

Community Development Department

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**Planning Division**

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Determination of Non-Significance

Proponent: Thomas Fisher (Co-applicant)
1162 Adair Drive
Richland, WA 99352

File No. EA 2021-029

Randal Underwood (Co-applicant)
1125 S. Gum Street
Kennewick, WA 99337

Project Description: A Comprehensive Plan Amendment (CPA 2022-002) to amend the Benton County Comprehensive Plan land use map (*Figure 5 - 2017 Periodic Update Land Use Designations Map*). The amendment proposes to change the land use designation from Rural Remote to Rural Industrial for three (3) contiguous parcels. The amendment further revises the tables and text in the Plan that may refer to the current use or designation of the properties. Additionally, the subsequent rezone of the properties from Rural Lands 5 (RL-5) zoning designation to the Light Industrial (LI) zoning designation has been included in this SEPA application review.

Project Location: The properties are located north of SR 397, west of S Yew Street, and east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. Parcel numbers: 105803012350003, 105803012350002, and 108801020004003.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

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)(c). 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 DNS is issued under WAC 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 February 10, 2022.

Administrative appeals of threshold determinations of non-significance are not allowed.

SEPA Responsible Official: Michelle Cooke
Position/Title: Planning Manager – Benton County Planning Division
Address: P.O. Box 910, Prosser WA 99350

Date: January 27, 2022



Michelle Cooke, Planning Manager
Benton County Community Development Department