Historic Preservation (DAHP) requirements noted in their letter received by the Planning Department on December 18, 2019 regarding a professional archaeological survey being completed for the project area.

Applicant shall provide verification of approval from the above referenced agencies prior to permit issuance. Contact Sydney Hanson (360) 586-3082.

DISTRIBUTION:

Applicant	Kennewick Irrigation District
Benton Clean Air Authority	
Benton County Building Department	WA Department of Archaeology & Historic Preservation
Benton County Fire Marshal	WA Department of Ecology - Olympia
Benton County Public Works Department	WA Department of Ecology - Yakima
Benton-Franklin Health District	WA Department of Fish and Wildlife
Bureau of Land Management	WA Department of Health
Bureau of Reclamation	WA Department of Natural Resources - Olympia
	WA Department of Natural Resources -Ellensburg
Environmental Review Inc.	WA Department of Transportation
Fire District #2	
Futurewise	