



RECEIVED

SEPA ENVIRONMENTAL CHECKLIST

OCT 01 2021

File No. EA EA 2021-024

BENTON COUNTY
BUILDING DEPT.
Planning

A. BACKGROUND

1. Name of proposed project, if applicable: Comprehensive Plan Change, Zoning Designation Change, Applicable Map Changes.
2. Name of applicant: Vicki Brock
3. Address and phone number of applicant and contact person: Vicki Brock - 225604 E. Cochran Rd. / Kennewick, Wa 99337 - Cell (509) 987-2306 - email: vicki.brock@gmail.com
4. Date checklist prepared: September 15, 2021
5. Agency requesting checklist: Benton County Planning Department
6. Proposed timing or schedule (including phasing, if applicable): Planning Department Schedule
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future plans.
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. None
10. List any government approvals or permits that will be needed for your proposal, if known. None
11. Give a 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.
Comprehensive Plan Change, Zoning Designation Change and Applicable Map Changes. Petitioning to change the zoning of neighborhood property from "Heavy Industrial non-conforming" to "RL5" zoning. Property's current non-conforming use matches that of residential / agriculture usage. There would be no change in current use when reclassifying to "RL5" classification.

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. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

No change from current use.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

if any: **Not applicable, this is not a site specific project. Future projects may need evaluation.**

No change from current use.

4. **Plants**

a. Check the types of vegetation found on the site:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Deciduous tree (<i>alder, maple, aspen, other</i>) | <input type="checkbox"/> Orchards, vineyards or other permanent crops |
| <input checked="" type="checkbox"/> Evergreen tree (<i>fir, cedar, pine, other</i>) | <input type="checkbox"/> Wet soil plants (<i>cattail, buttercup, bullrush, skunk cabbage, other</i>) |
| <input checked="" type="checkbox"/> Shrubs | <input type="checkbox"/> Water plants (<i>water lily, eelgrass, milfoil, other</i>) |
| <input checked="" type="checkbox"/> Grass | <input type="checkbox"/> Other types of vegetation |
| <input checked="" type="checkbox"/> Pasture | |
| <input type="checkbox"/> Crop or grain | |

b. What kind and amount of vegetation will be removed or altered? **A variety of vegetation on each residence.**
Not applicable, this is not a site specific project. Future projects may need evaluation. No change to current vegetation.

c. List threatened and endangered species known to be on or near the site. **No known endangered species.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No proposed landscaping. No change from current use.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

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; mammals: deer, bear, elk, beaver, other; fish: bass, salmon, trout, herring, shellfish, other. A wide variety of wild, and domestic animals.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

b. List any threatened and endangered species known to be on or near the site. None known.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

c. Is the site part of a migration route? If so, explain. Not applicable, this is not a site specific project.

This site is not known to be a part of a migration route. No change from current use.

d. Proposed measures to preserve or enhance wildlife, if any: No changes proposed.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

e. List any invasive animal species known to be on or near the site. None known.

Not applicable, this is not a site specific project. No known invasive animal species are known.

No changes from current use.

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. _____

Not applicable, this is not a site specific project. Future projects may need evaluation.

Residences currently use electricity. No changes from current use proposed.

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

Not applicable, this is not a site specific project. No changes from current use proposed.

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: None.

Not applicable, this is not a site specific project. Future projects may need evaluation.

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, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

1) Describe any known or possible contamination at the site from present or past uses. None known.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

area and in the vicinity. _____

- 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.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes to current use proposed.

- 4) Describe special emergency services that might be required. **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

- 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

- 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. _____

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

- 3) Proposed measures to reduce or control noise impacts, if any: **None.**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

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. **Not applicable, this is not a site specific project.**

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

- 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? _____

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

- 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: Not applicable, this is not a site specific project.

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

- c. Describe any structures on the site. Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.
- d. Will any structures be demolished? If so, what? Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No demolition of current buildings within this proposal.
- e. What is the current zoning classification of the site? Current zoning is "Heavy Industrial".
- f. What is the current comprehensive plan designation of the site? "Heavy Industrial".
- g. If applicable, what is the current shoreline master program designation of the site? No shoreline.
Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No known critical classification. No changes from current use proposed.
- i. Approximately how many people would reside or work in the completed project? Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No change from current use proposed.
- j. Approximately how many people would the completed project displace? None
Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.
- k. Proposed measures to avoid or reduce displacement impacts, if any: No displacements.
Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Follow guidelines from the Benton County Comprehensive Plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

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
- c. Proposed measures to reduce or control housing impacts, if any: _____
Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

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? Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No structures proposed. No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. Proposed measures to reduce or control aesthetic impacts, if any: None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

11. Light and Glare

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. What existing off-site sources of light or glare may affect your proposal? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

d. Proposed measures to reduce or control light and glare impacts, if any: None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

12. Recreation

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

Not applicable, this is not a site specific project. however, no recreational uses would be displaced.

No changes from current use proposed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No proposed measures to control impacts on recreation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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? If so, specifically describe.

No historic sites known. Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

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. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed. No known landmarks, burial grounds, cemeteries or artifacts 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. None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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. No changes from current use proposed.

Not applicable, this is not a site specific project. East Cochran Road has served the residences and will continue to do so in the same manner as current use.

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 public transit.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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).

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No proposed use of water, air or rail transportation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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 Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

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 changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

h. Proposed measures to reduce or control transportation impacts, if any: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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 changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

b. Proposed measures to reduce or control direct impacts on public services, if any. No impact on public services foreseen. Not applicable. This is not a site specific project. No changes from current use proposed.

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer system

other Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current utilities use proposed.

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.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No new utilities are being proposed. No changes from current use proposed.

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: Vicki Brock

Name of Signee Vicki Brock

Position and Agency/Organization _____

Date Submitted: 10-1-2021

Signature Page Attached

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 changes from current use proposed

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to avoid or reduce such increases are: No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

3. How would the proposal be likely to deplete energy or natural resources? No changes from current use proposed

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect or conserve energy and natural resources are: No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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? No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: No changes from current use

proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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? No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No changes from current use proposed. No impact on transportation, public services or utilities foreseen.







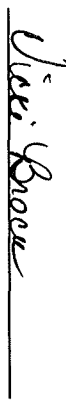
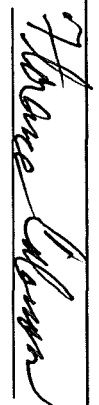

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to reduce or respond to such demand(s) are: No changes from current use proposed.
No change on demands. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No changes from current use proposed. No conflicts known.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

LEGAL OWNER SIGNATURES FOR SEPA ENVIRONMENTAL CHECKLIST APPLICATION

NAME	SIGNATURE(S)	DATE	MAILING ADDRESS & PHONE NUMBER	PROPERTY ADDRESS	GEO ID#
Jon Rouse		9/16/2021	226304 Cochran Rd. Kennewick, WA 99337 (503) 910-2359	226304 E. Cochran Road	123802012006002
Richard (Rick) Holmes		9/16/2021	225626 E. Cochran Rd. Kennewick, WA 99337 (509) 987-4639	225626 E. Cochran Road	123802012157002
Bonnie Holmes		9/16/2021			
William (Bill) Lafferty		9/17/2021	225616 E. Cochran Rd. Kennewick, WA 99337 (509) 582-9143	225616 E. Cochran Road	123802000014000
Linda Lafferty		9/17/2021			
Charles Brock		9-17-2021	225604 E. Cochran Rd. Kennewick, WA 99337 (509) 987-2306	225604 E. Cochran Road	123802012006001
Vicki Brock		9/16/2021			
Florence Coleman		9/16/2021	2433 Hanson Loop Road Burbank, WA 99323 (509) 521-4777	225504 E. Cochran Road	123802012157001
Jose Huerta Gonzalez		9/20/2021	105 19th Ave. Unit # 120 Kennewick, WA 99337 (509) 793-5725	225204 E. Cochran Road	123802000017000

THIS MAP ENLARGED FOR EASIER REFERENCE



Zoning



HEAVY INDUSTRIAL
 RL5
 6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.

Parcel Numbers

123802000017000	Jose Huerta Gonzalez	225204 E. Cochran Rd.
123802000014000	William and Linda Lafferty	225616 E. Cochran Rd.
123802012006001	Charles and Vicki Brock	225604 E. Cochran Rd.
123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.

