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SEPA ENVIRONMENTAL CHECKLIST

NOV 23 2021

File No. EA 2021-030

Benton Co. Planning Dept.

A. BACKGROUND

1. Name of proposed project, if applicable: Wiser Loop CPA  
~~Comp Plan Amendment~~ CCP

2. Name of applicant: Jerott Wiser

3. Address and phone number of applicant and contact person: 102609 S 180 PRCE  
Kennecook WA 99338

4. Date checklist prepared: 11-15-21

5. Agency requesting checklist: Benton County Planning Dept

6. Proposed timing or schedule (including phasing, if applicable): ASAP (zone change to follow)  
CPA

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No On approval, the properties will be involved

in a zone change from Interchange Commercial to Light Industrial after  
comprehensive Plan Amendment + from Rural Commercial to Rural Industrial.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A

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. NO

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.

There are 7 lots designated Rural Commercial + zoned Interchange commercial totaling  
3.54 acres. See Plat Map Attached of vacant land that the  
applicant hopes to change Comp Plan designation to Rural Industrial + zone to  
Light Industrial in hopes to attract more business to this area on Wiser Loop in  
Kennecook Washington.

Andrea Watts 11/24/21

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.

Section 11, Township 8 North, Range 12 East Parcel #'s 1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010, 1-1188-102-0000-011, 1-1188-102-0000-012, 1-1188-102-0000-013, 1-1188-102-0000-014  
Cottonwood Commercial Plaza  
lots 7-13

Andrea Wolff 11/29/21

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one):

Flat  Rolling  Hilly  Steep Slopes  Mountainous

Other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? Flat Pools

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.

Sand, Clay AW 11/29/21

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? ~~Don't know yet~~ N/A AW 11/30/21

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: \_\_\_\_\_

~~None~~ N/A AW 11/30/21

**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.

~~Don't know~~ N/A AW 11/30/21

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_

~~None~~ N/A W 11/30/21

**3. Water**

**a. Surface Water:**

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. No

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. No

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. none

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. 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. 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. No

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. N/A

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. It is already on Fishel Plat for Cottonwood

Commercial Plaza off Nizer Parkway

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

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: ~~Same as Question 1~~ N/A W 11/30/21

4. **Plants**

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

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? Cleared ground

already once. Sagebrush will be cleared again

c. List threatened and endangered species known to be on or near the site. ~~N/A~~ None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: dry landscaping for land owners

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

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. None

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

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: None

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

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. \_\_\_\_\_

Electric & Natural Gas - heating, manufacturing

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

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: ~~Just the Benton County building~~

~~cedar~~ N/A NO 11/30/21

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. \_\_\_\_\_

No

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

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

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 - normal

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)? 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. ~~Daytime - traffic, operations~~ None AW 11/30/21

3) Proposed measures to reduce or control noise impacts, if any: Benton County noise ordinance

**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. light industrial & residential  
No affect to adjacent properties  
Current use of site - Vacant AW 11/30/21

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? 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. None

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? Commercial Freeway Interchange

f. What is the current comprehensive plan designation of the site? Commercial Freeway Commercial Rural

g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. NO

i. Approximately how many people would reside or work in the completed project? ~~No residential~~  
~~30-40 work on site~~ N/A 11/30/21

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Same as surrounding land

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

## 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: 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? ~~Within County regulations~~ N/A AW W/30/21
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any: ~~Architectural committee approval~~ N/A AW W/30/21

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ~~Normal businesses - daytime~~ None AW W/30/21
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No
- c. What existing off-site sources of light or glare may affect your proposal? None
- d. Proposed measures to reduce or control light and glare impacts, if any: None

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? School, Park
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: 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 ? If so, specifically describe. 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. No

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. archaeological impact

Survey

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. WISW Parkway & WISW  
loop - existing

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

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ~~depends on tenants or owners~~

~~would eliminate have~~

None

AN 11/30/21

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).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. 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? ~~Not available at this time~~ None AD 11/30/21

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: Bartlett County impact fees

**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. ~~Fire & Police~~  
NO AD 11/30/21

b. Proposed measures to reduce or control direct impacts on public services, if any. None

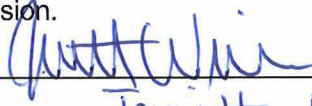
**16. Utilities**

a. Circle utilities currently available at the site:  
electricity natural gas water refuse service telephone sanitary sewer 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.  
The ones that are onsite already

**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:   
Name of Signee Jerritt Wisec  
Position and Agency/Organization \_\_\_\_\_  
Date Submitted: 11/28/2021

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? ~~water & power usage~~

Comprehensive Plan Amendment would not increase any discharge or emissions AW 11/30/21

a. 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? It won't

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No need for proposal

3. How would the proposal be likely to deplete energy or natural resources? ~~power & gas will be used~~ N/A AW 11/30/21

a. 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? It won't affect environmentally sensitive areas

a. 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? Would not affect - compatible with land surrounding

a. Proposed measures to avoid or reduce shoreline and land use impacts are: None needed

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

~~with the only power, water & gas~~ CPA will not increase demands on these services.

a. 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. None