



SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2021-033

A. BACKGROUND

1. Name of proposed project, if applicable: BC Planning - Textual edits and UGAs to the Comprehensive Land Use Map.
2. Name of applicant: Benton County Planning Division
3. Address and phone number of applicant and contact person: 620 Market St, PO Box 910, Prosser, WA 99350
509-786-5612.
4. Date checklist prepared: 11/23/2021
5. Agency requesting checklist: Benton County
6. Proposed timing or schedule (including phasing, if applicable): Planning Commission open public hearing - Jan. 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Zoning amendments are anticipated to be consistent with the Benton County Comprehensive Plan.
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. The approval of
proposed ordinance amendments is required of Board of County Commissioners (BOCC).
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.
This is not a site specific project. Comprehensive Plan Amendment proposes to add textual elements of the Comprehensive Plan
associated with the adoption of each individual Urban Growth Area (UGA) for the five incorporated cities within the County and update
the Benton County Land Use Map to be consistent.

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. N/A. This is not a site specific project.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other N/A. This is a county-wide proposal and is not site specific.

b. What is the steepest slope on the site (approximate percent slope)? N/A. Not site specific.

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.

N/A. This is not a site specific proposal.

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

N/A. This is not a site specific proposal.

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. N/A. This is not a site specific proposal.

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

N/A. This is not a site specific proposal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A. This is not a site specific proposal.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A. This is not a site specific proposal.

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. None.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A. This is not a site specific proposal. ✚

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A.

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. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A. Not a site specific proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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: N/A. Not a site specific proposal.

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? N/A. Not a site specific proposal.

c. List threatened and endangered species known to be on or near the site. N/A. Not a site specific proposal.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A. Not a site specific proposal.

e. List all noxious weeds and invasive species known to be on or near the site. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

b. List any threatened and endangered species known to be on or near the site. N/A. Not a site specific proposal.

c. Is the site part of a migration route? If so, explain. If any threatened or endangered species are found for site-specific projects, compliance with BCC Title 15 (Protection of Critical Areas and Resources) will be required.

d. Proposed measures to preserve or enhance wildlife, if any: N/A. Not a site specific proposal.

e. List any invasive animal species known to be on or near the site. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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: None

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. N/A. Not a site specific proposal.

1) Describe any known or possible contamination at the site from present or past uses. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

- 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.

N/A. Not a site specific proposal.

- 4) Describe special emergency services that might be required. N/A. Not a site specific proposal.
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- 5) Proposed measures to reduce or control environmental health hazards, if any: N/A. Not a site specific proposal.
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b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A. Not a site specific proposal.
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- 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. N/A. Not a site specific proposal.
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- 3) Proposed measures to reduce or control noise impacts, if any: N/A. Not a site specific proposal.
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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. N/A. Not a site specific proposal.
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- 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, this is not a site specific proposal.
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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, this is not a site specific proposal.

c. Describe any structures on the site. N/A. Not a site specific proposal.

d. Will any structures be demolished? If so, what? No, this is not a site specific proposal.

e. What is the current zoning classification of the site? _____

f. What is the current comprehensive plan designation of the site? N/A. This is not a site specific proposal.

g. If applicable, what is the current shoreline master program designation of the site? N/A. Not a site specific proposal.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. See "Comprehensive Land Use Amendments" Exhibit.

i. Approximately how many people would reside or work in the completed project? N/A. This is a county wide proposal and is not site specific.

j. Approximately how many people would the completed project displace? N/A. This is a county-wide proposal and is not site specific.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A. This is a county-wide proposal and is not site specific.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A. This is not a site specific proposal.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A. This is not a site specific project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. None. N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. None. N/A

c. Proposed measures to reduce or control housing impacts, if any: N/A. This is not a site specific proposal.

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? N/A. This is not a site specific proposal.

b. What views in the immediate vicinity would be altered or obstructed? N/A. Not a site specific proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A. Not a site specific proposal.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A. Not a site specific proposal.

b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A. Not a site specific proposal.

c. What existing off-site sources of light or glare may affect your proposal? N/A. Not a site specific proposal.

d. Proposed measures to reduce or control light and glare impacts, if any: N/A. Not a site specific proposal.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? N/A. This is not a site specific proposal.

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: N/A. This a site specific proposal.

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. This is not a site specific proposal.

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. This is not a site specific project. Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

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. N/A. This is not a site specific project.
Any required evaluations for future site specific projects will be conducted at the time a site specific project is 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. N/A. This is not a site specific project.
Any required evaluations for future site specific projects will be conducted at the time a site specific project is 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. N/A. This is not a site specific proposal.

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? N/A. This is not a site specific proposal.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A. This is not a site specific proposal.

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. This is not a site specific proposal. Any required evaluations for future site specific projects will be conducted at the time a site specific project is 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. This is not a site specific proposal.

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? N/A. This is not a site specific proposal. Any required evaluations for future site specific projects will be conducted at the time a site specific project is 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. This is not a site specific proposal.

h. Proposed measures to reduce or control transportation impacts, if any: N/A. Not a site specific proposal.

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. N/A. This is not a site specific proposal.

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A. This is not a site specific proposal.

16. Utilities

a. Circle utilities currently available at the site:

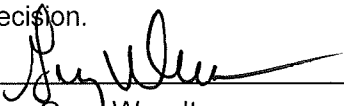
electricity natural gas water refuse service telephone sanitary sewer system
other N/A. Not a site specific proposal.

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.

N/A. Not a site specific proposal.

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 Greg Wendt

Position and Agency/Organization Community Development Director, Benton County, WA

Date Submitted: 11/23/2021

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? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of project proposal(s).

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? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of proposal(s).

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A, as this is not a site-specific project. If any threatened or endangered species are found during review of a site-specific project, compliance with BCC Title 15 is required

3. How would the proposal be likely to deplete energy or natural resources? N/A

a. Proposed measures to protect or conserve energy and natural resources are: N/A

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? N/A, as this is not a site-specific project. Environmental evaluations for future site-specific

projects will be conducted at the time a site-specific project is proposed.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: N/A, as not site-specific.
Mitigation for site-specific projects may be required as a condition of approval, as determined through SEPA process.

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? N/A

a. Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

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

a. Proposed measures to reduce or respond to such demand(s) are: N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A, as not a site-specific project. However, if any threatened or endangered species are found during the review of a site-specific project, compliance with BCC Title 15 (Protection of Critical Areas and Resources) is required. Also, the site-specific project will need to comply with all local, state, and federal laws.