

**EXHIBIT LIST FOR VAR 2014-003  
 APPLICANTS: DAVID/DEENA PRICE**


The Exhibit Numbers are located in the top right hand corner of each document.  
 BOAM – Board of Adjustment Memo Exhibits  
 BOAR – Board of Adjustment Record Exhibits  
 BOAH – Board of Adjustment Hearing Exhibits

<b>BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST</b>			
<b>BOAM 1 INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAM 1.1	Staff Memo	October 9, 2014
	BOAM 1.2	Notice of Open Record Hearing	
	BOAM 1.3	Two Aerials of the site	October 8, 2014
	BOAM 1.4	Comments – Benton PUD	October 8, 2014
	BOAM 1.5	Comments – Columbia Irrigation District	October 13, 2014
	BOAM 1.6	Benton Co. Site Map	October 8, 2014
	BOAM 1.7	Comments – Public Works Department	October 23, 2014
<b>BOARD OF ADJUSTMENT RECORD EXHIBIT LIST</b>			
<b>BOAR 1 INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAR 1.1	Variance Application	Sept. 16, 2014
	BOAR 1.2	Plot plan submitted by the applicants	Sept. 16, 2014
<b>BOARD OF ADJUSTMENT HEARING EXHIBIT LIST NOVEMBER 6, 2014</b>			
<b>BOAH 1 INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

**BOAM 1.1**

**MEMO DATE:** OCTOBER 14, 2014  
**HEARING DATE:** NOVEMBER 6, 2014  
**TO:** BENTON COUNTY BOARD OF ADJUSTMENT  
**FROM:** CLARK A. POSEY,  
ASSISTANT PLANNING MANAGER   
BENTON COUNTY PLANNING DEPT.  
**RE:** VARIANCE APPLICATION - VAR 2014-003  
**APPLICANTS/  
PROPERTY OWNERS:** DAVID & DEENA PRICE  
20107 S. SPRUCE ST  
KENNEWICK, WA 99337

## **SPECIFIC REQUEST**

The applicants/owners are requesting a variance to BCC 11.16A.080(2), which is a setback of twenty five (25) feet from the rear property line for a residence. The variance would allow the applicants/owners to add on to the existing house and would leave a 12.5 ft. setback (12.5) feet from the rear property line instead of the required twenty five (25) feet. This variance would use twelve and one-half (12.5) ft. and leave twelve and one-half (12.5) feet as a setback. The parcel is located in the Rural Lands 5 Zoning District.

## **BACKGROUND**

Site Location: The site is located at 20107 S. Spruce St. Kennewick, WA 99337 on Lot 5 of Block 1 of Hillview Estates in Section 17, Township 8 North, Range 30 East, W.M.

Land Use: The surrounding land uses are developed as Rural Lands 5. Residential single family dwellings on large lots and small agricultural acreages are the main activities within this area.

Zoning & Comprehensive Plan Designation: Site and surrounding areas: Rural Lands 5.

## **APPLICABLE DEVELOPMENT REGULATIONS**

1. The Revised Code of Washington RCW 36.70.810, requires that the following findings be made prior to the granting of the variance and the applicant should be prepared to demonstrate before the Board of Adjustment that such findings exist.
  - a. Variances granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not

constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and the zone in which the property is situated.

- b. That strict application of the Zoning Ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning classification because of special circumstances applicable to subject property including size, shape, topography, location or surroundings
- c. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is situated.

2. **Benton County Code Section 11.52.088(b) states:**

"Variance-General Standards. The variance application process allows the Board of Adjustment in specific cases, as provided in RCW 36.70.810, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purpose and intent of this title and is accordance with the requirements of this section. However, the Board of Adjustment shall not grant variances to land uses or density requirements."

3. **Benton County Code Section 11.52.088(e) provides:**

"Variance—Permit Granted. (1) A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:

- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
- (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;

- (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
  - (v) the problem sought to be addressed is not common for other properties in the surrounding area;
  - (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
  - (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,
  - (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.
4. The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by subsection (e)(1) above.
5. BCC 11.16A.080 – Property Development Standards –Setback Requirements. All lands, structures, and uses in the Rural Lands Five Acre District (RL-5) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Title 15 BCC (Protection of Critical Areas and Resources).
- (a) Setback Requirements. The following minimum setbacks shall apply:
    - (1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from the property line bordering any public road right-of-way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally-established boundary line of a private access easement.
    - (2) Each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines.
    - (3) Each accessory building and accessory use shall have a setback of ten (10) feet from all alleys and the rear parcel lines.

- (4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.
- (5) All shelters, coops, or other structures used for the habitation of livestock shall have a setback of at least thirty (30) feet from every property line of the parcel on which it is located, unless a greater setback is otherwise required under Benton County Code.
- (6) All dwelling units and swimming pools shall have a setback of one hundred fifty (150) feet from any parcel located partially or wholly within the Growth Management Agricultural Act District (GMAAD) and from any adjacent orchard, hop field or vineyard (or combination thereof) of ten (10) acres or more on one parcel or on contiguous parcels under common ownership.
- (7) Cornices, eaves, belt courses, sills, fireplace chimneys, and open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project from a building three (3) feet into any required setback area; provided, none of these architectural features may be located within any easements.
- (8) Ground floor uncovered, unenclosed porches, platforms, or landings may extend or project from a building six (6) feet into the setback area but no closer than five (5) feet to any parcel line; provided, none of these architectural features may be located within any easements.
  - (b) Any additional setbacks required pursuant to Chapter 3.18 BCC shall apply.

### **DISPOSITION OF THE APPLICANT'S REQUEST**

A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:

- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
- (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
- (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;

- (v) the problem sought to be addressed is not common for other properties in the surrounding area;
- (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
- (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

### **FINDINGS OF FACT**

The following findings of fact and comments were received as of the date of this memo being October 14, 2014. Any comments received after the completion of this staff memo or obtained during the advertised public hearing of VAR 2014-003 may be addressed by the Board of Adjustment and added or deleted from this list of conditions. The Board may decide to adopt these findings as their own or amend these Findings of Fact and listed conditions after the comment period of the open public hearing.

1. The property owners/applicants are David and Deena Price – 20107 S. Spruce St, Kennewick, WA 99337.
2. The applicants are requesting approval for a variance to BCC 11.16A.080(2) to construct an addition to the existing residential house. **Exhibit No. BOAR 1.1**
3. The site is located at 20107 S Spruce St. Kennewick on Lot 5 Block 1 of Hillview Estates in Section 17, Township 8 North, Range 30 East, W.M.
4. The application for VAR 2014-003 was submitted to Benton County on September 16, 2014 with an incomplete letter being sent on September 17, 2014. The applicants resubmitted with the necessary documentation on October 7, 2014 and was determined a complete application for processing on October 8, 2014.
5. The proposed variance application did not require that a Notice of Application be published.
6. The notice for the Benton County Board of Adjustment Open Record Hearing for application VAR 2014-003 was published on October 20, 2014, in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for November 6, 2014. **Exhibit No. BOAM 1.2**
7. The Benton County Building Department required that a building permit be obtained prior to construction.

8. Benton County Fire Marshal commented that the exterior walls and openings must comply and meet the IBC building requirements.
9. The Benton Franklin Health District reviewed the variance request and had no objections.
10. Benton PUD had no comments or concerns regarding this request as noted in **Exhibit BOAM 1.4**
11. Special circumstances such as lot size, slope, topography or necessary size or shape of the building are preventing compliance with the applicable property development standards in the Rural Lands 5 Zoning District. The existing house was constructed over the easement line of the irrigation district. The irrigation district gave Mr. Price approval to build over their easement as noted in their email dated October 13, 2014. **Exhibit No. BOAM 1.5**
12. Benton County Public Works did not have any comments on this variance request. **Exhibit BOAM 1.7**
13. The strict application of the zoning district property development standards would not deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification.
14. The problem sought to be addressed by the variance is not related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
15. The contractor for the applicants constructed the garage within the 25' setback of the access easement, so the building is too close to the easement by 3 feet. All of the county permits were obtained, but, the location of the building is three (3') feet into the setback. When the applicants found out this was wrong, they came in to rectify the problem.
16. It must be shown that a material hardship unwarranted within the intent of this Code will exist if the variance is not granted, and that the hardship cannot be remedied by other means. The hardship demonstrated must not be self-created and must relate to the land itself and not to problems personal to the applicants. The variance permitted shall be the minimum variance which will mitigate the hardship.
17. If the variance is approved, a Subdivision Vacation would be required to remove the existing irrigation easement within the 25 foot back yard setback.

## **CONDITIONS**

The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by the subsection above.

If the Board of Adjustment decides to approve Variance Request VAR 2014-003 then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Board of Adjustment shall be completed prior to the Planning Department issuing the variance. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the variance until those conditions have been met. The variance shall not become effective until issued by the Planning Department.
2. If the conditions of approval have not been met and the Planning Department does not issue the variance within one (1) year from the time the Board of Adjustment conditionally approved the variance, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.
3. The applicants will need to submit a copy of the approved building permit from the Benton County Building Department for the addition to the existing residential structure.
4. The applicants for Variance VAR 2014-003 must have a Washington State Licensed Surveyor mark the property line adjacent to the location of the proposed building prior to the inspection by the Building Department.
5. If the variance is approved, a Subdivision Vacation would be required to remove the existing irrigation easement within the 25 foot back yard setback of the Plat of Hillview Estates prior to the variance being issued from the Planning Department.
6. If the variance application is denied the building must be constructed to conform to BCC 11.16A.080(a) and meet the required setbacks.

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## NOTICE OF OPEN RECORD HEARING(S) BOAM 1.2

**NOTICE IS HEREBY GIVEN** that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

**VARIANCE REQUEST – VAR 2014-003** –The applicants are requesting a variance to BCC 11.16A.080(2) to add on to their existing house with a 12.5 ft. setback from the rear property line instead of the required twenty five (25) feet. The application was deemed complete for processing on October 8, 2014. Location: The Northwest Quarter of the Southeast Quarter of the Northwest Quarter in Section 17, Township 8 North, Range 30 East, W.M. on Block 1, Lot 5 of Hillview Estates. Applicants: David/Deena Price

**CONDITIONAL USE PERMIT – CUP 2014-005/EA 2014-022** – The applicant is requesting a conditional use permit for the construction of an 110,000 square feet middle school on 27 acres with two softball fields, two baseball fields and one football field. Location: 1907 South Clodfelter Road in the West 700 feet of the southwest Quarter of the Northeast Quarter and the West 335 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 8 North, Range 28 East, W.M. The written date of completion on this application is August 14, 2014. Applicant: Kennewick School District No. 17 c/o DesignWest Architects – Brandon Wilm.

**CONDITIONAL USE PERMIT – CUP 2014-007** - The applicant is requesting approval to amend condition No. 7 of Special Use Permit 07-14 by eliminating the word "only" and "non-transferable" to "transferable" for the operation of a commercial kennel. Location: 127701 West OIE Hwy on Lot 1 of Short Plat 1599 in the Northwest Quarter of Section 36, Township 9 North, Range 24 East, W.M. The application was submitted on September 25, 2014 and deemed complete for processing on October 1, 2014. Applicant: Lou Hamilton

**APPEAL OF THE PLANNING MANAGER'S DECISION ON COMMUNICATION FACILITY – CF 2014-005/EA 2014-024** – An appeal was filed on October 8, 2014. The communication facility application is for the installation of a 65 foot antenna support structure with antennas, an 11 foot 6 inch by 24 foot ground equipment building within a 50 x 50 foot fenced area. Location: 18716 S Clodfelter Road in the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. Applicant: AT & T Wireless by Smartlink, LLC.

**NOTICE IS GIVEN** that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, November 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser). Note: Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

**NOTICE IS FURTHER GIVEN** that said proposals EA 2014-024 – New Cingular Wireless, PCS, LLC by Smartlink, LLC and EA 2014-022 Kennewick School District have been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal for EA 2014-022 – Kennewick School District and a Mitigated Determination of Non-Significance was issued on October 14, 2014. A determination has been made as to the environmental impacts of the proposal for EA 2014-024 – New Cingular Wireless, PCS by Smartlink, LLC. and a Determination of NonSignificance was issued on September 24, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is [www.co.benton.wa.us](http://www.co.benton.wa.us) under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Dated this 15<sup>th</sup> day of October, 2014.

BRENT CHIGBROW, Chairman  
BENTON COUNTY BOARD OF ADJUSTMENT



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MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Monday, October 20, 2014

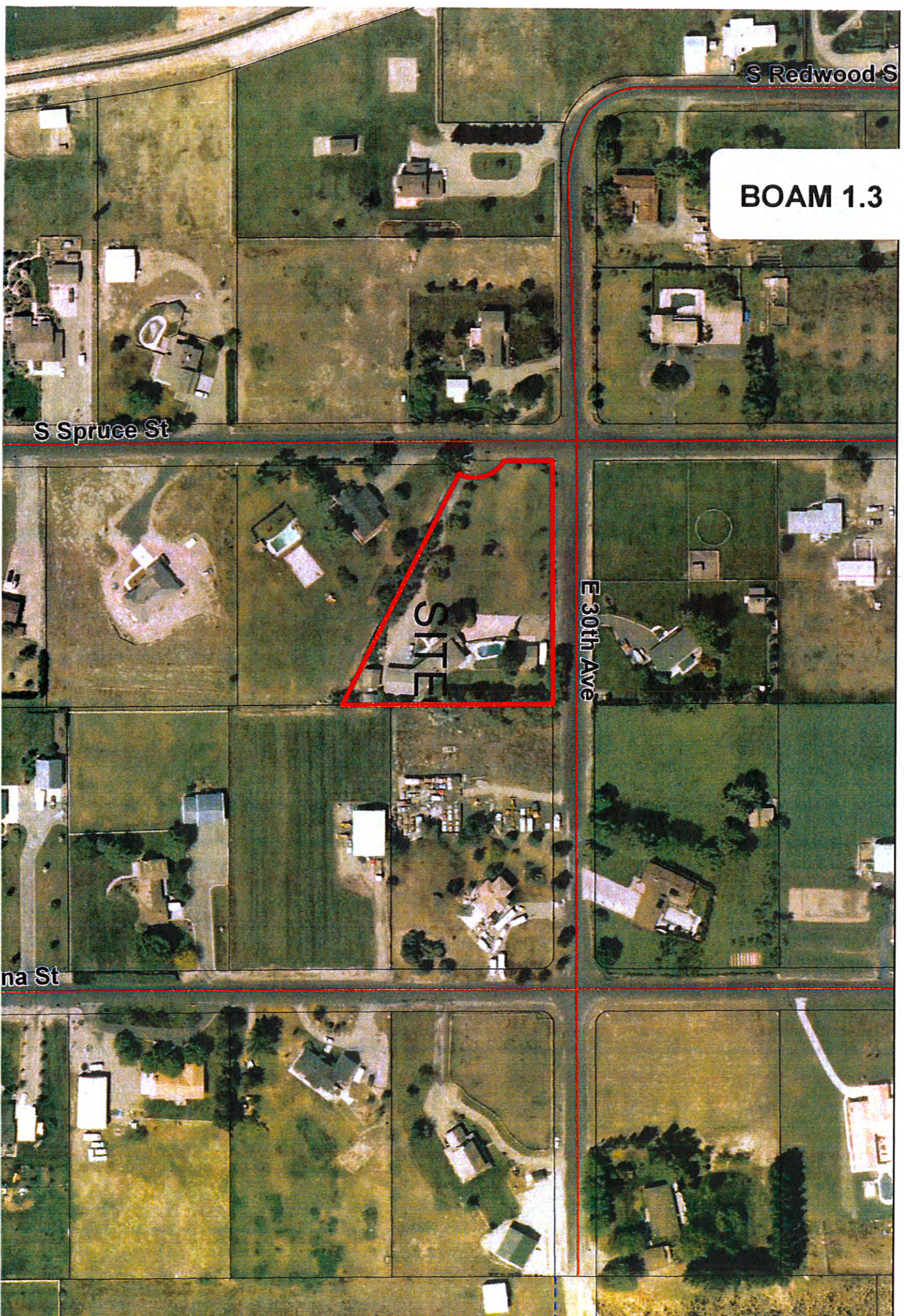


BENTON COUNTY  
PLANNING  
DEPARTMENT

**BOAM 1.3**

SECTION 17, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M.  
VARIANCE VAR # 2014-002  
DAVID PRICE 1-1780-203-0001-005  
MAP PRINTED: OCTOBER 8, 2014

Benton County does not warrant, guarantee, or accept liability for accuracy of the information shown herein. This information is a product of the Benton County Geographic Information Systems and is prepared for presentation purposes only.



**From:** Rick Sunford <sunfordr@bentonpud.org>  
**Sent:** Wednesday, October 08, 2014 7:13 AM  
**To:** Planning Department  
**Subject:** RE: VAR 2014-003 Price

No Comment does not affect utility easement

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**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]  
**Sent:** Tuesday, October 07, 2014 3:53 PM  
**To:** Jeff Liner; Benton-Franklin Dist. Health Dept.; FRONTIER TELEPHONE; Columbia Irrigation District; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); Ken Klander; Rick Sunford; Jeff Vosahlo; David Smith  
**Subject:** VAR 2014-003 Price

Attached to this email is the Utility Review letter and accompanying documentation for review and comment. Please comment back to this email address within seven days. If additional time is needed please contact the Benton County Planning Department. If you have any questions with regards to this email, please contact Clark Posey, Assistant Planning Manager at [clark.posey@co.benton.wa.us](mailto:clark.posey@co.benton.wa.us)

Thank you

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Benton County Planning Department  
P O Box 910  
Prosser, WA 99350  
Tel: 509-786-5612 – Prosser  
Tel: 736-3086 – Tri-Cities  
Fax: 509-786-5629

OCT - 8 2014

Benton County  
Planning Department

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

Carel Hiatt

**From:** Lila Freshment <lfreshment@columbiairrigation.com>  
**Sent:** Monday, October 13, 2014 10:41 AM  
**To:** Planning Department  
**Subject:** RE: VAR 2014-003 Price  
**Attachments:** 20141013113446614.pdf

CID has provided Mr. Price with the attached Release of Easement document.

Thank you,

*Lila Freshment*  
Accounts Payable  
Columbia Irrigation District  
10 E Kennewick Avenue  
Kennewick, WA 99336  
Phone: (509) 586-6118  
Fax: (509) 586-0485  
[lfreshment@columbiairrigation.com](mailto:lfreshment@columbiairrigation.com)

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**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]  
**Sent:** Tuesday, October 07, 2014 3:53 PM  
**To:** Jeff Liner; Benton-Franklin Dist. Health Dept.; FRONTIER TELEPHONE; Lila Freshment; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnies@bentonone.org](mailto:Lonnies@bentonone.org); Benton PUD - Klander; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith  
**Subject:** VAR 2014-003 Price

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Thank you

Benton County Planning Department  
P O Box 910  
Prosser, WA 99350  
Tel: 509-786-5612 – Prosser  
Tel: 736-3086 – Tri-Cities  
Fax: 509-786-5629

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OCT 13 2014

Benton County  
Planning Department

Return to:  
Columbia Irrigation District  
10 E Kennewick Avenue  
Kennewick, WA 99336

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OCT -7 2014

Benton County  
Planning Department

RELEASE OF EASEMENT

For and in consideration of TEN AND NO/100 DOLLARS (\$10.00) IN HAND PAID, THE BENEFITS DERIVED AND TO BE DERIVED BY Grantor herein, and other good and valuable consideration, receipt whereof is hereby acknowledged, Grantor, COLUMBIA IRRIGATION DISTRICT, hereby conveys and releases to DAVID D & DEENA PRICE, their successors and assigns, Grantee, the following:

All right title and interest in the following described easement:

A 15 foot (15') irrigation easement running parallel, adjacent to a 10 foot (10') utility easement along the east property boundary, located in Parcel No. 1-1780-203-0001-005 in the NW quarter of Section 17, Township 8N, Range 30E WM, Benton County, State of Washington.

Dated this 6<sup>th</sup> day of October, 2014.

Joel Teeley  
Signature  
Joel Teeley  
Print Name



Secretary/Manager  
Title

STATE OF WASHINGTON )  
  )  
COUNTY OF BENTON     )

On this 6<sup>th</sup> day of OCTOBER, 2014, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared JOEL TEELEY, to me known to be the Secretary/Manager of the COLUMBIA IRRIGATION DISTRICT, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Lila Sediment  
NOTARY PUBLIC in and for the State of  
Washington residing at Benton County



SECTION 17, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M.

VARIANCE VAR # 2014-002

DAVID PRICE 1-1780-203-0001-005

MAP PRINTED: OCTOBER 8, 2014

Benton County does not warrant, guarantee, or  
accept liability for accuracy of the information shown  
herein. This information is a product of the Benton Count  
Geographic Information Systems and is prepared  
for presentation purposes only.

S Redwood S

BOAM 1.6

S Spruce St

E 30th Ave

SITE

na St



**Donna Hutchinson**

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**BOAM 1.7**

**From:** Jeff Liner  
**Sent:** Thursday, October 23, 2014 1:57 PM  
**To:** Planning Department  
**Subject:** RE: VAR 2014-003 Price

**RECEIVED**

The Public Works Department has no comments on VAR 2014-003 Price

OCT 23 2014

Thanks,

*Jeff Liner*

Engineer II

Benton County Public Works

509-786-5611 Local

509-736-3084 Tri Cities

Benton County  
Planning Department

---

**From:** Planning Department

**Sent:** Tuesday, October 07, 2014 3:53 PM

**To:** Jeff Liner; Benton-Franklin Dist. Health Dept.; FRONTIER TELEPHONE; Columbia Irrigation District; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); Benton PUD - Klander; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith

**Subject:** VAR 2014-003 Price

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Thank you

Benton County Planning Department

P O Box 910

Prosser, WA 99350

Tel: 509-786-5612 – Prosser

Tel: 736-3086 – Tri-Cities

Fax: 509-786-5629

BOAR 1.1



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SEP 15 2014

BENTON COUNTY BUILDING DEPT

RECEIVED

SEP 16 2014

BENTON COUNTY PLANNING DEPARTMENT VARIANCE APPLICATION

FILE NO. VAR 2014-002

Benton County Planning Department

1. Name and address of applicant: David Price, 20107 S Spruce St, Kennewick, WA 99337

Telephone Number 509-727-5665

2. Legal owners name and address: David Price, 20107 S Spruce St, Kennewick, WA 99337

Telephone Number 509-727-5665

3. Legal description or Parcel Number of property for which variation permit is for: 117802030001005

4. Section of the zoning ordinance under which it is claimed that a variation should be granted. (To be completed by the Planning Department)

5. A variation is being requested for the purpose of: addition to house

6. What is the minimum variation that will alleviate hardship?

12'6"

7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building that prevent compliance with the zoning ordinance? If so, explain:

The home sits to the rear of the property. There is a swimming pool and sport court which prohibit expansion on the other side of the current structure

8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain:

The proposed addition encroaches into the current easement at the same rate as the current structure.

6. The property Will be Served by:

Water	Individual Wells
Sewer	Septic Tank
Power	Benton County PUD
Irrigation	Columbia
Natural Gas	No
Telephone	Frontier

10. The applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') unless otherwise specifically approved by the Planning Department, showing the following information.

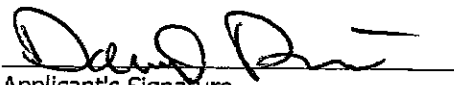

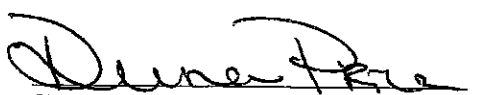
11. Zoning Classification of property involved: Rural Lands 5

COMMENTS OR PERTINENT INFORMATION:

*NEW SEPTIC ALREADY INSTALLED 8/2014*

I certify that the information given above is true and complete.

**SIGNATURE BLOCK FOR INDIVIDUALS ONLY**

 Applicant's Signature	<u>DAVID PRICE</u> Print Name	<u>9/15/2014</u> Date
 Signature of Legal Owners	<u>DAVID PRICE</u> Print Name	<u>9/15/2014</u> Date
 Signature of Person with additional ownership interest	<u>Deena Price</u> Print Name	<u>9-15-14</u> Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

**If the applicant is a corporation/partnership/LLC etc. please use the following signature block.**

Applicant's Name \_\_\_\_\_ Print Name & Title \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_  
(Signature) (Title)

The above signed officer of \_\_\_\_\_ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit \_\_\_\_\_  
\_\_\_\_\_ (name of entity) to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

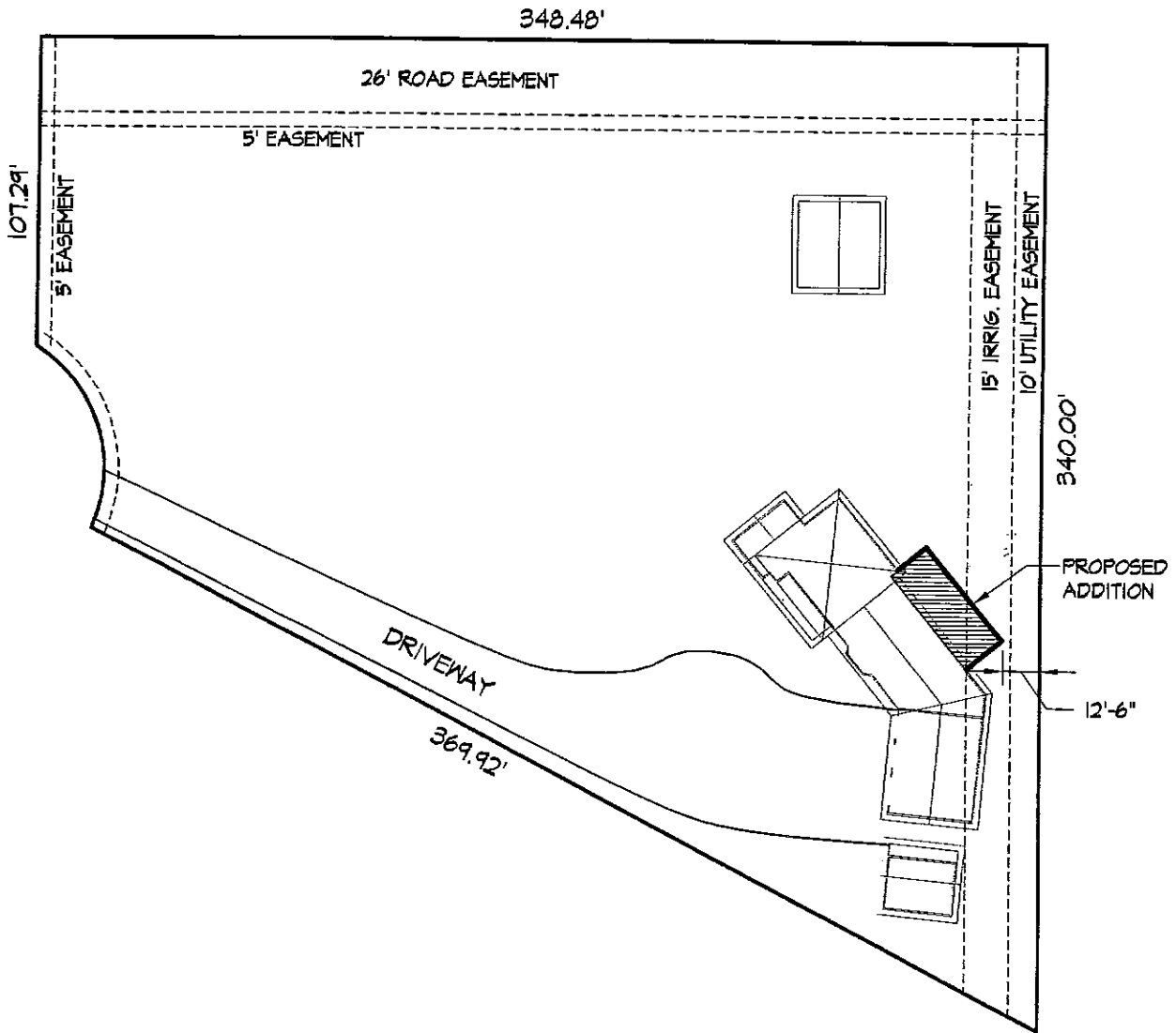
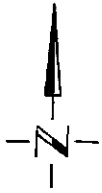
Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

NOTE: THE VARIANCE REQUEST FEE OF \$250.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

FOR OFFICIAL USE ONLY:  
Critical Area Review Completed by ~~David S. S~~ S on 9/17/14  
Application approved for processing by S on 9/17/14  
Zoning RL-5 Comp Plan Designation \_\_\_\_\_

*requested info noted in attached  
10/17/14/MS*

11/09/09



PLOT PLAN

SCALE: 1"=60'

PARCEL #117802030001005  
20107 S SPRUCE ST.  
KENNEWICK, WA

GALE REM CONSTRUCTION, LLC

DAVID PRICE  
PLOT PLAN

DRAWN BY:  
MARK JOHNSON DESIGNS INC.

SCALE:	DATE:	SHT.
SHOWN	6/25/14	1



**EXHIBIT LIST FOR CUP 2014-005 KENNEWICK SCHOOL DISTRICT  
 APPLICANT: KENNEWICK SCHOOL DISTRICT NO. 17**

The Exhibit Numbers are located in the top right hand corner of each document.

BOAM – Board of Adjustment Memo Exhibits

BOAR – Board of Adjustment Record Exhibits

BOAH – Board of Adjustment Hearing Exhibits

**BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST**

<b>BOAM INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAM 1.1	Staff Memo	October 23, 2014
	BOAM 1.2	Letter of Incompleteness	August 7, 2014
	BOAM 1.3	Letter of Completeness	August 14, 2014
	BOAM 1.4	Notice of Application	August 20, 2014
	BOAM 1.5	City of Kennewick letter	July 24, 2014
	BOAM 1.6	Comments - Benton County Fire Marshal	August 27, 2014
	BOAM 1.7	Comments – City of Kennewick	September 4, 2014
	BOAM 1.8	Comments – Benton County Bld. Department	September 8, 2014
	BOAM 1.9	Comments – City of Kennewick	September 11, 2014
	BOAM 1.10	Comments – Benton Franklin Health District	September 16, 2014
	BOAM 1.11	Transportation Impact Analysis – John Manix, PE, PTOE – Hopper Dennis Jellison, PLLC	October 8, 2014
	BOAM 1.12	Comments – Benton County Public Works	October 14, 2014
	BOAM 1.13	Mitigated Determination of NonSignificance	October 14, 2014
	BOAM 1.14	Agency Distribution List	October 14, 2014
	BOAM 1.15	Notice of Open Record Hearing	October 15, 2014
	BOAM 1.16	Site Map of School	August 21, 2014
	BOAM 1.17	Aerial of the School site	August 21, 2014

**BOARD OF ADJUSTMENT RECORD EXHIBIT LIST**

<b>BOAR INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAR 1.1	Conditional Use Permit Application – 7 pages with different Owners Signatures	July 23, 2014
	BOAR 1.2	Map SP01 – showing driveway access	July 23, 2014
	BOAR 1.3	C1-10 Overall grading plan	August 10, 2014
	BOAR 1.4	A4.01 Exterior Elevations of School Building	July 16, 2014
	BOAR 1.5	A3.01A First Floor Composite Plan of School Building	July 16, 2014
	BOAR 1.6	A3.01B Second Floor Composite Plan of School Building	July 16, 2014
	BOAR 1.7	C1.01 Ridgeline Drive location to drop off	Received October

		and guest parking	13, 2014
	BOAR 1.8	Eastgate Elementary School sign design	Received October 13, 2014
	BOAR 1.9	Environmental Checklist	Dated July 21, 2014 received July 23, 2014

**BOARD OF ADJUSTMENT HEARING EXHIBIT LIST NOVEMBER 6, 2014**

<b>BOAH INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## BOAM 1.1

**MEMO DATE:** OCTOBER 23, 2014

**MEETING DATE:** NOVEMBER 6 2014

**TO:** BENTON COUNTY BOARD OF ADJUSTMENT

**FROM:** BENTON COUNTY PLANNING DEPARTMENT

**RE:** CONDITIONAL USE PERMIT APPLICATION CUP 2014-005  
ENVIRONMENTAL CHECKLIST EA 2014-022

**APPLICANT:** KENNEWICK SCHOOL DISTRICT No 17  
1000 W. 4<sup>th</sup> AVENUE  
KENNEWICK, WA 99336

**CONSULTANT:** DESIGN WEST ARCHITECTS  
C/O BRANDON WILM  
7513 W KENNEWICK AVENUE STE. D  
KENNEWICK, WA 99336

**PROPERTY OWNERS:** HANSEN PARK LLC  
RYAN PRATT  
8705 W 3<sup>RD</sup> AVENUE  
KENNEWICK, WA 99336

VICTOR/MARILYN JOHNSON  
1500 SOUTH CLODFELTER  
KENNEWICK, WA 99338

HANSEN PARK, LLC  
P O BOX 9755  
YAKIMA, WA 98909-0755

HFRP, LLC  
21611 AHTANUM ROAD  
YAKIMA, WA 98903

## SPECIFIC REQUEST

The Kennewick School District is requesting approval of a Conditional Use Permit for the construction and operation of an 110,000 sq. ft. Middle School. This proposal includes 143 off street parking spaces for staff and guests; two softball fields; two baseball fields; and one football field. Non-resident employees working on-site will consist of 70 staff people, plus or minus. The parcel is 28.36 acres.

## BACKGROUND

Site Location: The property is located within the 1500 block of Clodfelter Rd Kennewick, WA 99336 in the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of the Northwest Quarter, West of Wheat Road and East of Clodfelter Road all in Section 12, Township 8 North, Range 28 East, W.M.

Land Use: The site is currently undeveloped property within the City of Kennewick's Urban Growth Area with the surrounding area being a mixture of residential dwellings, agricultural uses and parcels within the City of Kennewick.

Zoning: The site and surrounding properties are Urban Growth Area Residential and across, West of Clodfelter Road is in the city limits of Kennewick.

Comprehensive Plan: The Benton County Comprehensive Plan designation for the site and surrounding areas is "Urban Growth Area Residential".

Washington State Environmental Policy Act: A Mitigated Determination of Non-Significance was issued on October 10, 2014. (Exhibit No. BOAM 1.13 – MDNS)

## BENTON COUNTY CODE

**11.13.010 PURPOSE.** The Urban Growth Area Residential District (UGAR) are lands within Urban Growth Areas (UGAs) that have been designated to accommodate the land use needs of a city's projected future population growth. The UGAR District allows higher densities and a variety of uses similar to those typically found in the adjacent cities. The densities, uses and development provisions allowed within this district assure that development prior to annexation by a city results in densities, land uses and development patterns that are consistent with that city's Comprehensive Plan.

**11.13.050 USES REQUIRING A CONDITIONAL USE PERMIT.** The following uses may be permitted on a single parcel of record within the Urban Growth Area Residential District (UGAR) if a conditional use permit is issued by the Board of Adjustment after notice and public hearing as provided in BCC 11.52.090:

(a) **School**, library, community clubhouse, grange hall, senior center and/or other non-profit organizational hall.

**11.52.090(a) "Conditional Use/Special Permit General Standards.** (a) The conditional use/special permit application process allows the Board of Adjustment to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Board of Adjustment to ensure development in each zoning district protects the integrity of that district. The notice, hearing, decision and enforcement procedures are as set forth herein and in BCC 11.52.089.

Certain uses are classified as conditional uses/special uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

**11.52.090(d) "Conditional Use/Special Permit—Permit Granted or Denied.** A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

- (1) is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;
- (2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area;
- (5) would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district; and

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Board of Adjustment to make the conclusions required above, the conditional use/special permit application shall be denied."

### **FINDINGS OF FACT**

Based on the application and information received the planning staff makes the following findings.

1. The applicant is the Kennewick School District #17 1000 W. 4<sup>th</sup> Avenue. Kennewick, WA 99336.
2. The property is located within the 1500 block of Clodfelter Rd Kennewick, WA 99336 in the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of the Northwest Quarter West of Wheat Road and East of Clodfelter Road all in Section 12, Township 8 North, Range 28 East, W.M.
- 3 The Kennewick School District is requesting approval of a Conditional Use Permit for the construction and operation of an 110,000 sq. ft. Middle School. This proposal includes 143 off street parking spaces for staff and guests; two softball fields; two baseball fields; and one football field. Non-resident employees working on-site will consist of 70 staff people, plus or minus. The parcel is 28.36 acres.
4. The application for CUP 2014-005 was submitted to the Benton County Planning Department on July 23, 2014 and deemed incomplete. (Exhibit No. BOAR 1.1 – Application) Determination of Incompleteness letter was sent to the applicant on August 7, 2014 requesting the applicant to obtain the appropriate property owner's signatures and a grading plan for excavation. (Exhibit No. BOAM 1.2 - Incomplete letter) After receiving this information the application was then deemed complete for processing August 14, 2014. (Exhibit No. BOAM 1.3 - Complete letter)
5. The notice for the Benton County Board of Adjustment Open Record Hearing for application CUP 2014-005 was published on October 20, 2014 in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. (Exhibit No. BOAM 1.15 Notice of Open Record Hearing) legal open record hearing The Open Record Hearing is scheduled for November 6, 2014.
6. A Mitigated Determination of Non-Significance (MDNS) was issued for EA 2014-005 on October 14, 2014.(Exhibit No. BOAM 1.13 MDNS)

7. The site is currently undeveloped with a single-family residential building (manufactured home) that will be removed from the property prior to development; the rest of the property is vacant.

8. The Benton County Comprehensive Plan designates the site and surrounding areas as "Urban Growth Area Residential".

9. The surrounding areas are developed with residential structures and vacant lands so the proposed use as shown in the application would not hinder or discourage the development of permitted uses on neighboring properties in the Urban Growth Area.

10. The Benton-Franklin Health District comments dated September 16, 2014 are attached to this memo. (Exhibit No. BOAM 1.10 BFHD) Also attached to this memo is a letter from the City of Kennewick comments dated September 4, 2014 stating that they will provide water and sewer services to the proposed school site. (Exhibit No. BOAM 1.7 City of Kennewick). The School will need to meet the Health District standards for other uses in the school.

11. The Benton County Public Works Department requested additional information in the form of a traffic study related to the traffic impacts of the proposal on the changes and realignment of the road and intersections in the area. The Traffic Study was submitted on October 9, 2014 and is attached to this memo. (Exhibit No. BOAM 1.11 Transportation Impact Analysis dated October 8, 2014) The traffic study was based on information presented by the Kennewick School District, City of Kennewick and Benton County Department of Public Works. The suggestion of the traffic study was include as mitigation measures in the mitigated determination of non-significance.

The City of Kennewick and the Benton County Department of Public Works provided comments on this proposal related to the current condition of the existing roads and suggested improvements that are needed to make the area safe for students, staff and visitors to the school. The City of Kennewick is proposing to make some road improvements in the area including possible realignment of Clodfelter Road along the North portion of the site. Clodfelter Road at the proposed school location is a major collector, with two (2) lanes and no sidewalks, curbs, or bike lanes. Clodfelter is designed as a rural road and does not have any urban amenities such as curb, sidewalks bike trails etc. A middle school is considered an urban use with the need for safe walking facilities around and to and from the school. The surrounding areas in the City of Kennewick are in the process of being developed with residential units, apartment complexes and residential subdivisions. (Exhibit No. BOAM 1.19 City of Kennewick September 11, 2014) (Exhibit No. BOAM 1.12 Benton County Public Works Dept. October 14, 2014)

To make this proposed urban facility fit safely in the area, road improvements will be needed on Clodfelter Road and Ridge Line Road so that there will be safe walking

conditions for students and visitors accessing the school as well as those driving through the area. If improvements are not made to the existing road system, it could cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district

The site plan for the school shows an extension of Ridgeline Road (formally Leslie Road) however is the understanding of the Planning Department that the school does not currently have the right of way for that portion of the proposed road. (Exhibit No. BOAR 1.7 - C1.01)

12. The site plan has three driveways onto Clodfelter Road. The driveways are space close together and could create a congestion problem during high traffic times. The applicants need to work with the Benton County Public Works Department on the spacing for the driveway. (Exhibit No. BOAR 1.2 - SP01)

13. The Benton County Building Department comments dated September 8, 2014 state that a building permit will be required. (Exhibit No. BOAM 1.8 Benton County Building Dept.)

14. The Benton County Fire Marshal comments dated August 22, 2014 and were received on August 27, 2014 and are attached. (Exhibit No. BOAM 1.6 Benton County Fire Marshal)

15. The school has included a sign location and design with their information they submitted. The size of the sign is similar to the sign located at the Cottonwood School. The location of the sign needs to be reviewed to make sure it does not create a view obstruction to vehicles leaving the school. (Exhibit No. BOAR 1.8 Eastgate Elementary School signage)

### **DISPOSITION OF THE APPLICANT'S REQUEST**

A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

(1) is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;

(2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;

(3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;

(4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

(5) would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district; and

### **CONDITIONS OF APPROVAL**

If the Board of Adjustment decides to approve Conditional Use Permit Application CUP 2014-005, based on the information presented at the public hearing and after making such findings that support that decision, the Planning Department recommends that the following conditions be included:

1. The applicant shall not conduct any of the activities within the scope of Conditional Use Permit CUP 2014-005 until the applicant is in compliance with the following conditions. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the conditional use permit until those conditions have been met. The conditional use permit shall not become effective until issued by the Planning Department.

2. If the conditions of approval have not been met and the Planning Department does not issue the conditional use permit within one (1) year from the time the Board of Adjustment conditionally approved the conditional use permit then the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.

3. That the applicant provides written verification to the Benton County Planning Department that all requirements, noted in the Benton County Fire Marshal's letter have been completed. (Exhibit No. BOAM 1.6)

4. That the applicant obtains the appropriate building permits. All proposed buildings must meet the setback requirements for the UGAR Zoning District. The applicant must submit written documentation to the Benton County Planning Department that all the required permits and approvals have been obtained.

5. The on-site sign shall not be located on the County right of way. The sign shall meet all setback requirements and the location shall be approved by the Benton County Department of Public Works. The applicant shall obtain a building permit for the construction of the sign.

6. That the applicant provides written verification to the Benton County Planning Department that the applicant has obtained all encroachment permits and has installed the road improvements as required by the Benton County Department of Public Works as noted in their comment letter dated October 14, 2014. (Exhibit No. BOAM 1.12)

7. That the applicant provides written verification to the Benton County Planning Department that the applicant has installed the road improvements as required by the Mitigated Determination of Non-Significance dated October 14, 2014. (Exhibit No. BOAM 1.13)

8. That the applicant provides written verification to the Benton County Planning Department that the applicant has installed and received approval from the City of Kennewick for the water and sewer services to the proposed school.

9. That the applicant provides written verification to the Benton County Planning Department that the applicant has obtained a Washington State Department of Ecology's Baseline General Permit for Storm Water Discharges associated with construction activities. All storm water and surface water runoff generated by the project shall be retained and treated on-site.

10. No parking within any part of the road right of way will be allowed. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2014-005 is in effect.

11. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward. The shield must mask the direct horizontal surface of the light source. The light must be aimed so the illumination is downward onto the ground surface with no light trespass. For the purpose of the above, the following items are defined: a) **light trespass** – means any light emitted by an outdoor lighting fixture that shines beyond the property on which the fixture is installed, or indirectly shines beyond the property on which the fixture is installed at a brightness that exceeds 0.1 foot candles at the property line. b) **Outdoor Lighting Fixture** – Means a luminaire outside of an enclosed building or structure or any fixture directed such that it primarily illuminates private outdoor areas. (c) **Shielding** – Means that no light rays are emitted by a fixture above the horizontal plan running through the lowest point of the fixture. (d) Means a complete lighting unit including lamps, together with parts required to distribute the light and connect the lamps to the power supply whether located on public or private property. The applicant shall continue to meet all such requirements while Conditional

Use Permit CUP 2014-005 is in effect.

12 That the property owner, contractor and any sub-contractors shall comply with all the requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin District Health Department, Benton County Department of Public Works and all other local, state and federal regulations pertinent to the conditional use permit pursued. The requirements of or permission granted by the Board of Adjustment shall not be construed as an exemption from such regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2014-005 is in effect.

13. Parking spaces and parking lots must be in compliance with the American Disability Act (ADA) requirements as implemented by Benton County Building Department.

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

August 7, 2014

**BOAM 1.2**

Design West Architects, P.A.  
ATTN: Kirsten Cummings/Brandon Wilm  
7513 W Kennewick Avenue Ste D  
Kennewick, WA 99336

RE: WRITTEN DETERMINATION OF INCOMPLETENESS  
CONDITIONAL USE PERMIT – CUP 2014-021  
ENVIRONMENTAL CHECKLIST – EA 2014-005

Dear Kirsten Cummings/Brandon Wilm:

This office is in receipt of your project permit applications. Upon reviewing your project permit application(s) our office has determined that the required material for the complete application(s) has not been submitted. The following items will need to be received on your conditional use permit application.

1) The Benton County Assessor's Office show that HFRP, LLC 21611 Ahtanum Road – Yakima is the property owner for lot 1-1288-100-0001-003 not Hansen Park, LLC – Ryan Pratt and the same is true for parcel number 1-1288-100-0009-001.

Clark Posey, Assistant Planning Manager from the Benton County Planning Department sent Kirsten an email on August 6, 2014 stating that we needed the property owner's signature for the above noted parcels, prior to being able to proceed on these applications.

It should be noted that information requested in regards to the environmental checklist was received on August 1, 2014.

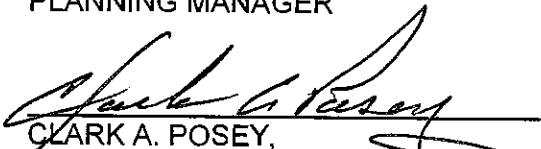
Upon receipt of the requested information, the Benton County Planning Department will again review the applications and move forward with the processing, if everything is approved.

All additional information that is required will need to be submitted to our office for review to determine whether it is sufficient to declare the project permit applications complete or whether more clarification or information will be needed before the applications can be deemed complete. If an applicant either refuses in writing to submit additional information or does not submit the required information within the ninety (90) days, the applications shall lapse.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

MICHAEL E. SHUTTLEWORTH  
PLANNING MANAGER

  
CLARK A. POSEY,  
ASSISTANT PLANNING MANAGER

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

August 14, 2014

**BOAM 1.3**

Design West Architects  
c/o Brandon Wilm  
7513 W Kennewick Avenue  
Ste. D  
Kennewick, WA 99336

Kennewick School District #17  
1000 W 4<sup>th</sup> Avenue  
Kennewick, WA 99336

RE: WRITTEN DETERMINATION OF COMPLETENESS  
CONDITIONAL USE PERMIT – CUP 2014-005  
ENVIRONMENTAL CHECKLIST – EA 2014-022

Dear Brandon Wilm:


This office did receive your project permit application(s). Upon reviewing your project permit application(s) this office has determined that the required material for the complete application(s) has been submitted. File numbers have been assigned and the review process has begun on your project permit application(s). Prior to the Open Record Hearing on your project, you will be receiving a public hearing notice and a staff memo.

Although this office has determined that your application(s) are complete, more clarification or information may be needed from you once we begin the review process. Additional information and/or permits may be required from other agencies such as, but not limited to the Benton County Building Department, Benton Franklin District Health Department, Department of Health and other affected agencies. If additional information is required, it will need to be submitted to our office before the item can be heard at the Open Record Hearing before the Board of Adjustment.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

MICHAEL E. SHUTTLEWORTH  
PLANNING MANAGER



CAREL HIATT,  
OFFICE MANAGER

Receipt - DesignWest

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## NOTICE OF APPLICATION

## BOAM 1.4

**NOTICE IS HEREBY GIVEN** that there has been proposed to the Benton County Planning Department the following application:

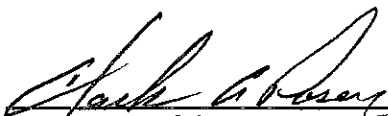
**EA 2014-022/CUP 2014-005** - The applicant is requesting a conditional use permit for the construction with associate excavation of a new middle school on 27 acres with two softball fields, two baseball fields and one football field. No bus storage building will be located on site. The middle school is a one and two story building at 110,000 square feet. The application was deemed complete for processing on August 14, 2014. The site is located in the South Half of the Northeast Quarter of the North Half of the Southeast Quarter of the Northwest Quarter of Wheat Road and East of Clodfelter Road all in Section 12, Township 8 North, Range 28 East, W.M. Applicant: Kennewick School District No. 17.

**NOTICE IS GIVEN** that said proposal has been reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) with respect to this proposal and its environmental impacts utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

**NOTICE IS GIVEN** that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on these actions. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350 or by email to [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us). Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

Contact Clark Posey – Assistant Planning Manager at the Benton County Planning Dept. P.O. Box 910, Prosser, WA, or by calling Prosser - 786-5612 or Tri-Cities - 736-3086, to obtain more information concerning these actions.

Dated at Prosser, Washington on this 20th day of August, 2014.



CLARK A. POSEY, ASSISTANT PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

**PUBLISH ON MONDAY, August 25, 2014**



July 24, 2014

**RECEIVED**

**MEMORANDUM**

From:  Steve Plummer, Engineering Services Manager

**JUL 25 2014**

To: Doug Carl, Director of Capital Projects

**Benton County  
Planning Department**

RE: Utilities at Coyote Canyon Middle School Site

As we discussed, the City's Steptoe Street Phase 3/Hildebrand Extension Project includes the extension of water and sewer service to the future Coyote Canyon Middle School site. A portion of this project has been awarded to Premier Excavation, Inc. This initial project includes the full reconstruction of Steptoe Street from West 4<sup>th</sup> Avenue to West 10<sup>th</sup> Avenue; the reconstruction of West 10<sup>th</sup> Avenue from Steptoe Street to Montana Street and the construction to subgrade of a portion of Hildebrand Boulevard. The Hildebrand section includes the installation of the sanitary sewer main and will stub an 8-inch sanitary sewer stub to the future middle school site. Please note that this will be a "dry" pipe until the section of the sewer interceptor to the north is completed. The design is complete for the interceptor and we are in coordinating with Kennewick Irrigation District and the U.S. Bureau of Reclamation for the permit to complete the work. We anticipate that construction will commence on the interceptor late 2015.

We also anticipate construction of the remainder of the Hildebrand Extension will start in 2015. This project will complete the roadway from West 10<sup>th</sup> Avenue to Sherman Street and will include the installation of the water transmission mains. The design is complete for this project as well. An 8-inch water service stub to the middle school site will be a part of the project. Right-of-way negotiations are in progress with 3 property owners on the corridor. The project will advertise for bids as soon as this process is complete.

In summary, the City is committed to the completion of these projects and will be installing water and sewer service to the middle school site. Although obtaining a permit from Kennewick Irrigation District/U.S. Bureau of Reclamation is not entirely in our control, our goal is to have all of the above completed by the end of 2016.

As always, I am available to answer questions, provide additional information or meet to discuss and coordinate our projects.

**Benton County Fire Marshal's Comments**  
**Planning Department's Referral Forms**

AUG 27 2014

**TO: Clark Posey**

**EA 14-22 & CUP 14-05**

**Date Received 8-22-14**

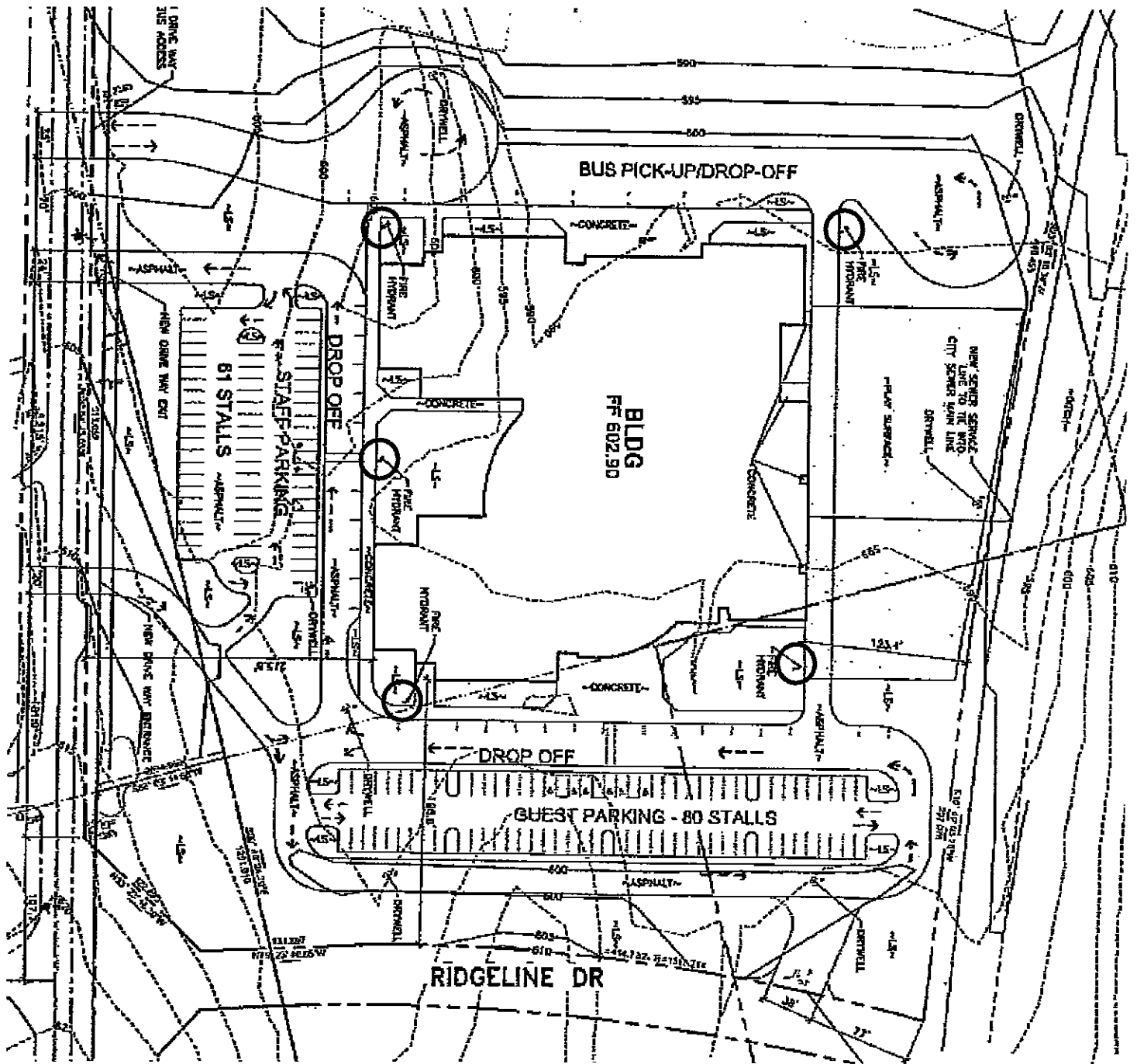
**Date Returned 8-27-14**

Benton County  
Planning Department

**Applicant's Comments:** Kennewick School District, 1000 W. 4<sup>th</sup>, Kennewick Wa. Proposes to build a 110,000 sq.ft. Middle School on parcels 1-1288-201-3386-014, 1-1288-201-0048-003, 1-1288-100-0001-003, & 1-1288-100-0009-001

**Fire Marshal's Comments & Requirements:**

1. The submitted site plan was enlarged, copied and pasted onto page two of this report.
2. The site plan shows six hydrants. The need of a seventh hydrant and the final location of the hydrants cannot be made until a scaled hard copy site plan along with a PDF file is provided.
3. Given the size and the arrangement of the building, more than one fire sprinkler fire department connection may be required. For each fire department connection, a hydrant will be required to be within 90 feet.
4. The building will be required to be fully sprinklered.
  - a. The sprinkler plans shall be reviewed by a third party that is acceptable to this office.
  - b. The plan reviewer's comments shall be forwarded to this office for acceptance, and where the plan reviewer comments exceeds the requirements of the 2012 IFC and NFPA 13 Edition 2010, the appropriate code section shall be identified.
  - c. This office only requires the 2012 IFC and the NFPA 13 2010 Edition to be enforced, however, should a subsequent edition provide a benefit to the owner, the updated section will be accepted.
  - d. Should the plan reviewer's comment include suggestions not within the 2012 IFC or the NFPA 13 Edition 2010, or any subsequent editions, it will be the owner's prerogative to accept the comment.
  - e. The water main installation must be under the direction of registered, professional engineer licensed in the State of Washington who shall certify the construction of the system is in accordance with the approved design.
  - f. A company certified by the State Fire Marshal Office shall install the sprinkler underground and aboveground piping. Credentials establishing the certifications shall be submitted to this office.
5. The building will be required to be fully protected by a fire alarm and fire detection installed in accordance with the 2012 IFC and the NFPA 72, 2010 Edition.
  - a. The plans shall be reviewed by a third party that is acceptable to this office.
  - b. The plan reviewer's comments shall be forwarded to this office for acceptance, and where the plan reviewer comments exceeds the requirements of the 2012 IFC and NFPA 72 Edition 2010, the appropriate code section shall be identified.
  - c. This office only requires the 2012 IFC and the NFPA 72, 2010 Edition to be enforced, however, should a subsequent edition provide a benefit to the owner, the updated section will be accepted.
  - d. Should the plan reviewer's comment include suggestions not within the 2012 IFC or the NFPA 72 Edition 2010, or any subsequent editions, it will be the owner's prerogative to accept the comment.
  - e. The installations must be under the direction of an individual, who is acceptable to this office, and who shall certify the construction of the system is in accordance with the approved design.





**MEMORANDUM**

**Engineering Division of Public Works**

To: Wes Romine, Development Services Manager

RECEIVED

From: Fernando Garcia, Utility Coordinator

BB

SEP - 8 2014

Date: September 4, 2014

Re: Public Works Consolidated Comments

Benton County  
Planning Department

Project: Benton County Conditional Use Permit- CUP 2014-005  
Kennewick School District No. 17

1. There is an existing 16-inch water main located at the east end of Canyon Ranch PH2 on Ridgeline Drive to provide potable water to the proposed school. Kennewick School District (KSD) will be required to extend the 16-inch water main to the frontage of the property to the end of the City of Kennewick project, and make provisions for looping the water system once the Steptoe PH3/Hildebrand Extension project is complete and as noted on the attached drawing.
2. The City reserves the right to enlarge the water main at City expense, unless the development should require larger main. Per KMC 1.4.10.030(1).
3. City maintained waterlines outside of City right of way shall be in a 10-foot waterline easement centered over the new water main and five feet beyond fire hydrant runs on waterlines outside the city right of way. The document must be recorded with the Benton County Auditor, and include the property owner(s) signature. Dedication of the easement will be required prior to acceptance of the utility permit.
4. The Hildebrand construction section includes the installation of the sanitary sewer main and will stub an 8-inch sanitary sewer stub to the future middle school site. Please note that this will be a "dry" pipe until the section of the sewer interceptor to the north is completed, per City of Kennewick Memorandum dated July 24, 2014.
5. The KSD is required to design and construct the sewer main that will run along the east side of the property within the linear park easement. The City will assist in the cost of upgrading the sewer main to 21-inches since only 8-inch sewer main will be needed for the site.
6. Construct full curb gutter, drainage, and lighting be installed along the entire frontage with a minimum of 24-ft paved half street improvement. The City is willing to work with KSD to change the city standard utility locations to allow the water main to be constructed under

the half street improvements and install the sewer main on the west side of the Clodfelter to allow for future sewer main construction.

7. The City has agreed to exclude the requirements to construct the curb and gutter on southerly 400-ft from Clodfelter/Ridgeline street intersection for future roundabout construction, but recommends KSD construct the sidewalk in the School property easement as near to the future road to provide safe walk way to students.
8. A separate permit is required from city of Kennewick Public Works Department prior to construction, for extensions (water, sewer, street, fire hydrants, etc.) One full size set of construction plans with Storm Calculations and a PDF copy shall be submitted to the Public Works Department for review. Typically, up to 20 working days plan review time is required. No permit fees or utility fees will be quoted prior to plan approval by the City Engineer. All construction must conform to the latest revision of the City of Kennewick Standard Specifications.
9. Note: City of Kennewick Engineering Department will not accept civil drawing for preliminary review, until the Site Plan has been approved by Benton County Planning Department.

Carel Hiatt

**From:** Steve Brown  
**Sent:** Monday, September 08, 2014 3:18 PM  
**To:** Planning Department  
**Subject:** RE: Notice of Application for EA 2014-022 and Utility Review letter for CUP 2014-005

Building Permits required. Steve Brown, Building Dept. Manager

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**From:** Planning Department  
**Sent:** Friday, August 22, 2014 10:16 AM  
**To:** Dept. of Natural Resources ; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; Jeff Liner; Benton-Franklin Dist. Health Dept.; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonseth; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; Dept. of Fish and Wildlife, Eric Bartrand; Department of Fish/Wildlife Hayes; Bureau of Land Management; Dept Historic/Archeology; Department of Agriculture; Natural Resources Conservation Service; City of Kennewick; City of Kennewick ([greg.mccormick@ci.kennewick.wa.us](mailto:greg.mccormick@ci.kennewick.wa.us)); City of Kennewick; Kennewick Irrigation District; Columbia Irrigation District; Yakama Indian Nation; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Department of Natural Resources; Dept. Natural Resources; Dept. of Natural Resources; Benton Clean Air Authority ([robin.priddy@bentoncleanair.org](mailto:robin.priddy@bentoncleanair.org)); BENTON CLEAN AIR QUALITY ([alex.sligar@bentoncleanair.org](mailto:alex.sligar@bentoncleanair.org)); [rob.rodger@bentoncleanair.org](mailto:rob.rodger@bentoncleanair.org); [tyler.thompson@bentoncleanair.org](mailto:tyler.thompson@bentoncleanair.org); Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dept. of Ecology, Donna Buntten; Shannon Wilson; US Corps of Engineers ([cenww-re@usace.army.mil](mailto:cenww-re@usace.army.mil)); US Corps of Engineers ([tim.r.erkel@usace.army.mil](mailto:tim.r.erkel@usace.army.mil)); FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); BUREAU, RECLAMATION; [cgarner \(cgarner@usbr.gov\)](mailto:cgarner@usbr.gov); [chelberg \(chelberg@usbr.gov\)](mailto:chelberg@usbr.gov); [tmccoy \(tmccoy@usbr.gov\)](mailto:tmccoy@usbr.gov); Dept. of Archeological/Historic Preservation; Futurewise; Futurewise ; Futurewise  
**Subject:** Notice of Application for EA 2014-022 and Utility Review letter for CUP 2014-005

Attached to this email is a copy of the Notice of Application for Kennewick School District in which they are proposing to construct a middle school on 27 acres with the size of the school being 110,000 square feet. In addition, is the Utility Review letter for the Kennewick School District for review and comment.

If there are any questions with regards to the Notice of Application or Utility Review letter, please contact the Benton County Planning Department or Clark Posey, Assistant Planning Manager at [clark.posey@co.benton.wa.us](mailto:clark.posey@co.benton.wa.us)

The Notice of Application for EA 2014-022 is being published in the Tri-City Herald on Monday, August 25, 2014.

Thank you

Benton County Planning Department  
P O Box 910  
Prosser, WA 99350  
Tel: 509-786-5612 – Prosser  
Tel: 736-3086 – Tri-Cities  
Fax: 509-786-5629

RECEIVED

SEP - 8 2014

Benton County  
Planning Department



# BOAM 1.9

## MEMORANDUM

Engineering Division of Public Works

RECEIVED

To: Wes Romine, Development Services Manager

From: Fernando Garcia, Utility Coordinator  
John Deskins, Traffic Engineer

SEP 11 2014

Date: September 11, 2014

Benton County  
Planning Department

Re: Public Works Consolidated Comments

Project: Benton County Conditional Use Permit- CUP 2014-005  
Kennewick School District No. 17

1. There is an existing 16-inch water main located at the east end of Canyon Ranch PH2 on Ridgeline Drive to provide potable water to the proposed school. Kennewick School District (KSD) will be required to extend the 16-inch water main to the frontage of the property to the end of the City of Kennewick project, and make provisions for looping the water system once the Steptoe PH3/Hildebrand Extension project is complete and as noted on the attached drawing.
2. The City reserves the right to enlarge the water main at City expense, unless the development should require larger main. Per KMC1 4.10.030(1).
3. City maintained waterlines outside of City right of way shall be in a 10-foot waterline easement centered over the new water main and five feet beyond fire hydrant runs on waterlines outside the city right of way. The document must be recorded with the Benton County Auditor, and include the property owner(s) signature. Dedication of the easement will be required prior to acceptance of the utility permit.
4. The Hildebrand construction section includes the installation of the sanitary sewer main and will stub an 8-inch sanitary sewer stub to the future middle school site. Please note that this will be a "dry" pipe until the section of the sewer interceptor to the north is completed, per City of Kennewick Memorandum dated July 24, 2014.
5. The KSD is required to design and construct the sewer main that will run along the east side of the property within the linear park easement. The City will assist in the cost of upgrading the sewer main to 21-inches since only 8-inch sewer main will be needed for the site.
6. A separate permit is required from city of Kennewick Public Works Department prior to construction, for extensions (water, sewer, street, fire hydrants, etc.) One full size set of construction plans with Storm Calculations and a PDF copy shall be submitted to the Public Works Department for review. Typically, up to 20 working days plan review time is

Public Works Department

1010 S. Chemical Drive \* PO Box 6108\* Kennewick, WA 99336  
509-585-4419 \* 509-585-4451 Fax

required. No permit fees or utility fees will be quoted prior to plan approval by the City Engineer. All construction must conform to the latest revision of the City of Kennewick Standard Specifications.

7. Note: City of Kennewick Engineering Department will not accept civil drawing for preliminary review, until the Site Plan has been approved by Benton County Planning Department.

## Traffic & Roadway Conditions

The following comments are based upon review of the proposed development site plan, existing traffic conditions, the average weekday traffic volumes generated by similar types of developments (per current ITE Trip Generation Manual), traffic flow and safety, proximately to the intersection adjoining property access. The improvements below are in conformance with Kennewick Administrative Code (KAC) Chapter 13-46 "Highway Access Management", and Chapter 5-56 "Public Works Construction Standards", and are highly recommended considering that the proposed school is within the City of Kennewick Urban Growth Area:

8. Based on grading issues and the large fills created by a roundabout design, the decision has been made that the Clodfelter Road and Ridgeline Drive intersection will not be a roundabout. It will be controlled by stop signs on Ridgeline Drive only until such time as a traffic signal is warranted. It is estimated that a signal will ultimately be warranted and thus we are requesting mitigation fees for this future traffic control as outlined later in this letter. This means that existing profile will stay the same and the full half-street improvements can be constructed as detailed below.
9. Construct full curb gutter, drainage, and lighting to be installed along the entire frontage of Clodfelter Road with a minimum of 24-ft paved half street improvement per the City of Kennewick typical collector street standard, COK Std. Dwg. 2-3. Typical right-of-way plus easement is  $24' + 15' = 39'$ . We are requesting dedication of an easement such that the existing right-of-way plus new easement is equal to the 39'. The City is willing to work with KSD to change the city standard utility locations to allow the water main to be constructed under the half street improvements and install the sewer main on the west side of the Clodfelter to allow for future sewer main construction.
10. Construct full curb gutter, drainage, and lighting to be installed along the frontage of Ridgeline Drive with a minimum of 24-ft paved half street improvement per the City of Kennewick typical collector street standard, COK Std. Dwg. 2-3. Along Ridgeline, the city is requesting dedication of right-of-way and a sidewalk and utility easement to match the typical section. At the intersection there needs to be a 150 foot full width right-turn bay at 12' wide and having an 8:1 curb line taper from the normal half-street width. Minimum paved width at Clodfelter shall be 36 feet which will match in to the rest of the half-street improvement at the end of the curb line taper. The right-turn lane will be needed in the future primarily to prevent right-turning drivers that are properly yielding to crossing students from effectively blocking through traffic on Ridgeline Drive during the future signalized case. At the option of the KSD, the Ridgeline half-street improvements could be deferred under terms that are mutually agreeable to the City of Kennewick and the KSD.
11. Half-street construction as described above applies to the property frontage with the exception of the NE corner of Clodfelter and Ridgeline which is not owned by the KSD,

though some improvements might be necessary within the right-of-way to accomplish turn lanes or Crosswalk Beacon Placement as described below.

12. Clodfelter Road is currently a high speed collector roadway posted at 50 mph. There is a significant amount of in process residential construction at Canyon Ranch Subdivision west of Clodfelter Road and a large apartment complex on the SW corner of Ridgeline and Clodfelter such that there would be a large number of students needing to cross Clodfelter Road. To provide for a safe crossing under these conditions, the school should install standard remote activated 20 mph crossing beacons and signage per City of Kennewick standards supplemented with active radar signs to better gain driver compliance. These measures should also be supplemented with a pedestrian activated Rectangular Rapid Flashing Beacon (RRFB) and a raised median. However, since the raised median cannot be practically provided due to the need to provide left-turns at the intersection, a supplemental RRFB should be installed on a standard traffic signal mast arm over the roadway to increase visibility down the roadway. The design would be such that the mast arm could be utilized for the future traffic signal and so a \$15,000 mitigation credit is provided against the future traffic signal mitigation fee. Some review and analysis should be performed prior to final design to determine if any additional advance warning measures are appropriate for treating the proposed crosswalk. Note also that crosswalks are typically installed at locations with ADA accessible curb ramps and in a curb and gutter section. These details may need some special attention as well.
13. It should be noted that there is approximately 550 feet of missing sidewalk on the north side of Ridgeline Drive connecting to Canyon Ranch subdivision. The right-of-way is owned by the city and it is recommended that the KSD consider providing the sidewalks as a safe walking route in order to avoid students walking in the gravel ditch or having them walk on the south side of Ridgeline only have to cross the roadway unprotected in front of the Canyon Ranch subdivision.
14. There appear to be three driveways onto Clodfelter Road. None of them appear to meet City of Kennewick driveway spacing minimums per the KAC 13-46-120 with each other or adjacent existing intersections and driveways. These should be re-evaluated to see how these problems could be mitigated. The minimum spacing is 305 feet (center to center) for 50 mph. Even as the speed lowers in the future with development it is not likely to lower below 40 mph for normal (non-school beacon hours) operation times. Best practice for driveway spacing (as opposed to minimum spacing) is still 300 feet.
15. Each driveway on Clodfelter Road which permits left-turns into the school site (including Ridgeline Drive should have a minimum 100 foot left-turn lane and appropriate taper for the speed. These turn-lanes can utilize existing pavement wherever possible.
16. The KSD's proportionate share costs of nearby intersection improvements is \$64,156 for the cost of adding a signal at the intersection of Ridgeline and Clodfelter (\$56,511-\$15,000=\$41,511) and a roundabout (or signal) at the 5-corners area (\$22,645) to mitigate the project's traffic impacts at these intersections. The fees can be paid with either a cash or check deposit to the City of Kennewick (note that amounts do not earn interest), or an escrow agreement approved by the City. The standard escrow agreement template may be obtained through the Finance Department.

If the developer disagrees with the assigned contributions for traffic mitigation, the developer has the right to hire an independent Traffic Engineering Consultant to prepare a Traffic Impact Study to evaluate appropriate impacts and mitigations. No work should start on such a study until consulting with the City of Kennewick Traffic Engineer.

## TRAFFIC MITIGATION FEE CALCULATIONS

### Project Trip Generation:

TYPE OF PROJECT	PROJECT SIZE	AVERAGE WEEKDAY TRIP GENERATION (vpd)
Middle School (Land Use 522)	110,000	1516

Average Weekday Trip Rate determined from the 8th Edition of the Institute of Transportation Engineers Trip Generation Manual.

### Mitigation Cost Calculations:

Specific Mitigation Project(s)	Mitigation Cost Estimate	Main Street ADT	Minor Street ADT	Project Trips	Percent of Trips using Mitigation	Project Trips using Mitigation	Percent Responsible	Cost
Leslie & Clodfelter Road Signal	\$ 300,000	2,254	2,645	1,516	75%	1137	18.8%	\$ 56,511
Credit for Beacon mast arm to be re-used in the signal								\$ (15,000)
5-Corners Roundabout (Clodfelter/Steptoe/10th/Hildebrand)	\$ 300,000	2,530	2,112	1,516	25%	379	7.5%	\$ 22,645
<b>Total Costs</b>	<b>\$ 600,000</b>							<b>\$ 64,156</b>

Note: These ADT's are based on 2012 Counts.

### Project Calculation Method:

Formula: Project Trip Generation multiplied by the percent of trips using the intersection divided by sum of Main Street and Minor Street Average Daily Traffic (ADT) plus in-process trips and project trips using mitigation and then multiplied by the cost of the mitigation measure equals the project incremental traffic mitigation fee.

**Carel Hiatt**

**From:** Rick Dawson <Rickd@bfhd.wa.gov>  
**Sent:** Tuesday, September 16, 2014 1:13 PM  
**To:** Planning Department  
**Subject:** RE: Notice of Application for EA 2014-022 and Utility Review letter for CUP 2014-005

This office has reviewed the above referenced proposal and have the following concerns/comments:

1. The site appears to be located at the bottom of a large coulee/canyon. Analysis of the storm water runoff potential at this site should be evaluated as part of the development.
2. The site is proposed to utilize Municipal sewer and Water utilities neither of which is current adjacent to the site.
3. A BPA transmission line crosses a the northern boundary of the site the impacts of these lines should be evaluated.
4. The site is located adjacent to several industrial type users creating emissions and noise levels that may be of concern.
5. The layout of the site appears to include several new road and/or the realignment of roads. This being a school site provisions for pedestrian access and safety must be addressed.

If you have any questions regarding these comments please feel free to contact me at the number listed below.

*James R. (Rick) Dawson*  
 Supervisor  
 Land Use, Sewage and Water Section  
 Benton-Franklin Health District  
 7102 W. Okanogan Place  
 Kennewick, WA 99336  
 509-460-4313

**RECEIVED**

SEP 16 2014

Benton County  
Planning Department

**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]

**Sent:** Friday, August 22, 2014 10:16 AM

**To:** Dept. of Natural Resources ; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; Jeff Liner; Rick Dawson; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonth; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; Dept. of Fish and Wildlife, Eric Bartrand; Department of Fish/Wildlife Hayes; Bureau of Land Management; Dept Historic/Archeology; Department of Agriculture; Natural Resources Conservation Service; City of Kennewick; City of Kennewick ([greg.mccormick@ci.kennewick.wa.us](mailto:greg.mccormick@ci.kennewick.wa.us)); City of Kennewick; Kennewick Irrigation District; Columbia Irrigation District; Yakama Indian Nation; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Department of Natural Resources; Dept. Natural Resources; Dept. of Natural Resources; Benton Clean Air Authority ([robin.priddy@bentoncleanair.org](mailto:robin.priddy@bentoncleanair.org)); BENTON CLEAN AIR QUALITY ([alex.sligar@bentoncleanair.org](mailto:alex.sligar@bentoncleanair.org)); [rob.rodger@bentoncleanair.org](mailto:rob.rodger@bentoncleanair.org); [tyler.thompson@bentoncleanair.org](mailto:tyler.thompson@bentoncleanair.org); Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dept. of Ecology, Donna Bunt; Shannon Wilson; US Corps of Engineers ([cenww-re@usace.army.mil](mailto:cenww-re@usace.army.mil)); US Corps of Engineers ([tim.r.erkel@usace.army.mil](mailto:tim.r.erkel@usace.army.mil)); FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); BUREAU, RECLAMATION; cgarner ([cgarner@usbr.gov](mailto:cgarner@usbr.gov)); chelberg ([chelberg@usbr.gov](mailto:chelberg@usbr.gov)); tmccoy ([tmccoy@usbr.gov](mailto:tmccoy@usbr.gov)); Dept. of Archeological/Historic Preservation; Futurewise; Futurewise ; Futurewise

**Subject:** Notice of Application for EA 2014-022 and Utility Review letter for CUP 2014-005

Attached to this email is a copy of the Notice of Application for Kennewick School District in which they are proposing to construct a middle school on 27 acres with the size of the school being 110,000 square feet. In addition, is the Utility Review letter for the Kennewick School District for review and comment.

# Transportation Impact Analysis

## Kennewick School District

KDS Middle School #5  
Kennewick, Washington

RECEIVED

OCT - 9 2014

Benton County  
Planning Department

*Prepared for:*

Benton County  
Planning Department  
P.O. Box 910  
Prosser WA, 99350  
(509) 786-5612



10/8/14

*Prepared by:*

John Manix, PE, PTOE  
Hopper Dennis Jellison, PLLC  
314 W. 15th Street  
Vancouver, WA 98660  
(360) 695-3488

October 8, 2014

## ***EXECUTIVE SUMMARY***

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### **PURPOSE**

The Kennewick School District has proposed to construct a new middle school in Benton County. The site is located on the east side of South Clodfelter Road, between Leslie Road and Wheat Road, in Benton County, within the City of Kennewick's urban growth area within Section 12, Township 8 North, Range 28 East of the Willamette Meridian. This proposal would develop a 27 acre site. The project proposes to access South Clodfelter Road through three driveways for the school at approximately 300, 550 and 650 feet north of Leslie Road. There will be two additional event parking driveways that are approximately 1800 and 2100 feet north of Leslie Road. This project is scheduled for completion in 2016. This report analyzes the traffic impacts generated by the completed development.

### **CONCLUSIONS**

The findings of the Traffic Impact Analysis are listed below:

1. No off-site traffic improvements are recommended. The only off-site traffic improvements are related to school zone signing.
2. Traffic in the area will continue to increase with or without the proposal due to a background annual growth rate of 2.0%.
3. Off-site pedestrian improvements are needed at several locations.
  - Crossing South Clodfelter Road at Leslie Road.
  - Crossing South Clodfelter Road north of the school.
  - Walkway improvements should be provided on the north side of Leslie Road between South Clodfelter Road and the Canyon Ranch Development.
4. The in-process trips are based on City of Kennewick's developments referred to as: LDS Church, Canyon Ranch Subdivision and Edward Park Apartment.
5. All studied intersections will operate at an acceptable level of service in the design year with or without the proposal.
6. WSDOT Design Manual left or right turn lane guidelines are met at the driveway entrances onto South Clodfelter Road. A two-way left turn lane will be added to South Clodfelter Road beginning just north of Leslie Road and ending approximately 1200 feet north Leslie Road. Level of service at the interim driveway is acceptable and installing a right turn lane for temporary driveways is not recommended.
7. The roundabout at the intersection of East Badger Road, Leslie Road, West. Clearwater Avenue, and Leslie Road and the intersection of South Clodfelter Road, West 10<sup>th</sup> Avenue, and West. Hildebrand Road both have adequate capacity for the new middle school trips and projected annual growth.
8. The collision history was reviewed and no safety problems were noted at the studies intersections.

9. There is no public transit within typical walking distances of the project site. In the immediate vicinity of the roundabout at the intersection of East Badger Road, Leslie Road, and West Clearwater Avenue, there are sidewalks and striped shoulders, but no bike lanes. Both the intersections of South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road and Leslie Road and South Clodfelter Road have striped shoulders, but no sidewalks or bike lanes. No bike lanes were call for in the 2010 Regional Bicycle and Pedestrian Transportation Plan. There is a sidewalk planned to be constructed along South Clodfelter Road along the project frontage as part of the Steptoe Street and West Hildebrand extension projects. The driveways to the site and the sidewalks should be constructed to meet current Americans with Disability Act standards.
10. Sight distance at the site driveways were reviewed and verified to meet AASHTO requirements for stopping and intersection sight distance. No sight distance issues are anticipated at the site access points.
11. Pedestrian safety will be significantly be improved with the previously proposed roundabout at the South Clodfelter/Ridgeline/Leslie intersection compared to the current proposed traffic signal.

### **RECOMMENDATIONS**

The following recommendations are based on the TIA conclusions:

- Install pedestrian crossing enhancements on South Clodfelter Road at the Leslie Road intersection to include a rapid rectangular flashing beacon (RRFB) and refuge island.
- Install another RRFB enhanced crosswalk on the north side of campus. The KSD and the City of Kennewich should coordinate on the exact location to maximize use and effectiveness.
- Install walkway improvements on the north side of Leslie Road between South Clodfelter Road and the sidewalk installed for the Canyon Ranch Subdivision. Sidewalks are preferred, but shoulder widening, as an interim improvement until Ridgeline Drive is extended or a "Safe Routes to School" grant can be used to fund full frontage improvements.

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- A. TRIP GENERATION & IN-PROCESS TRIPS
- B. TRAFFIC COUNTS
- C. LEVEL OF SERVICE
- D. CAPACITY CALCULATIONS
- E. ACCIDENT DATA AND TURN LANE ANALYSIS

## ***INTRODUCTION***

---

The purpose of this study is to determine the impacts of the traffic generated by a new Kennewick School District, middle school #5, on the surrounding roadway infrastructure. This site is shown on the vicinity map (Figure 1). This study will determine if mitigation is required to keep the roadways operating safely and at capacity levels acceptable under the current code. This report documents the findings and conclusions of a Transportation Impact Analysis (TIA) conducted for a proposed site plan (Figure 2) application for property located in Benton County, near the City of Kennewick, Washington.

### **SCOPE OF STUDY**

This study documents the existing and proposed conditions, traffic data, safety analysis, and capacity in accordance with the requirements of City of Kennewick TIA Guidelines.

The scope of the traffic study was refined in phone conversations and email correspondence with City of Kennewick, and Benton County staff. The study area is shown in Figure 2. The following intersections were identified for analysis:

- *East Badger Road, Leslie Road, and West Clearwater Avenue intersection's roundabout*
- *South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road intersection*
- *Leslie Road and South Clodfelter Road intersection*
- *South Clodfelter Road Driveways (access points)*

This TIA is prepared for submission to the Benton County. Traffic related components addressed in this report are consistent with Kennewick's TIA guideline requirements. The components are:

- *Study purpose and objectives.*
- *Project description, existing and proposed land uses and site characteristics.*
- *Study area description, surrounding land use, street system characteristics, transit service, pedestrian and bicycle facilities and pending funded transportation system improvements.*
- *Future project and non-project generated traffic volumes and capacity analysis, trip generation, trip distribution, and trip assignment.*
- *Safety analysis of the existing and future conditions.*
- *Recommendations for mitigation of traffic impacts and conclusions.*

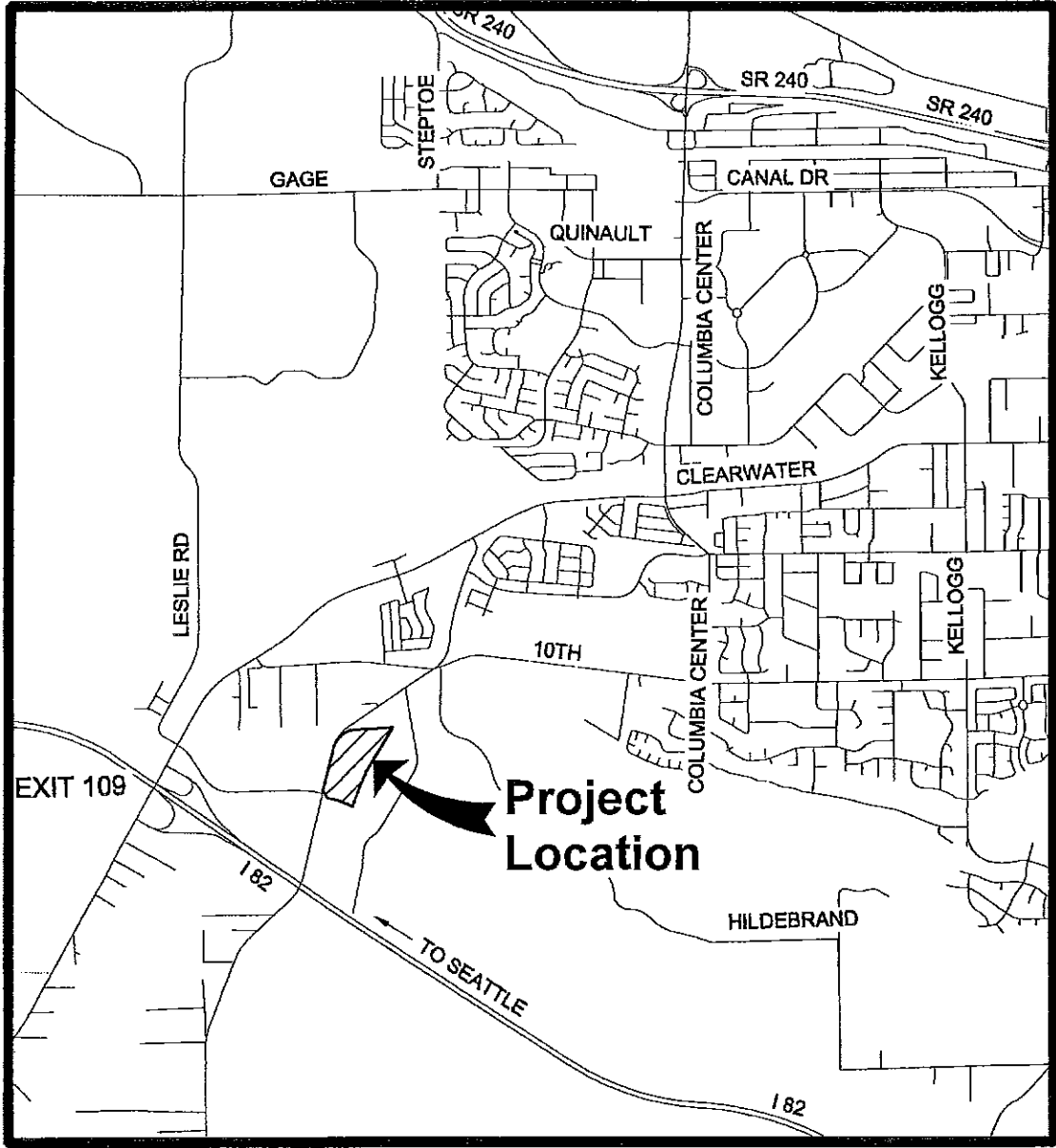


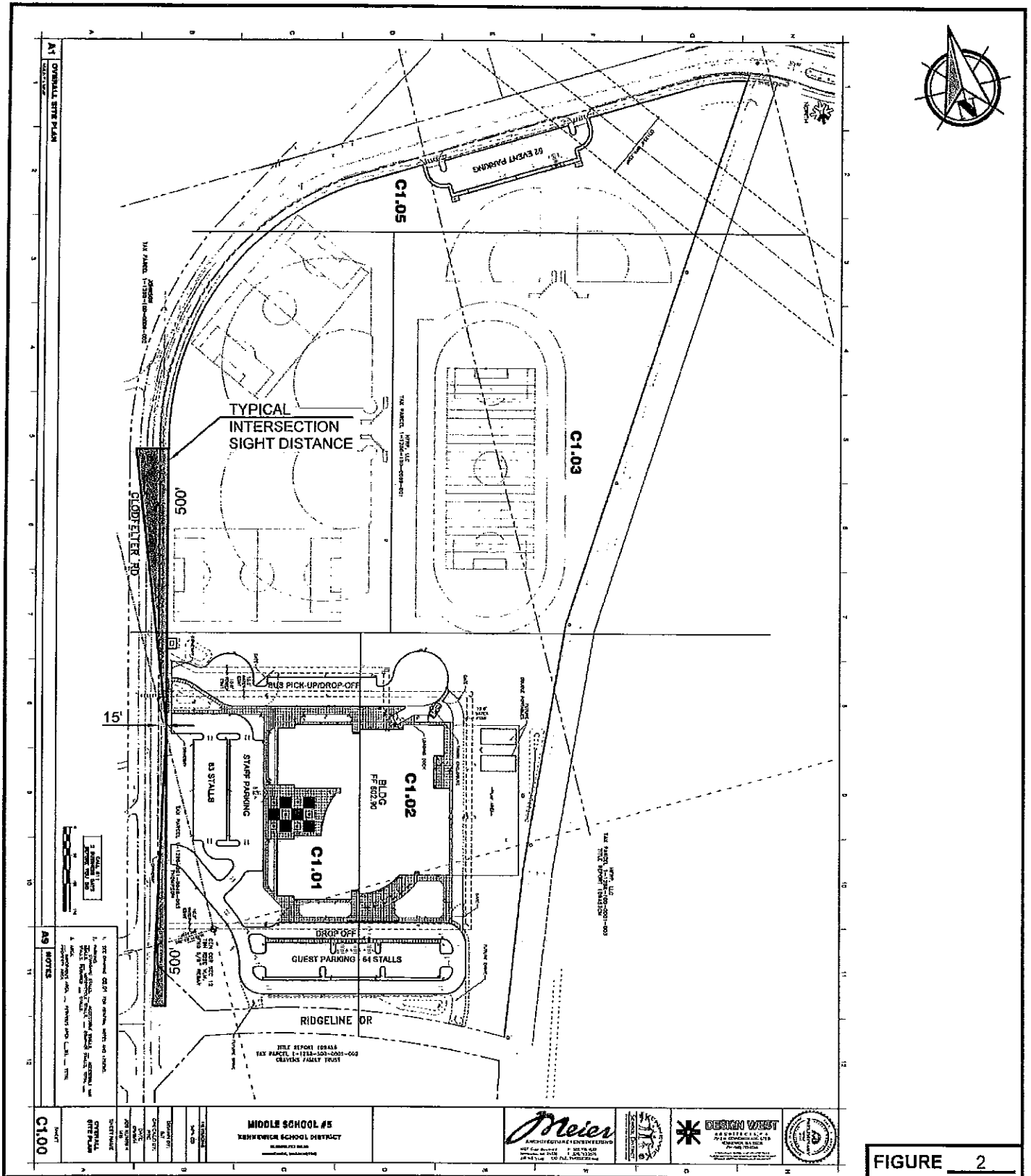
FIGURE 1



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## Vicinity Map

### Kennewick School District Middle School #5-TIA



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# Site Plan

## Kennewick School District Middle School #5-TIA

**EXISTING CONDITIONS**

The existing infrastructure and operational traffic conditions in the vicinity of the site were documented. Roadway conditions were studied to confirm that the roadway is currently operating in a safe and efficient manner. The study area (Figure 1) and the impacted intersections were defined based on consultation with Benton County and the City of Kennewick staff prior to starting the TIA.

**EXISTING INFRASTRUCTURE**

*Land Uses*

The land uses surrounding the site are documented to help identify the site location and to provide reference for any discussion of conditions that might impact the adjacent properties. The land uses surrounding the site are shown in Table 1.

**Table 1  
Land Use Around The Site**

North of Site	
<b>Zoning (County)</b>	Light Industrial & Park District
<b>Description</b>	Light Industrial & Park District
<b>Existing Use</b>	Vacant & Park District

West of Site	
<b>Zoning (City)</b>	RL & RM
<b>Description</b>	Residential Low Density & Residential Medium Density
<b>Existing Use</b>	Residential Low Density & Residential Medium Density

S  
I  
T  
E

East of Site	
<b>Zoning (County UGA)</b>	UGA Residential
<b>Description</b>	Residential
<b>Existing Use</b>	Agricultural

South of Site	
<b>Zoning (County)</b>	AG
<b>Description</b>	Growth Management Area Agricultural
<b>Existing Use</b>	Agricultural

The site is zoned for Urban Growth Area residential and is currently agricultural.

**Existing Roadways**

The existing arterial roadway providing access to the site is South Clodfelter Road. Data was gathered on the intersections of: East Badger Road, Leslie Road, and West Clearwater Avenue, South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road, and Leslie Road and South Clodfelter Road, for the purpose of capacity analysis of the existing roadway system. The pertinent information regarding these roadways is tabulated in Table 2.

**Table 2  
Existing Roadway Information**

Roadway Name	Classification	Speed Limit	Lane Configuration	
			Current	Sidewalks/Bike Lanes
South Clodfelter Road	Collector	50	2 Lanes	No bike lanes and no sidewalks
Leslie Road	Collector	40	2 Lanes	Some sidewalk and no bike lanes

**Major Intersections and Traffic Control**

The intersections in the vicinity of the site have been identified through communication with Benton County and City of Kennewick staff. The intersections are:

- *East Badger Road, Leslie Road, and West Clearwater Avenue*
- *South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road*
- *Ridgeline Drive and South Clodfelter Road*

The information shown in Table 3 was gathered and is relevant to the analysis of the capacity of the intersection. The information shown below is the existing geometrics and traffic control at these intersections. Because the PM for the school is well before the peak hour for adjacent roadways, the AM peak was used for the analysis of level of service.

**Table 3  
Intersections and Traffic Control**

Intersection:	<i>East Badger Road, Leslie Road, and West Clearwater Avenue</i>			
Weekday AM	7:00 AM - 8:00 AM			
Leg:	NB	SB	WB	EB
Control:	Yield/RA	Yield/RA	Yield/RA	Yield/RA
Number of Lanes:	2	2	2	2

<b>Intersection:</b>	<i>Leslie Road and South Clodfelter Road</i>			
<b>Weekday AM</b>	7:30 AM - 8:30 AM			
<b>Leg:</b>	<b>NB</b>	<b>SB</b>	<b>WB</b>	<b>EB</b>
<b>Control:</b>	N/A	N/A	N/A	Stop
<b>Number of Lanes:</b>	1	1	1	N/A

<b>Intersection:</b>	<i>South Clodfelter Road and West 10<sup>th</sup> Avenue</i>			
<b>Weekday AM</b>	7:30 AM - 8:30 AM			
<b>Leg:</b>	<b>NB</b>	<b>SB</b>	<b>WB</b>	<b>EB</b>
<b>Control:</b>	Stop	Stop	Stop	Stop
<b>Number of Lanes:</b>	1	1	1	1

Yield/RA = Yield controlled at a Roundabout  
 Stop = Stop controlled

The project area is defined as the vicinity of the site encompassed by these three intersections. The operation of two of the intersections can be controlled by stop signs or by signalization. The third intersection is a roundabout configuration. Table 3 refers to the type of control and the number of approach lanes for each leg of the intersection. The lane configuration for all intersections is shown in Figure 3.

### **TRAFFIC VOLUMES**

Existing traffic volume data is the basis for the analysis of the capacity and safety of the roadway. In-process traffic is the traffic generated by approved projects that have yet to be completed. Thus, the trips from the in-process developments are in addition to the existing traffic volumes. Background traffic growth was estimated for the 5 year build out period.

#### *Existing Traffic*

Traffic volume data was gathered for the three intersections in the site vicinity. During the month of September 2014, personnel from HDJ Design Group collected the traffic data at the studied intersections. All traffic counts were conducted during the weekday AM (7:00-9:00) peak hours (Appendix B). The peak hour volumes for the studied intersections are shown in Figure 4.

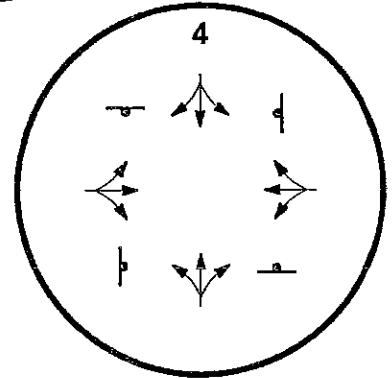
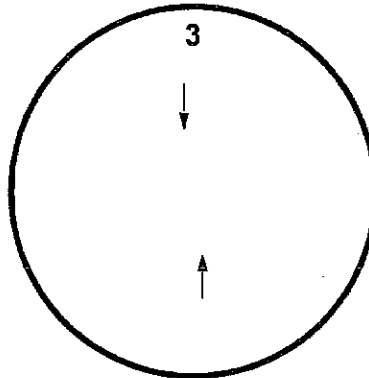
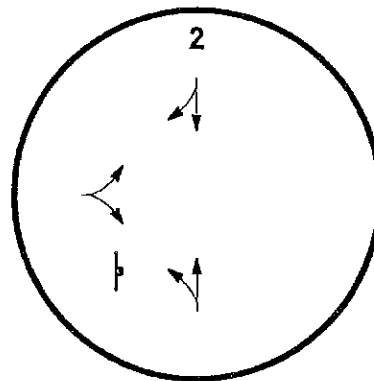
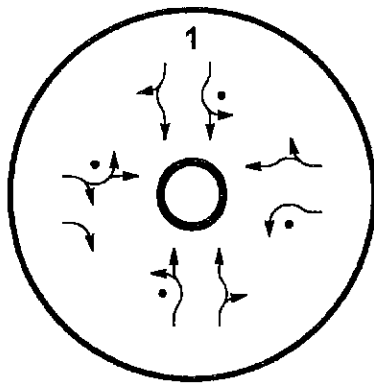
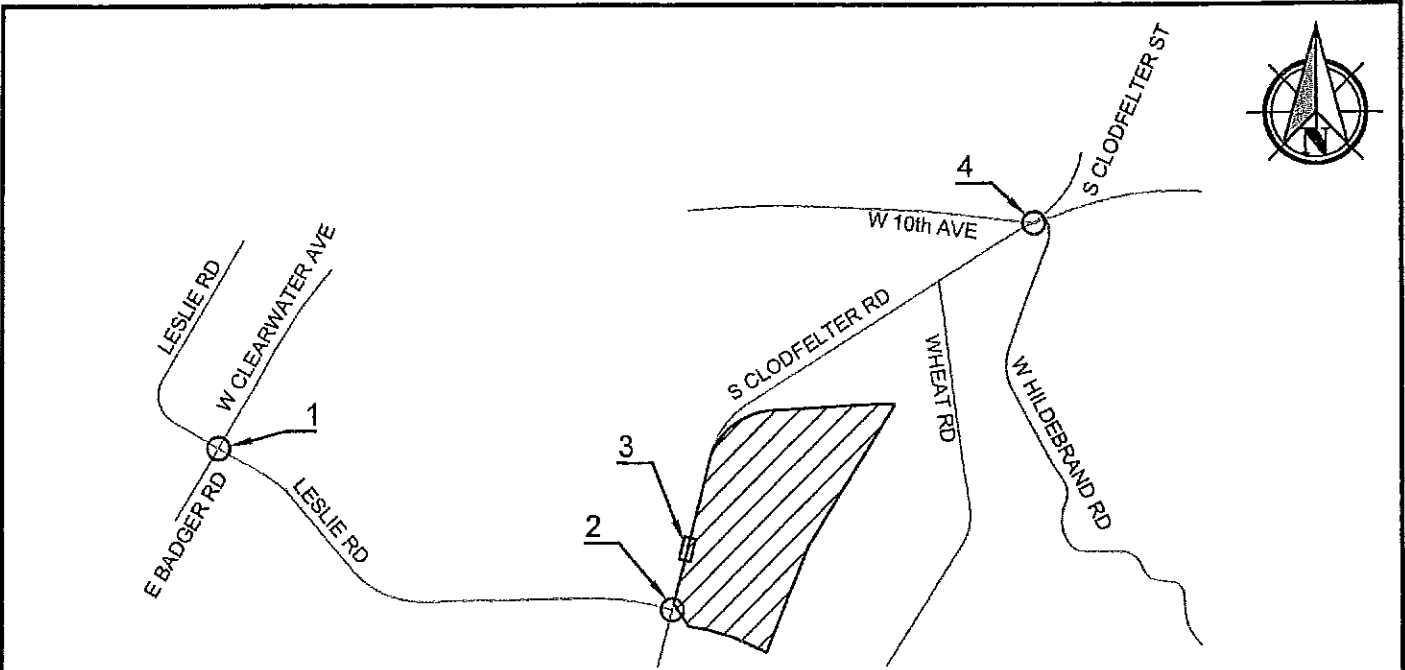
#### *In-Process Traffic*

In-process trips from recently approved projects were requested below from the City of Kennewick was supplied as the only project sending trips through the area. The in-process trips are included to account for future traffic on the surrounding roadways. In-process trips are included in Appendix A and shown in Figure 5.

It is not known when this project will be complete or when the in-process trips will impact the roadway net work. For this analysis, it is assumed they will be completed by the 2021 design horizon year, which is used for the future conditions.

***Background Traffic***

A 2.0% annual growth rate was used to account for background increase of traffic in the area of the site based on discussions with County and City staff.



LEGEND	
	PROPOSED DEVELOPMENT
	MAJOR INTERSECTION
	ACCESS LOCATION
	STOP SIGN
	ROUNDAABOUT

Future Site Access

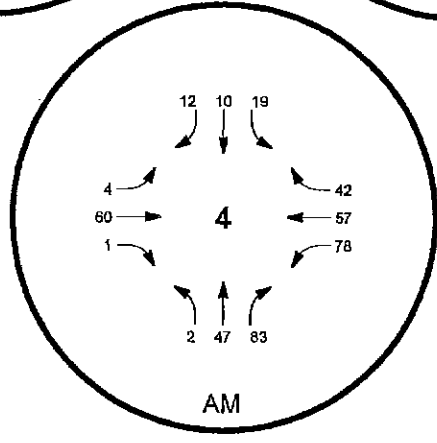
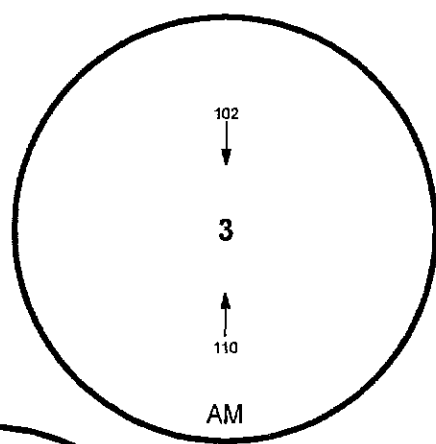
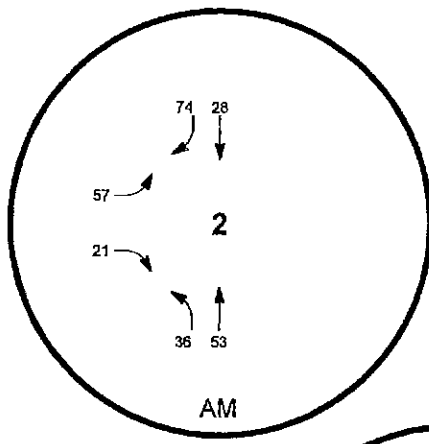
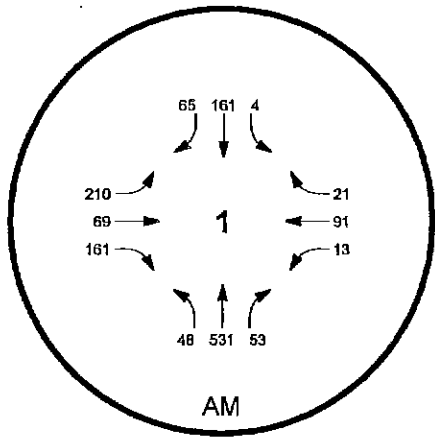
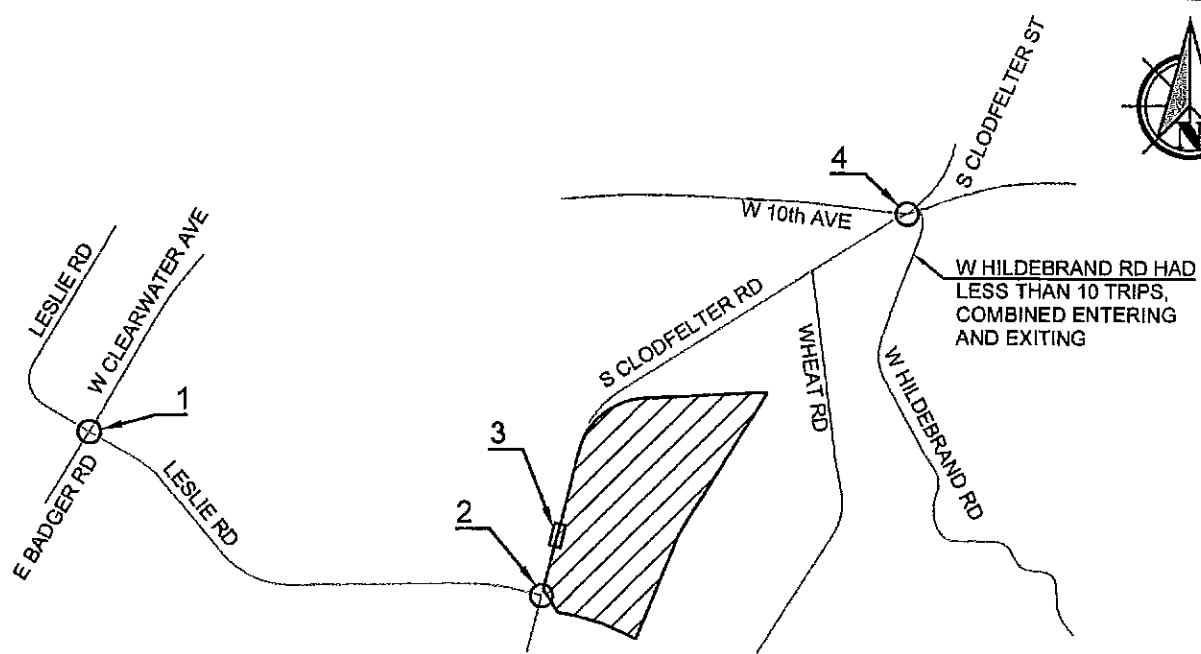
FIGURE 3

**HDJ**  
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engineers | landscape architects | planners | surveyors

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## Existing Lane Configuration

### Kennewick School District Middle School #5-TIA

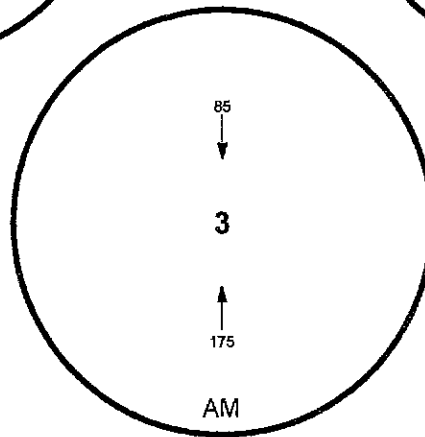
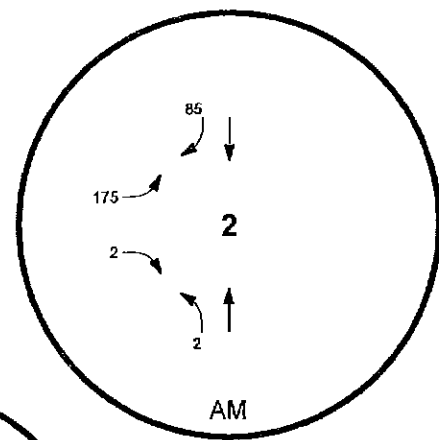
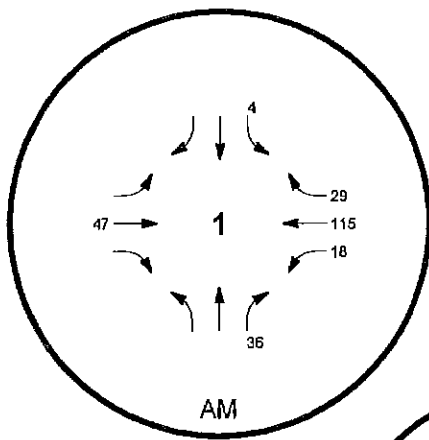
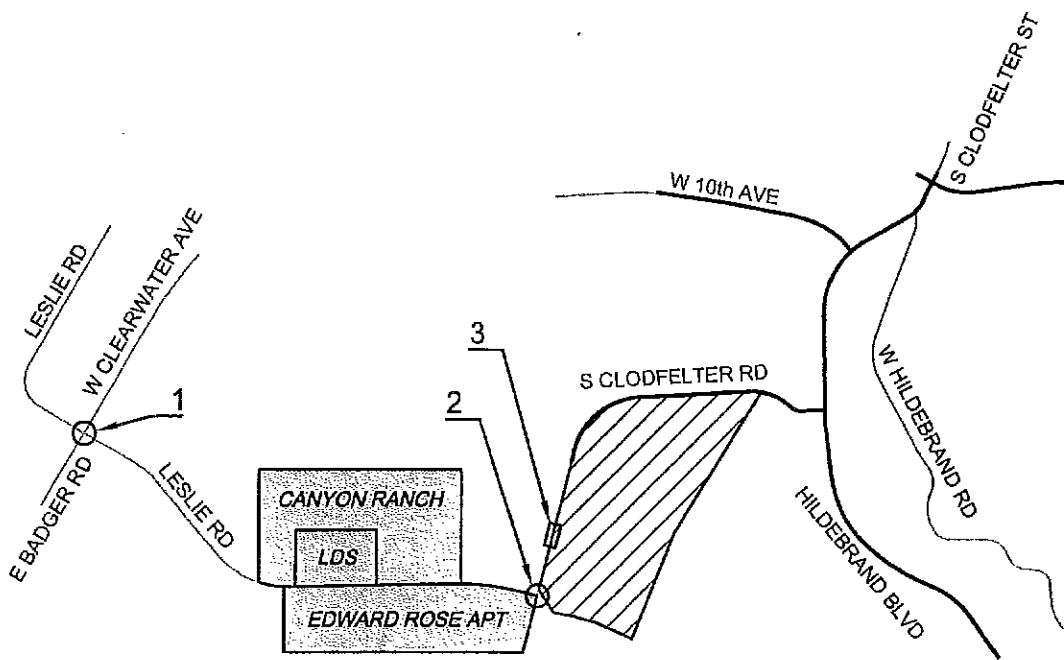


LEGEND	
AM	AM PEAK HR VOLUME
	PROPOSED DEVELOPMENT
	MAJOR INTERSECTION
	ACCESS LOCATION

FIGURE 4

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## Existing AM Peak Hour Traffic Volumes Kennewick School District Middle School #5-TIA



**LEGEND**

AM AM PEAK HR VOLUME

PROPOSED DEVELOPMENT

MAJOR INTERSECTION

ACCESS LOCATION

FIGURE 5



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 360/695-6787 fax  
 info@hdi.com

**AM Peak Hour In-Process Trips**  
**Kennewick School District Middle School #5-TIA**

## ***PROPOSED CONDITIONS***

---

The proposed middle school will add traffic to the roadway system. Where the project is located, the size of the project, and when it will be completed are all important elements that need to be considered to determine the impacts of this proposal on safety and capacity. It is also important to examine how the project will operate with the existing transportation system, estimate how much new traffic it will generate, and predict where traffic generated by the site will be distributed. Furthermore, this section will address any funded infrastructure changes planned by other agencies or developers. All of the above elements are important in assessing the traffic impact of this project.

### **PROJECT DESCRIPTION**

The project proposes to build a new middle school on a 27 acre parcel. The site is located on the east side of South Clodfelter Road, between Leslie Road and Wheat Road, in Benton County, near the City of Kennewick. Specifically, the site is located within Section 12, Township 8 North, Range 28 East of the Willamette Meridian. This project is scheduled for completion in 2015.

#### ***Access***

Properly located access points are essential to allow for the safe and orderly movement of traffic in and out of a site. The primary accesses will be three new driveways onto South Clodfelter Road, at approximately 300, 550, and 650 feet north of Leslie Road. Additional access may be available as the surrounding parcel is developed in the future but, for this analysis, it is assumed all project traffic will use the primary driveway 300 feet north of Leslie Road.

### **TRIP GENERATION AND DISTRIBUTION**

#### ***Trip Generation***

Trip generation estimates were prepared for the proposed development (Appendix A). For the purposes of this study, the ITE Trip Generation Manual, 9<sup>th</sup> Edition was used to determine trips from the site. Average rates for the land uses were used to determine project generated trips for a middle school, using land use code 522. New trips generated by the project are shown in Table 4.

**Table 4  
Trip Generation**

<b>Land Use:</b>	Middle School (Code 522)	
<b>Independent Variable:</b>	1,000 Sq Ft	
<b>Size:</b>	110	
<b>Weekday ADT</b>	1,156	
<b>Total Peak Hour Trips:</b>	<b>AM</b>	<b>PM</b>
<b>In</b>	263	68
<b>Out</b>	215	64
<b>Total:</b>	478	132

***Trip Distribution***

The trip distribution is based on the tentative school boundaries, land use zoning, previous trip distribution by the city and the roadway network. The middle school trips generated will primarily be school busses, school staff, and parents going to and from South Clodfelter Road. It is assumed that the trips will travel to and from South Clodfelter Road using Leslie Road, West 10<sup>th</sup> Avenue, East Badger Road, and East Clearwater Avenue. Site generated trips and distribution are shown in Figure 6.

**PROPOSED INFRASTRUCTURE**

***Roadways and Intersections***

The City of Kennewick has two large transportation improvement projects in-process in the area.

The “Steptoe Street Extensions Phase 3A – Hildebrand Boulevard Extension” realigns the “Five Corners (South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road)” intersection into a series of “tee” intersections, with a two-lane roundabout at Steptoe Street and West 10<sup>th</sup> Avenue. This project is scheduled for construction within a year.

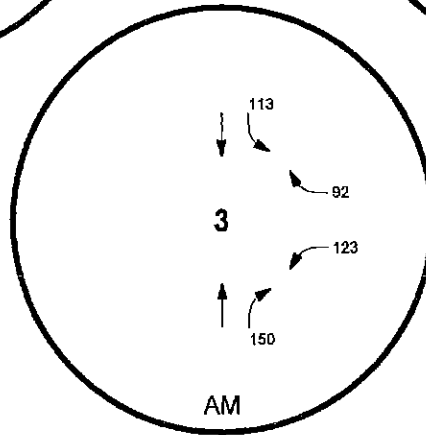
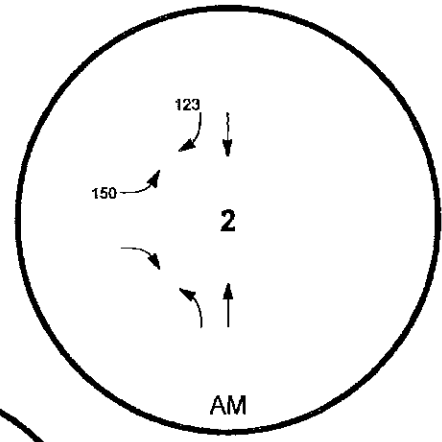
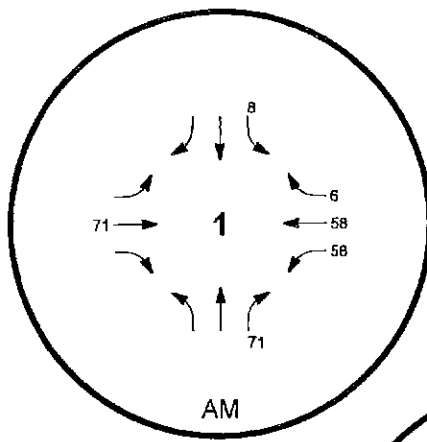
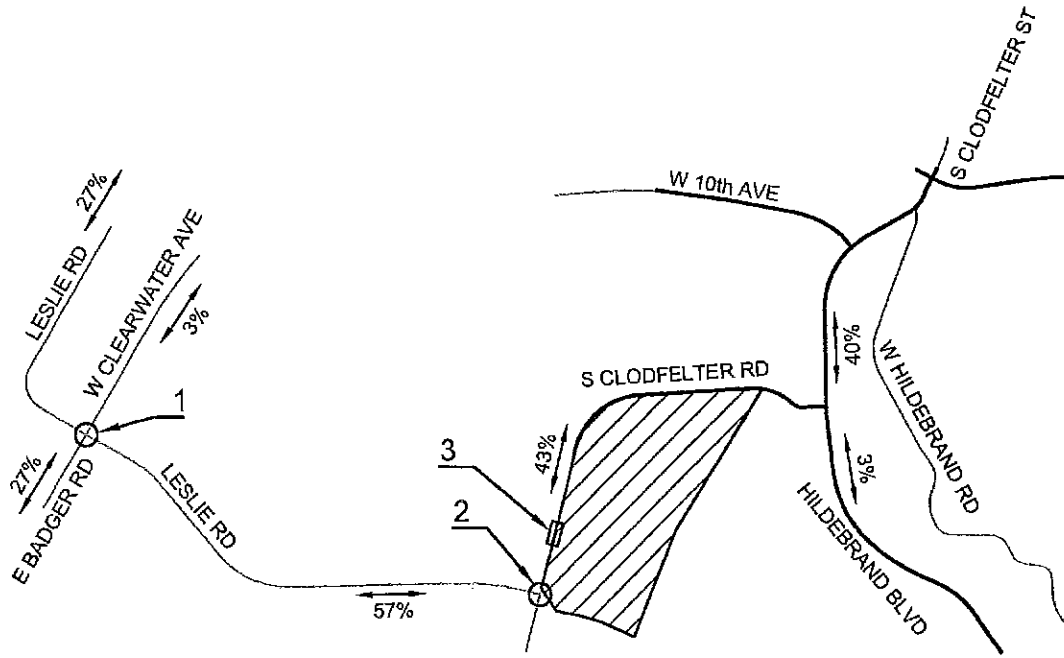
The “Steptoe Street Extension and Hildebrand Boulevard Extension Phase 3B” interim projects extends West Hildebrand Road to the east and realigns South Clodfelter Road into a “tee” intersection with Hildebrand Boulevard. This project is intended for completion within three (3) years.

Both projects will be completed within five (5) years.

The Ridgeline Drive Extension project completes Ridgeline Drive from Southridge Boulevard to South Clodfelter Road, just south of the school site.

The future traffic control at the South Clodfelter Road, Ridgeline Drive, and Leslie Road intersection is currently proposed as a traffic signal. The proposed traffic signal replaced a planned roundabout due to conflicts with existing grades. With the proposed high density housing on the southwest corner and school on the northeast corner, a signal offers significant safety benefits for pedestrians and school safety.

The City of Kennewick requested that the project include frontage improvements on Ridgeline Drive. Without vertical alignment established and need, this improvement is not recommended.



### LEGEND

- AM AM PEAK HR VOLUME
- PROPOSED DEVELOPMENT
- MAJOR INTERSECTION
- ACCESS LOCATION

FIGURE 6



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## Site Generated AM Trips and Distribution Kennewick School District Middle School #5-TIA

# ***CAPACITY ANALYSIS***

---

## **DESCRIPTION**

Traffic operations were assessed in terms of level of service (LOS). LOS is a concept that was developed by transportation engineers to qualify the level of operation of intersections and roadways (Highway Capacity Manual, Reference 1). LOS measures are classified in grades "A" through "F" indicating a range of operation. LOS "A" signifies the best level of operation, while "F" represents the worst.

LOS at un-signalized intersections is quantified in terms of average delay per vehicle. A LOS "A" reflects full freedom of operation for a driver while a LOS "F" represents operational failure. The criteria is based on the theory of gap acceptance for side street stop sign controlled approaches. A detailed description of LOS criteria is provided in Appendix C.

Generally, LOS "D" is considered the threshold of acceptable operation for existing signalized and roundabout intersections. The City of Kennewick's policy on LOS was used in this Traffic Impact Analysis. Per this policy, LOS "D" in the peak hour is considered the minimum acceptable operation at existing signalized and roundabout intersections and for the five (5) year design horizon for new signalized and roundabout intersections. LOS "E" and at times LOS "F", is acceptable for un-signalized minor street approaches.

For roundabouts, average control delay was used to measure the LOS of an intersection. With a LOS A for delay of 10 seconds or less, LOS B for delay of 10 to 15 seconds, LOS C for delay of 15 to 25 seconds, LOS D for delay of 25 to 35 seconds, LOS E for delay of 35 to 50 seconds, and LOS F for delay over 50 seconds.

## **ANALYSIS METHODOLOGY**

Traffic impacts were estimated to determine the extent of change in traffic conditions caused by the development of this project. In order to make this determination, the following assumptions were employed:

- *The proposed development will be built-out and in operation in 2016.*
- *Existing background traffic on the study area's major roadways will grow by 2.0% per year.*
- *Traffic generation estimates for the project have been prepared for a five year build-out period. These estimates were prepared for the weekday AM hour of the surrounding street system.*
- *Geometric design changes at the major intersections, and background traffic volumes on the surrounding street system have been determined prior to adding the traffic impacts of the proposed project. This was done to*

*establish a baseline for measurement of the incremental impact of the project at the time of its development. Background traffic volume estimates were prepared for a five year build out period.*

- *Cumulative traffic impacts of the proposed project were then determined by superimposing the project-generated traffic onto the background AM peak traffic and then analyzed.*
- *Roadway improvements have been addressed at appropriate intersections to maintain acceptable levels of operation. This procedure was conducted for non-project and project-related impacts.*

The current LOS (calculations can be found in Appendix D) at the study area's intersections have been evaluated for the previously defined peak hours. The findings are listed in Table 5.

### **LEVEL OF SERVICE ANALYSIS**

#### *Existing Conditions*

**Table 5  
Estimated Existing Level Of Service  
For Study Area Intersections**

<b>INTERSECTION (critical movement)</b>	<b>Existing Level of Service</b>	
	<b>AM Peak Hour</b>	
	<i>LOS</i>	<i>Delay (sec)</i>
East Badger Road, Leslie Road, and West Clearwater Avenue	A	9.
Leslie Road and South Clodfelter Road	A	9.9
South Clodfelter Road, West 10 <sup>th</sup> Avenue, and West. Hildebrand Road	A	8.3

As shown in Table 5, all studied intersections currently operate at an acceptable level of service according to the City of Kennewick Level of Service Standards.

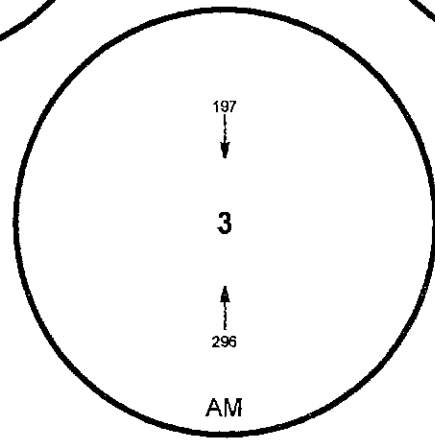
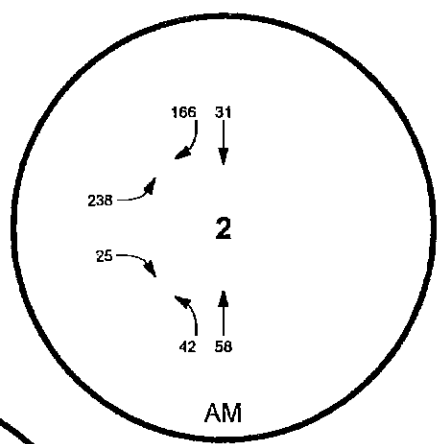
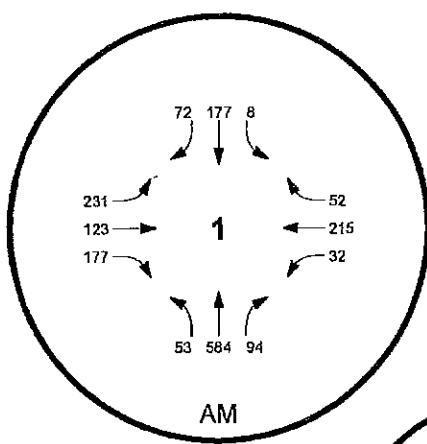
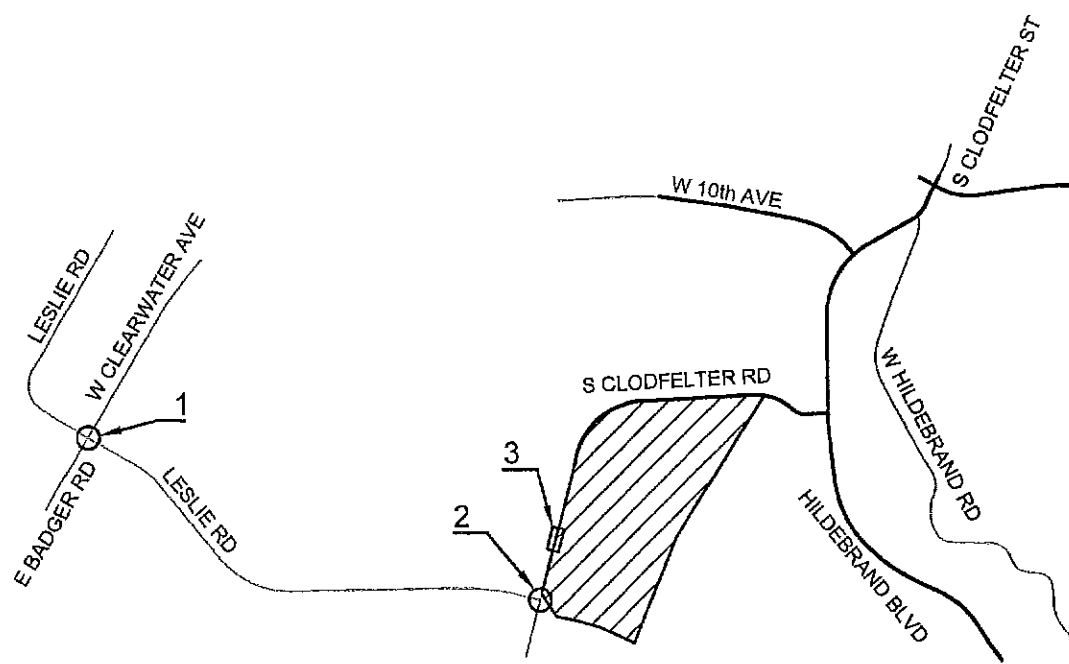
*2021 Design Year Conditions*

**Table 6  
Estimate 2021 Level Of Service  
For Study Area Intersections**

<b>INTERSECTION (critical movement)</b>	<b>2021 Weekday PM Level of Service</b>			
	<b>W/O Project</b>		<b>With Project</b>	
	<i>LOS</i>	<i>Delay (sec)</i>	<i>LOS</i>	<i>Delay (sec)</i>
East Badger Road, Leslie Road, and West Clearwater Avenue	B	13.6	A	2.7
Leslie Road and South Clodfelter Road	A	2.4	C	23.5
South Clodfelter Road School Driveway	NA	NA	D	27.5

Table 6 shows that the 2021 level of service conditions for the major intersections are within the City of Kennewick LOS standards.

Design year traffic volumes without and with the project are shown in Figures 7 and 8 respectively.



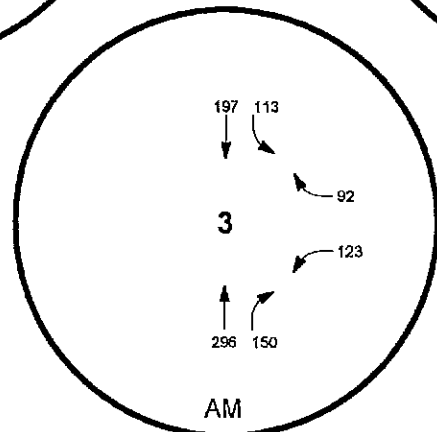
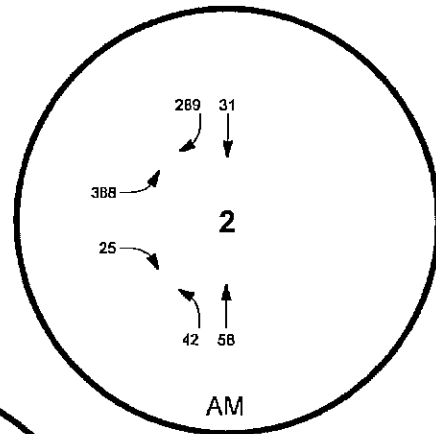
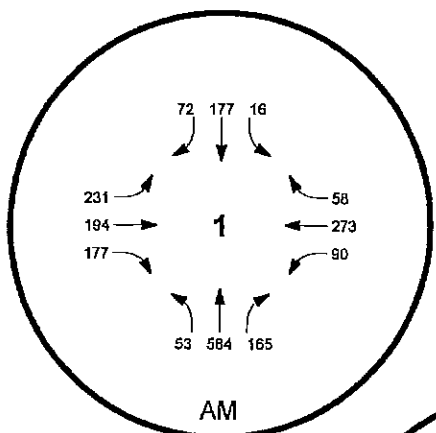
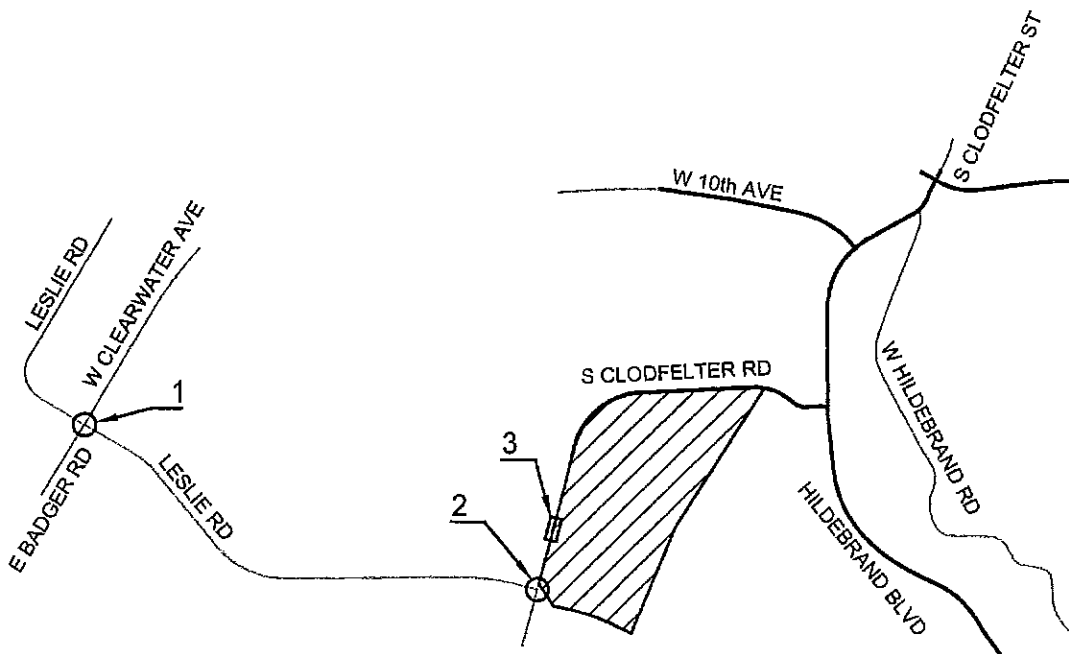
LEGEND	
AM	AM PEAK HR VOLUME
	PROPOSED DEVELOPMENT
	MAJOR INTERSECTION
	ACCESS LOCATION

FIGURE 7

**HDJ**  
DESIGN GROUP  
engineers | landscape architects | planners | surveyors

314 W 15th Street  
Vancouver, WA 98660-2927  
360.695.3488  
503.924.4005  
360.695.8787 fax  
Internet: www.hdjdg.com

## Design Year AM Peak Volumes Without Project Kennewick School District Middle School #5-TIA



LEGEND	
AM	AM PEAK HR VOLUME
	PROPOSED DEVELOPMENT
	MAJOR INTERSECTION
	ACCESS LOCATION

FIGURE 8

**HDJ** PLLC  
**DESIGN GROUP**  
 engineers | landscape architects | planners | surveyors

314 W 19th Street  
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 503/924-0005  
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## Design Year AM Peak Hour Volumes With Project Kennewick School District Middle School #5-TIA

# ***SAFETY ANALYSIS***

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## **LEFT TURN STORAGE AND RIGHT TURN ANALYSIS**

The need for left and right turns was evaluated at the studied intersections. Left turn lanes can be justified based on either safety or capacity. The capacity analysis identifies the need for left turns at stop controlled or signalized legs of an intersection. Safety is usually the major justification for left turn lanes on uncontrolled legs of an intersection. The previous section discussing intersection capacity would identify any left turn needs at stop controlled or signalized legs of the intersections.

The criteria for the analysis of left turn lanes at uncontrolled intersection legs are based on the WSDOT Design Manual for Left-turn Storage Guidelines: Two-lane, Un-signalized Intersections (Exhibit 1310-7a). The results of this analysis are shown in Tables 7 and 8 and are attached in Appendix E. No restrictive geometrics require a left-turning vehicles to slow greatly below the speed of through traffic on South Clodfelter Road that is signed with a speed limit of 50 MPH.

**Table 7  
Left Turn Analysis**

<b>Intersection - Movement</b>	<b>Site Access on South Clodfelter Road</b>
Design Hourly Volume (Total both directions)	784
Percent Left Turns	8.48
Left Turn Justified	Yes

**Table 8  
Right Turn Analysis**

<b>Intersection - Movement</b>	<b>Site Access North Bound Right Turn</b>
Peak Hour Approach Volume (right & through)	411
Peak Hour Right Turn Volumes	197
Right Turn Recommendation	Consider Right Turn Lane

The installation of a two-way left turn lane on South Clodfelter Road proposed by the applicant at the site entrance does meet WSDOT criteria and is recommended as it would improve the overall safety of the intersection.

The installation of a right turn lane does not address a LOS problem at the driveway or safety as the majority of the traffic is slow because it comes from eastbound Leslie Road. Because the

are temporary, installation of a right turn lane is not recommended. Directing access off an Ridgeline Dr, west of Clodfelter Rd will drop the LOS to E (40 seconds of delay for eastbound Ridgeline Dr) at Clodfelter/Leslie/Ridgeline intersection. This can be mitigated with a traffic signal or a 4-way STOP control (LOS B with 13.3 seconds of delay).

### Collision Analysis

Three plus years of collision data (01/2011 to 08/2014) was requested and obtained from the Washington State Department of Transportation (WSDOT). The analysis is based on the assumption that a collision rate less than the critical collision rate for the intersection is typically considered to be within acceptable parameters. A collision rate above the critical rate is worthy of further examination. The detailed accident data can be found in Appendix E. The results of the accident analysis are shown in Table 9.

**Table 9  
Collision Analysis For Study  
Intersections (01/2011-08/2014)**

<b>COLLISION TYPE</b>	<b>W Badger Rd, W Clearwater, and Leslie Rd</b>	<b>Leslie Rd S Clodfelter Rd</b>	<b>S Clodfelter Rd W 10<sup>th</sup> Avenue</b>
Rear-end	1	0	0
Entering at angle	5	0	0
Sideswipe	5	0	0
Approach turn	0	0	0
Motorcycle overturn	0	0	0
Fixed Object	2	0	0
<b>TOTAL COLLISIONS</b>	<b>13</b>	<b>0</b>	<b>0</b>
<b>CRITICAL RATE</b>	<b>0.83</b>	<b>0</b>	<b>0</b>
<b>COLLISION RATE</b>	<b>0.51</b>	<b>0</b>	<b>0</b>

Three plus years of collision data from WSDOT was analyzed for this report. To calculate the collision rate, the link volumes from the City of Kennewick's traffic map were used. The calculation of the critical and collision rate are in Appendix E.

The only intersection with collisions with collisions was the West Badger Road, West Clearwater Avenue, and Leslie Road and the rate is well below the critical rate. Not further analysis is required.

### TRANSIT, PEDESTRIAN, AND BICYCLE FACILITIES

Ben Franklin Transit provides bus service to the greater Tri-City urban area. The closest routes are along West 10<sup>th</sup> Avenue and Columbia Center Boulevard (Route 48), approximately two miles from the intersection of Leslie Road and South Clodfelter Road. Middle school bus service is currently provided to desert Hills Middle School in this area. With the proposed new middle school, bus service will be modified, and continue to Middle School #5.

Student pedestrian activity to and from the site is anticipated to be moderate, but will be based upon the "Student Transportation Allocation Reporting System (STARS) one-road mile mapping system for students that walk to school. The bulk of walk distance housing is on Leslie Road between South Clodfelter Road and Clearwater Avenue. Missing sidewalk on the north side of Leslie Road may discourage walking. Crossing South Clodfelter Road will be challenging due to the volume of traffic and speed of traffic. Where the Kennewick School District agrees to place, the sidewalk and any driveways should be installed to meet current ADA (Americans with Disability Act) standards.

The previously considered roundabout at South Clodfelter Road, Leslie Road and Ridgeline Drive is the best option for pedestrian safety, significantly safer than a signal.

As an interim improvement to a signal (current preferred alternative to a roundabout) a RRFB is recommended. If room permits, install a pedestrian refuge island.

An area of residential housing within walking distance is north west of the school. An enhanced crosswalk is recommended across South Clodfelter Road at the north end of the two-way left turn lane to provide a refuge island and RRFB.

Bicycle activity to and from the site is anticipated to be light. There are no bike lanes on roadways analyzed for this project. The Regional Bicycle and Pedestrian Transportation Plan was reviewed for future bicycle improvements and none was called for on South Clodfelter Road. No bicycle improvements are recommended for this project.

#### **SIGHT DISTANCE AT SITE ACCESS LOCATIONS**

The proposed site accesses onto South Clodfelter Road currently have more than 500 feet of sight distance to the north and south. Figure 2 shows a typical sight distance triangle for the access driveways on South Clodfelter. This exceeds stopping and intersection sight distances for AASHTO based on the approaching speed of vehicles. No additional sight distance issues are anticipated with these site access points assume the sight is developed to maintain adequate sight distance.

## ***STUDY CONCLUSIONS***

---

The findings of the Traffic Impact Analysis are listed below:

12. No off-site traffic improvements are recommended. The only off-site traffic improvements are related to school zone signing.
13. Traffic in the area will continue to increase with or without the proposal due to a background annual growth rate of 2.0%.
14. Off-site pedestrian improvements are needed at several locations.
  - Crossing South Clodfelter Road at Leslie Road.
  - Crossing South Clodfelter Road north of the school.
  - Walkway improvements should be provided on the north side of Leslie Road between South Clodfelter Road and the Canyon Ranch Development.
15. The in-process trips are based on City of Kennewick's developments referred to as: LDS Church, Canyon Ranch Subdivision and Edward Park Apartment.
16. All studied intersections will operate at an acceptable level of service in the design year with or without the proposal.
17. WSDOT Design Manual left or right turn lane guidelines are met at the driveway entrances onto South Clodfelter Road. A two-way left turn lane will be added to South Clodfelter Road beginning just north of Leslie Road and ending approximately 1200 feet north Leslie Road. Level of service at the interim driveway is acceptable and installing a right turn lane for temporary driveways is not recommended.
18. The roundabout at the intersection of East Badger Road, Leslie Road, West. Clearwater Avenue, and Leslie Road and the intersection of South Clodfelter Road, West 10<sup>th</sup> Avenue, and West. Hildebrand Road both have adequate capacity for the new middle school trips and projected annual growth.
19. The collision history was reviewed and no safety problems were noted at the studies intersections.
20. There is no public transit within typical walking distances of the project site. In the immediate vicinity of the roundabout at the intersection of East Badger Road, Leslie Road, and West Clearwater Avenue, there are sidewalks and striped shoulders, but no bike lanes. Both the intersections of South Clodfelter Road, West 10<sup>th</sup> Avenue, and West Hildebrand Road and Leslie Road and South Clodfelter Road have striped shoulders, but no sidewalks or bike lanes. No bike lanes were call for in the 2010 Regional Bicycle and Pedestrian Transportation Plan. There is a sidewalk planned to be constructed along South Clodfelter Road along the project frontage as part of the Steptoe Street and West Hildebrand extension projects. The driveways to the site and the sidewalks should be constructed to meet current Americans with Disability Act standards.

21. Sight distance at the site driveways were reviewed and verified to meet AASHTO requirements for stopping and intersection sight distance. No sight distance issues are anticipated at the site access points.
22. Pedestrian safety will be significantly be improved with the previously proposed roundabout at the South Clodfelter/Ridgeline/Leslie intersection compared to the current proposed traffic signal.

## ***PROJECT-RELATED IMPROVEMENTS***

---

The following recommendations are based on the TIA conclusions:

- Install pedestrian crossing enhancements on South Clodfelter Road at the Leslie Road intersection to include a rapid rectangular flashing beacon (RRFB) and refuge island.
- Install another RRFB enhanced crosswalk on the north side of campus. The KSD and the City of Kennewick should coordinate on the exact location to maximize use and effectiveness.
- Install walkway improvements on the north side of Leslie Road between South Clodfelter Road and the sidewalk installed for the Canyon Ranch Subdivision. Sidewalks are preferred, but shoulder widening, as an interim improvement until Ridgeline Drive is extended or a "Safe Routes to School" grant can be used to fund full frontage improvements.

## ***REFERENCES***

---

1. *Highway Capacity Manual*, 2000 Transportation Research Board, National Research Council.
2. *Trip Generation Manual*, Eighth Edition, 2003, Institute of Transportation Engineers.
3. *Manual on Uniform Traffic Control Devices*, 2009 Edition, Federal Highway Administration.
4. *Walla Walla Urban Area Transportation Impact Analysis Guidelines Walla Walla WA*, June 2004, City of Walla Walla Engineering Division
5. *Traffic Access and Impact Study for Site Development, A Recommended Practice*, 1991, Institute of Transportation Engineers.
6. *A Policy on The Geometric Design of Highways and Streets*, 1994, American Association of State Highway Transportation Officials.
7. *WSDOT Highway Design Manual*, July 2013, Washington State Department of Transportation.
8. *Roundabout: An Informational Guide*, June 2000, Federal Highway Administration.

# **APPENDIX A**

# ITE Trip Generation

Trip Generation Based on Weighted Average Rates  
 HDJ Design Group

General	
Location:	1001 Jankin High School, Stanford, CA 94304
Site Area (sq ft):	150
Site Area (acres):	0.0034

Date: 10/4/2014  
 Analyst: JAM  
 Project: KSD MS #5

	In	Out	Total
Average Weekday	758	758	1,516
New Trips	758	758	1,516
AM weekday 7 to 9	263	215	479
New Trips	263	215	479
PM weekday 4 to 6	68	64	131
New Trips	68	64	132

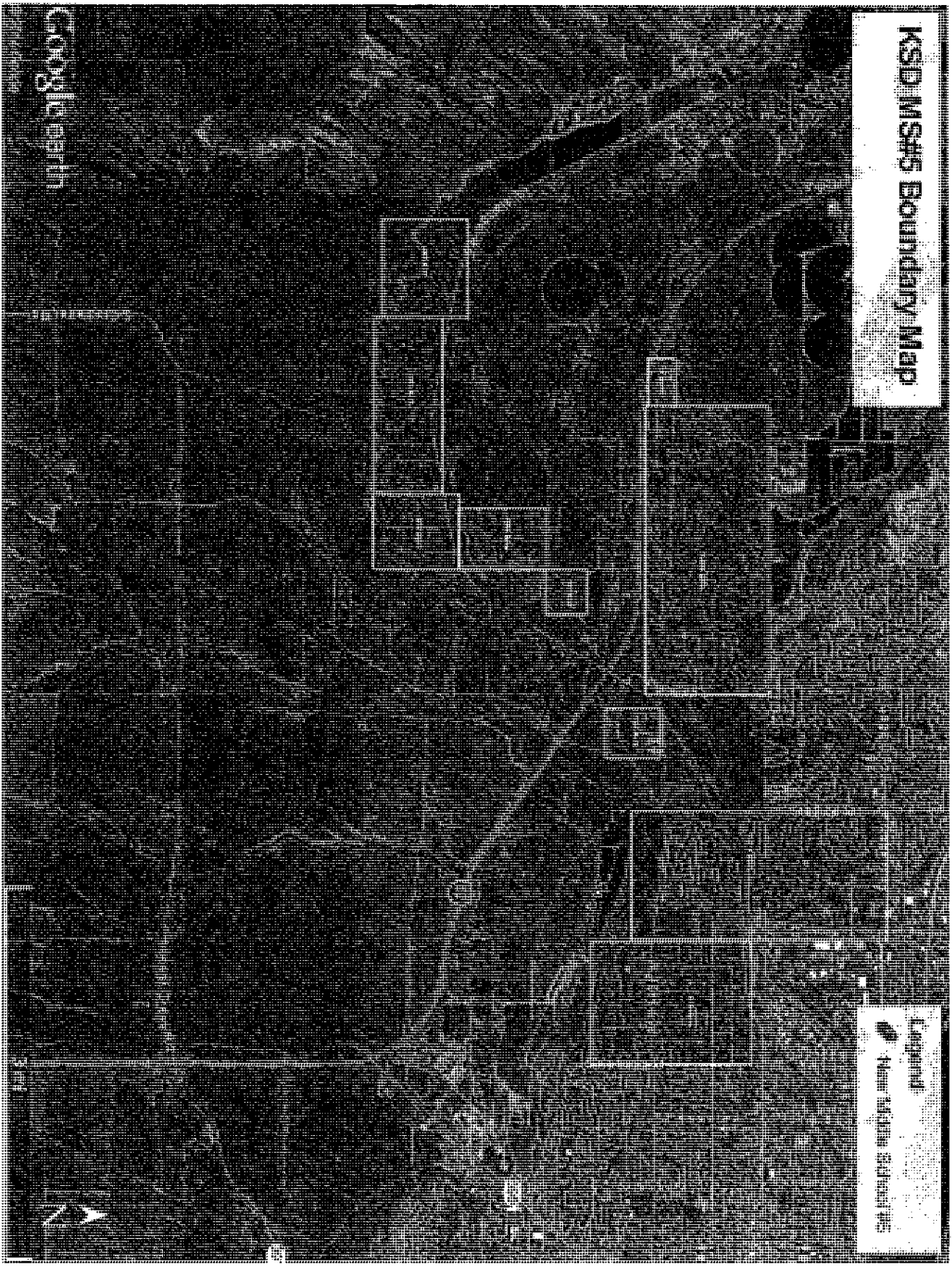
PM peak is for peak hour for the adjacent streets,  
 typically between 4 and 6 PM

Analysis Period: Weekday		
Average Rate	Rate	Trips
	10.75	1516
Entering/Exiting		
In Entering	758	758
Out Exiting	758	758
New Trips		
In Entering	0	
Out Exiting	0	
		1516
		758
		758
		1516
		758
		758

Analysis Period: Weekday		
Average Rate	Rate	Trips
	10.75	1516
Entering/Exiting		
In Entering	758	758
Out Exiting	758	758
New Trips		
In Entering	0	
Out Exiting	0	
		1516
		758
		758
		1516
		758
		758

Analysis Period: Weekday		
Average Rate	Rate	Trips
	10.75	1516
Entering/Exiting		
In Entering	758	758
Out Exiting	758	758
New Trips		
In Entering	0	
Out Exiting	0	
		1516
		758
		758
		1516
		758
		758

**KSID MSHA'S BOUNDARY MAP**



Google Earth

**Legend**  
KSID MSHA'S BOUNDARY

**Manix, John A.**

**From:** John Deskins <John.Deskins@ci.kennewick.wa.us>  
**Sent:** Monday, October 06, 2014 11:18 AM  
**To:** Manix, John A.  
**Subject:** In-Process Traffic

John,

Here are the in-process traffic numbers. I'm sorry that it only includes Daily Trips and my estimated trip distribution.

Canyon Ranch:

PP 12-09

Page 3 of 3

### TRAFFIC MITIGATION FEE BASIS

**Project Trip Generation:**

TYPE OF PROJECT	PROJECT SIZE	AVERAGE WEEKDAY TRIP GENERATION (YRD)
Single Family Detached Housing (Land Use 210)	131	1346

Average Weekday Trip Rate determined from the 5<sup>th</sup> Edition of the Institute of Transportation Engineers Trip Generation Manual.

**Mitigation Cost Calculations:**

Specific Mitigation Project(s)	Mitigation Cost Estimate	Main Street ADT	Minor Street ADT	Project Trips	Percent of Trips using Mitigation	Project Trips using Mitigation	Percent Responsible	Cost
Ridgeline (Leslie & Clodfelter Road Roundabout)	\$ 300,000	2,264	2,645	1,346	60%	808	14.2%	\$ 42,456
5-Corners Roundabout (Clodfelter/Steptoe/10th/Hildebrand)	\$ 300,000	2,530	2,112	1,346	60%	808	14.8%	\$ 44,458
<b>Total Costs</b>	<b>\$ 600,000</b>							<b>\$ 86,914</b>

Note: These ADTs are based on 2012 counts.

**Project Calculation Method:**

Formula: Project Trip Generation multiplied by the percent of trips using the intersection divided by sum of Main Street and Minor Street Average Daily Traffic (ADT) plus project trips using mitigation and then multiplied by the cost of the mitigation measure equals the project incremental traffic mitigation fee.

LDS Church:

**TRAFFIC MITIGATION FEE CALCULATIONS**

**Project Trip Generation:**

TYPE OF PROJECT	PROJECT SIZE	AVERAGE WEEKDAY TRIP GENERATION (vpd)
Meeting House (Custom Per Group McKenzie Report)	19075	341

Average Weekday Trip Rate determined from the 8th Edition of the Institute of Transportation Engineers Trip Generation Manual.

**Mitigation Cost Calculations:**

Specific Mitigation Project(s)	Mitigation Cost Estimate	Main Street ADT	Minor Street ADT	Project Trips	Percent of Trips using Mitigation	Project Trips using Mitigation	Percent Responsible	Cost
Ridgeline & Clodfelter Road Roundabout	\$ 300,000	4,898	0	341	50%	171	3.4%	\$ 10,092
5-Corners Roundabout (Clodfelter/Stephoe/10th/Hildebrand)	\$ 300,000	5,480	0	341	20%	68	1.2%	\$ 3,688
<b>Total Costs</b>	<b>\$ 600,000</b>							<b>\$ 13,779</b>

Note: 5-Corners ADT is total ADT of both roads combined based on a calculation from the TransCAD model runs of 2005 and 2025 for this intersection. Calculating the growth factor, the PM peak volumes were projected to 2016 which is the analysis year required for this project per KAC 13-08. This calculated PM volume was converted to an ADT using a 12% DHV, which is the 2016 ADT calculated above.

Edward Rose Apartments:

**TRAFFIC MITIGATION FEE CALCULATIONS for Proposed Apartments  
at corner of Clodfelter & Leslie**

**Project Trip Generation:**

TYPE OF PROJECT	PROJECT SIZE	AVERAGE WEEKDAY TRIP GENERATION (vpd)
Apartments (Land Use 220)	642 units	4014

Average Weekday Trip Rate determined from the 8th Edition of the Institute of Transportation Engineers Trip Generation Manual.

**Mitigation Cost Calculations:**

Specific Mitigation Project(s)	Mitigation Cost Estimate	Main Street ADT	Minor Street ADT	Project Trips	Percent of Trips using Mitigation	Project Trips using Mitigation	Percent Responsible	Cost
Clearwater & Leslie Roundabout	\$ 300,000	9,700	1,500	4,014	50%	2007	15.2%	\$ 45,589
Leslie & Clodfelter Road Roundabout	\$ 300,000	2,015	0	4,014	50%	2007	49.9%	\$ 149,702
5-Corners Roundabout (Clodfelter/Steptoe/10th/Hildebrand)	\$ 300,000	5,480	0	4,014	50%	2007	26.8%	\$ 80,419
<b>Total Costs</b>	<b>\$ 900,000</b>							<b>\$ 275,710</b>

Note: Leslie & Clodfelter ADT is total ADT of both roads combined based on a calculation from the TransCAD model runs of 2005 and 2025 for this intersection. Calculating the growth factor, the PM peak volumes were projected to 2016 which is the analysis year required for this project per KAC 13-08. This calculated PM volume was converted to an ADT using a 12% DHV, which is the 2016 ADT calculated above. 5-Corners Roundabout ADT was calculated in the same manner.

Sincerely,

John Deskins, PE, PTOE  
Traffic Engineer  
City of Kennewick, Washington  
[john.deskins@ci.kennewick.wa.us](mailto:john.deskins@ci.kennewick.wa.us)  
Direct Phone: (509) 585-4400

# **APPENDIX B**

File Name: E:\Projects\3868-00\Traffic Counts\Badger-Ridgeline-Leslie\_roundabout.ppd

Start Date: 10/2/2014

Start Time: 7:00

Site Code: 12345678

Location: Roundabout at Badger Rd/Leslie/Ridgeline

Peak Hour: 7:00 AM - 8:00 AM

Comment: Observed traffic from Northwest Corner of Roundabout

Start Time	From North			From East			From South			From West		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
7:00 AM	13	32	0	0	9	23	0	7	120	0	34	24
7:15 AM	14	47	1	0	3	13	0	13	144	0	45	15
7:30 AM	21	40	3	0	4	24	0	24	149	0	50	18
7:45 AM	17	42	0	0	5	31	0	9	118	0	32	12
<b>Peak Hour</b>	<b>55</b>	<b>131</b>	<b>4</b>	<b>0</b>	<b>21</b>	<b>91</b>	<b>0</b>	<b>53</b>	<b>531</b>	<b>0</b>	<b>161</b>	<b>69</b>
8:00 AM	22	34	0	0	2	14	0	8	93	0	32	15
8:15 AM	22	57	0	0	1	24	0	20	107	0	51	15
8:30 AM	29	35	2	0	3	28	0	21	138	0	38	10
8:45 AM	27	27	1	0	1	21	0	10	87	0	26	9

File Name: E:\Projects\3868-00\Traffic Counts\Clodfelter-Ridgeline.ppd

Start Date: 10/1/2014

Start Time: 7:00:00 AM

Site Code: 0000023

Location: Intersection of Clodfelter Road and Ridgeline Drive

Peak Hour: 7:30 AM - 8:30 AM

Comment: Observed Traffic from Southwest Corner of Intersection

Start Time	From North			From East			From South			From West			
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
07:00 AM	14	4	0	0	0	0	0	14	4	0	2	0	20
07:15 AM	15	2	0	0	0	0	0	17	6	0	7	0	15
07:30 AM	13	6	0	0	0	0	0	14	6	0	6	0	26
07:45 AM	29	7	0	0	0	0	0	11	7	0	5	0	7
08:00 AM	19	8	0	0	0	0	0	13	8	0	5	0	13
08:15 AM	13	7	0	0	0	0	0	15	15	0	5	0	11
<b>PEAK HOUR</b>	<b>29</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>6</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>26</b>
08:30 AM	15	7	0	0	0	0	0	10	8	0	6	0	12
08:45 AM	15	7	0	0	0	0	0	5	7	0	10	0	11



# **APPENDIX C**

## LEVEL OF SERVICE CRITERIA FOR STOP CONTROLLED INTERSECTIONS

The level of service for Stop Sign controlled intersections is based of Tables 10-7 and 10-38 for two-way and all-way stop controlled, respectively, from the December 1997 update of the 1985 Highway Capacity Manual as listed below:

Level of Service	Average Control Delay (sec/veh)
A	$\leq 10$
B	$> 10$ and $15 \leq$
C	$> 15$ and $25 \leq$
D	$> 25$ and $35 \leq$
E	$> 35$ and $50 \leq$
F	$> 50$

Source: "Highway Capacity Manual" Special Report No. 209, Transportation Research Board, National Research Council, Washington, D. C., 1985, updated December 1997, 2000.

# APPENDIX D

---

Scenario Report

Scenario: Existing - AM

Command: Existing

Volume: AM

Geometry: Default Geometry

Impact Fee: Default Impact Fee

Trip Generation: AM

Trip Distribution: Default Trip Distribution

Paths: Default Path

Routes: Default Route

Configuration: Existing

-----  
Turning Movement Report  
AM  
-----

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#3 Clodfelter Rd and Ridgeline Dr													
Base	36	53	0	0	28	74	57	0	21	0	0	0	269
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	36	53	0	0	28	74	57	0	21	0	0	0	269
#5 Badger Rd/Leslie/Ridgeline													
Base	48	531	53	4	161	65	210	69	161	13	91	21	1427
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	48	531	53	4	161	65	210	69	161	13	91	21	1427
#9 Steptoe/10th/Clodfelter													
Base	2	47	83	19	10	12	4	60	1	78	57	42	415
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	47	83	19	10	12	4	60	1	78	57	42	415

---

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Impact Analysis Report  
Level Of Service

Intersection	LOS	Base		LOS	Future		Change in
		Del/ Veh	V/ C		Del/ Veh	V/ C	
# 3 Clodfelter Rd and Ridgeline Dr	A	9.9	0.000	A	9.9	0.000	+ 0.000 D/V
# 5 Badger Rd/Leslie/Ridgeline	A	2.2	0.000	A	2.2	0.000	+ 0.000 V/C
# 9 Steptoe/10th/Clodfelter	A	8.3	0.245	A	8.3	0.245	+ 0.000 V/C

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

\*\*\*\*\*
Intersection #3 Clodfelter Rd and Ridgeline Dr
\*\*\*\*\*

Average Delay (sec/veh): 3.9 Worst Case Level Of Service: A[ 9.9]
\*\*\*\*\*

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes. Rows include Clodfelter Rd and Ridgeline Dr with various traffic configurations.

Volume Module: >> Count Date: 1 Oct 2014 << AM Peak Hour. Table showing traffic volume data for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, and Final Volume.

Critical Gap Module: Table showing Critical Gap and FollowUpTim values for different traffic movements.

Capacity Module: Table showing Capacity data for Conflict Vol, Potent Cap., Move Cap., and Volume/Cap.

Level Of Service Module: Table showing Level of Service data for 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS.

Note: Queue reported is the number of cars per lane.
\*\*\*\*\*

-----  
 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Base Volume Alternative  
 -----

\*\*\*\*\*

Intersection #3 Clodfelter Rd and Ridgeline Dr

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

```

-----
Level Of Service Computation Report
FHWA Roundabout Method (Base Volume Alternative)
*****
Intersection #5 Badger Rd/Leslie/Ridgeline
*****
Average Delay (sec/veh):      2.2      Level Of Service: A
*****
Street Name:      Ridgeline-Leslie      Badger
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:      Yield Sign      Yield Sign      Yield Sign      Yield Sign
Lanes:      2      2      2      2
-----|-----|-----|-----|
Volume Module: >> Count Date: 2 Oct 2014 << AM Peak Hour
Base Vol:      48 531 53 4 161 65 210 69 161 13 91 21
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 48 531 53 4 161 65 210 69 161 13 91 21
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90
PHF Volume: 53 590 59 4 179 72 233 77 179 14 101 23
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Reduced Vol: 53 590 59 4 179 72 233 77 179 14 101 23
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
FinalVolume: 53 590 59 4 179 72 233 77 179 14 101 23
-----|-----|-----|-----|
PCE Module:
AutoPCE: 53 590 59 4 179 72 233 77 179 14 101 23
TruckPCE: 0 0 0 0 0 0 0 0 0 0 0 0
ComboPCE: 0 0 0 0 0 0 0 0 0 0 0 0
BicyclePCE: 0 0 0 0 0 0 0 0 0 0 0 0
AdjVolume: 53 590 59 4 179 72 233 77 179 14 101 23
-----|-----|-----|-----|
Delay Module: >> Time Period: 0.25 hours <<
CircVolume: 314 169 198 877
MaxVolume: 2198 2302 2282 1793
PedVolume: 0 0 0 0
AdjMaxVol: 2198 2302 2282 1793
ApproachVol: 702 256 489 139
ApproachDel: 2.4 1.8 2.0 2.2
Queue: 1.4 0.4 0.8 0.3

```

```

-----
                        Level Of Service Computation Report
                2000 HCM 4-Way Stop Method (Base Volume Alternative)
*****
Intersection #9 Steptoe/10th/Clodfelter
*****
Cycle (sec):          100                Critical Vol./Cap. (X):          0.245
Loss Time (sec):      0 (Y+R=4.0 sec)    Average Delay (sec/veh):          8.3
Optimal Cycle:        0                  Level Of Service:                  A
*****
Approach:            North Bound          South Bound          East Bound          West Bound
Movement:            L - T - R            L - T - R            L - T - R            L - T - R
-----|-----|-----|-----|
Control:              Stop Sign              Stop Sign              Stop Sign              Stop Sign
Rights:               Include              Include              Include              Include
Min. Green:           0  0  0              0  0  0              0  0  0              0  0  0
Lanes:                0  0  1! 0  0          0  0  1! 0  0          0  0  1! 0  0          0  0  1! 0  0
-----|-----|-----|-----|
Volume Module: >> Count Date: 30 Sep 2014 << AM Peak Hour
Base Vol:             2  47  83          19  10  12          4  60  1          78  57  42
Growth Adj:           1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
Initial Bse:          2  47  83          19  10  12          4  60  1          78  57  42
User Adj:             1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
PHF Adj:              0.90 0.90  0.90    0.90 0.90  0.90    0.90 0.90  0.90    0.90 0.90  0.90
PHF Volume:           2  52  92          21  11  13          4  67  1          87  63  47
Reduct Vol:           0  0  0              0  0  0              0  0  0              0  0  0
Reduced Vol:          2  52  92          21  11  13          4  67  1          87  63  47
PCE Adj:              1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
MLF Adj:              1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
FinalVolume:          2  52  92          21  11  13          4  67  1          87  63  47
-----|-----|-----|-----|
Saturation Flow Module:
Adjustment:           1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
Lanes:                0.01 0.36  0.63    0.47 0.24  0.29    0.06 0.92  0.02    0.44 0.32  0.24
Final Sat.:           12  292  515          344 181  217          47  701  12          353  258  190
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:              0.18 0.18  0.18    0.06 0.06  0.06    0.10 0.10  0.10    0.25 0.25  0.25
Crit Moves:           ****              ****              ****              ****
Delay/Veh:            8.0  8.0  8.0          7.8  7.8  7.8          8.0  8.0  8.0          8.7  8.7  8.7
Delay Adj:            1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00    1.00 1.00  1.00
AdjDel/Veh:           8.0  8.0  8.0          7.8  7.8  7.8          8.0  8.0  8.0          8.7  8.7  8.7
LOS by Move:          A  A  A              A  A  A              A  A  A              A  A  A
ApproachDel:          8.0              7.8              8.0              8.7
Delay Adj:            1.00              1.00              1.00              1.00
ApprAdjDel:           8.0              7.8              8.0              8.7
LOS by Apr:           A              A              A              A
AllWayAvgQ:           0.2  0.2  0.2          0.1  0.1  0.1          0.1  0.1  0.1          0.3  0.3  0.3
*****
Note: Queue reported is the number of cars per lane.
*****

```

Level Of Service Detailed Computation Report  
2000 HCM 4-Way Stop Method  
Base Volume Alternative

\*\*\*\*\*  
Intersection #9 Steptoe/10th/Clodfelter  
\*\*\*\*\*

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R

Time Period: 0.25 hour

HevVeh:	0%	0%	0%
---------	----	----	----

Alpha Value: 0.01

GroupType:	1	1	1	1
P[C1]:	0.65	0.58	0.60	0.71
P[C2]:	0.04	0.12	0.19	0.07
P[C3]:	0.27	0.24	0.16	0.19
P[C4]:	0.04	0.07	0.06	0.03
P[C5]:	0.00	0.00	0.00	0.00
Padj[C1]:	0.007	0.008	0.007	0.005
Padj[C2]:	0.003	0.003	0.001	0.002
Padj[C3]:	-0.008	-0.006	-0.004	-0.005
Padj[C4]:	-0.002	-0.004	-0.003	-0.002
Padj[C5]:	-0.000	-0.000	-0.000	-0.000

Lane:	L1	L1	L1	L1
LaneType:	LEFTTHRURITE	LEFTTHRURITE	LEFTTHRURITE	LEFTTHRURITE
HeadwayAdj:	-0.374	-0.083	0.003	-0.054
Volume:	147	46	72	197
Capacity:	819	743	759	801
DegOfUtil:	0.17	0.06	0.09	0.24
DepHeadway:	4.17	4.56	4.52	4.34
ServiceTime:	2.2	2.6	2.5	2.3
Delay:	8.0	7.8	8.0	8.7
Queue:	0.2	0.1	0.1	0.3

Approach:	North Bound	South Bound	East Bound	West Bound
ApproachDel:	8.0	7.8	8.0	8.7
Delay Adj:	1.00	1.00	1.00	1.00
ApprAdjDel:	8.0	7.8	8.0	8.7
LOS by Appr:	A	A	A	A
OverallDel:			8.3	
OverallLOS:			A	

---

Scenario Report

Scenario: Future w/o Proj. - AM

Command: W/O Project

Volume: AM

Geometry: Default Geometry

Impact Fee: Default Impact Fee

Trip Generation: AM

Trip Distribution: Default Trip Distribution

Paths: Default Path

Routes: Default Route

Configuration: Future @ 2% G.R.

-----  
 Turning Movement Report  
 AM  
 -----

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#3 Clodfelter Rd and Ridgeline Dr													
Base	40	58	0	0	31	81	63	0	23	0	0	0	296
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
In Pro	2	0	0	0	0	85	175	0	2	0	0	0	264
Total	42	58	0	0	31	166	238	0	25	0	0	0	560
#5 Badger Rd/Leslie/Ridgeline													
Base	53	584	58	4	177	72	231	76	177	14	100	23	1570
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
In-Pro	0	0	36	4	0	0	0	47	0	18	115	29	249
Total	53	584	94	8	177	72	231	123	177	32	215	52	1819
#6 Site Access/Clodfelter Rd													
Base	0	121	0	0	112	0	0	0	0	0	0	0	233
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
In Pro	0	175	0	0	85	0	0	0	0	0	0	0	260
Total	0	296	0	0	197	0	0	0	0	0	0	0	493

-----  
 Intersection Volume Report  
 Base Volume Alternative  
 -----

Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L --	T --	R	L --	T --	R	L --	T --	R	L --	T --	R
3 Clodfelter Rd	40	58	0	0	31	81	63	0	23	0	0	0
5 Badger Rd/Les	53	584	58	4	177	72	231	76	177	14	100	23
6 Site Access/C	0	121	0	0	112	0	0	0	0	0	0	0

---

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Impact Analysis Report  
Level Of Service

Intersection		Base		Future		Change in
		LOS	Veh C	LOS	Veh C	
# 3 Clodfelter Rd and Ridgeline Dr	B	10.1	0.000	B 13.6	0.000	+ 3.447 D/V
# 5 Badger Rd/Leslie/Ridgeline	A	2.3	0.000	A 2.4	0.000	+ 0.000 V/C
# 6 Site Access/Clodfelter Rd	A	9.6	0.000	B 10.9	0.000	+ 1.327 D/V

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Clodfelter Rd and Ridgeline Dr

Average Delay (sec/veh): 3.9 Worst Case Level Of Service: B[ 10.1]

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes for Clodfelter Rd and Ridgeline Dr.

Table with columns for Volume Module, Count, Date, AM, Peak, Hour, and various volume/adjustment factors.

Table for Critical Gap Module showing Critical Gp and FollowUpTim values.

Table for Capacity Module showing Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap.

Table for Level Of Service Module showing 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS.

Note: Queue reported is the number of cars per lane.

Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Base Volume Alternative

\*\*\*\*\*

Intersection #3 Clodfelter Rd and Ridgeline Dr

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Clodfelter Rd and Ridgeline Dr

Average Delay (sec/veh): 7.0 Worst Case Level Of Service: B[ 13.6]

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes. Rows include Clodfelter Rd and Ridgeline Dr with various movement types (L, T, R) and control types (Uncontrolled, Stop Sign).

Table with columns for Volume Module, Count, Date, and Peak Hour. Rows include Base Vol, Growth Adj, Initial Bse, Added Vol, In Process, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, and Final Volume.

Table with columns for Critical Gap Module, Critical Gp, and FollowUpTim. Rows include Critical Gp and FollowUpTim values.

Table with columns for Capacity Module, Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap. Rows include Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap. values.

Table with columns for Level Of Service Module, 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., SharedQueue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS. Rows include 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., SharedQueue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS values.

Note: Queue reported is the number of cars per lane.

-----  
 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Future Volume Alternative  
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\*\*\*\*\*

Intersection #3 Clodfelter Rd and Ridgeline Dr

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
RevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report  
 FHWA Roundabout Method (Base Volume Alternative)

\*\*\*\*\*  
 Intersection #5 Badger Rd/Lealie/Ridgeline  
 \*\*\*\*\*

Average Delay (sec/veh): 2.3 Level Of Service: A  
 \*\*\*\*\*

Street Name:	Ridgeline-Lealie				Badger			
Approach:	North Bound		South Bound		East Bound		West Bound	
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Yield Sign		Yield Sign		Yield Sign		Yield Sign	
Lanes:	2		2		2		2	

Volume Module: >> Count Date: 2 Oct 2014 << AM Peak Hour												
Base Vol:	48	531	53	4	161	65	210	69	161	13	91	21
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	53	584	58	4	177	72	231	76	177	14	100	23
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	59	649	65	5	197	79	257	84	197	16	111	26
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	59	649	65	5	197	79	257	84	197	16	111	26
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	59	649	65	5	197	79	257	84	197	16	111	26

PCE Module:												
AutoPCE:	59	649	65	5	197	79	257	84	197	16	111	26
TruckPCE:	0	0	0	0	0	0	0	0	0	0	0	0
ComboPCE:	0	0	0	0	0	0	0	0	0	0	0	0
BicyclePCE:	0	0	0	0	0	0	0	0	0	0	0	0
AdjVolume:	59	649	65	5	197	79	257	84	197	16	111	26

Delay Module: >> Time Period: 0.25 hours <<				
CircVolume:	346	186	218	964
MaxVolume:	2175	2290	2267	1730
PedVolume:	0	0	0	0
AdjMaxVol:	2175	2290	2267	1730
ApproachVol:	772	281	538	153
ApproachDel:	2.6	1.8	2.1	2.3
Queue:	1.6	0.4	0.9	0.3

Level Of Service Computation Report  
 FHWA Roundabout Method (Future Volume Alternative)

\*\*\*\*\*  
 Intersection #5 Badger Rd/Leslie/Ridgeline  
 \*\*\*\*\*

Average Delay (sec/veh): 2.4      Level Of Service: A  
 \*\*\*\*\*

Street Name:	Ridgeline-Leslie						Badger					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Yield Sign			Yield Sign			Yield Sign			Yield Sign		
Lanes:	2			2			2			2		

Volume Module: >> Count Date: 2 Oct 2014 << AM Peak Hour

Base Vol:	48	531	53	4	161	65	210	69	161	13	91	21
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	53	584	58	4	177	72	231	76	177	14	100	23
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
In-Process :	0	0	36	4	0	0	0	47	0	18	115	29
Initial Fut:	53	584	94	8	177	72	231	123	177	32	215	52
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	59	649	105	9	197	79	257	137	197	36	239	58
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	59	649	105	9	197	79	257	137	197	36	239	58
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	59	649	105	9	197	79	257	137	197	36	239	58

PCE Module:

AutoPCE:	59	649	105	9	197	79	257	137	197	36	239	58
TruckPCE:	0	0	0	0	0	0	0	0	0	0	0	0
ComboPCE:	0	0	0	0	0	0	0	0	0	0	0	0
BicyclePCE:	0	0	0	0	0	0	0	0	0	0	0	0
AdjVolume:	59	649	105	9	197	79	257	137	197	36	239	58

Delay Module: >> Time Period: 0.25 hours <<

CircVolume:	403	334	242	964
MaxVolume:	2134	2184	2250	1730
PedVolume:	0	0	0	0
AdjMaxVol:	2134	2184	2250	1730
ApproachVol:	812	286	590	333
ApproachDel:	2.7	1.9	2.2	2.6
Queue:	1.8	0.5	1.1	0.7

```

-----
Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)
*****
Intersection #6 Site Access/Clodfelter Rd
*****
Average Delay (sec/veh):      9.6      Worst Case Level Of Service: A[ 9.6]
*****
Street Name:      Clodfelter Rd      Site Access
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----
Control:      Stop Sign      Stop Sign      Uncontrolled      Uncontrolled
Rights:      Include      Include      Include      Include
Lanes:      0 0 1 0 0      1 0 1 0 0      0 0 0 0 0      1 0 0 0 1
-----
Volume Module: >> Count Date: 2 Oct 2014 << AM Peak Hour
Base Vol:      0 110 0      0 102 0      0 0 0      0 0 0
Growth Adj:    1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10
Initial Bse:    0 121 0      0 112 0      0 0 0      0 0 0
User Adj:      1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:      1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:     0 121 0      0 112 0      0 0 0      0 0 0
Reduct Vol:    0 0 0      0 0 0      0 0 0      0 0 0
FinalVolume:   0 121 0      0 112 0      0 0 0      0 0 0
-----
Critical Gap Module:
Critical Gp:xxxxx 6.5 xxxxx 7.1 6.5 xxxxx xxxxx xxxx xxxxxx xxxxx xxxx xxxxx
FollowUpTim:xxxxx 4.0 xxxxx 3.5 4.0 xxxxx xxxxx xxxx xxxxxx xxxxx xxxx xxxxx
-----
Capacity Module:
Cnflct Vol: xxxx 0 xxxxx 61 0 xxxxx xxxx xxxx xxxxxx xxxxx xxxx xxxxxx
Potent Cap.: xxxx 900 xxxxxx 940 900 xxxxxx xxxxx xxxx xxxxxx xxxxx xxxx xxxxxx
Move Cap.: xxxx 900 xxxxxx 843 900 xxxxxx xxxxx xxxx xxxxxx xxxxx xxxx xxxxxx
Volume/Cap: xxxx 0.13 xxxxx 0.00 0.12 xxxxx xxxxx xxxx xxxxx xxxxx xxxxx xxxxx
-----
Level Of Service Module:
2Way95thQ: xxxx 0.5 xxxxxx xxxxx 0.4 xxxxxx xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx
Control Del:xxxxxx 9.6 xxxxxx xxxxxx 9.6 xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx
LOS by Move: * A * * A * * * * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxxxx xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx
SharedQueue:xxxxxx xxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx
Shrd ConDel:xxxxxx xxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx
Shared LOS: * * * * * * * * * * * * * * * *
ApproachDel: 9.6 9.6 xxxxxx xxxxxx
ApproachLOS: A A * *
*****
Note: Queue reported is the number of cars per lane.
*****

```

Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Base Volume Alternative

\*\*\*\*\*  
 Intersection #6 Site Access/Clodfelter Rd  
 \*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Site Access/Clodfelter Rd

Average Delay (sec/veh): 10.6 Worst Case Level Of Service: B[ 10.9]

Table with columns: Street Name, Clodfelter Rd, Site Access, North Bound, South Bound, East Bound, West Bound, Movement, Control, Rights, Lanes.

Table with columns: Volume Module, Count, Date, AM, Peak, Hour, Base Vol, Growth Adj, Initial Bse, Added Vol, In Process, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume.

Table with columns: Critical Gap Module, Critical Gp, FollowUpTim.

Table with columns: Capacity Module, Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Table with columns: Level Of Service Module, 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., SharedQueue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

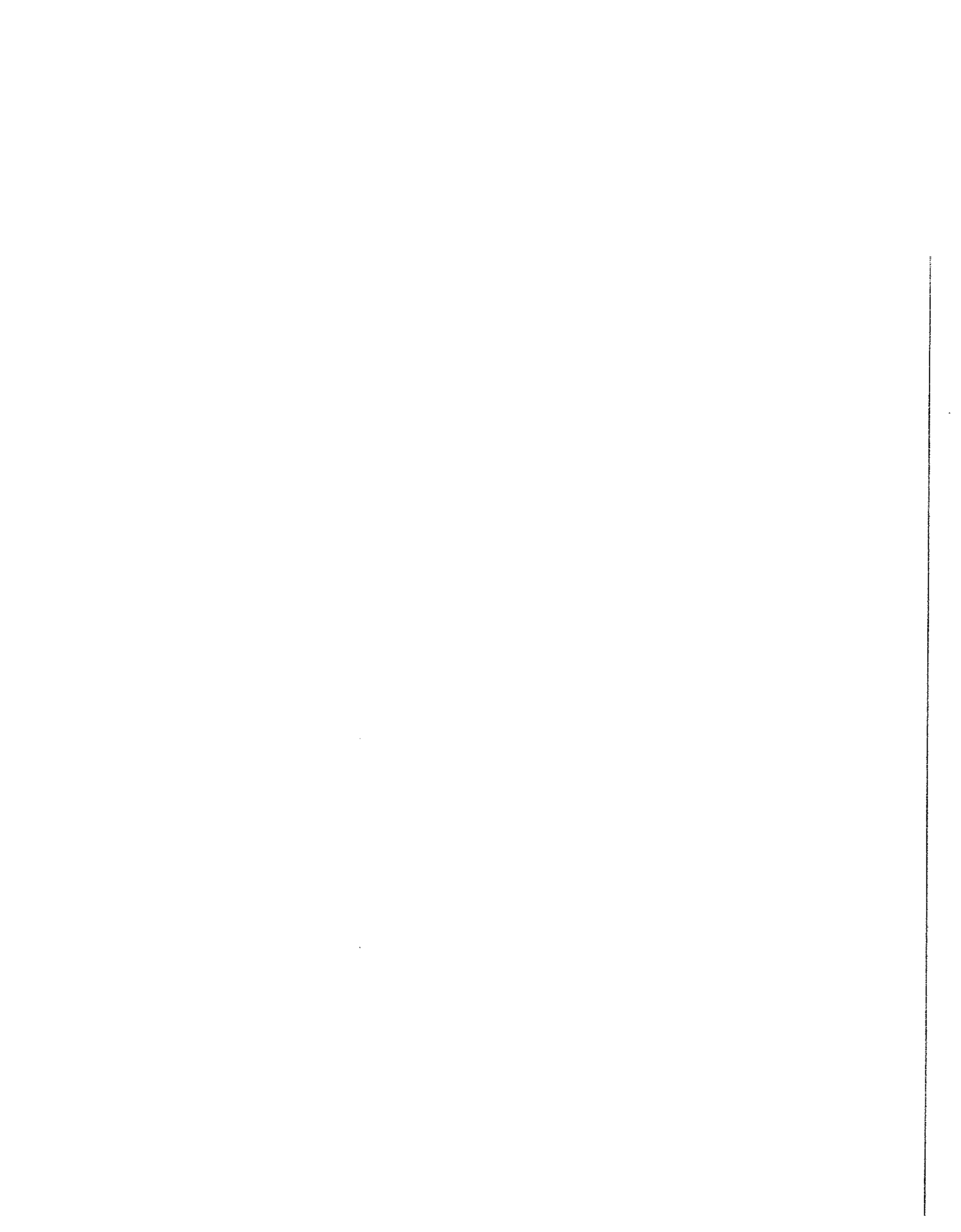
Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Future Volume Alternative

\*\*\*\*\*

Intersection #6 Site Access/Clodfelter Rd

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											



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Scenario Report

Scenario: Future - AM  
Command: W/ Project  
Volume: AM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: AM  
Trip Distribution: Default Trip Distribution  
Paths: Default Path  
Routes: Default Route  
Configuration: Future @ 2% G.R.

-----  
 Turning Movement Report  
 AM  
 -----

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#3 Clodfelter Rd and Ridgeline Dr													
Base	40	58	0	0	31	81	63	0	23	0	0	0	296
Added	0	0	0	0	0	123	150	0	0	0	0	0	273
In Pro	2	0	0	0	0	85	175	0	2	0	0	0	264
Total	42	58	0	0	31	289	388	0	25	0	0	0	833
#5 Badger Rd/Leslie/Ridgeline													
Base	53	584	58	4	177	72	231	76	177	14	100	23	1570
Added	0	0	71	8	0	0	0	71	0	58	58	6	272
In-Pro	0	0	36	4	0	0	0	47	0	18	115	29	249
Total	53	584	165	16	177	72	231	194	177	90	273	58	2091
#6 Site Access/Clodfelter Rd													
Base	0	121	0	0	112	0	0	0	0	0	0	0	233
Added	0	0	150	113	0	0	0	0	0	123	0	92	478
In Pro	0	175	0	0	85	0	0	0	0	0	0	0	260
Total	0	296	150	113	197	0	0	0	0	123	0	92	971

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Intersection Volume Report  
Base Volume Alternative

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Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L --	T --	R	L --	T --	R	L --	T --	R	L --	T --	R
3 Clodfelter Rd	40	58	0	0	31	81	63	0	23	0	0	0
5 Badger Rd/Les	53	584	58	4	177	72	231	76	177	14	100	23
6 Site Access/C	0	121	0	0	112	0	0	0	0	0	0	0

-----  
 Intersection Volume Report  
 Future Volume Alternative  
 -----

Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L --	T --	R	L --	T --	R	L --	T --	R	L --	T --	R
3 Clodfelter Rd	42	58	0	0	31	289	388	0	25	0	0	0
5 Badger Rd/Les	53	584	165	16	177	72	231	194	177	90	273	58
6 Site Access/C	0	296	150	113	197	0	0	0	0	123	0	92

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Impact Analysis Report  
Level Of Service

Intersection		Base		Future		Change in
		Del/ LOS	V/ Veh C	Del/ LOS	V/ Veh C	
# 3 Clodfelter Rd and Ridgeline Dr	B	10.1	0.000	C 23.5	0.000	+13.389 D/V
# 5 Badger Rd/Leslie/Ridgeline	A	2.3	0.000	A 2.7	0.000	+ 0.000 V/C
# 6 Site Access/Clodfelter Rd	A	9.6	0.000	D 27.1	0.000	+17.472 D/V

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

\*\*\*\*\*
Intersection #3 Clodfelter Rd and Ridgeline Dr
\*\*\*\*\*

Average Delay (sec/veh): 3.9 Worst Case Level Of Service: B[ 10.1]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Clodfelter Rd and Ridgeline Dr.

Volume Module: >> Count Date: 1 Oct 2014 << AM Peak Hour. Table with columns: Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume.

Critical Gap Module: Table with columns: Critical Gp, FollowUpTim.

Capacity Module: Table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module: Table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., SharedQueue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

-----  
 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Base Volume Alternative  
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\*\*\*\*\*  
 Intersection #3 Clodfelter Rd and Ridgeline Dr  
 \*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Clodfelter Rd and Ridgeline Dr

Average Delay (sec/veh): 12.1 Worst Case Level Of Service: C[ 23.5]

Street Name:	Clodfelter Rd			Ridgeline Dr					
Approach:	North Bound			South Bound		East Bound		West Bound	
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled		Stop Sign		Stop Sign	
Rights:	Include			Include		Include		Include	
Lanes:	0	1	0	0	0	1	0	0	0

Volume Module:	>>	Count	Date:	1 Oct 2014	<<	AM	Peak	Hour				
Base Vol:	36	53	0	0	28	74	57	0	21	0	0	0
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	40	58	0	0	31	81	63	0	23	0	0	0
Added Vol:	0	0	0	0	0	123	150	0	0	0	0	0
In Process :	2	0	0	0	0	85	175	0	2	0	0	0
Initial Fut:	42	58	0	0	31	289	388	0	25	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	46	65	0	0	34	322	431	0	28	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	46	65	0	0	34	322	431	0	28	0	0	0

Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	6.4	6.5	6.2	xxxxxx	xxxx	xxxxxx
FollowUpTim:	2.2	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	3.5	4.0	3.3	xxxxxx	xxxx	xxxxxx

Capacity Module:												
Cnflct Vol:	356	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	352	352	195	xxxx	xxxx	xxxxxx
Potent Cap.:	1214	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	649	576	851	xxxx	xxxx	xxxxxx
Move Cap.:	1214	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	630	553	851	xxxx	xxxx	xxxxxx
Volume/Cap:	0.04	xxxx	xxxx	xxxx	xxxx	xxxx	0.68	0.00	0.03	xxxx	xxxx	xxxx

Level Of Service Module:															
2Way95thQ:	0.1	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx			
Control Del:	8.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx			
LOS by Move:	A	*	*	*	*	*	*	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	640	xxxxxx	xxxx	xxxx	xxxxxx			
SharedQueue:	0.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	6.0	xxxxxx	xxxxxx	xxxx	xxxxxx			
Shrd ConDel:	8.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	23.5	xxxxxx	xxxxxx	xxxx	xxxxxx			
Shared LOS:	A	*	*	*	*	*	*	C	*	*	*	*			
ApproachDel:	xxxxxx			xxxxxx				23.5		xxxxxx					
ApproachLOS:	*			*				C		*					

Note: Queue reported is the number of cars per lane.

-----  
 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Future Volume Alternative  
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Intersection #3 Clodfelter Rd and Ridgeline Dr

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report  
 FHWA Roundabout Method (Base Volume Alternative)

\*\*\*\*\*  
 Intersection #5 Badger Rd/Leslie/Ridgeline  
 \*\*\*\*\*

Average Delay (sec/veh): 2.3 Level Of Service: A  
 \*\*\*\*\*

Street Name:	Ridgeline-Leslie				Badger			
Approach:	North Bound		South Bound		East Bound		West Bound	
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Yield Sign		Yield Sign		Yield Sign		Yield Sign	
Lanes:	2		2		2		2	

Volume Module:	>> Count	Date:	2 Oct 2014	<< AM	Peak	Hour						
Base Vol:	48	531	53	4	161	65	210	69	161	13	91	21
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	53	584	58	4	177	72	231	76	177	14	100	23
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	59	649	65	5	197	79	257	84	197	16	111	26
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	59	649	65	5	197	79	257	84	197	16	111	26
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	59	649	65	5	197	79	257	84	197	16	111	26

PCE Module:												
AutoPCE:	59	649	65	5	197	79	257	84	197	16	111	26
TruckPCE:	0	0	0	0	0	0	0	0	0	0	0	0
ComboPCE:	0	0	0	0	0	0	0	0	0	0	0	0
BicyclePCE:	0	0	0	0	0	0	0	0	0	0	0	0
AdjVolume:	59	649	65	5	197	79	257	84	197	16	111	26

Delay Module:	>> Time Period:	0.25 hours	<<	
CircVolume:	346	186	218	964
MaxVolume:	2175	2290	2267	1730
PedVolume:	0	0	0	0
AdjMaxVol:	2175	2290	2267	1730
ApproachVol:	772	281	538	153
ApproachDel:	2.6	1.8	2.1	2.3
Queue:	1.6	0.4	0.9	0.3

Level Of Service Computation Report  
 FHWA Roundabout Method (Future Volume Alternative)

\*\*\*\*\*  
 Intersection #5 Badger Rd/Leslie/Ridgeline  
 \*\*\*\*\*

Average Delay (sec/veh): 2.7 Level Of Service: A  
 \*\*\*\*\*

Street Name:		Ridgeline-Leslie				Badger				
Approach:		North Bound		South Bound		East Bound		West Bound		
Movement:		L	T	R	L	T	R	L	T	R
Control:		Yield Sign		Yield Sign		Yield Sign		Yield Sign		
Lanes:		2		2		2		2		

Volume Module:	>> Count	Date:	2 Oct 2014	<< AM	Peak Hour							
Base Vol:	48	531	53	4	161	65	210	69	161	13	91	21
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	53	584	58	4	177	72	231	76	177	14	100	23
Added Vol:	0	0	71	8	0	0	0	71	0	58	58	6
In-Process :	0	0	36	4	0	0	0	47	0	18	115	29
Initial Fut:	53	584	165	16	177	72	231	194	177	90	273	58
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	59	649	184	18	197	79	257	215	197	100	303	65
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	59	649	184	18	197	79	257	215	197	100	303	65
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	59	649	184	18	197	79	257	215	197	100	303	65

PCE Module:												
AutoPCE:	59	649	184	18	197	79	257	215	197	100	303	65
TruckPCE:	0	0	0	0	0	0	0	0	0	0	0	0
ComboPCE:	0	0	0	0	0	0	0	0	0	0	0	0
BicyclePCE:	0	0	0	0	0	0	0	0	0	0	0	0
AdjVolume:	59	649	184	18	197	79	257	215	197	100	303	65

Delay Module: >> Time Period: 0.25 hours <<												
CircVolume:	490		462		315		964					
MaxVolume:	2071		2091		2197		1730					
PedVolume:	0		0		0		0					
AdjMaxVol:	2071		2091		2197		1730					
ApproachVol:	891		294		669		468					
ApproachDel:	3.0		2.0		2.4		2.9					
Queue:	2.2		0.5		1.3		1.1					

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #6 Site Access/Clodfelter Rd

Average Delay (sec/veh): 9.6 Worst Case Level Of Service: A[ 9.6]

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes. Rows include Clodfelter Rd and Site Access with various movement and lane configurations.

Table with columns for Volume Module, Count, Date, AM, Peak, and Hour. Rows include Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, and Final Volume.

Table with columns for Critical Gap Module, Critical Gp, and FollowUpTim. Rows show values for various gap and follow-up times.

Table with columns for Capacity Module, Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap. Rows show capacity and volume-related metrics.

Table with columns for Level Of Service Module, 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., SharedQueue, Shrd ConDel, Shared LOS, ApproachDel, and ApproachLOS. Rows show detailed level of service and delay metrics.

Note: Queue reported is the number of cars per lane.

Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Base Volume Alternative

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Intersection #6 Site Access/Clodfelter Rd

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Site Access/Clodfelter Rd

Average Delay (sec/veh): 20.7 Worst Case Level Of Service: D [ 27.1]

Street Name:	Clodfelter Rd				Site Access			
Approach:	North Bound		South Bound		East Bound		West Bound	
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Stop Sign		Stop Sign		Uncontrolled		Uncontrolled	
Rights:	Include		Include		Include		Include	
Lanes:	0 0 0 1 0	1 0 1 0 0	0 0 0 0 0	1 0 0 0 1				

Volume Module: >> Count Date: 2 Oct 2014 << AM Peak Hour											
Base Vol:	0	110	0	0	102	0	0	0	0	0	0
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	0	121	0	0	112	0	0	0	0	0	0
Added Vol:	0	0	150	113	0	0	0	0	123	0	92
In Process :	0	175	0	0	85	0	0	0	0	0	0
Initial Fut:	0	296	150	113	197	0	0	0	123	0	92
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	296	150	113	197	0	0	0	123	0	92
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	296	150	113	197	0	0	0	123	0	92

Critical Gap Module:											
Critical Gp:xxxxx	6.5	6.2	7.1	6.5	xxxxx	xxxxx	xxxxx	xxxxx	4.1	xxxxx	xxxxx
FollowUpTim:xxxxx	4.0	3.3	3.5	4.0	xxxxx	xxxxx	xxxxx	xxxxx	2.2	xxxxx	xxxxx

Capacity Module:											
Cnflct Vol: xxxx	338	0	394	246	xxxxx	xxxxx	xxxxx	xxxxx	0	xxxxx	xxxxx
Potent Cap.: xxxx	586	900	569	660	xxxxx	xxxxx	xxxxx	xxxxx	900	xxxxx	xxxxx
Move Cap.: xxxx	506	900	230	570	xxxxx	xxxxx	xxxxx	xxxxx	900	xxxxx	xxxxx
Volume/Cap: xxxx	0.58	0.17	0.49	0.35	xxxxx	xxxxx	xxxxx	xxxxx	0.14	xxxxx	xxxxx

Level Of Service Module:											
2Way95thQ: xxxx xxxx xxxxxx	2.5	1.5	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	0.5	xxxxx	xxxxx
Control Del:xxxxx xxxx xxxxxx	34.8	14.6	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	9.6	xxxxx	xxxxx
LOS by Move: * * * D B * * * A * *											
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT											
Shared Cap.: xxxx xxxx	594	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
SharedQueue:xxxxx xxxx	6.7	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
Shrd ConDel:xxxxx xxxx	27.1	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
Shared LOS: * * D * * * * * * * *											
ApproachDel: 27.1 22.0 xxxxxxx xxxxxxx											
ApproachLOS: D C * *											

Note: Queue reported is the number of cars per lane.

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 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Future Volume Alternative  
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\*\*\*\*\*  
 Intersection #6 Site Access/Clodfelter Rd  
 \*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											



# School Access to Proposed Ridgeline

Future - AM

Wed Oct 8, 2014 10:48:14

Page 1-1

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## Scenario Report

Scenario: Future - AM  
Command: W/ Project  
Volume: AM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: AM  
Trip Distribution: Default Trip Distribution  
Paths: Default Path  
Routes: Default Route  
Configuration: Future @ 2% G.R.

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 Turning Movement Report  
 AM  
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Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#3 Clodfelter Rd and Ridgeline Dr													
Base	40	58	0	0	31	81	63	0	23	0	0	0	296
Added	0	0	0	0	0	0	0	150	0	0	123	0	273
In Pro	2	0	0	0	0	85	175	0	2	0	0	0	264
Total	42	58	0	0	31	166	238	150	25	0	123	0	833
#5 Badger Rd/Leslie/Ridgeline													
Base	53	584	58	4	177	72	231	76	177	14	100	23	1570
Added	0	0	71	8	0	0	0	71	0	58	58	6	272
In-Pro	0	0	36	4	0	0	0	47	0	18	115	29	249
Total	53	584	165	16	177	72	231	194	177	90	273	58	2091
#8 Site Access/Proposed Ridgeline Dr													
Base	0	0	0	0	0	0	0	0	0	0	0	0	0
Added	0	0	0	92	0	123	150	0	0	0	0	113	478
Total	0	0	0	92	0	123	150	0	0	0	0	113	478

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Intersection Volume Report  
Base Volume Alternative

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Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
3 Clodfelter Rd	40	58	0	0	31	81	63	0	23	0	0	0
5 Badger Rd/Les	53	584	58	4	177	72	231	76	177	14	100	23
8 Site Access/P	0	0	0	0	0	0	0	0	0	0	0	0

-----  
 Intersection Volume Report  
 Future Volume Alternative  
 -----

Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L --	T --	R	L --	T --	R	L --	T --	R	L --	T --	R
3 Clodfelter Rd	42	58	0	0	31	166	238	150	25	0	123	0
5 Badger Rd/Les	53	584	165	16	177	72	231	194	177	90	273	58
8 Site Access/P	0	0	0	92	0	123	150	0	0	0	0	113

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

\*\*\*\*\*  
Intersection #3 Clodfelter Rd and Ridgeline Dr with School Access to Ridgeline  
\*\*\*\*\*

*Ridgeline  
2 way stop  
on Ridgeline*

Average Delay (sec/veh): 22.4 Worst Case Level Of Service: E[ 40.3]  
\*\*\*\*\*

Street Name:	Clodfelter Rd				Ridgeline Dr			
Approach:	North Bound		South Bound		East Bound		West Bound	
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign	
Rights:	Include		Include		Include		Include	
Lanes:	0 1 0 0 0	0 0 0 1 0	0 0 1 0 0	0 0 1 0 0	0 0 1 0 0	0 0 1 0 0	0 0 1 0 0	

Volume Module: >> Count Date: 1 Oct 2014 << AM Peak Hour												
Base Vol:	36	53	0	0	28	74	57	0	21	0	0	0
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	40	58	0	0	31	81	63	0	23	0	0	0
Added Vol:	0	0	0	0	0	0	0	150	0	0	123	0
In Process :	2	0	0	0	0	85	175	0	2	0	0	0
Initial Fut:	42	58	0	0	31	166	238	150	25	0	123	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	46	65	0	0	34	185	264	167	28	0	137	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	46	65	0	0	34	185	264	167	28	0	137	0

Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.1	6.5	6.2	xxxxx	6.5	xxxxx
FollowUpTim:	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	4.0	xxxxx

Capacity Module:												
Cnflct Vol:	219	xxxx	xxxxx	xxxx	xxxx	xxxxx	352	284	127	xxxx	376	xxxxx
Potent Cap.:	1362	xxxx	xxxxx	xxxx	xxxx	xxxxx	606	629	929	xxxx	558	xxxxx
Move Cap.:	1362	xxxx	xxxxx	xxxx	xxxx	xxxxx	475	607	929	xxxx	539	xxxxx
Volume/Cap:	0.03	xxxx	xxxx	xxxx	xxxx	xxxx	0.56	0.27	0.03	xxxx	0.25	xxxx

Level Of Service Module:												
2Way95thQ:	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	1.0	xxxxx
Control Del:	7.7	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	13.9	xxxxx
LOS by Move:	A	*	*	*	*	*	*	*	*	*	B	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	533	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	9.3	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	7.7	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	40.3	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	A	*	*	*	*	*	*	E	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx				40.3				13.9
ApproachLOS:	*			*				E				B

Note: Queue reported is the number of cars per lane.  
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 Level Of Service Detailed Computation Report  
 2000 HCM Unsignalized Method  
 Future Volume Alternative  
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\*\*\*\*\*

Intersection #3 Clodfelter Rd and Ridgeline Dr

\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
HevVeh:	0%			0%			0%			0%		
Grade:	0%			0%			0%			0%		
Peds/Hour:	0			0			0			0		
Pedestrian Walk Speed:	4.00 feet/sec											
LaneWidth:	12 feet			12 feet			12 feet			12 feet		
Time Period:	0.25 hour											

Peak Hour Delay Signal Warrant Report

\*\*\*\*\*  
 Intersection #3 Clodfelter Rd and Ridgeline Dr  
 \*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0
Initial Vol:	42	58	0	0	31	166	238	150	25	0	123	0
ApproachDel:	xxxxxx			xxxxxx			40.3			13.9		

Approach[eastbound][lanes=1][control=Stop Sign]  
 Signal Warrant Rule #1: [vehicle-hours=4.6]  
 SUCCEED - Vehicle-hours greater than or equal to 4 for one lane approach.  
 Signal Warrant Rule #2: [approach volume=413]  
 SUCCEED - Approach volume greater than or equal to 100 for one lane approach.  
 Signal Warrant Rule #3: [approach count=4][total volume=833]  
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[westbound][lanes=1][control=Stop Sign]  
 Signal Warrant Rule #1: [vehicle-hours=0.5]  
 FAIL - Vehicle-hours less than 4 for one lane approach.  
 Signal Warrant Rule #2: [approach volume=123]  
 SUCCEED - Approach volume greater than or equal to 100 for one lane approach.  
 Signal Warrant Rule #3: [approach count=4][total volume=833]  
 SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER  
 This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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*All Way Stop Clodfelter Rd & Ridgeline Dr  
with School Access to Ridgeline*

MITIG8 - Future - AM

Wed Oct 8, 2014 10:55:19

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Traffic Impact Analysis Data  
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Level Of Service Computation Report

2000 HCM 4-Way Stop Method (Future Volume Alternative)

\*\*\*\*\*  
Intersection #3 Clodfelter Rd and Ridgeline Dr  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap. (X): 0.659  
Loss Time (sec): 0 (Y+R=4.0 sec) Average Delay (sec/veh): 13.3  
Optimal Cycle: 0 Level Of Service: B  
\*\*\*\*\*

Street Name:	Clodfelter Rd						Ridgeline Dr					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign						Stop Sign					
Rights:	Include						Include					
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0

Volume Module:	>>	Count	Date:	1 Oct 2014	<<	AM	Peak	Hour				
Base Vol:	36	53	0	0	28	74	57	0	21	0	0	0
Growth Adj:	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Initial Bse:	40	58	0	0	31	81	63	0	23	0	0	0
Added Vol:	0	0	0	0	0	0	0	150	0	0	123	0
In Process :	2	0	0	0	0	85	175	0	2	0	0	0
Initial Fut:	42	58	0	0	31	166	238	150	25	0	123	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	46	65	0	0	34	185	264	167	28	0	137	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	46	65	0	0	34	185	264	167	28	0	137	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	46	65	0	0	34	185	264	167	28	0	137	0

Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.42	0.58	0.00	0.00	0.16	0.84	0.58	0.36	0.06	0.00	1.00	0.00
Final Sat.:	232	325	0	0	102	549	401	253	42	0	617	0

Capacity Analysis Module:												
Vol/Sat:	0.20	0.20	xxxx	xxxx	0.34	0.34	0.66	0.66	0.66	xxxx	0.22	xxxx
Crit Moves:	****			****			****			****		
Delay/Veh:	10.1	10.1	0.0	0.0	10.3	10.3	16.6	16.6	16.6	0.0	9.8	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	10.1	10.1	0.0	0.0	10.3	10.3	16.6	16.6	16.6	0.0	9.8	0.0
LOS by Move:	B	B	*	*	B	B	C	C	C	*	A	*
ApproachDel:	10.1		10.3				16.6					
Delay Adj:	1.00		1.00				1.00					
ApprAdjDel:	10.1		10.3				16.6					
LOS by Appr:	B		B				C					
AllWayAvgQ:	0.2	0.2	0.2	0.4	0.4	0.4	1.7	1.7	1.7	0.2	0.2	0.2

\*\*\*\*\*  
Note: Queue reported is the number of cars per lane.  
\*\*\*\*\*

Traffic Impact Analysis Data

Level Of Service Detailed Computation Report  
 2000 HCM 4-Way Stop Method  
 Future Volume Alternative

\*\*\*\*\*  
 Intersection #3 Clodfelter Rd and Ridgeline Dr  
 \*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

Time Period: 0.25 hour

HevVeh:	0%	0%	0%	0%
---------	----	----	----	----

Alpha Value: 0.01

GroupType:	1	1	1	1
P[C1]:	0.20	0.23	0.45	0.20
P[C2]:	0.09	0.05	0.12	0.36
P[C3]:	0.40	0.48	0.30	0.13
P[C4]:	0.27	0.21	0.12	0.26
P[C5]:	0.04	0.02	0.01	0.04
Padj[C1]:	0.019	0.017	0.011	0.016
Padj[C2]:	0.010	0.009	0.005	0.004
Padj[C3]:	-0.009	-0.012	-0.008	-0.001
Padj[C4]:	-0.016	-0.013	-0.007	-0.015
Padj[C5]:	-0.004	-0.002	-0.001	-0.004

Lane:	L1	L1	L1	L1
LaneType:	LEFTTHRURITE	LEFTTHRURITE	LEFTTHRURITE	LEFTTHRURITE
HeadwayAdj:	0.083	-0.506	0.079	0.000
Volume:	111	219	459	137
Capacity:	557	650	696	617
DegOfUtil:	0.18	0.31	0.64	0.20
DepHeadway:	5.81	5.07	5.04	5.40
ServiceTime:	3.8	3.1	3.0	3.4
Delay:	10.1	10.3	16.6	9.8
Queue:	0.2	0.4	1.7	0.2

Approach:	North Bound	South Bound	East Bound	West Bound
ApproachDel:	10.1	10.3	16.6	9.8
Delay Adj:	1.00	1.00	1.00	1.00
ApprAdjDel:	10.1	10.3	16.6	9.8
LOS by Appr:	B	B	C	A
OverallDel:			13.3	
OverallLOS:			B	

Traffic Impact Analysis Data

Peak Hour Volume Signal Warrant Report [Urban]

\*\*\*\*\*  
 Intersection #3 Clodfelter Rd and Ridgeline Dr  
 \*\*\*\*\*  
 Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound				
Movement:	L	T	R	L	T	R	L	T	R	L	T	R		
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign				
Lanes:	0	1	0	0	0	0	0	1	0	0	0	1	0	0
Initial Vol:	42	58	0	0	31	166	238	150	25	0	123	0	0	0
Major Street Volume:	536													
Minor Approach Volume:	197													
Minor Approach Volume Threshold:	386													

SIGNAL WARRANT DISCLAIMER

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# **APPENDIX E**

Intersection:	Badger/Clearwater/Lealie			8-Oct-14			
Ra =	System Wide Average accident rate =			0.6			
K =	Statistical Constant =			1.645			
Average Daily cars passing Through intersection							
	ADT			6214			
				5421			
				7050			
				1322			
M=	Millions of Vehicles for a three year period			25.558943			
Rc=	Critical Accident Rate =			0.8324777			
<b>Accident Rate</b>							
	Number of accidents =			13			
	Number of years =			3.5			
	Accident Rate =			0.5086282			
Rc= Ra+(K*Ra/M)^.5)-1/(2*M)							
System Wide Average accident rate and Statistical Constant are from Clark Co.							
ADT from Kennewick 2012 Traffic Volume Map							

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNTY

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE - SECTION 409, THIS DATA CANNOT BE USED IN DISCOVERY OR AS EVIDENCE AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED IN THE DATA

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	FIRST COLLISION TYPE / OBJECT STRUCK
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Other Objects
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering at angle
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Entering at angle
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	From same direction - one left turn - one straight
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering at angle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	From same direction - both going straight - both moving
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	From same direction - both going straight - one stopped
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Same direction -- both turning right -- both moving -- side
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering at angle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Curb, Raised Traffic Island or Raised Median Curb
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering at angle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	From same direction - both going straight - both moving
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	From same direction - one left turn - one straight

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

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AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED II

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	JUNCTION RELATIONSHIP	MOST SEVERE INJURY TYPE	# J	# N	# T	# P
							I	A	H	E
							F	E	S	D
							V	D	L	A
							A	A		
							J			
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Exiting Roundabout	No Injury	0	0	1	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Exiting Roundabout	No Injury	0	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Entering Roundabout	No Injury	0	0	2	0
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	At Intersection and Related	No Injury	0	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Circulating Roundabout	No Injury	0	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	At Intersection and Not Related	Serious Injury	2	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering Roundabout	No Injury	0	0	2	0
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Exiting Roundabout	Possible Injury	1	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering Roundabout	Possible Injury	1	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Circulating Roundabout	No Injury	0	0	1	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Entering Roundabout	No Injury	0	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Exiting Roundabout	No Injury	0	0	2	0
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Exiting Roundabout	No Injury	0	0	2	0

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary )

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JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	REPORT NUMBER	DATE	TIME
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E104160	5/3/2011	8:51
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E108185	5/12/2011	15:45
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	E121136	8/19/2011	18:11
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	E142146	12/11/2011	9:48
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E152807	2/6/2012	17:58
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E162222	3/29/2012	10:14
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E184593	8/4/2012	14:34
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	E192586	9/13/2012	12:30
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E237929	4/9/2013	18:30
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E268479	8/29/2013	16:15
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E292836	12/12/2013	6:58
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E304433	1/30/2014	17:58
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	E314637	3/15/2014	15:27

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary )

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AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT. OR ANY JURISDICTIONS INVOLVED II

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	VEHICLE 1 TYPE
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Truck Tractor & Semi-Trailer
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Passenger Car
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Pickup, Panel Truck or Vanette under 10,000 lb
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary )

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JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	VEHICLE 2 TYPE	ROADWAY SURFACE CONDITIONS
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car	Dry
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Passenger Car	Dry
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Pickup, Panel Truck or Vanette under 10,000 lb	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb	Dry
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Pickup, Panel Truck or Vanette under 10,000 lb	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Passenger Car	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb	Dry
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Pickup, Panel Truck or Vanette under 10,000 lb	Dry

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNTY

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE - SECTION 409. THIS DATA CANNOT BE USED IN DISCOVERY OR AS AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED II

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	LIGHTING CONDITIONS	VEH 1 ACTION
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Making Left Turn
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Changing Lanes
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Daylight	Going Straight Ahead
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Daylight	Going Straight Ahead
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Dark-Street Lights On	Making Left Turn
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Changing Lanes
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Going Straight Ahead
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Daylight	Making Right Turn
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Going Straight Ahead
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Going Straight Ahead
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Dawn	Changing Lanes
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Dark-Street Lights On	Changing Lanes
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Daylight	Making Left Turn

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE -- SECTION 409, THIS DATA CANNOT BE USED IN DISCOVERY OR AS AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED II

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	VEH 2 ACTION	MV DRIVER CONT CIRC 1 (UNIT 1)
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		Inattention
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Did Not Grant RW to Vehicle
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Going Straight Ahead	Disregard Yield Sign - Flashing Yellow
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Making Left Turn	None
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Did Not Grant RW to Vehicle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Did Not Grant RW to Vehicle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Stopped for Traffic	Follow Too Closely
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Making Right Turn	Improper Turn
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Did Not Grant RW to Vehicle
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		Under Influence of Alcohol
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Inattention
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Inattention
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Going Straight Ahead	Other

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE - SECTION 409, THIS DATA CANNOT BE USED IN DISCOVERY OR AS AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT. OR ANY JURISDICTIONS INVOLVED I

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	MV DRIVER CONT CIRC 1 (UNIT 2)	VEH 1 COMP DIR FROM	VEH 1 COMP DIR TO
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		South	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	Southwest	Northeast
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	None	South	North
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Improper Turn	South	North
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	North	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	West	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	East	West
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	None	North	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	Southeast	Northwest
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		East	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	North	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	West	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	West	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	None	South	West

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE - SECTION 409. THIS DATA CANNOT BE USED IN DISCOVERY OR AS AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED II

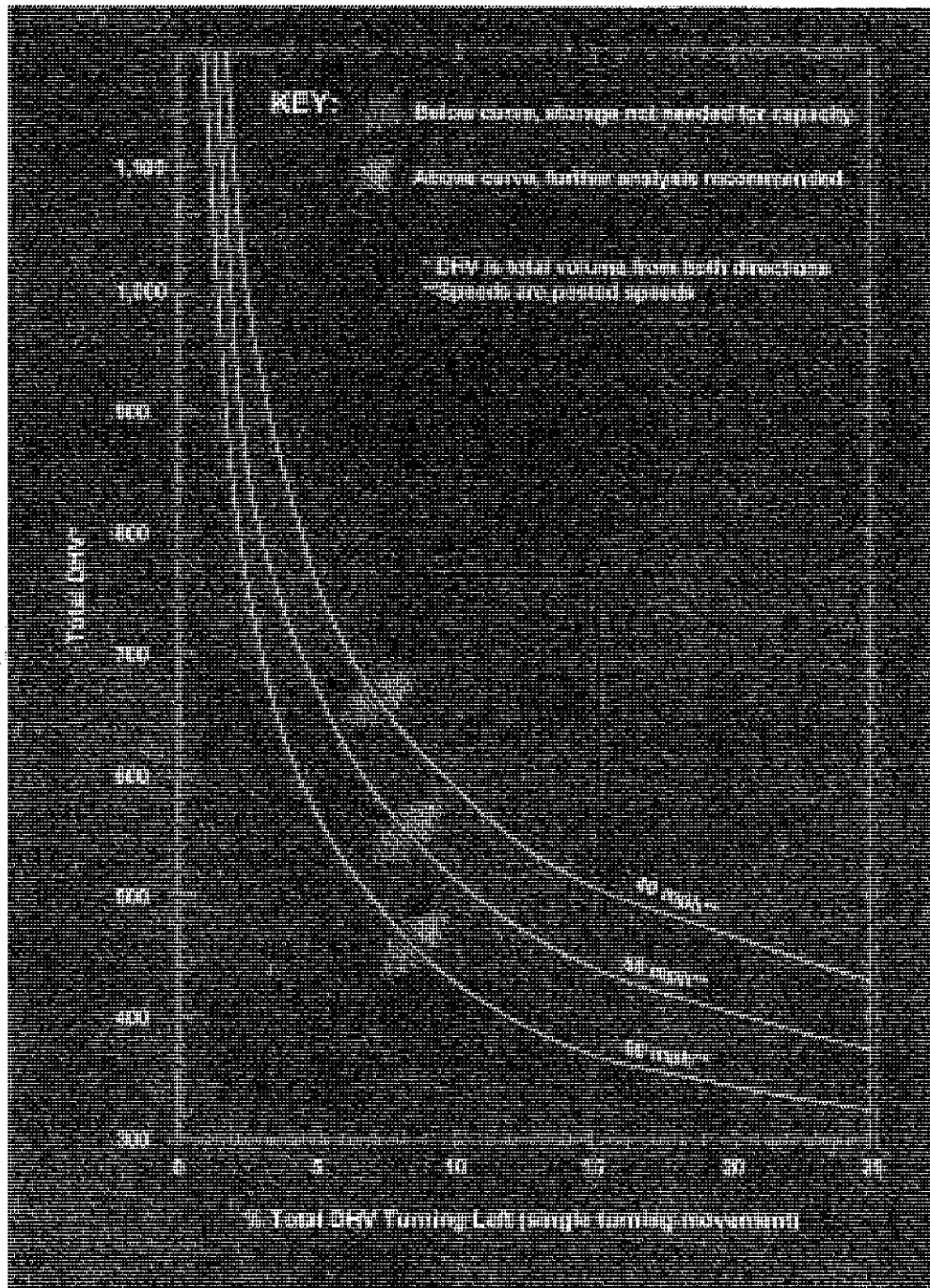
JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	VEH 2 COMP DIR FROM	VEH 2 COMP DIR TO
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Southeast	Northwest
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	West	East
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	South	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	East	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	West	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	East	Vehicle Stopped
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	North	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Southwest	Northwest
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD		
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	East	West
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	West	East
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	South	North

OFFICER REPORTED COLLISIONS THAT OCCURRED ON ALL CITY STREETS IN BENTON COUNT

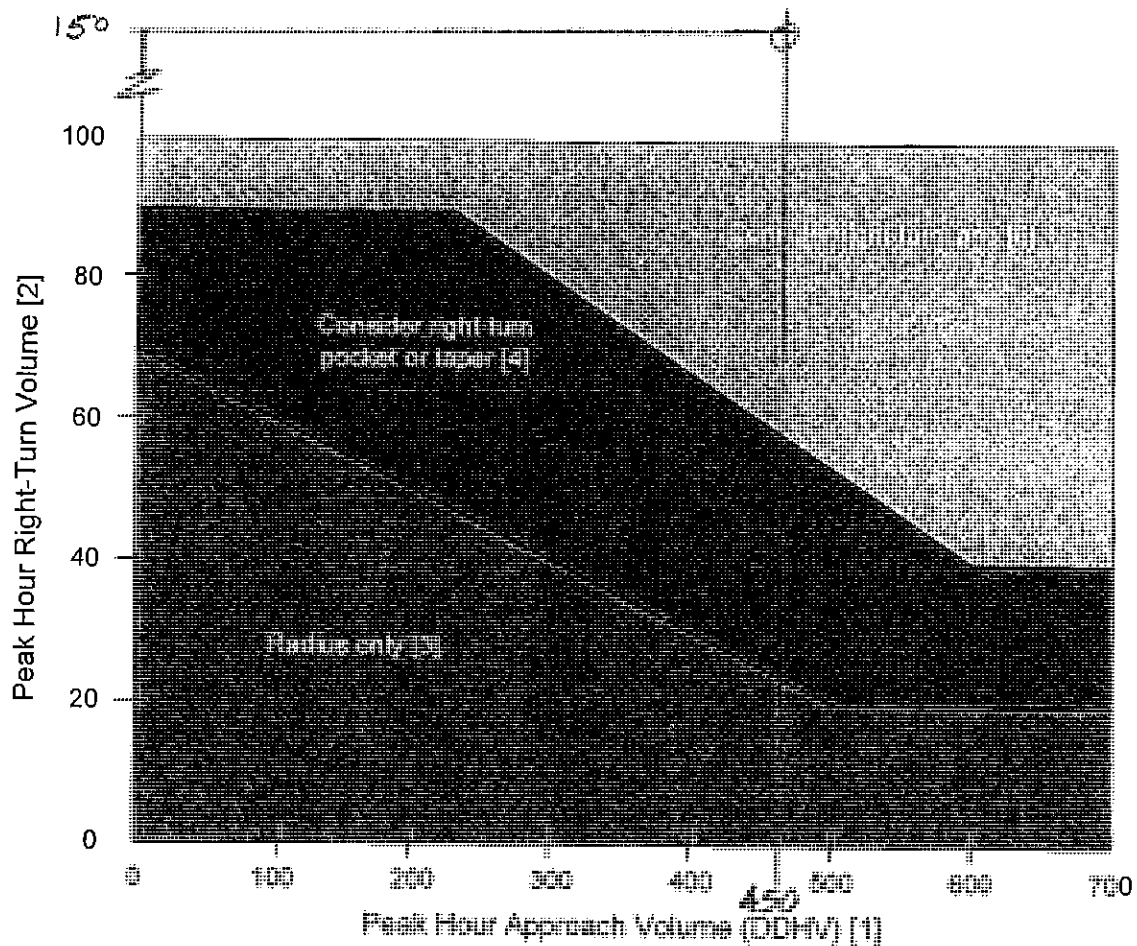
1/1/2011 - AVAILABLE 2014 (2014 is considered partial and preliminary)

UNDER 23 UNITED STATES CODE - SECTION 409. THIS DATA CANNOT BE USED IN DISCOVERY OR AS AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED I

JURISDICTION	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	IMPACT LOCATION (Effective for City, County & Misc 1/1/2010; SR's indefinite)
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Past the Outside Shoulder of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12200	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	LESLIE RD		W CLEARWATER AVE	Intersecting Trafficway (WITH intent to Access)
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Outside Shoulder of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway
City Street	Kennewick	W CLEARWATER AVE	12000	LESLIE RD	Lane of Primary Trafficway



Left-Turn Storage Guidelines: Two-Lane, Unsignalized  
 Exhibit 1310-7a

**Notes:**

- [1] For two-lane highways, use the peak hour DDHV (through + right-turn).  
For multilane, high-speed highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- [2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
- The posted speed is 45 mph or below
  - The right-turn volume is greater than 40 VPH
  - The peak hour approach volume (DDHV) is less than 300 VPH
- [3] For right-turn corner design, see Exhibit 1310-6.
- [4] For right-turn pocket or taper design, see Exhibit 1310-12.
- [5] For right-turn lane design, see Exhibit 1310-13.

**Right-Turn Lane Guidelines**  
*Exhibit 1310-11*

# Memo

## Benton County Public Works Department

**To:** Mike Shuttle Worth, Planning Manager  
**From:** Matt Rasmussen, Assistant County Engineer  
**cc:**  
**Date:** October 14, 2014  
**Re:** Kennewick School District Middle School #5

RECEIVED

OCT 14 2014

Benton County  
Planning Department

Mike,

Public Works has reviewed the submitted Conditional Use Permit and has the following comments:

Widen Clodfelter Road along its current alignment adjoining the project from the intersection with Ridgeline/Leslie Road to a point 1200 feet north of said intersection to a half width of 24 feet measured from the existing centerline of Clodfelter Road to the face of curb. Include roadway striping for a two way center turn lane and a single north bound lane. The western edge of the two way left turn lane shall be at the current centerline of Clodfelter Road. The pavement section for the widening shall consist of 0.30 feet of hot mix asphalt placed on top of 0.30 feet of crushed surfacing top course placed on top of 0.70 feet of crushed surfacing base course.

Construct Ridgeline Drive to a minimum of a 24 feet half width. The southern edge of pavement shall be on the southern boundary of the dedicated right of way. The pavement section for Ridgeline Drive shall consist of 0.30 feet of hot mix asphalt placed on top of 0.30 feet of crushed surfacing top course placed on top of 0.70 feet of crushed surfacing base course. Include a 12 feet width right turn lane for a distance 50 feet from the intersection with Clodfelter Road and taper to match the remaining portion of Ridgeline Drive at a ratio of 8:1.

Install curb, gutter, sidewalks, storm drainage, street lighting and fire hydrants on Clodfelter Road and Ridgeline Drive in accordance with the City of Kennewick standard drawings 2-3 for a collector street.

Recognizing that the Kennewick School District does not currently own a piece of property at the north east intersection of Clodfelter Road and Ridgeline Drive that would allow dedication of right of way necessary to complete the above listed improvements for Ridgeline Drive these improvements may be deferred at the option of Kennewick School District until such a time as all of the right of way to complete said improvements is available.

Dedicate of an additional 10 feet of right of way, for a half width of 40 feet measured from the centerline, along the current alignment of Clodfelter Road adjoining the project.

Dedicate 40 feet of right of way (half width) for Ridgeline Drive on the southern boundary of the project.

Dedication of a right of way to allow a 50 feet radius curve connecting the right of way for Ridgeline Drive and Clodfelter Road. Any portion of the radius that occurs on property not owned by the School District is exempt from this condition.

Future plans call for the re-alignment of Clodfelter Road along the north boundary of the project to match the extension of Hildebrand Road proposed by the City of Kennewick. The Kennewick School District shall coordinate with the City of Kennewick for design requirements, construction timing, and cost sharing for improvements along the new portion of Clodfelter Road adjoining the project.

Pursuant to the Transportation Impact Analysis completed by Hopper Dennis Jellison, PLLC on October 8, 2014 the following improvements are required:

- Install sidewalk along the north side of Ridgeline Drive/Leslie Road from Clodfelter Road approximately 550 feet west to connect to the existing sidewalk at Canyon Ranch subdivision. Sidewalk shall be located and constructed in accordance with the City of Kennewick Standards. Include ADA complaint pedestrian ramps at the intersection of Ridgeline Drive/Leslie Road and Clodfelter Road.
- Install a cross walk across Clodfelter Road from the end of the sidewalk on the project to the new sidewalk on the north side of Ridgeline Drive. Install pedestrian activated Rectangular Rapid Flashing Beacons (RRFB) on both sides of Clodfelter Road.
- The RRFB recommended on Clodfelter Road north of the project is deferred until the re-alignment work is complete. The Kennewick School District shall coordinate with the City of Kennewick for placement of the RRFB if and when the re-alignment work is done.

MITIGATED DETERMINATION OF NONSIGNIFICANCE

**BOAM 1.13**

**Description of proposal:** The applicant is requesting a conditional use permit for the construction with associate excavation of a new middle school on 27 acres with two softball fields, two baseball fields and one football field. No bus storage building will be located on site. The middle school is a one and two story building at 110,000 square feet.

**Proponent:**

**Kennewick School District No. 17**  
**Design West Architects**  
c/o Brandon Wilm  
7513 W Kennewick Avenue Ste D  
Kennewick, WA 99336

**File No.** EA 2014-022

**Location of proposal:** The site is located in the South Half of the Northeast Quarter of the North Half of the Southeast Quarter of the Northwest Quarter of Wheat Road and East of Clodfelter Road in Section 12, Township 8 North, Range 28 East, W.M.

Lead agency **BENTON COUNTY**

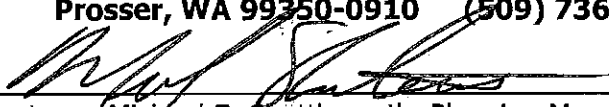
This MDNS is issued under WAC 197-11-340(2); no additional comments are being requested. The mitigation measures are as follows:

- (1) Install sidewalk along the north side of Ridgeline Drive/Leslie Road from Clodfelter Road approximately 550 feet west to connect to the existing sidewalk at Canyon Ranch subdivision. Sidewalk shall be located and constructed in accordance with the City of Kennewick Standards. Include ADA compliant pedestrian ramps at the intersection of Ridgeline Drive/Leslie Road and Clodfelter Road.
- (2) Install a cross walk across Clodfelter Road from the end of the sidewalk on the project to the new sidewalk on the north side of Ridgeline Drive. Install pedestrian activated Rectangular Flashing Beacons (RRFB) on both side of Clodfelter Road.

Substantive authority to require mitigation is derived from WAC 197-11-660, Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This mitigated determination of nonsignificance is issued under WAC 197.11.350(3); the lead agency will not act on this proposal for fourteen (14) days from the date below. Comments must be submitted by: **October 28, 2014**

Responsible Official

**MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER**  
**Benton County Planning Dept.**  
**Post Office Box 910 PHONE: (509) 786-5612**  
**Prosser, WA 99350-0910 (509) 736-3086**

  
\_\_\_\_\_  
Signature: Michael E. Shuttleworth, Planning Manager

Date **October 14, 2014**

**You may appeal this determination to Michael E. Shuttleworth – Planning Manager – P O Box 910 – Prosser, WA 99350, no later than October 28, 2013 by written notice. You should be prepared to make specific factual objections. Contact the Benton County Planning Department to read or ask about the procedures for SEPA appeals.**

**Agencies:**

**BOAM 1.14**

News Media } *sent 1st time*  
Applicant

Benton County Building Office  
Department of Natural Resources – Olympia/Ellensburg  
Benton Clean Air Authority\*  
Benton-Franklin Dist. Health Department \*  
Department of Transportation\*  
Washington State Department of Health\*  
Department of Ecology - Olympia\* Yakima\*  
Natural Resource Conservation District  
Fire District No. 1  
Corps of Engineers  
Benton County Fire Marshal\*  
Dept. of Fish and Wildlife\*  
Dept. of Reclamation\*  
Dept. of Archeological/Historic Preservation  
Bureau of Land Management  
Kennewick Irrigation District  
Natural Resource Conservation District

City of Kennewick  
Yakama Indian Nation  
Benton County Engineer\*  
Futurewise  
Dept. of Agriculture  
Columbia Irrigation District

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086. Fax (509) 786-5629

## NOTICE OF OPEN RECORD HEARING(S)

## BOAM 1.15

**NOTICE IS HEREBY GIVEN** that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

**VARIANCE REQUEST – VAR 2014-003** –The applicants are requesting a variance to BCC 11.16A.080(2) to add on to their existing house with a 12.5 ft. setback from the rear property line instead of the required twenty five (25) feet. The application was deemed complete for processing on October 8, 2014. Location: The Northwest Quarter of the Southeast Quarter of the Northwest Quarter in Section 17, Township 8 North, Range 30 East, W.M. on Block 1, Lot 5 of Hillview Estates. Applicants: David/Deena Price

**CONDITIONAL USE PERMIT – CUP 2014-005/EA 2014-022** – The applicant is requesting a conditional use permit for the construction of an 110,000 square foot middle school on 27 acres with two softball fields, two baseball fields and one football field. Location: 1907 South Clodfelter Road in the West 700 feet of the southwest Quarter of the Northeast Quarter and the West 335 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 8 North, Range 28 East, W.M. The written date of completion on this application is August 14, 2014. Applicant: Kennewick School District No. 17 c/o DesignWest Architects – Brandon Wilm.

**CONDITIONAL USE PERMIT – CUP 2014-007** - The applicant is requesting approval to amend condition No. 7 of Special Use Permit 07-14 by eliminating the word "only" and "non-transferable" to "transferable" for the operation of a commercial kennel. Location: 127701 West OIE Hwy on Lot 1 of Short Plat 1599 in the Northwest Quarter of Section 36, Township 9 North, Range 24 East, W.M. The application was submitted on September 25, 2014 and deemed complete for processing on October 1, 2014. Applicant: Lou Hamilton

**APPEAL OF THE PLANNING MANAGER'S DECISION ON COMMUNICATION FACILITY – CF 2014-005/EA 2014-024** – An appeal was filed on October 8, 2014. The communication facility application is for the installation of a 65 foot antenna support structure with antennas, an 11 foot 6 inch by 24 foot ground equipment building within a 50 x 50 foot fenced area. Location: 18716 S Clodfelter Road in the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. Applicant: AT & T Wireless by Smartlink, LLC.

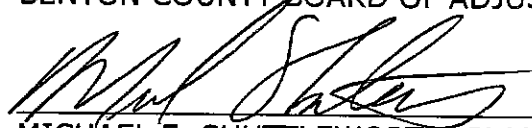
**NOTICE IS GIVEN** that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, November 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser). Note: Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

**NOTICE IS FURTHER GIVEN** that said proposals EA 2014-024 – New Cingular Wireless, PCS, LLC by Smartlink, LLC and EA 2014-022 Kennewick School District have been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal for EA 2014-022 – Kennewick School District and a Mitigated Determination of Non-Significance was issued on October 14, 2014. A determination has been made as to the environmental impacts of the proposal for EA 2014-024 – New Cingular Wireless, PCS by Smartlink, LLC. and a Determination of NonSignificance was issued on September 24, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is [www.co.benton.wa.us](http://www.co.benton.wa.us) under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Dated this 15<sup>th</sup> day of October, 2014.

BRENT CHIGBROW, Chairman  
BENTON COUNTY BOARD OF ADJUSTMENT

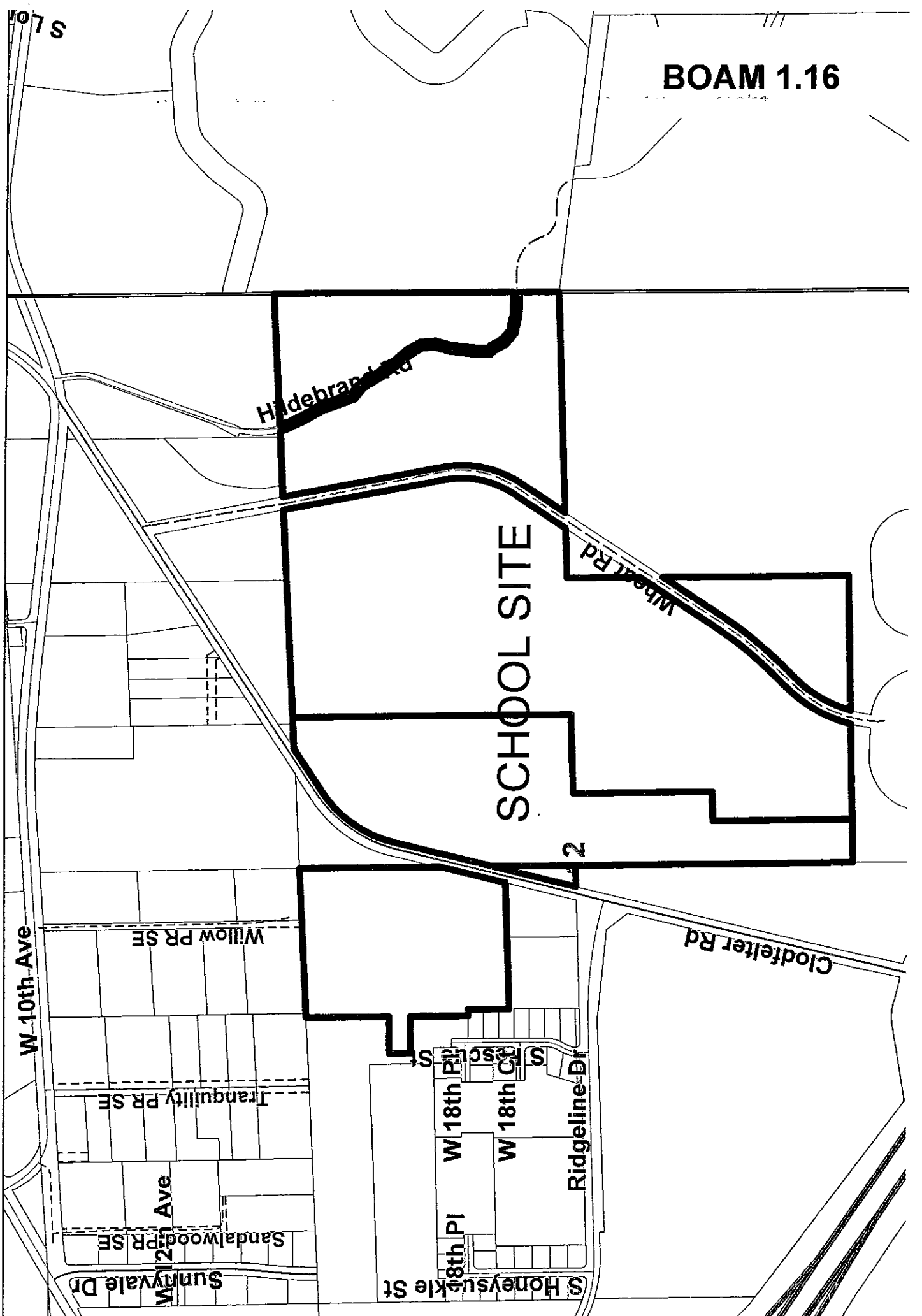


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MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Monday, October 20, 2014

BOAM 1.16





BENTON COUNTY PLANNING DEPARTMENT  
CONDITIONAL USE/SPECIAL PERMIT APPLICATION

**BOAR 1.1**

FILE NO. CUP 2014-005  
SA 2014-021

1. Applicant's Name Kennewick School District #17  
Address 1000 W. 4th Ave., Kennewick WA 99336  
Phone Number (509) 222-7667

2. Owners Name Hansen Park LLC, Ryan Pratt  
Address 8705 W. 3rd Avenue, Kennewick WA 99336  
Phone Number (509) 374-1070

RECEIVED

JUL 23 2014

3. Parcel Number or Legal description of property for which permit is for: 112881000001003  
Benton County  
Planning Department

4. If you are amending a previous conditional use/special use permit - please list the file number(s): \_\_\_\_\_

5. The Conditional Use/Special Permit is requested to conduct the following use:  
(Please be as specific and detailed as possible. Use additional paper if necessary.)

Construction of a new middle school for the Kennewick School District

6. The Conditional Use/Special Permit Will be Served by:

Water	<u>City Water</u>	Sewer	<u>City Sewer</u>
Power	<u>Benton County PUD</u>	Natural Gas	<u>Yes</u>
Telephone	<u>Frontier</u>	Irrigation	<u>Kennewick</u>

BENTON COUNTY PLANNING DEPARTMENT  
CONDITIONAL USE/SPECIAL PERMIT APPLICATION

FILE NO CUP 2014-005  
EA 2014-021

1. Applicant's Name Kennewick School District #17

Address 1000 W. 4th Ave., Kennewick WA 99336

Phone Number (509) 222-7667

2. Owners Name Hansen Park LLC, Ryan Pratt

Address 8705 W. 3rd Avenue, Kennewick WA 99336

Phone Number (509) 374-1070

RECEIVED

JUL 23 2014

3. Parcel Number or Legal description of property for which permit is for:

112882010048003

Benton County  
Planning Department

4. If you are amending a previous conditional use/special use permit - please list the file number(s): \_\_\_\_\_

5. The Conditional Use/Special Permit is requested to conduct the following use:  
(Please be as specific and detailed as possible. Use additional paper if necessary.)

Construction of a new middle school for the Kennewick School District

6. The Conditional Use/Special Permit Will be Served by:

Water City Water Sewer City Sewer


Power Benton County PUD Natural Gas Yes

Telephone Frontier Irrigation Kennewick

**If the applicant is a corporation/partnership/LLC etc. please use the following signature block.**

Applicant: Hansen Park LLC

By: Ryan Pratt / Manager  
(print name) (Title)

Signature:  / \_\_\_\_\_  
(Signature) (Title)

The above signed officer of Hansen Park LLC warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Kennewick School District #17 to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

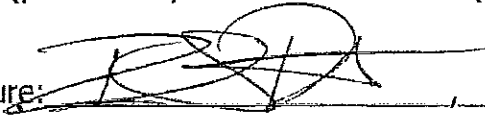
**NOTE: THE CONDITIONAL USE/SPECIAL PERMIT APPLICATION FEE OF \$250.00 and THE \$100.00 APPLICANT FEE FOR THE SEPA CHECKLIST, IF REQUIRED, MUST BE SUBMITTED WITH THE APPLICATION. THESE FEES ARE NON-REFUNDABLE. PLEASE MAKE YOUR CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.**

**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by RS LoH on 7/31/2014  
Application approved for processing by Clark G. Pusey on 8/14/2014  
Zoning UGAR Comp Plan Designation \_\_\_\_\_

**If the applicant is a corporation/partnership/LLC etc. please use the following signature block.**

Applicant: Hansen Park LLC

By: Ryan Pratt Manager  
(print name) (Title)

Signature:  \_\_\_\_\_  
(Signature) (Title)

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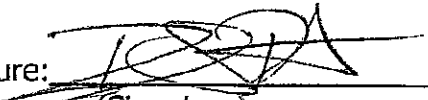
**NOTE: THE CONDITIONAL USE/SPECIAL PERMIT APPLICATION FEE OF \$250.00 and THE \$100.00 APPLICANT FEE FOR THE SEPA CHECKLIST, IF REQUIRED, MUST BE SUBMITTED WITH THE APPLICATION. THESE FEES ARE NON-REFUNDABLE. PLEASE MAKE YOUR CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.**

**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by RS Lott on 7/31/2014  
Application approved for processing by Chuck Pusey on 8/14/2014  
Zoning UGAR Comp Plan Designation \_\_\_\_\_

**If the applicant is a corporation/partnership/LLC etc. please use the following signature block.**

Applicant: Hansen Park LLC

By: Ryan Pratt / Manager  
(print name) (Title)

Signature:  / \_\_\_\_\_  
(Signature) (Title)

The above signed officer of Hansen Park LLC warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Kennewick School District #17 to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

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**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by RT Lott on 7/31/2014  
Application approved for processing by Jack Crosby on 8/14/2014  
Zoning UGAR Comp Plan Designation \_\_\_\_\_

BENTON COUNTY PLANNING DEPARTMENT  
CONDITIONAL USE/SPECIAL PERMIT APPLICATION

FILE NO. CEP 2014-005  
EA 2014-021

1. Applicant's Name Kennewick School District #17

Address 1000 W. 4th Ave., Kennewick WA 99336

Phone Number (509) 222-7667

RECEIVED

2. Owners Name Hansen Park LLC, Ryan Pratt

Address 8705 W. 3rd Avenue, Kennewick WA 99336

Phone Number (509) 374-1070

JUL 23 2014

Benton County  
Planning Department

3. Parcel Number or Legal description of property for which permit is for:

112881000009001

4. If you are amending a previous conditional use/special use permit - please list the file number(s): \_\_\_\_\_

5. The Conditional Use/Special Permit is requested to conduct the following use:  
(Please be as specific and detailed as possible. Use additional paper if necessary.)

Construction of a new middle school for the Kennewick School District

6. The Conditional Use/Special Permit Will be Served by:

Water City Water Sewer City Sewer

Power Benton County PUD Natural Gas Yes

Telephone Frontier Irrigation Kennewick

BK

BENTON COUNTY PLANNING DEPARTMENT  
CONDITIONAL USE/SPECIAL PERMIT APPLICATION

FILE NO. CUP 2014-005  
EA 2014-021

1. Applicant's Name Kennewick School District #17  
Address 1000 W. 4th Avenue, Kennewick WA 99336  
Phone Number (509) 222-7667

2. Owners Name Victor and Marilyn Johnson et al  
Address 1500 South Clodfelter, Kennewick WA 99338  
Phone Number (509) 627-3909

RECEIVED

JUL 23 2014

3. Parcel Number or Legal description of property for which permit is for: Benton County Planning Department  
112882013386014, (112881000001003, 112882010048003, 112881000009001)  
Hansen Park/HREP - Ryan Pratt

4. If you are amending a previous conditional use/special use permit - please list the file number(s): \_\_\_\_\_

5. The Conditional Use/Special Permit is requested to conduct the following use:  
(Please be as specific and detailed as possible. Use additional paper if necessary.)

Construction of a new middle school for the Kennewick School District

6. The Conditional Use/Special Permit Will be Served by:

Water	<u>City Water</u>	Sewer	<u>City Sewer</u>
Power	<u>Benton County PUD</u>	Natural Gas	<u>Yes</u>
Telephone	<u>Frontier</u>	Irrigation	<u>Kennewick</u>

7. Total Acres of property 28.36 Zoning Classification of Property UGA Res

Comprehensive Plan Designation Urban Growth Area

8. Describe existing structures and/or uses currently existing on your property such as well, septic, residential dwelling, garage, etc:

Existing manufactured home and septic system on 0.30 acre portion, the rest is undeveloped.

9. Describe existing structures and present land uses in the surrounding area of your property.

North - Industrial yard for Mahaffey; East - Undeveloped and is UGA Res.; West - Generally undeveloped, one existing multi-family housing complex, rest is UGA - Res.; South - Generally undeveloped, two existing single family homes rest is UGA - Res.

10. Please answer the following questions. PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.

- a. Is there a residence on site?       Yes     No
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located?     Yes     No
- c. Does at least one of the proprietors live in said residence?     Yes     No
- d. List the number of non-resident employees.    70
- e. What is the total square footage of the detached building to be used for the business?    110,000
- f. What is the total square footage that will be used for the business activity?    110,000
- g. Is only one detached building to be used for the business activity?     Yes     No
- h. Are any signs going to be used with the business activity?     Yes     No  
If Yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. \_\_\_\_\_
- I. State the number of vehicles marked to identify the business to be stored on site.  
Not Applicable

- j. List the number of off street parking spots. 143
- k. What County Road does the site access off of? Clodfelter Road
- L. List the preferred office hours for the presence of customer/clients and non-resident employees.  
 Hours of Operation 7:30-3:30 (Regular School Hours)  
 Days of the week Monday-Friday

11. The applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information:

- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

**COMMENTS OR PERTINENT INFORMATION:**

**I certify that the information given above is true and complete.**

**Signature Block for individuals only.**


Applicant's Signature	Print Name	Date
<i>Victor V. Johnson</i>	Victor V. Johnson	6/26/14
Signature of Legal Owners	Print Name	Date
<i>Marilyn M. Johnson</i>	MARILYN M. JOHNSON	6-26-14
Signature of Person with additional ownership interest	Print Name	Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

**If the applicant is a corporation/partnership/LLC etc. please use the following signature block.**

Applicant: Hansen Park LLC

By: Ryan Pratt Manager  
(print name) (Title)

Signature:  \_\_\_\_\_  
(Signature) (Title)

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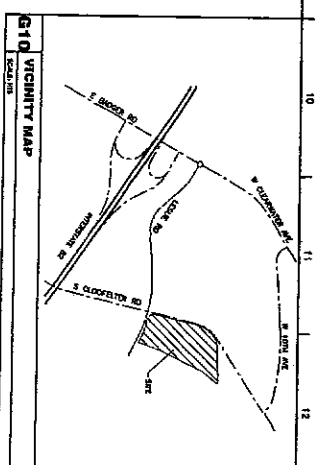
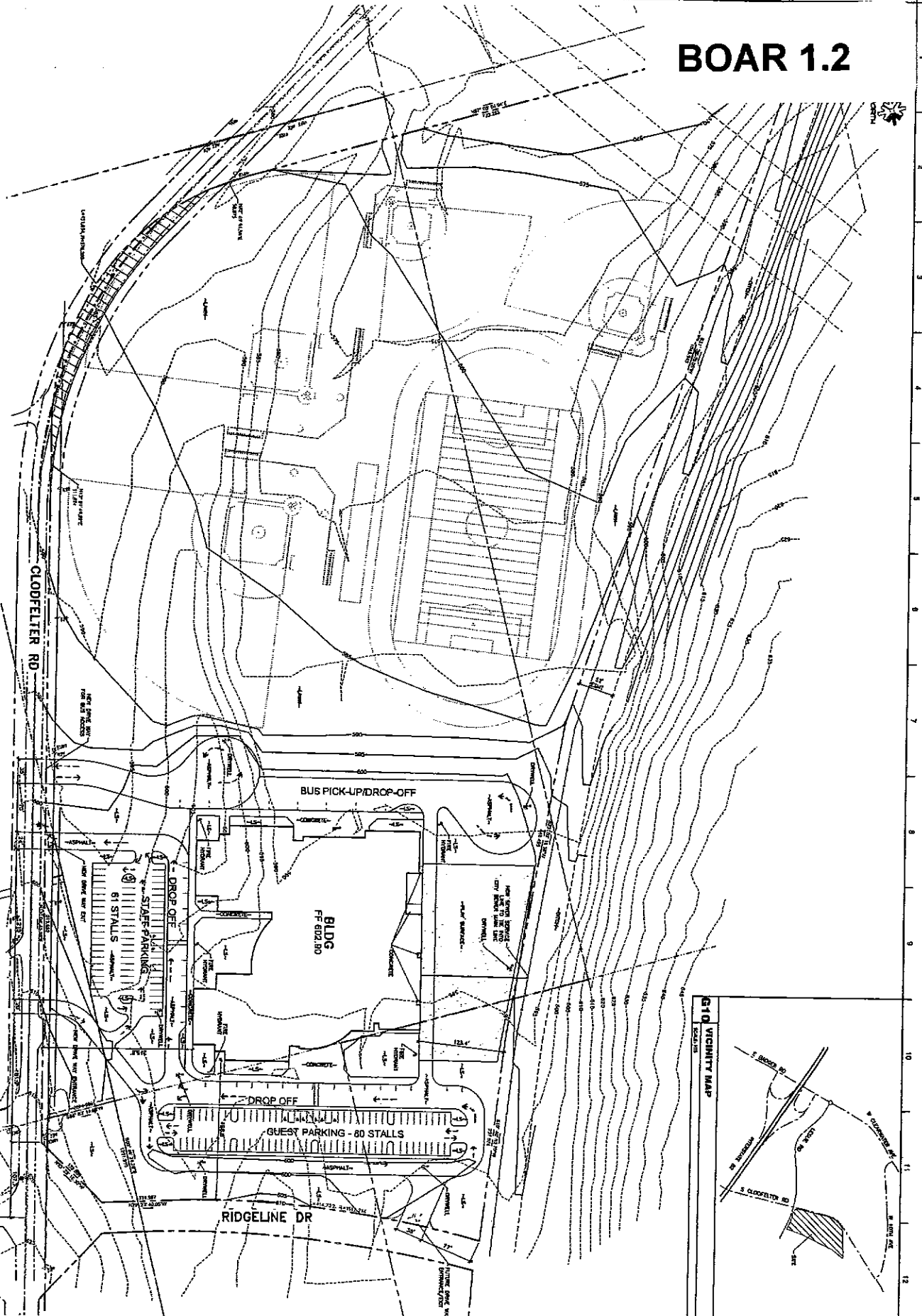
**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by RJ Lott on 7/31/2014  
Application approved for processing by Clark Gibson on 8/14/2014  
Zoning UGAR Comp Plan Designation \_\_\_\_\_

# BOAR 1.2

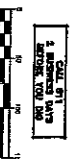


## KENNEWICK SCHOOL DISTRICT 17

PORTION OF SECTION 12, T8N, R28E, W1M,  
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



G10 VICINITY MAP



- A9 NOTES**
1. SHOWN FROM THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT, CITY OF KENNEWICK, WASHINGTON. THE CITY ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
  2. THE CITY ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.

**SP01**  
SHEET NAME  
OWNER  
DATE

**MIDDLE SCHOOL #5**  
KENNEWICK SCHOOL DISTRICT

ARCHITECTURE & ENGINEERING  
MEIER ARCHITECTURE & ENGINEERING  
1000 1ST AVENUE, SUITE 100  
SEASIDE, WA 98138  
PH: 206.461.1111 FAX: 206.461.1112

DESIGN WEST  
ARCHITECTS, P.A.  
1715 WASHINGTON AVENUE, SUITE 100  
SEASIDE, WA 98138  
PH: 206.461.1111 FAX: 206.461.1112

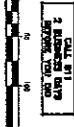
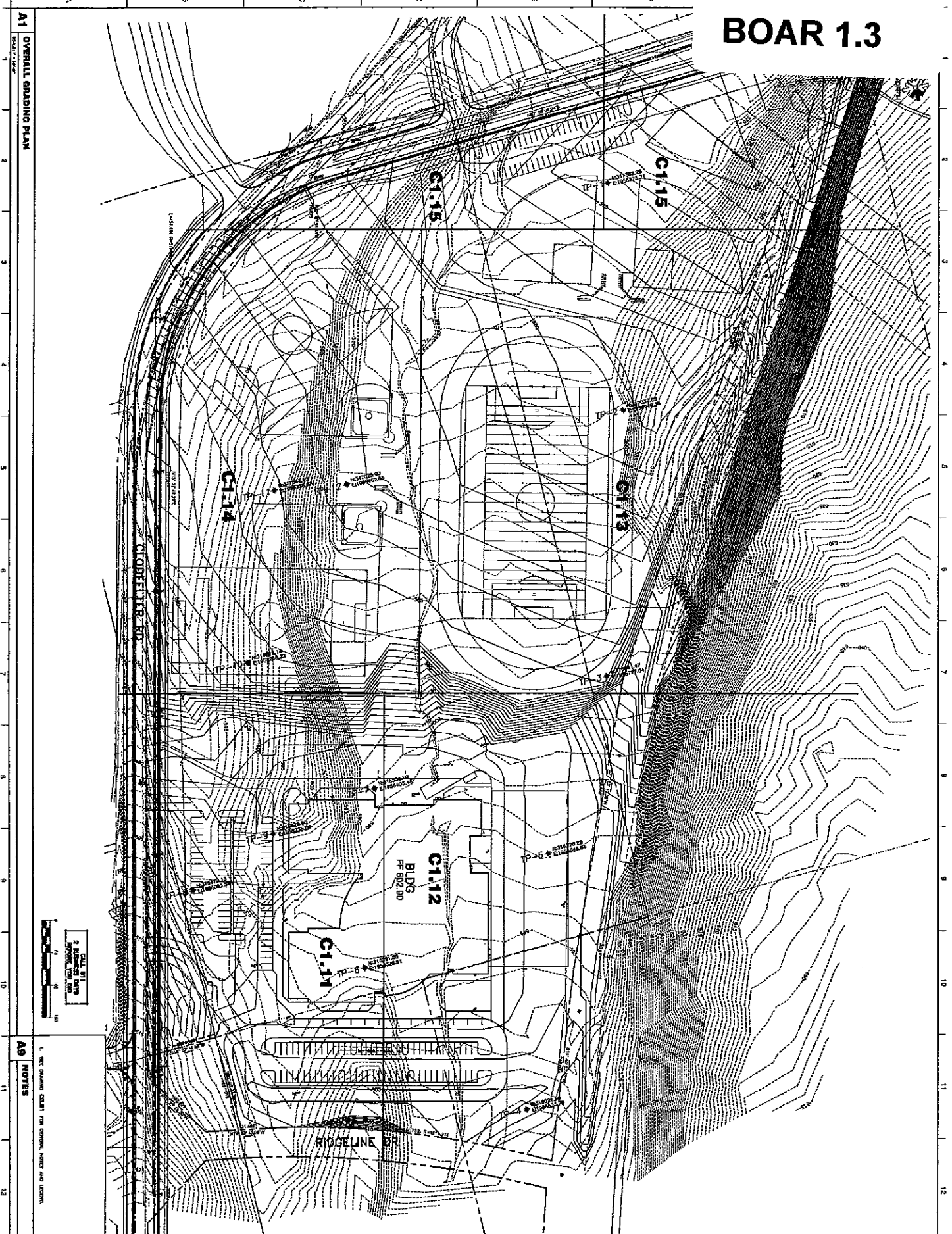
**MEIER**  
ARCHITECTURE & ENGINEERING

**DESIGN WEST**  
ARCHITECTS, P.A.

**SEASIDE**  
ARCHITECTS, P.A.

# BOAR 1.3

A1 OVERALL GRADING PLAN



A9 NOTES  
 1. SEE GRADING EXIST FROM ORIGINAL NOTES AND EXHIBIT.

<p><b>C1.10</b></p> <p>OVERALL GRADING PLAN</p>	<p><b>MIDDLE SCHOOL #5</b>                  KENNEWICK SCHOOL DISTRICT</p> <p>OLDPEPPER ROAD                  KENNEWICK, WASHINGTON</p>	<p><b>Meier</b>                  ARCHITECTURE + ENGINEERING</p> <p>8607 Cape Boulevard P.O. Box 734168                  Everett, WA 98203 P.O. Box 783205                  425 4th Avenue, Ste. 200 P.O. Box 350000</p>	<p><b>DESIGN WEST</b>                  ARCHITECTS P.C.</p> <p>7415 N. KENNEDY AVE., SUITE 200                  BUNKER HILL, WA 98244                  P.O. BOX 788244</p>	
	<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>CHECKED BY</p> <p>DATE</p> <p>APPROVED</p> <p>2007/10/08</p> <p>SHEET NAME</p> <p>OVERALL GRADING PLAN</p>	<p>PROJECT</p>	<p>SCALE</p>	<p>DATE</p>

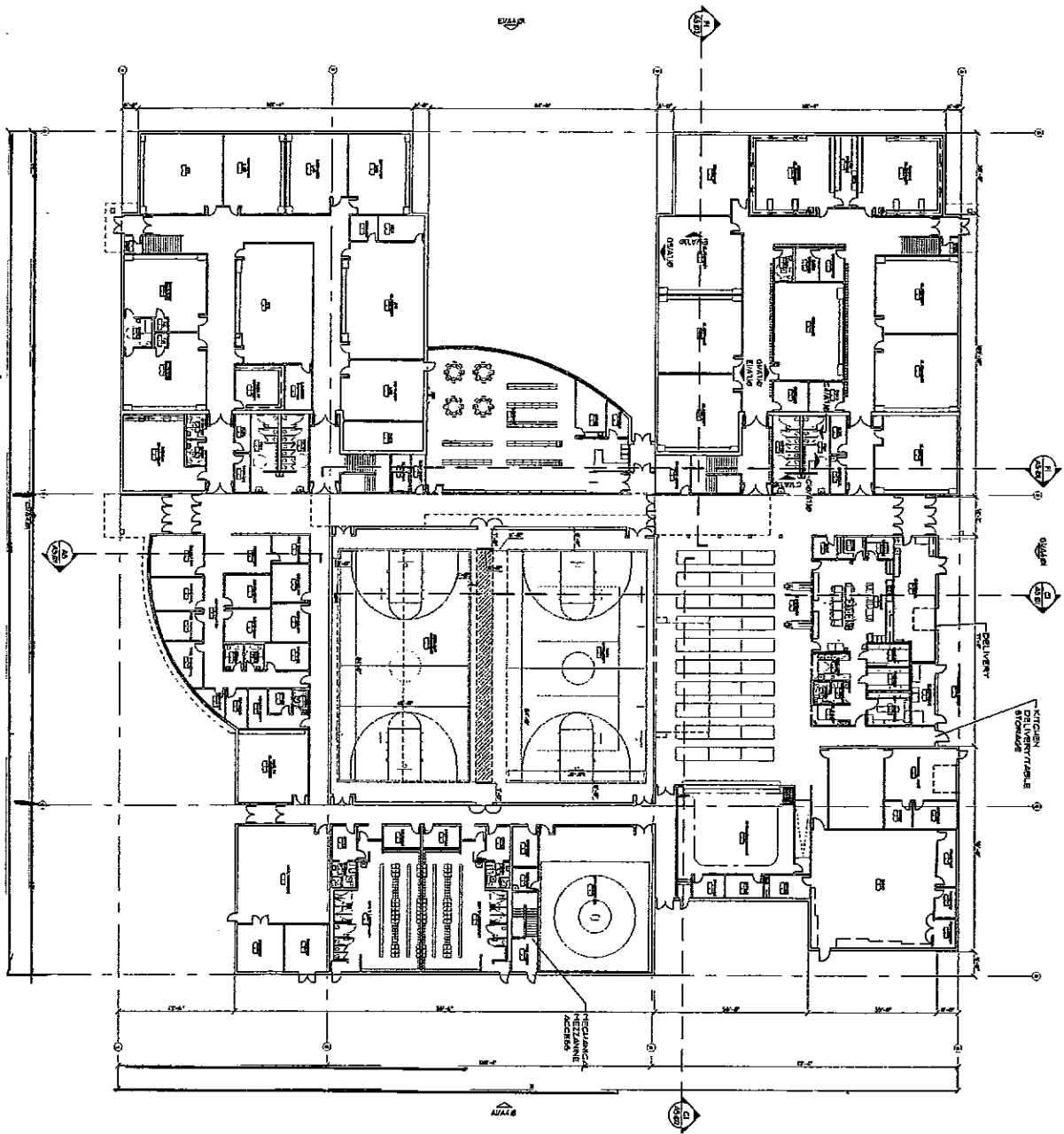


# BOAR 1.5



NORTH

A1 FIRST FLOOR PLAN - COMPOSITE  
SCALE: 1/8" = 1'-0"



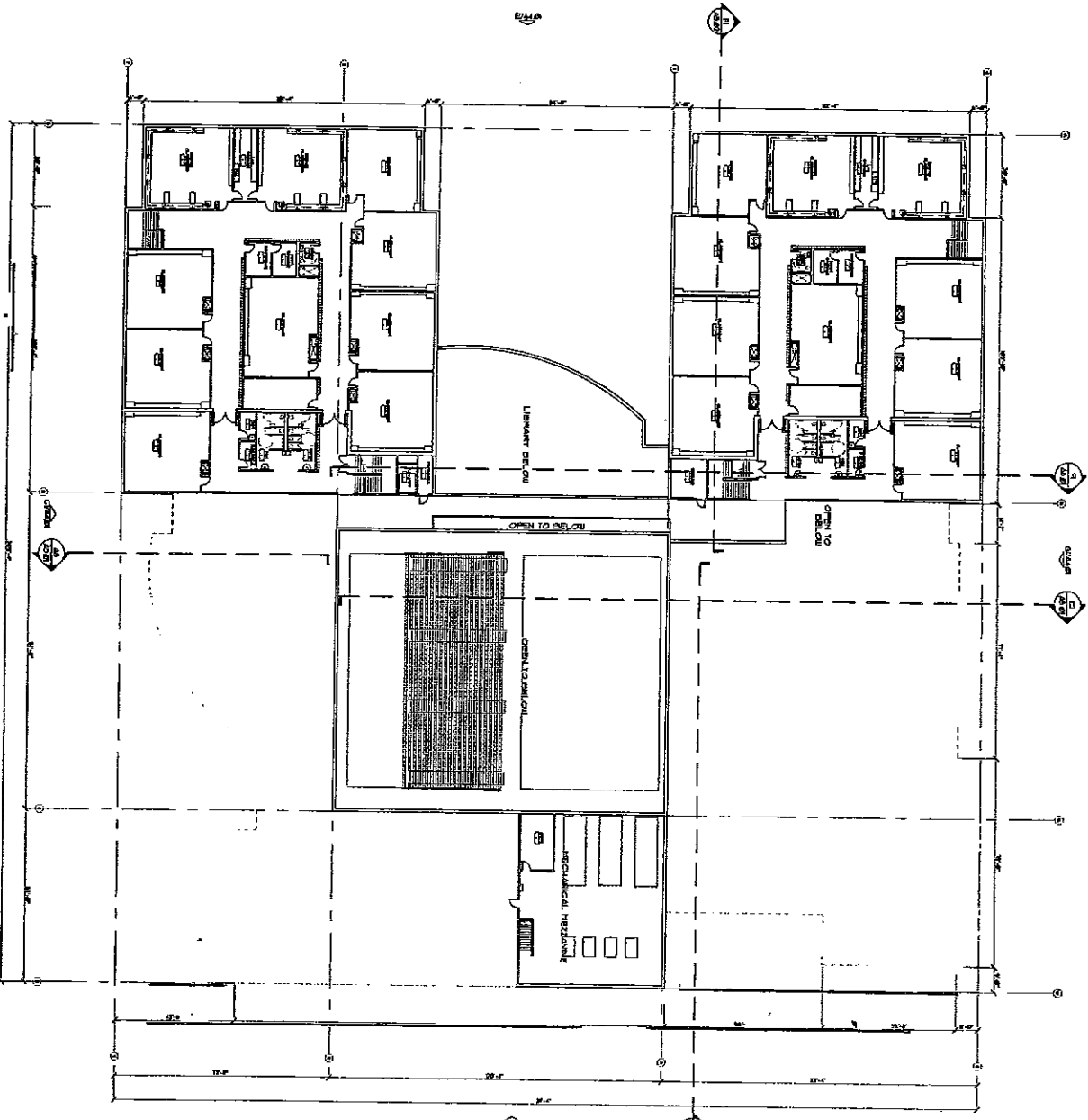
SHEET <b>A3.01A</b>	FIRST FLOOR COMPOSITE PLAN	JOB NUMBER 140	SHEET NAME	CHECKED BY MKT	DATE 07/24/14	DESIGNED BY MKT	PROJECT MIDDLE SCHOOL #8	<p><b>MIDDLE SCHOOL #8</b> KENNEWICK SCHOOL DISTRICT 1000 10TH AVE KENNEWICK, WA 98244</p>	<p><b>DESIGN WEST</b> ARCHITECTS, P.A. 1000 10TH AVE, SUITE 200 KENNEWICK, WA 98244 PH: 360.333.3331 WWW.DESIGNWESTWA.COM</p>	

# BOAR 1.6



NORTH

A1 SECOND FLOOR PLAN - COMPOSITE  
SCALE: 1/8" = 1'-0"



<b>A3.01B</b> SHEET	<b>MIDDLE SCHOOL #5</b> KENNEWICK SCHOOL DISTRICT <small>15000 15TH AVE SW          KENNEWICK, WASHINGTON</small>	<b>DESIGN WEST</b> <small>ARCHITECTS P.A.          2500 W. KENNEWICK AVE. STE 200          KENNEWICK, WA 98243          PH: 360.438.7000          WWW.DESIGNWESTARCHITECTS.COM</small>	



**C1.01**

DROP OFF  
GUEST PARKING - 64

RIDGELINE DR

TITL F REPORT 109456

FUTL

CEN COR SEC 12  
T8N R28E W.M.  
FND 5/8" REBAR

10.0'  
WATER  
ESMT

PROPOSED  
MONUMENT  
SIGN

PARCEL 1-1288-201-0048-003  
THOMPSON

DRIVEWAY

**CLODFELTER RD**

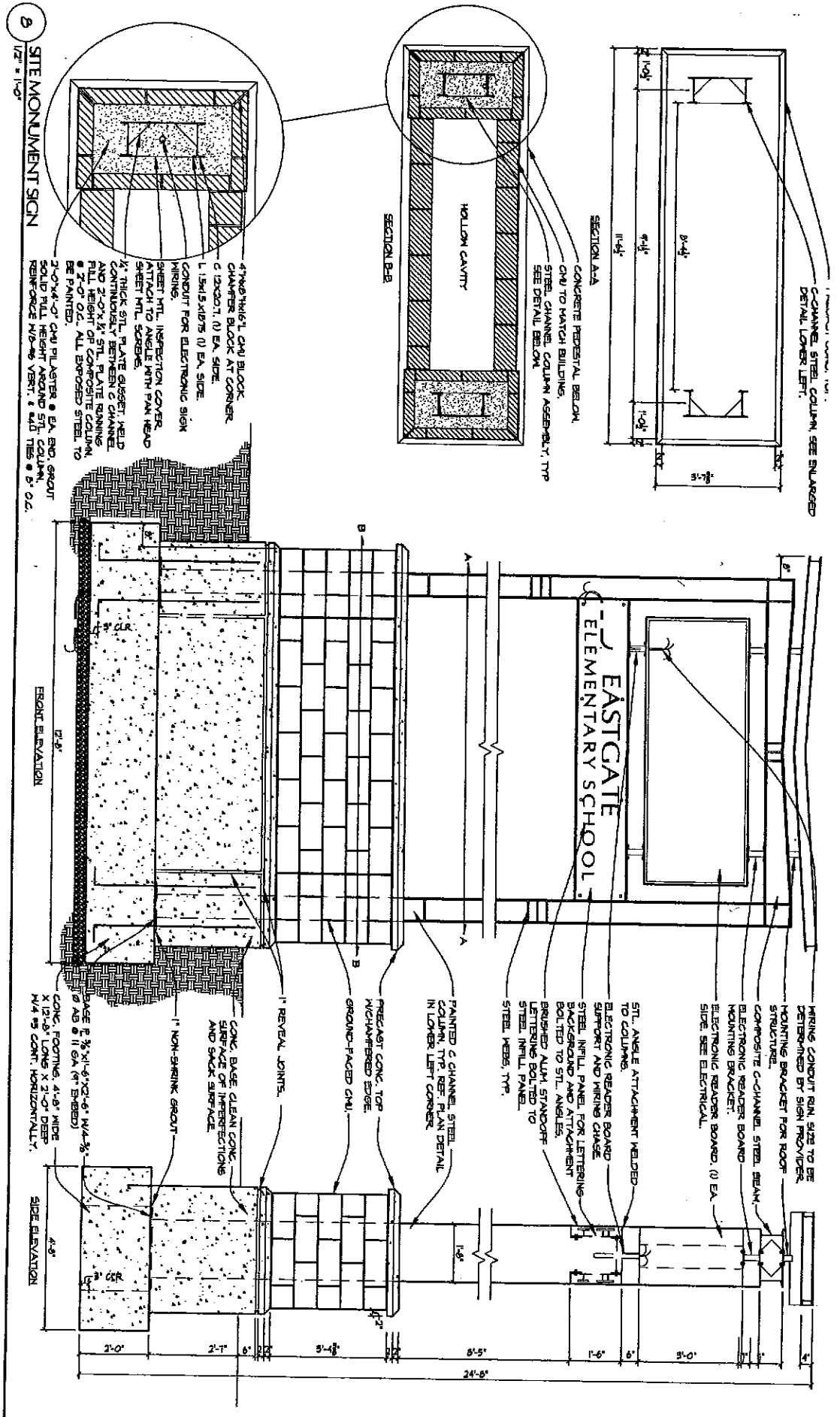
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OCT 13 2014

Boone County  
Planning Department



# BOAR 1.8



RECEIVED

OCT 13 2014

Eastgate Community  
Planning Department

**A. background** [help] *EA 2014-021*

1. Name of proposed project, if applicable: Kennewick School District Middle School #5 [help]

2. Name of applicant: [help]  
Kennewick School District #17-Doug Carl

3. Address and phone number of applicant and contact person: [help]  
1000 W. 4th Ave  
Kennewick, WA 99336  
(509) 222-6810

**RECEIVED**

4. Date checklist prepared: July 1, 2014 [help]

**JUL 23 2014**

5. Agency requesting checklist: [help]  
Benton County

**Benton County  
Planning Department**

6. Proposed timing or schedule (including phasing, if applicable): [help]  
Construction start of April 2015, Construction completing July 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]  
None known at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]  
None Known

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. [help]  
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]  
Approvals will be needed from Benton county, and Washington State Department of Labor & Industries

11. Give 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. (Lead

agencies may modify this form to include additional specific information on project description.)  
[help]

Construction of a new middle school structure on 27 acres including associated parking lots and play fields.

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. [help]

Southwest corner of future Hildebrand Blvd and future Coldfelter Rd., and Northeast corner of Ridgeline Dr. and Clodfelter Rd.

Located in a portion of Section 12, Township 8 North, Range 28 East, W.M., Benton County WA

## B. ENVIRONMENTAL ELEMENTS [help]

### 1. Earth

a. General description of the site [help]

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
Generally flat with steep slopes on  
the east side of the property

b. What is the steepest slope on the site (approximate percent slope)? [help]

65%

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. [help]

Silt Loam & Stoney Fine Sandy Loam

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

None known

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. [help]

130,000 yd<sup>3</sup> at cut, the site is intended to be balanced  
SEPA Environmental checklist (WAC 197-11-960)

May 2014

Page 3 of 21

Plus Additional Grading as described in  
E-mail From Paul Knutzen Meier Ar/Engineer  
From August 14, 2014 Clark

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Wind erosion could occur as a result of clearing and construction activity if no erosion control measures in place.

---

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

24%

---

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Water trucks, silt fencing, and soil stabilization to prevent erosion.

---

## 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. [\[help\]](#)

Minor dust and exhaust during construction and exhaust after construction.

---

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known

---

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Water trucks to reduce dust emissions.

## 3. Water

a. Surface Water: [\[help\]](#)

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. [\[help\]](#)

Amon water wasteway to the north and east

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- 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. [\[help\]](#)

No

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- 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. [\[help\]](#)

Not Applicable

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- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

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---

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- 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. [\[help\]](#)

No

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---

---

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. [\[help\]](#)

No withdrawal from groundwater for any purpose. No water will be directly discharged to groundwater. Storm water will be handled in accordance with the Eastern Washington Stormwater Manuel.

---

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---

- 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. [\[help\]](#)

None

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---

---

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. [\[help\]](#)

All storm water runoff generated from the new impervious surface will be captured, retained, and infiltrated on-site via surface or subsurface infiltration

---

---

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

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:

Storm water runoff will be kept on-site

---

---

**4. Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

Grass and sagebrush will be removed from the site

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Site will be landscaped with common landscaping vegetation and trees found in this area

e. List all noxious weeds and invasive species known to be on or near the site.

None known

## 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: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: Songbirds

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Columbia Basin is part of a migration route for a number of fowl, including but not limited to duck and Canadian geese

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site.

None Known

## 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. [\[help\]](#)

Electrical and natural gas used for power, lighting, and heating

---

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

The proposal will be in compliance with the current energy code requirements

---

## 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. [\[help\]](#)

No

---

---

- 1) Describe any known or possible contamination at the site from present or past uses.

None Known

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---

- 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 Known

---

---

- 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

---

---

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)? [\[help\]](#)

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. [\[help\]](#)

Short-term: Construction noises

---

Long-term: Automobile noise occasionally

---

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

---

---

**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. [\[help\]](#)

North - Industrial yard for Mahaffey. East - Undeveloped and is UGA Res. West Generally undeveloped, one existing multi-family housing complex. rest is UGA - Res. South - Generally undeveloped, two existing single family homes rest is UGA - Res.

---

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? [\[help\]](#)

No

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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

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c. Describe any structures on the site. [\[help\]](#)

1 mobile home

---

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, all existing structures

---

e. What is the current zoning classification of the site? [\[help\]](#)

Urban Growth Area Residential

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f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban Growth Area

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g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

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h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

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i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 70

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j. Approximately how many people would the completed project displace? [\[help\]](#)

None

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k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

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L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

1 middle income

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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? [\[help\]](#)

38' at gymnasium, cmu block is the principal exterior building material

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Parking lot lighting during evening hours

SEE E-MAIL FROM KRSTEN

Comings Monday August 18, 2014

Light + Glare

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

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c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

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d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lights will be full cut off for zero

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## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None at this time

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b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

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## 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 located on or near the site? If so, specifically describe. [\[help\]](#)

No

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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. [\[help\]](#)

Not known

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- 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. [\[help\]](#)

None

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- 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

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#### 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. [\[help\]](#)

Access to Clodfelter Rd and Ridgeline Dr

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- 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? [\[help\]](#)

No, about 2 miles

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- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There will be 143 parking stalls total after the completion of the project

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- 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). [\[help\]](#)

Improvements to Clodfelter Rd. including curb and gutter, street lights, and drainage, which will be by the City of Kennewick

*SEE e-mail from Kirsten Cummings  
Transportation from August 8, 2014*

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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

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- 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? [\[help\]](#)

425 Vehicle trips. Peak volumes in the morning and afternoon when school begins and lets out.

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: [\[help\]](#)

None

### 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. [\[help\]](#)

Yes, school is a public service and will need fire protection, police, etc.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

### 16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic 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. [\[help\]](#)

City of Kennewick will be extending public water and sewer to the site.

### C. Signature [\[HELP\]](#)

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: Paul Knutzen

Name of signee Paul Knutzen

Position and Agency/Organization Civil Engineer - Meier Architecture Engineering

Date Submitted: 7/21/14

## D. supplemental sheet for nonproject actions [\[help\]](#)

(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?

Not likely

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Proposed measures to avoid or reduce such increases are:

None

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2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

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

Not likely

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Proposed measures to protect or conserve energy and natural resources are:

None

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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?

Not likely

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Proposed measures to protect such resources or to avoid or reduce impacts are:

None

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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?

Not likely

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Proposed measures to avoid or reduce shoreline and land use impacts are:

None

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

Not likely

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Proposed measures to reduce or respond to such demand(s) are:

None

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict

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## ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?  
YES  NO   
Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?  
YES  NO   
Please Describe.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

**PROJECT SPECIFIC:** The questions in this section are specific to the project and vicinity.

A1. Name of watershed Upper Mid-Columbia

A2. Name of nearest waterbody Columbia River

A3. What is the distance from this project to the nearest body of water?

The project site is approximately 3.3 miles south of the Columbia River

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Low density residential, commercial, and industrial

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A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO <u>x</u>
Natural temporary barrier (beaver pond)	YES _____	NO <u>x</u>
Man-made barrier (culvert, dam)	YES _____	NO <u>x</u>
Other (explain)		

A6. If yes, are there any resident salmonid populations above the blockage?  
YES \_\_\_\_\_ NO x Don't Know \_\_\_\_\_

A7. What percentage of the project will be impervious surface (including pavement & roof area)?  
24%

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**FISH MIGRATION:** The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes \_\_\_\_\_ No x  
Amount \_\_\_\_\_  
Name of surface water body \_\_\_\_\_

b. Ground water? Yes \_\_\_\_\_ No x  
Amount \_\_\_\_\_  
From Where \_\_\_\_\_  
Depth of well \_\_\_\_\_

B2. Will any water be rerouted? YES \_\_\_\_\_ NO x  
If yes, will this require a channel change?

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B3. Will there be retention ponds? YES x NO \_\_\_\_\_  
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

There is a possibility that infiltration ponds will be used.

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If to a surface water discharge, please give the name of the waterbody.

Not applicable

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B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.

None at this time. Ridgeline Drive will be extended in the future.

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B5. Are culverts proposed as part of this project? Yes \_\_\_\_\_ No x

B6. Will topography changes affect the duration/direction of runoff flows?  
Yes \_\_\_\_\_ No x

If yes describe the changes.

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B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes \_\_\_\_\_ No x

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If yes, how will the loss of flood storage be mitigated by your project?

Not Applicable

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**WATER QUALITY:** The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES \_\_\_\_\_ NO x

If yes please describe.

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C2. Will your project either reduce or increase shade along or over a waterbody?  
YES \_\_\_\_\_ NO x Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

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C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?  
YES \_\_\_ NO x

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity. YES \_\_\_ NO x

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?  
YES x NO \_\_\_  
Please Describe.  
Clearing of parking lots

**Vegetation:** The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?  
YES \_\_\_ NO x

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES x NO \_\_\_  
If yes, what types of plants will you use?

Plants shall be customary and typical in this area

**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by Simon Steep Steps on 8/24/2014  
Application approved for processing by Mark Gibson on 8/24/2014  
Zoning and Comp Plan Designation Urban Growth AREA Residential

**EXHIBIT LIST FOR CF 2014-005/EA 2014-024 APPEAL  
 APPLICANT: AT & T WIRELESS BY SMARTLINK, LLC**

The Exhibit Numbers are located in the top right hand corner of each document.

BOAM – Board of Adjustment Memo Exhibits

BOAR – Board of Adjustment Record Exhibits

AL – Appeal Letter

BOAH – Board of Adjustment Hearing Exhibits

<b>BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST</b>			
<b>BOAM INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAM 1.1	Staff Memo	October 24, 2014
	BOAM 1.2	Notice of Application	August 4, 2014
	BOAM 1.3	Distribution List for Notice of Application	August 4, 2014
	BOAM 1.4	Comment – Benton County Fire Marshall	August 1, 2014
	BOAM 1.5	Comment – Benton County Building Dept.	August 4, 2014
	BOAM 1.6	Comment – Benton County Public Works	August 19, 2014
	BOAM 1.7	Comment – FCC	September 17, 2014
	BOAM 1.8	News Article "Issue towers over neighbors" – Tri-City Herald	August 30, 2014
	BOAM 1.9	News Article "Cellphone towers part of country's new landscape" Tri-City Herald	September 10, 2014
	BOAM 1.10	Determination of NonSignificance	September 24, 2014
	BOAM 1.11	Notice of Decision by the Benton County Planning Department	September 24, 2014
	BOAM 1.12	Notice of Open Record Hearing	October 20, 2014
	BOAM 1.13	Site Map – Planning	July 29 2014
	BOAM 1.14	Aerial of the site - Planning	July 29, 2014
	BOAM 1.15	Aerial of the site – Planning	July 29, 2014
	BOAM 1.16	Letter from Donya Busch – Attorney Busch Law Firm, PLLC with attachments (1) AT & T Ken Seymour letter/ (2) Letter from Smartlink Julie Cope dated September 18, 2014	October 30, 2014 <b>NOTE: This exhibit was received by the Planning Department after the Staff Report had been prepared</b>
<b>BOARD OF ADJUSTMENT RECORD EXHIBIT LIST</b>			
<b>BOAR INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAR 1.1	Communication Facility Application	July 25, 2014
	BOAR 1.2	Exhibit 1-accompanied CF application	July 17, 2014

	BOAR 1.3	Exhibit 2-accompanied CF application	
	BOAR 1.4	Exhibit 3-accompanied CF application	May 13, 2014
	BOAR 1.5	Exhibit 4-accompanied CF application	
	BOAR 1.6	Exhibit 5-accompanied CF application	July 15, 2014
	BOAR 1.7	Exhibit 5A-accompanied CF application	October 20, 2011
	BOAR 1.8	SEPA Environmental Checklist	July 16, 2014
	BOAR 1.9	Adapt Engineering – Phase 1 Environmental Site Assessment	August 28, 2014
	BOAR 1.10	Adapt Engineering – Geotechnical Engineering Evaluation	September 2014
	BOAR 1.11	Email – David Mortensen	August 11, 2014
	BOAR 1.12	Letter – Greg Rowell	August 18, 2014
	BOAR 1.13	Letter – Larry L. Dow	August 19, 2014
	BOAR 1.14	Email – Terry/Michaele Lucas	August 20, 2014
	BOAR 1.15	Letter – Jerry/Lori Van Zuyen	September 8, 2014
	BOAR 1.16	Comments – Darrell/Coleen Raines – which includes the following: "What is the Proposal?"(8 pages), Two pictures, Article from the US Dept. of the Interior dated April 1, 2014, Letter from US Dept. of the Interior dated February 7, 2014	
	BOAR 1.17	Letter (5 pages) – Darrell/Coleen Raines which included the following:U.S. Dept. of the Interior document dated April 1, 2014, U.S. Dept. of the Interior letter dated February 7, 2014, eight pictures of surrounding area, Google Map showing 111828 E Pine Hollow	August 20, 2014
	BOAR 1.18	Petition (7 pages)	August 20, 2014
<b>APPEAL TO THE PLANNING MANAGER'S DECISION</b>			
<b>APPEAL LETTER</b>	<b>AL</b>	<b>Letter (4 pages) Darrell/Coleen Raines</b>	<b>October 8, 2014</b>
<b>BOARD OF ADJUSTMENT HEARING EXHIBIT LIST NOVEMBER 6, 2014</b>			
<b>BOAH INCLUDES</b>	<b>EXHIBIT#</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## BOAM 1.1

**MEMO DATE:** OCTOBER 24, 2014

**HEARING DATE:** NOVEMBER 6, 2014

**TO:** BENTON COUNTY BOARD OF ADJUSTMENT

**FROM:** BENTON COUNTY PLANNING MANAGER

**RE:** APPEAL OF THE PLANNING MANAGER'S DECISION ON PERMIT APPLICATION CF 2014-005 TO ALLOW CONSTRUCTION OF A 65 FOOT COMMUNICATION TOWER

**APPLICANTS:** NEW CINGULAR WIRELESS PCS, LLC  
BY SMARTLINK, LLC  
C/O JULIE COPE  
4111 S. NAPA STREET  
SPOKANE WA, 99203,

**PROPERTY OWNERS:** DENNIS R. AND MARCELLA A. HAFFNER, TRUST  
18716 SOUTH CLODFELTER ROAD  
KENNEWICK, WA 99338.

**APPELLANTS:** DARRELL AND COLEEN RAINES  
111802 E. PINE HOLLOW PR SE  
KENNEWICK, WA 99338

### **SPECIFIC REQUEST**

Darrell and Coleen Raines are appealing the Planning Manager's decision to approve Communication Facility Permit CF 2014-005 to construct a 65 foot communication tower. Exhibit No. AL-1 -(Appeal Letter)

### **BACKGROUND**

Site Location: The site is located at 19620 Clodfelter Road, in the Northeast Quarter of the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M.

Land Use: The site is currently developed with a single family dwelling. The surrounding properties are developed with single-family dwellings and vacant property.

Zoning: The site and surrounding properties are currently zoned Rural Lands 5.

Comprehensive Plan: The Benton County Comprehensive Plan designated the site and surrounding areas as "Rural Lands 5".

State Environmental Policy Act: Communication Facility Permit CF 2014-005 was reviewed under the State Environmental Policy Act and a Determination of Non-Significance was issued on September 24, 2014. Exhibit No. – BOAM 1.10

### **APPLICABLE DEVELOPMENT REGULATIONS**

**1. 11.65.040 DEVELOPMENT STANDARDS.** The development standards which follow shall apply to all non-exempt communication facilities and alterations thereto:

(a) Height:

(1) An attached communication facility shall not add any height to a communication tower to which it is attached and shall not add more than twenty (20) feet in height to an existing building or other structure to which it is attached.

(2) Communication towers shall have the following maximum height as measured from the ground to the highest point on the communication facility, including the associated antenna array:

(i) Sixty-five (65) feet in the Rural Lands 5 District (RL-5), Rural Lands 20 District (RL-20), Community Commercial District (CC), General Commercial District (GC), Interchange Commercial District (IC), Light Industrial District (LI), and Parks District (P).

(ii) One hundred and fifty (150) feet in the Heavy Industrial District (HI) and Unclassified District (U).

(iii) One hundred and fifty (150) feet anywhere in the Growth Management Act Agricultural District (GMAAD) or up to four hundred and fifty (450) feet in the GMAAD if:

a. the ground elevation of the location of the communication tower is at least two thousand and fifty (2,050) feet above mean sea level as determined by a licensed Washington State Professional Land Surveyor; and

b. the communication tower is located within one half (1/2) mile from five (5) or more communication towers existing as of October 8, 2001.

(3) Accessory equipment structures shall have a maximum height of forty (40) feet as measured from the ground to the highest point on the structure.

(b) Setbacks:

(1) Attached communication facilities may extend up to five (5) feet horizontally beyond the edge of a properly set back building or structure to which it is attached, so long as the attached communication facility does not encroach upon any easements nor upon an adjoining parcel.

(2) All communication towers shall be set back from all property lines the greater of the following distances: fifty (50) feet or one (1) foot for every foot in height of the communication tower.

(3) All communication towers in excess of one hundred and fifty (150) feet in height also must be set back at least one thousand (1,000) feet from all

dwelling units.

(4) Accessory equipment structures shall meet the setback requirements for accessory buildings in the underlying zoning district in which they are located.

(c) Lighting and Fencing:

(1) Lighting, if any, of an attached communication facility shall be as required by the Federal Aviation Administration (FAA) and shall, to the extent feasible, be installed in a manner to minimize impacts on adjacent residences.

(2) Communication towers shall not be artificially lighted, except for:

(i) security and safety lighting of accessory equipment structures if such lighting is appropriately down-shielded to keep light within the boundaries of the site; and,

(ii) such lighting of the communication tower as may be required by the Federal Aviation Administration (FAA) and shall, to the extent feasible, be installed in a manner to minimize impacts on adjacent residences.

(3) Communication facilities that include a communication tower shall be enclosed by a security fence not less than six (6) feet in height; provided, that guy wires are not required to be within the enclosed security fence.

(d) Painting:

(1) All painting of communication facilities shall be consistent with any such requirements of the FAA.

(2) Absent painting requirements by the FAA, communication facilities sixty-five (65) feet in height or less shall be painted one of the following neutral, non-reflective colors that blend with the surrounding landscaping: shades of gray, beige, sand, taupe, or light brown.

(3) Absent painting requirements by the FAA, communication facilities exceeding sixty-five (65) feet in height shall be painted in alternate bands of aviation orange and white. The alternate bands shall be:

(i) a width of one-seventh (1/7) the height of the communication tower; provided, each band may not be less than one (1) foot six (6) inches (1.5 feet);

(ii) equal in width;

(iii) perpendicular to the vertical axis of the communication tower, with the bands at the top and bottom ends colored aviation orange; and,

(iv) odd in number.

(e) Aviation Requirements:

(1) All communication facilities must comply with Federal Aviation Regulation Part 77, *Objects Affecting Navigable Airspace*, including but not limited to, providing such notices to the FAA as required thereunder and compliance with all requirements or prohibitions imposed by the FAA on the applicant's proposed communication facility.

(2) All communication towers shall be located at least forty (40) feet for every one (1) foot of tower height or one mile, whichever is greater, from the ends of and at least five thousand (5,000) feet from the sides of all runways which

are available for private use and identified on the most current edition of the *Sectional Aeronautical Charts* produced by the National Aeronautical Charting Office (NACO).

2. **11.65.050 PLANNING DIRECTOR REVIEW AND APPROVAL.** Where stated in this title that an attached communication facility and/or communication towers may be permitted upon compliance with this section, the procedures set forth in BCC 11.65.060 through BCC 11.65.090 shall apply:
3. **11.65.090 APPEAL OF PLANNING DIRECTOR'S DECISION—NON-REFUNDABLE FEE.** (a) Any person with standing aggrieved by the Planning Director's decision shall have fourteen (14) calendar days from the date the Planning Director's decision was mailed to file a written appeal with the Planning Department.  
(b) Said appeal must be accompanied by a non-refundable fee as established by resolution of the Board of County Commissioners.  
(c) Said appeal is considered filed upon receipt.  
(d) The Board of Adjustment shall act upon the appeal pursuant to BCC 11.52.131.
4. **11.52.131 APPEAL OF ADMINISTRATIVE DECISION TO BOARD OF ADJUSTMENT.** When the provisions of this title allow approval, conditional approval or denial of a use to be made by the Planning Director or his designated representative, that decision may be appealed by any person aggrieved to the Benton County Board of Adjustment, and the following procedure shall apply:
  - (a) Appeals shall be filed within fourteen (14) days of the date of the decision being appealed. All appeals shall be in writing, in duplicate, shall be accompanied by a non-refundable fee as established by resolution of the Board of Benton County Commissioners, and shall be filed with the Board of Adjustment.
  - (b) Upon the filing of an appeal, the Board of Adjustment shall set the time and place at which the matter will be considered. At least a ten (10) day notice of such time and place together with one copy of the written appeal, shall be given to the official whose decision is being appealed and to the adverse parties of record, if any. The official whose decision is appealed shall transmit to the Board of Adjustment all of the records pertaining to the decision, together with such additional written report as he deems pertinent.
  - (c) Notice shall be given not less than twelve (12) days before the hearing date, in the following manner:
    - (1) By United States Mail addressed to the applicant and to the owners of all property within a distance of three-hundred (300) feet in any direction from the subject property. (Notices addressed to the last known address of the

person making the latest tax payment shall be deemed proper notice to the owner of such property.)

(2) By publication of a legal notice in a paper of general circulation.

(d) Upon hearing the appeal, the Board of Adjustment may reverse or affirm, wholly or in part, or may modify the decision appealed, and may make such decision as should be made and, to that end, shall have all the powers of the officials whose decision is appealed, as to the particular issue.

(e) The Board of Adjustment shall keep in a written record of the case the findings of fact upon which the action is based.

**5. 11.16A.040 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL.** The following uses may be allowed within the Rural Lands Five Acre District (RL-5) on a single parcel of record upon the review and approval of the Planning Administrator:

(a) Multiple detached dwelling units, subject to the provisions of BCC 11.52.065.

(b) Temporary dwelling, subject to the provisions of BCC 11.52.091 through BCC 11.52.0941.

(c) Home occupation, subject to the provisions of BCC 11.16A.090 through BCC 11.16A.120, involving business activities not otherwise expressly allowed or requiring a permit under BCC 11.16A.050.

(d) Child Day Care Facility, Type A, subject to the provisions of BCC 11.52.067.

(e) Communication facilities, subject to Chapter 11.65 BCC.

**6. 6.35.115 APPEALS FROM THRESHOLD DETERMINATION--NON-REFUNDABLE FEE.** (c) Administrative appeals of threshold determinations of non-significance are not allowed.

**FINDINGS OF FACT**

Based on the application and information received the Planning Department makes the following findings.

1. The application for CF 2014-005 – Exhibit No. BOAR 1.1 – BOAR 1.7 was submitted to Benton County on July 25, 2014. It was declared complete for the purpose of processing and routing for comments on August 1, 2014.
2. The Notice of Application was published on August 7, 2014 and sent to the to the property owners within 300 feet of the site boundary. Exhibit No. BOAM 1.2
3. A determination of Non-Significance was issued on September 24, 2014. **There is no administrative appeal for a determination of non-significance.** Exhibit No. BOAM 1.10

4. The Notice of Proposed Action by the Planning Manager for CF 2014-005 was mailed to property owners within 300 feet of the site boundary on September 25, 2014. Exhibit No. BOAM 1.11 On October 8, 2014 the Benton County Planning Department received a letter of objection, Exhibit No. AL 1, in accordance with 11.52.131 the CF 2014-005 application was referred to the Board of Adjustment for Open Record Hearing on November 6, 2014.
5. The notice for the Benton County Board of Adjustment Open Record Hearing for application CF 2014-005 was published on October 20, 2014 in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for November 6, 2014. Exhibit No. BOAM 1.12
6. The applicant is requesting a communication facility permit for the construction of a 65 foot communication tower in a Rural Lands 5 Zoning District. In accordance with the Benton County Code, the proposal was reviewed under the Benton County Environmental Policy Act as shown in BCC 6.35 and the Communication Facility Criteria as shown in BCC 11.65. Exhibit No. BOAR 1.1 to BOAR 1.7
6. The request for appeal of the Planning Manager's Decision contained a large amount of references to the SEPA determination and the environmental checklist. As stated above there is no Administrative Appeal for a Determination of Non-Significance. As of the date of this memo, the environmental determination has not been appealed. Environmental checklist -Exhibit No. BOAR 1.8 - was supplemented by the applicant with a Phase 1 Environmental Site Assessment dated August 28, 2014 Exhibit No. BOAR 1.9 and a Geotechnical Engineering evaluation dated September 2, 2014 - Exhibit No. BOAR 1.10

The environmental checklist was sent to agencies with jurisdiction. BOAM 1.3 The list included the Washington State Department of Ecology and Washington State Department of Fish and Wildlife. The only comment we received was from the Benton County Building Department - Exhibit No. BOAM 1.5 stating that a building permit would be required. The Benton County Planning Department did an extensive permit and environmental review on this action which included Fish/Wildlife maps, FEMA flood maps and the national wetland maps. None of those maps revealed an issue that needed to be addressed with regards to the construction of a communication tower at this location.

Under the U.S. Telecommunication Act, a local jurisdiction is prohibited from considering the environmental effects of radio frequency emissions.

7. The appeal of the Planning Manager's decision to approve the permit application for the communication tower. Benton County Code Section 11.65.040 provides the development standards for considering a

communication tower. The tower will be located in a Rural Lands Five Zoning District. The following is how the permit application is reviewed based on the standards in BCC 11.65.040:

a. Communication tower height can be sixty-five (65) feet in the Rural Lands 5 District (RL-5). The application is for a tower that is sixty-five (65) feet in height.

b. Accessory equipment structures shall have a maximum height of forty (40) feet as measured from the ground to the highest point on the structure. The accessory structure in this application will have a height of 10 feet 5 inches.

c. All communication towers shall be set back from all property lines the greater of the following distances: fifty (50) feet or one (1) foot for every foot in height of the communication tower. The communication tower in this application will be located 65 feet from the nearest property line.

d. Lighting, communication towers shall not be artificially lighted, except for:(i) security and safety lighting of accessory equipment structures if such lighting is appropriately down-shielded to keep light within the boundaries of the site; and, (ii) such lighting of the communication tower as may be required by the Federal Aviation Administration (FAA) and shall, to the extent feasible, be installed in a manner to minimize impacts on adjacent residences. The communication tower in this application is not required to be lighted.

e. Communication facilities that include a communication tower shall be enclosed by a security fence not less than six (6) feet in height; provided, that guy wires are not required to be within the enclosed security fence. The plan for the proposed tower shows the site enclosed in an eight (8) foot high CMU walled fence.

f. Absent painting requirements by the FAA, communication facilities sixty-five (65) feet in height or less shall be painted one of the following neutral, non-reflective colors that blend with the surrounding landscaping: shades of gray, beige, sand, taupe, or light brown. The applicant is proposing to paint the tower and surrounding wall a light brown.

g. All communication facilities must comply with Federal Aviation Regulation Part 77, *Objects Affecting Navigable Airspace*, including but not limited to, providing such notices to the FAA as required thereunder and compliance with all requirements or prohibitions imposed by the FAA on the applicant's proposed communication facility. Included in

the information submitted by the applicant is a determination of no hazard to air navigation from the Federal Aviation Administration.

h. All communication towers shall be located at least forty (40) feet for every one (1) foot of tower height or one mile, whichever is greater, from the ends of and at least five thousand (5,000) feet from the sides of all runways which are available for private use and identified on the most current edition of the *Sectional Aeronautical Charts* produced by the National Aeronautical Charting Office (NACO). The proposed tower will be 3.23 miles from the nearest runway.

8. Attached to this memo is the record that was used to evaluate the communication facility application.

### **RECOMMENDATION**

Based on the information in the record and the information provided in this staff memo, the Planning Manager recommends that the Board of Adjustment affirm the decision of the Planning Manager and authorize the issuance of the Communication Facility Permit for CF 2014-005.

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## BOAM 1.2

### NOTICE OF APPLICATION

**NOTICE IS HEREBY GIVEN** that there has been proposed to the Benton County Planning Department the following application:

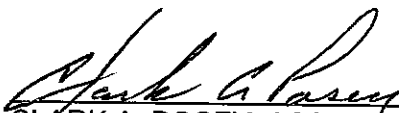
**EA 2014-024/CF 2014-005:** Environmental Checklist and Communication Facility application received by the Planning Department on July 25, 2014 and deemed complete for processing on August 1, 2014. The applicant is proposing to construct a new 65 foot tall communications tower and a 50 foot by 50 foot equipment compound and an 11 foot 6 inch by 24 foot equipment shed. Location: A portion of the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. Applicant: AT & T Wireless by Smartlink, LLC.

**NOTICE IS GIVEN** that said proposal will be reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) with respect to this proposal and its environmental impacts utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

**NOTICE IS GIVEN** that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on this action. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350 or emailed to [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us). Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

Further information on this action can be obtained by contacting Clark A. Posey, Assistant Planning Manager – Benton County Planning Department at P O Box 910 – Prosser, WA 99350 or by calling Prosser at 509-786-5612 or 736-3086 – Tri-Cities.

Dated at Prosser, Washington on this 4<sup>th</sup> day of August, 2014.



CLARK A. POSEY, ASSISTANT PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

**PUBLISH ON: Thursday, August 7, 2014**

**Distribution Listing:**

The following received the NOA/Site Map on 8/4/2014

Applicant  
Property Owners

The following agencies received the NOA/SEPA on 8/4/2014

Benton County Building Office  
Department of Natural Resources – Olympia/Ellensburg\*  
Benton Clean Air Authority\*  
Benton County Engineer\*  
Benton-Franklin Dist. Health Department \*  
Department of Transportation\*  
Washington State Department of Health\*  
Department of Ecology - Olympia\* Yakima\*  
Corps of Engineers\*  
Fire District No. 1  
Dept. of Fish and Wildlife\*  
Bureau of Reclamation\*  
Bureau of Land Management  
Office of Archaeology/Historic Preservation  
Futurewise  
Department of Agriculture  
Natural Resource Conservation District  
Benton County Fire Marshall  
FCC mailed  
FAA  
Washington State Department of Transportation – Aviation Division  
Roza Irrigation District

News Media Received Information on 8/4/2014

**Benton County Fire Marshal's Comments  
Planning Department's Referral Forms**

**BOAM 1.4**

**TO: Clark Posey**

**Application: EA 14-24 & CF 14-05**

**Date Received 8-1-14**

**Date Returned 8-4-14**

**Comments:** Julie cope, New Cingular Wireless PCS, LLC, 4111 S. Napa St. Spokane, 220-4155 Proposes to construct a 65' tower and associated equipment on parce 1-1488-100-0001-001.

**Requirements:**

NONE

RECEIVED

AUG 4 2014

Benton County  
Planning Department

**Carel Hiatt**

**From:** Steve Brown  
**Sent:** Monday, August 04, 2014 2:55 PM  
**To:** Planning Department  
**Subject:** RE: Notice of Application EA 2014-024/CF 2014-005 AT & T

Permits req. – Steve Brown, Bldg. Dept. Mngr.

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**From:** Planning Department  
**Sent:** Monday, August 04, 2014 11:45 AM  
**To:** Dept. of Fish and Wildlife, Eric Bartrand; Dept. of Fish and Wildlife, Michael W. Ritter; Dept. of Natural Resources ; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; Jeff Liner; Benton-Franklin Dist. Health Dept.; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonseth; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; Bureau of Land Management; Dept Historic/Archeology; Department of Agriculture; Natural Resources Conservation Service; FAA ([joseph.a.jackson@faa.gov](mailto:joseph.a.jackson@faa.gov)); WSDOT - Aviation Division ([timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)); Roza Irrigation District ([shayman@roza.org](mailto:shayman@roza.org)); Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Department of Natural Resources; Dept. Natural Resources; Dept. of Natural Resources; Benton Clean Air Authority ([robin.priddy@bentoncleanair.org](mailto:robin.priddy@bentoncleanair.org)); BENTON CLEAN AIR QUALITY ([alex.sligar@bentoncleanair.org](mailto:alex.sligar@bentoncleanair.org)); [rob.rodger@bentoncleanair.org](mailto:rob.rodger@bentoncleanair.org); [tyler.thompson@bentoncleanair.org](mailto:tyler.thompson@bentoncleanair.org); Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dept. of Ecology, Donna Bunten; Shannon Wilson; US Corps of Engineers ([cenww-re@usace.army.mil](mailto:cenww-re@usace.army.mil)); US Corps of Engineers ([tim.r.erkel@usace.army.mil](mailto:tim.r.erkel@usace.army.mil)); FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); BUREAU, RECLAMATION; [cgarner](mailto:cgarner@usbr.gov) ([cgarner@usbr.gov](mailto:cgarner@usbr.gov)); [chelberg](mailto:chelberg@usbr.gov) ([chelberg@usbr.gov](mailto:chelberg@usbr.gov)); [tmccoy](mailto:tmccoy@usbr.gov) ([tmccoy@usbr.gov](mailto:tmccoy@usbr.gov)); Dept. of Archeological/Historic Preservation; Futurewise; Futurewise ; Futurewise  
**Subject:** Notice of Application EA 2014-024/CF 2014-005 AT & T

Attached to this email is the Notice of Application with regards to AT & T installing a new 65' communication facility tower with equipment shed. The notification will be published in the Tri-City Herald on Thursday, August 7, 2014. Please review these documents and submit comments back to the Benton County Planning Department.

If there are any questions with regards to this application, please contact Clark Posey, Assistant Planning Manager at [clark.posey@co.benton.wa.us](mailto:clark.posey@co.benton.wa.us) or by phone at 509-786-5612.

Thank you.

Benton County Planning Department  
P O Box 910  
Prosser, WA 99350  
Tel: 509-786-5612 – Prosser  
Tel: 736-3086 – Tri-Cities  
Fax: 509-786-5629

RECEIVED

AUG 4 2014

Benton County  
Planning Department

Carel Hiatt

BOAM 1.6

**From:** Jeff Liner  
**Sent:** Tuesday, August 19, 2014 2:32 PM  
**To:** Planning Department  
**Subject:** RE: Notice of Application EA 2014-024/CF 2014-005 AT & T

The Public Works Department has no comments on EA 2014-024/CF 2014-005 AT&T

Thanks,

*Jeff Liner*

Engineer II

Benton County Public Works

509-786-5611 Local

509-736-3084 Tri Cities

RECEIVED

AUG 19 2014

Planning Department

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**From:** Planning Department

**Sent:** Monday, August 04, 2014 11:45 AM

**To:** Dept. of Fish and Wildlife, Eric Bartrand; Dept. of Fish and Wildlife, Michael W. Ritter; Dept. of Natural Resources ; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; Jeff Liner; Benton-Franklin Dist. Health Dept.; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonseth; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; Bureau of Land Management; Dept Historic/Archeology; Department of Agriculture; Natural Resources Conservation Service; FAA ([joseph.a.jackson@faa.gov](mailto:joseph.a.jackson@faa.gov)); WSDOT - Aviation Division ([timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)); Roza Irrigation District ([shayman@roza.org](mailto:shayman@roza.org)); Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Department of Natural Resources; Dept. Natural Resources; Dept. of Natural Resources; Benton Clean Air Authority ([robin.priddy@bentoncleanair.org](mailto:robin.priddy@bentoncleanair.org)); BENTON CLEAN AIR QUALITY ([alex.sligar@bentoncleanair.org](mailto:alex.sligar@bentoncleanair.org)); [rob.rodger@bentoncleanair.org](mailto:rob.rodger@bentoncleanair.org); [tyler.thompson@bentoncleanair.org](mailto:tyler.thompson@bentoncleanair.org); Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dept. of Ecology, Donna Bunten; Shannon Wilson; US Corps of Engineers ([cenww-re@usace.army.mil](mailto:cenww-re@usace.army.mil)); US Corps of Engineers ([tim.r.erkel@usace.army.mil](mailto:tim.r.erkel@usace.army.mil)); FIRE DISTRICT NO. 1; Fire District No. 1 ([Billie@bentonone.org](mailto:Billie@bentonone.org)); [Lonnie@bentonone.org](mailto:Lonnie@bentonone.org); BUREAU, RECLAMATION; [cgarner \(cgarner@usbr.gov\)](mailto:cgarner@usbr.gov); [chelberg \(chelberg@usbr.gov\)](mailto:chelberg@usbr.gov); [tmccoy \(tmccoy@usbr.gov\)](mailto:tmccoy@usbr.gov); Dept. of Archeological/Historic Preservation; Futurewise; Futurewise ; Futurewise

**Subject:** Notice of Application EA 2014-024/CF 2014-005 AT & T

Attached to this email is the Notice of Application with regards to AT & T installing a new 65' communication facility tower with equipment shed. The notification will be published in the Tri-City Herald on Thursday, August 7, 2014. Please review these documents and submit comments back to the Benton County Planning Department.

If there are any questions with regards to this application, please contact Clark Posey, Assistant Planning Manager at [clark.posey@co.benton.wa.us](mailto:clark.posey@co.benton.wa.us) or by phone at 509-786-5612.

Thank you.

Benton County Planning Department

P O Box 910

Prosser, WA 99350

Tel: 509-786-5612 – Prosser

**From:** Mike Shuttleworth  
**Sent:** Wednesday, September 17, 2014 10:34 AM  
**To:** Clark Posey  
**Subject:** FW: Section 106 New Filing Submitted- Email ID #871879

**RECEIVED**

**From:** [towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov) [mailto:[towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov)]  
**Sent:** Tuesday, September 16, 2014 4:45 PM  
**To:** Mike Shuttleworth  
**Subject:** Section 106 New Filing Submitted- Email ID #871879

SEP 17 2014

Benton County  
Planning Department

The following new Section 106 filing has been submitted:

File Number: 0006462768  
Purpose: New Tower Submission Packet  
Notification Date: 7AM EST 09/17/2014  
Applicant: AT&T Mobility  
Consultant: Adapt Engineering  
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No  
Site Name: KP0445 / West Kennewick  
Site Address: 18716 S. Clodfelter Road  
Detailed Description of Project: Installation of a 65' monopole and 12' x 24' pre-fabricated equipment shelter within a 50' x 50' lease area.  
Site Coordinates: 46-10-59.7 N, 119-15-55.8 W  
City: Kennewick  
County: BENTON  
State: WA  
Lead SHPO/THPO: Washington State Department of Archaeology and Historic Preservation

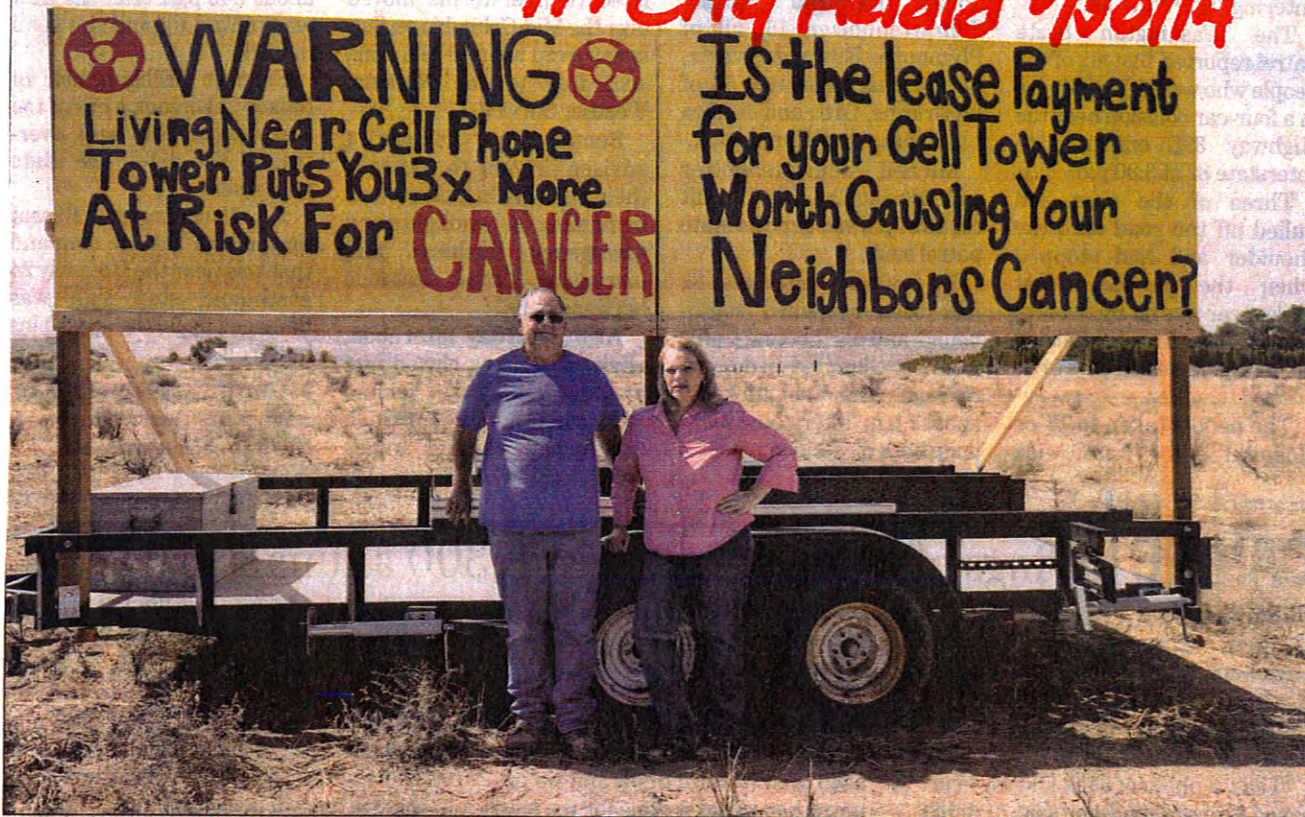
**Consultant Contact Information:**

Name: Adapt Engineering  
Title:  
PO Box:  
Address: 10725 SW Barbur Blvd., Ste. 200  
City: Portland  
State: OR  
Zip: 97219  
Phone: 503-892-2346  
Fax:  
Email: [beth.belanger@adaptengr.com](mailto:beth.belanger@adaptengr.com)

**NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE**  
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

# PROPERTY RIGHTS, HEALTH CONCERNS CLASH IN BENTON COUNTY

Tri City Herald 8/30/14



Sarah Gordon | sgordon@tricityherald.com

Darrell and Coleen Raines are protesting a proposed cellphone tower to be built on Clodfelter Road south of Badger Canyon. The family and some neighbors worry about possible health risks, harm to animals, decreased property values and poor aesthetics if the tower is built near their homes.

## Issue towers over neighbors

### Cell construction proposal spurs ire, petition in area

**SARA SCHILLING**  
TRI-CITY HERALD

A proposal to build a new 65-foot cellular communications tower has stirred concern in a neighborhood in rural Benton County.

Dozens of residents have signed a petition against the tower because of

concerns from plummeting property values to potential health risks.

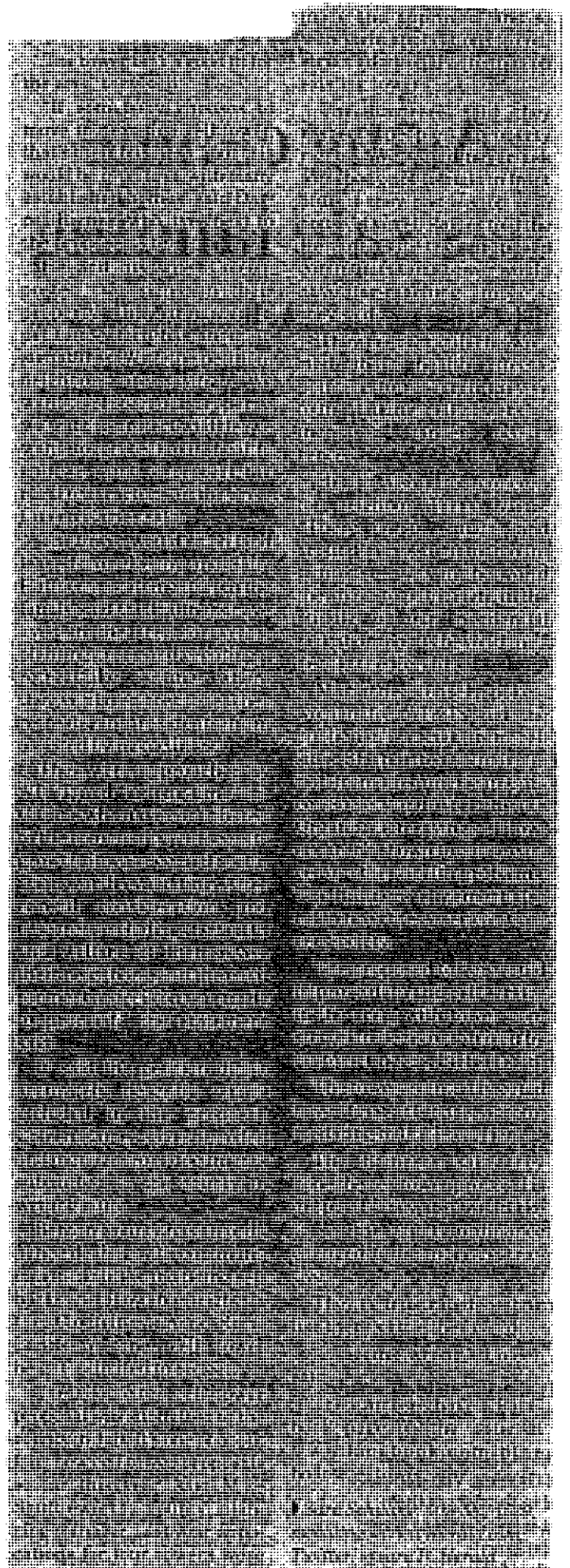
Meanwhile, the couple who own the land south of Badger Canyon where the tower would stand said they've worked with AT&T, county and state officials, and followed all laws and regulations, even requesting that the tower be located in the least conspicuous spot.

A decision on whether the cell tower can move forward could come within a couple of weeks. It's in the hands of the county planning department.

The tower would be owned by American Tower and leased by AT&T. It's proposed for the 18700 block of Clodfelter Road.

Neighbors said they're worried about their property values dropping if the tower goes up, along with harm to birds and other wildlife, damage to the area's aesthetics and rural character, and — most troubling — potential adverse health effects.

See **TOWERS** | Page B2



# Cellphone towers part of country's new landscape

BOAM 1.9

The proliferation of cell phone towers across the United States has become a defining feature of the country's new landscape. As the demand for mobile services grows, the number of towers continues to rise, raising concerns about their impact on the environment and local communities.

While many people see cell phone towers as a necessary part of modern infrastructure, others view them as an eyesore that detracts from the natural beauty of the land. In rural areas, towers are often placed on tall poles that stand out prominently against the horizon. In urban areas, they are often clustered together in industrial zones, creating a dense and cluttered appearance.

Environmental groups have expressed concern about the potential effects of cell phone towers on wildlife and ecosystems. Some studies have suggested that the electromagnetic radiation emitted by towers could interfere with the navigation and communication of certain species of birds and insects. Additionally, the construction and maintenance of towers can lead to habitat destruction and soil erosion.

Local communities have also expressed concerns about the impact of cell phone towers on property values and quality of life. Some residents have reported headaches, dizziness, and other health problems that they believe are related to the towers. Others have expressed concern about the visual impact of the towers on their neighborhoods and the potential for increased traffic and noise associated with their construction and maintenance.

Despite these concerns, the Federal Communications Commission (FCC) has approved the construction of thousands of new cell phone towers each year. The FCC has argued that the towers are necessary to support the growing demand for mobile services and to ensure that all Americans have access to reliable communication. However, critics argue that the FCC's approval process is too lenient and that it fails to adequately consider the potential impacts of the towers on the environment and local communities.

As the debate over cell phone towers continues, it is clear that there is a need for a more balanced approach. While it is important to ensure that all Americans have access to reliable communication, it is also important to protect the environment and the quality of life in our communities. This may require more stringent regulations and a more thorough review process for the construction of new towers.

**DETERMINATION OF NONSIGNIFICANCE**

**Description of proposal:** Installation of a 65-foot antenna support structure with antennas, an 11 foot 6 inch by 24'-(foot) ground equipment building within a 50 x 50 foot fenced area.

**Proponent** AT&T Wireless by Smartlink, LLC  
 c/o Julie Cope  
 4111 S. Napa Street  
 Spokane WA 99203

**File No.** EA 2014-024

**Location of proposal:** The site is located in a portion of the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M.

Lead agency     **BENTON COUNTY**    

The lead agency for this proposal has determined that it does 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) This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**THERE IS NO COMMENT PERIOD FOR THIS DNS.**

Responsible Official

**Michael Shuttleworth, Planning Manager**  
**Benton County Planning Department**  
**Post Office Box 910**  
**PHONE: (509) 786-5612**  
**Prosser, WA 99350-0910 (509) 736-3086**

**Date September 24, 2014**

Signature



**MICHAEL E. SHUTTLEWORTH**  
**PLANNING MANAGER**

**THERE IS NO AGENCY APPEAL**

**DISTRIBUTION:**

- Applicant
- News Media
- Fire District No. 1
- Benton County Building Office
- Department of Natural Resources
- Bureau of Land Management
- Benton Clean Air Authority
- Bureau of Reclamation
- Department of Ecology – Yakima/Olympia
- Benton County Public Works
- Archaeology/Historic Preservation
- Department of Agriculture
- Futurewise
- Benton Franklin Health District
- Department of Transportation
- Washington State Dept. of Health
- Washington State Department of Fish/Wildlife
- Corps of Engineers
- FAA
- FCC
- WSDOT – Aviation Division
- Benton County Fire Marshal

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

**BOAM 1.11**

## NOTICE OF DECISION BY THE BENTON COUNTY PLANNING DEPARTMENT

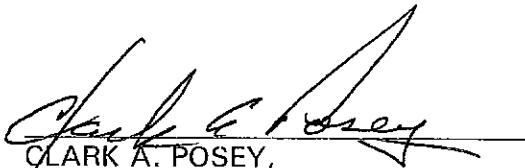
**NOTICE IS HEREBY GIVEN** that the Benton County Planning Department has determined that Communication Facility CF 2014-005 submitted by AT & T Wireless by Smartlink, LLC. ATTN: Julie Cope for the installation of a 65-foot antenna support structure with antennas, an 11 foot 6 inch by 24'-(foot) ground equipment building within a 50 x 50 foot fenced area. Location: Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. The applicant does meet the necessary criteria contained in BCC Chapter 11.65 and the Planning Manager will issue the Communication Facility Permit.

**NOTICE IF FURTHER GIVEN** that any person with standing aggrieved by the Planning Manager's decision shall have fourteen (14) calendar days from the date the Planning Manager's decision was mailed to file a written appeal with the Planning Manager. A non-refundable appeal fee of \$100.00 must accompany the written appeal. The appeal must be submitted to the Benton County Planning Department, P O Box 910 or deliver to 1002 Dudley Avenue, Prosser, WA 99350.

The Planning Manager's decision shall be deemed final upon the date of the mailing of this notice, unless an appeal is filed as outlined above.

More information concerning this action can be obtained by contacting Clark Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue – P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

**DATED** at Prosser, Washington on this 24<sup>th</sup> day of September, 2014.

  
CLARK A. POSEY,  
ASSISTANT PLANNING MANAGER

Attachments: Vicinity/Site Plan

*unrec'd 9/24/14*

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## NOTICE OF OPEN RECORD HEARING(S)

## BOAM 1.12

**NOTICE IS HEREBY GIVEN** that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

**VARIANCE REQUEST – VAR 2014-003** –The applicants are requesting a variance to BCC 11.16A.080(2) to add on to their existing house with a 12.5 ft. setback from the rear property line instead of the required twenty five (25) feet. The application was deemed complete for processing on October 8, 2014. Location: The Northwest Quarter of the Southeast Quarter of the Northwest Quarter in Section 17, Township 8 North, Range 30 East, W.M. on Block 1, Lot 5 of Hillview Estates. Applicants: David/Deena Price

**CONDITIONAL USE PERMIT – CUP 2014-005/EA 2014-022** – The applicant is requesting a conditional use permit for the construction of an 110,000 square feet middle school on 27 acres with two softball fields, two baseball fields and one football field. Location: 1907 South Clodfelter Road in the West 700 feet of the southwest Quarter of the Northeast Quarter and the West 335 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 8 North, Range 28 East, W.M. The written date of completion on this application is August 14, 2014. Applicant: Kennewick School District No. 17 c/o DesignWest Architects – Brandon Wilm.

**CONDITIONAL USE PERMIT – CUP 2014-007** - The applicant is requesting approval to amend condition No. 7 of Special Use Permit 07-14 by eliminating the word "only" and "non-transferable" to "transferable" for the operation of a commercial kennel. Location: 127701 West OIE Hwy on Lot 1 of Short Plat 1599 in the Northwest Quarter of Section 36, Township 9 North, Range 24 East, W.M. The application was submitted on September 25, 2014 and deemed complete for processing on October 1, 2014. Applicant: Lou Hamilton

**APPEAL OF THE PLANNING MANAGER'S DECISION ON COMMUNICATION FACILITY – CF 2014-005/EA 2014-024** – An appeal was filed on October 8, 2014. The communication facility application is for the installation of a 65 foot antenna support structure with antennas, an 11 foot 6 inch by 24 foot ground equipment building within a 50 x 50 foot fenced area. Location: 18716 S Clodfelter Road in the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. Applicant: AT & T Wireless by Smartlink, LLC.

**NOTICE IS GIVEN** that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, November 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser). Note: Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

**NOTICE IS FURTHER GIVEN** that said proposals EA 2014-024 – New Cingular Wireless, PCS, LLC by Smartlink, LLC and EA 2014-022 Kennewick School District have been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal for EA 2014-022 – Kennewick School District and a Mitigated Determination of Non-Significance was issued on October 14, 2014. A determination has been made as to the environmental impacts of the proposal for EA 2014-024 – New Cingular Wireless, PCS by Smartlink, LLC. and a Determination of NonSignificance was issued on September 24, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is [www.co.benton.wa.us](http://www.co.benton.wa.us) under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Dated this 15<sup>th</sup> day of October, 2014.

BRENT CHIGBROW, Chairman  
BENTON COUNTY BOARD OF ADJUSTMENT

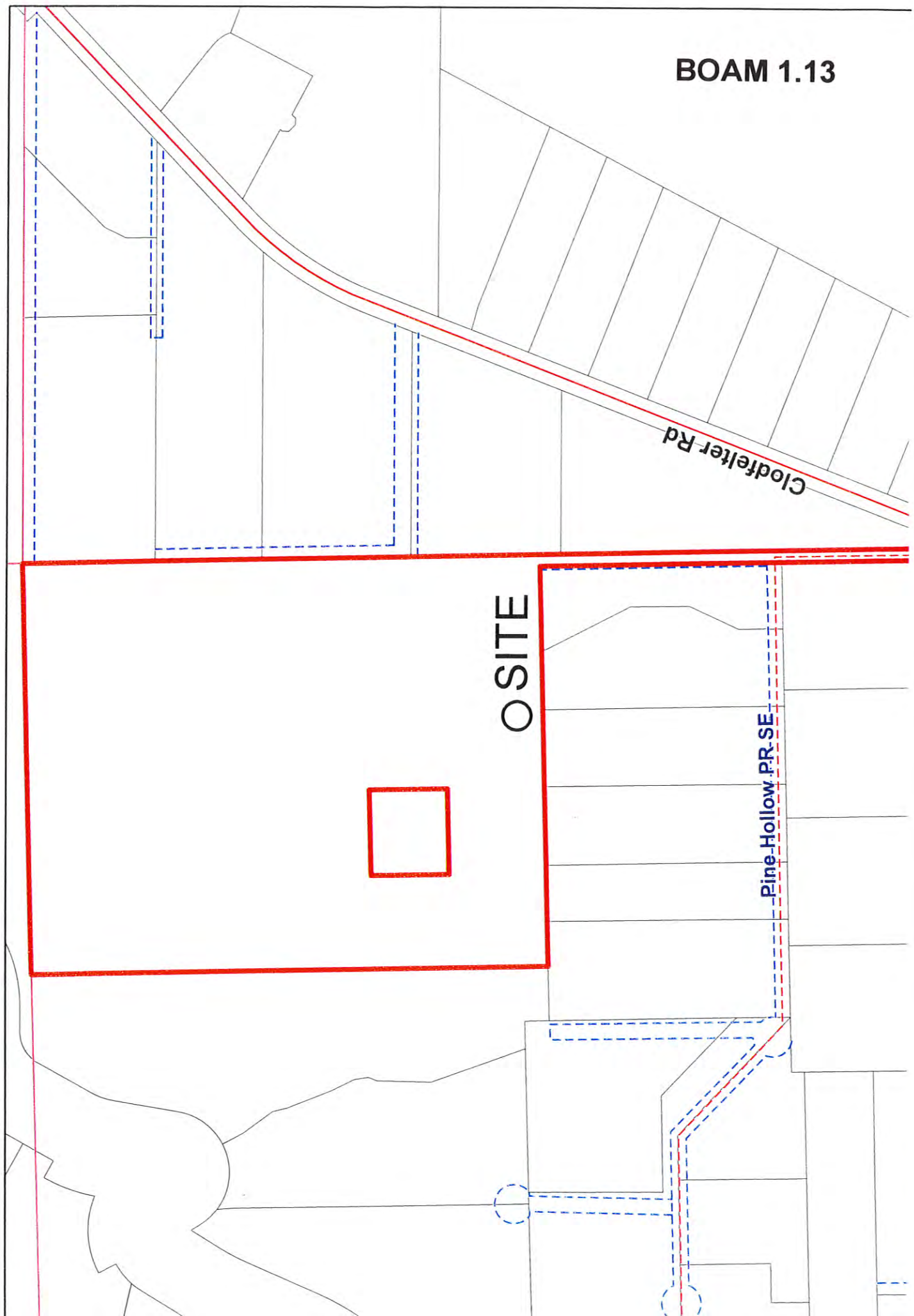


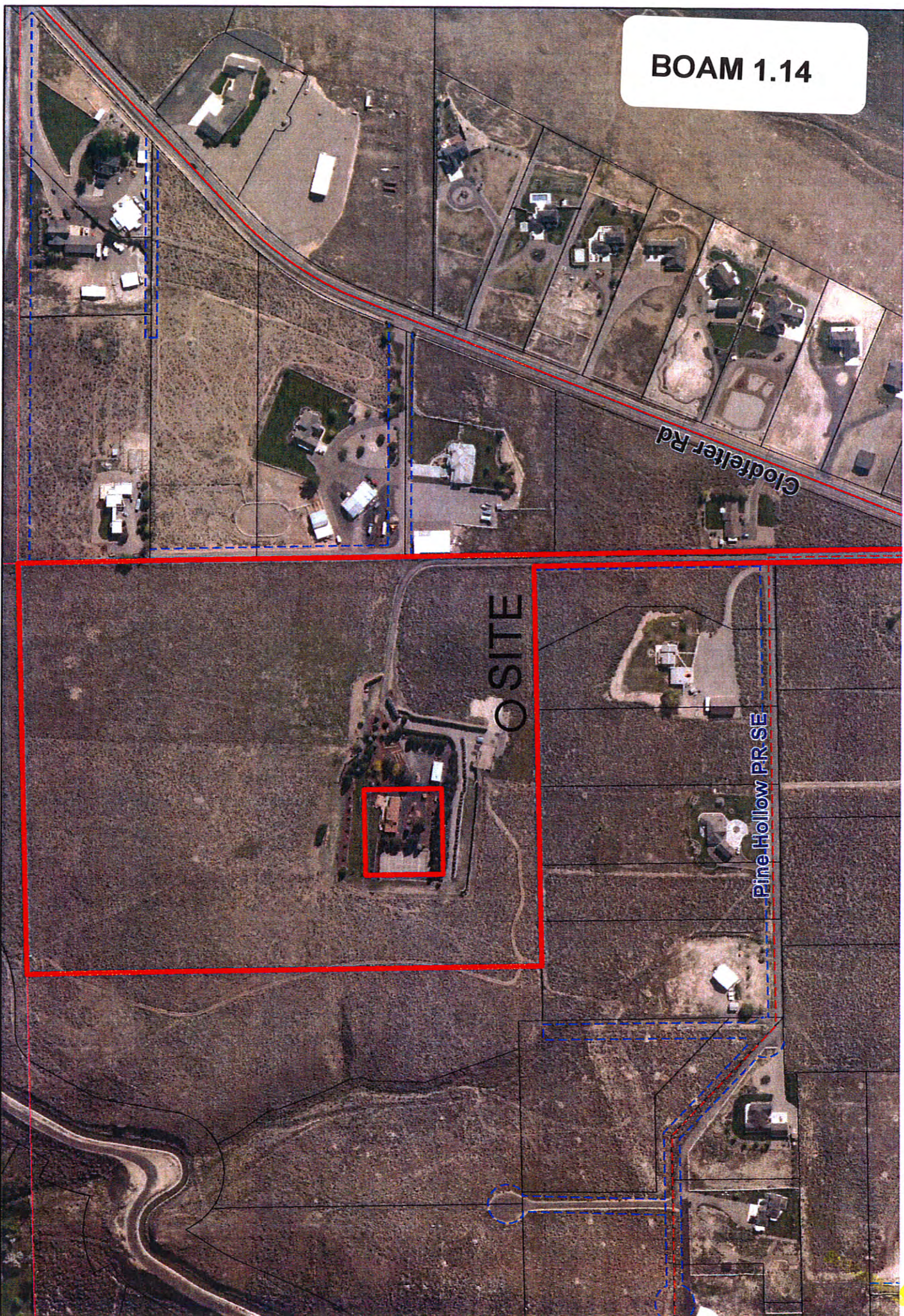
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MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Monday, October 20, 2014

BOAM 1.13





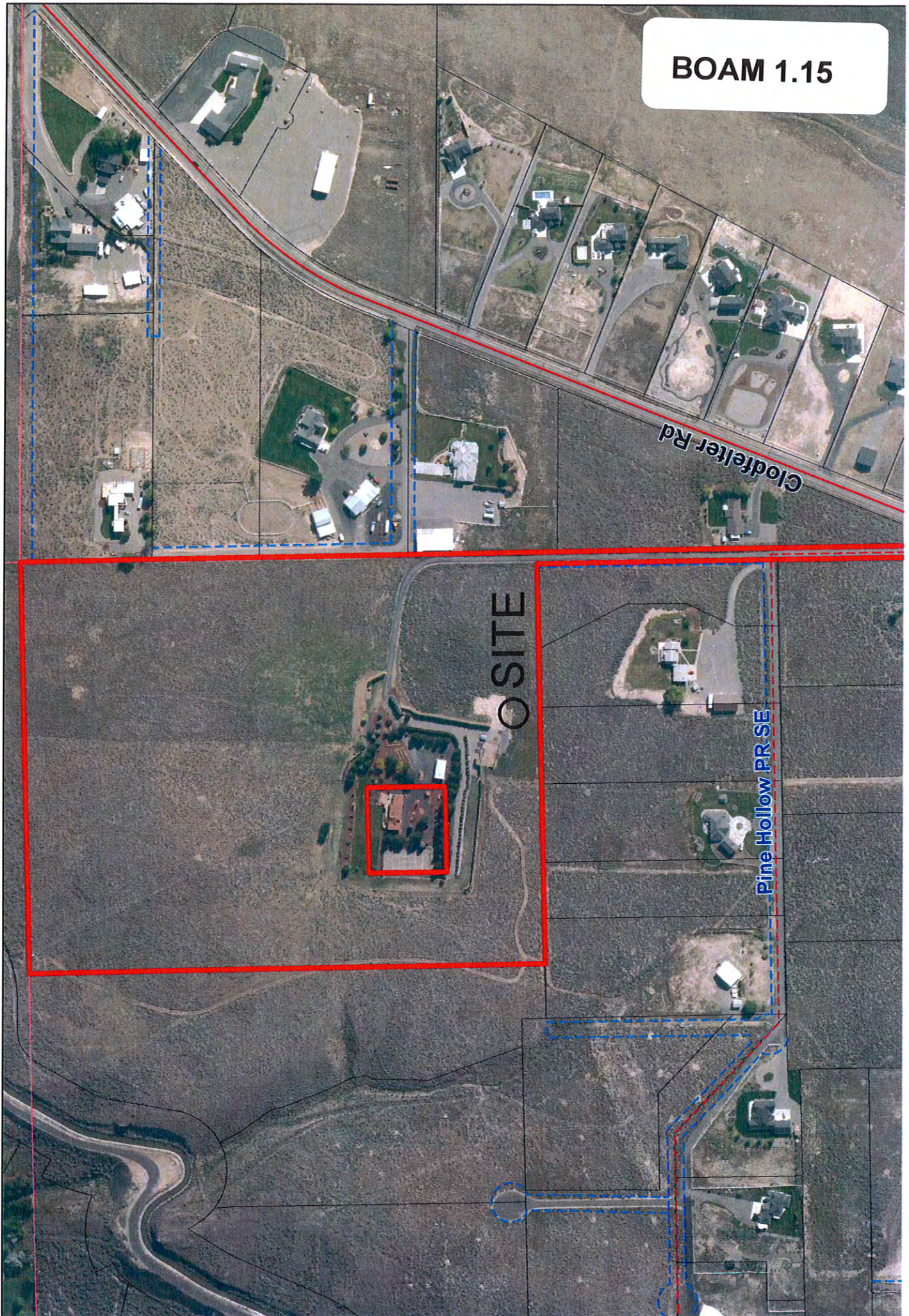
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BENTON COUNTY  
PLANNING  
DEPARTMENT

SECTION 14, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.  
COMMUNICATION FACILITY # 2014-005 EA 2014-024  
DENNIS HAFFNER/CINGULAR WIRELESS 1-1488-100-0001-001  
MAP PRINTED: JULY 29, 2014

Benton County does not warrant, guarantee, or  
accept liability for accuracy of the information shown  
herein. This information is a product of the Benton County  
Geographic Information Systems and is prepared  
for presentation purposes only.



BOAM 1.15

SITE

Clodfelter Rd

Pine Hollow PR SE



BUSCHLAWFIRM PLLC  
www.wirelesscounsel.com

October 30, 2014

Benton County Board of Adjustment  
Planning Annex, P.O. Box 910  
1002 Dudley Avenue  
Prosser, WA 99350

RECEIVED

OCT 30 2014

SENT VIA EMAIL TO: Carel.Hiatt@co.Benton.wa.us

Re: Appeal File No. EA 2014-024/CF 2014-005 (AT&T)

Benton County  
Planning Department

Dear Board Members:

Thank you for the opportunity to provide the following response on behalf of Applicant New Cingular Wireless PCS, LLC (“AT&T” or “Applicant”) to the appeal of the County’s SEPA Determination of Nonsignificance (“DNS”), File No. EA 2014-024/CF 2014-005, by Darrell and Coleen Raines, dated October 8, 2014. As shown in the application materials, the proposal meets all applicable County review criteria, and AT&T respectfully requests that the Board of Adjustment (“Board”) dismiss the appeal, affirm the County’s determination, and authorize the permit.

**A. The appeal should be dismissed because appeals of the County’s SEPA threshold determinations of non-significance are not allowed under the Benton County code.**

AT&T proposes a wireless communication facility (“WCF”) at 187 S Clodfelter Road in Kennewick, Washington, including 65’ monopole and ground equipment within a 50’ x 50’ leased area surrounded by an 8’ tall masonry wall. Under Benton County Code (“BCC”) 11.65.070, the Planning Manager shall approve the proposal if it meets BCC 11.65.040 and all other applicable code criteria. On September 24, 2014, Benton County Planning Manager Michael Shuttleworth determined that the proposal meets all applicable criteria and issued a communication facility permit in accord with Chapter 11.65 BCC. AT&T respectfully requests that the Board of Adjustment affirm the Manager’s decision.

Mr. and Mrs. Raines have appealed the SEPA DNS related to the proposal. **The appeal should be dismissed because the BCC clearly states, “appeals of threshold determinations of non-significance are not allowed.” BCC 6.35.115(c).** Further, none

SEATTLE

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DENVER

PORTLAND

BEND

of the issues raised in the appeal have any substantive effect on the SEPA determination or affect the proposal's compliance with applicable review criteria.

**B. The Board should affirm the County's determination.**

Appellants have not identified any BCC permit review criterion that the proposal fails to meet. As shown in the application materials, the County's permit approval decision, and the staff memorandum accompanying the appeal, the proposal meets all applicable BCC review criteria. However, should the Board allow review of the substance of the issues presented upon appeal, AT&T provides the following response to these issues in the order presented in the appeal letter. AT&T reserves the right to present additional evidence for the record and make additional argument at the November 6, 2014 appeal hearing.

1. Applicant's SEPA checklist does not require corrections.

Appellants assert that there are several discrepancies in the SEPA Checklist submitted for the proposal. The alleged discrepancies identified by Appellants are either: (1) not error and are factually accurate; or (2) are not material and have no substantive effect on the environmental impact of the proposal.<sup>1</sup> Thus, no corrections to the SEPA Checklist are required and the Board should affirm the County's DNS, if the Board allows review.

Each alleged discrepancy is addressed below and can be supported by testimony at hearing:

**B. Environmental Elements**

1.g (Earth): Appellants allege that there is a discrepancy between the amount of impervious surface identified by the Applicant in this subsection (B.1.g) and in the "ESA Listed Salmonids Checklist." There is no discrepancy. In this subsection, the Applicant identified approximately 15% of the 2,500-square-foot proposed facility as impervious surface, including the tower and building foundations, and the masonry fence surrounding the facility. The 12% impervious surface identified in the Salmonids Checklist is also an approximation and is within 75 square feet of the 15% identified in this subsection. Furthermore, the higher percentage, at 15%, did not trigger environmental concern at the proposed property.

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<sup>1</sup> Washington Administrative Code ("WAC") 197-11-340(3)(a) provides that a SEPA lead agency shall only withdraw a DNS if: (i) there are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts; (ii) there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or (iii) the DNS was procured by misrepresentation or lack of material disclosure."

5.a (Animals): There was no wildlife observed at the site by AT&T's site acquisition consultant. Thus, omitting identification of animals "observed on or near the site or [] known to be on or near the site" does not amount to a discrepancy.

5.c (Animals): The Planning Department referenced Fish and Wildlife maps in assessing the SEPA Checklist and found there was no environmental concern relating to the migration routes of mourning doves or any other animal.

7.a.1 (Environmental Health): The clerical error described by Appellants was addressed in a letter from Julie Cope to Clark Posey at Benton County Planning, dated September 18, 2014, prior to issuance of the DNS. *See Letter Cope to Posey, Sept. 18, 2014 (Exhibit 2, attached)*. This resolved any discrepancy.

7.b.3: (Noise): The facility will be enclosed within an 8' masonry wall, as shown on the Site Plans submitted with this application. *See Site Plans*. At either 6' or 8' tall, the wall does not trigger environmental noise concerns.

8.a (Land and Shoreline Use): The proposed facility is well below the FCC maximum exposure levels, as confirmed in the NIER Report issued by an FCC-licensed AT&T Radio Frequency Engineer. *Exhibit 1. See also Application Narrative (Record)*. Under the federal Telecommunications Act of 1996, a jurisdiction may not consider environmental perceived health effects of a communications facility if the facility meets FCC emissions standards. § 47 U.S.C. Section 332(c)(7)(B)(iv).

10.a (Aesthetics): As shown on the site plans submitted with this project, the equipment building is 10.5' tall. There is no discrepancy.

10.b (Aesthetics): The Appellants' home is the only home in the area that faces the proposed project and has a direct view. Residents of the other homes will be able to see the project from other parts of their properties. The Applicant's response that one home "would be in direct view of the proposal" does not amount to a discrepancy.

10.c (Aesthetics): The facility will be enclosed within an 8' masonry wall, as shown on the Site Plans submitted with this application. *See Site Plan (Record)*. Whether the wall is 6' or 8' tall has little impact on potential aesthetics concerns. *See Photo Simulations (Record)*.

16.a (Utilities): The proposed facility will not use water or septic services. *See Site Plans at Sheets A-1, A-1.2, A-2 (showing power utility connection) (Record)*. Whether these services are available has no effect on the environmental impact of the proposed project.

Exhibit 1: The site plans clearly show that the proposed project is on Parcel No. 114881000001001, separate from the Parcel No. 114881000002000, where the owners of both parcels reside. *See Site Plans (Record)*. The distance from the

proposed facility and the nearest residence is not impacted by this distinction, and the distinction has no effect on the environmental impact of the proposed project.

BCC 11.65.040(a)(3): The Applicant's response to this criterion correctly identifies the height of the equipment shelter as 10.5' tall. *See Site Plans (Record)*. There is no discrepancy.

AntennaSearch.com: It is unclear what "70' monopole" Appellants identified at AntennaSearch.com. The proposed 65' monopole has not yet been constructed and does not appear in these search results as of October 30, 2014.

Site Survey: At the time Applicant conducted the site survey in May of 2014, the private asphalt drive was blocked and not in use. *See Site Plans at Sheet SV-1 (Record)*. According to Appellants, that drive is now being used to access one adjacent parcel. This does not substantively affect the environmental impact of the proposed site and does not change the proposed project's compliance with the code.

2. Visual impacts have been minimized to the greatest extent possible.

Appellants contend that the SEPA Checklist fails to identify "SEPA Mitigation Measures" sufficient to offset visual impacts. However, the proposal has been designed to minimize visual impacts to the greatest extent possible, and the proposal meets every County code criterion pertaining to the minimization of visual impacts, including height restrictions and paint requirements. *See BCC 11.65.040(a) and (d)*. Under the BCC, the facility need not be invisible; rather, it must be designed to *minimize* visual impacts. *BCC 11.65.010*. In accord with the County's DNS and Washington Administrative Code ("WAC") 197-11-340(1) any visual impacts of the facility are not probable significant adverse environmental impacts<sup>2</sup>. The County need not exercise its authority under SEPA to condition the proposal beyond compliance with County code criteria addressing minimization of visual impacts. *See WAC 197-11-660* ("Substantive Authority and Mitigation").

Each alleged insufficient SEPA "Mitigation Measures" Checklist item is addressed below:

B. Environmental Elements

9.c (Housing): The proposed site would not displace any current housing, so no measures to reduce or control housing impacts are required.

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<sup>2</sup> WAC 197-11-340(1) provides "[i]f the responsible official determines there will be no probable significant adverse environmental impacts from a proposal, the lead agency shall prepare and issue a determination of nonsignificance (DNS) substantially in the form provided in WAC 197-11-970."

10.b (Aesthetics): The purpose of the Benton County Communication Facility Criteria section is to “minimize visual impacts... while furthering the development of enhanced telecommunication services in the County.” *BCC 11.65.010*. The Applicant will minimize the visual impact of the proposed facility to the greatest extent possible by painting the monopole and surrounding masonry wall a neutral, non-reflective tan in order to blend in with the surrounding desertscape, in accordance with *BCC 11.65.040(d)(2)*. See Application Narrative at p.6 and Site Plans at Sheets A-3 and A-4 (*Record*). See also response to subsection 10.b, above.

10.c (Aesthetics): See responses to subsections 7.b.3 and 10.b, above.

### 3. The proposal is properly sited.

Under *BCC 11.16A.040*, Communication Facilities are allowed on properties zoned RL-5, subject to the criteria in Chapter 11.65 BCC. As explained in the Application Narrative and supporting documents (*Record*), the proposed facility meets all applicable Chapter 11.65 BCC criteria, including height and setbacks. See *BCC 11.65.040(a) and (b)*.

Additionally, the proposed facility also meets FCC radio frequency emissions regulations. See NIER Report (*Exhibit 1, attached*) and response to subsection 8.a, above. Under the federal Telecommunications Act, Benton County is prohibited from considering concerns about the potential health effects of radio frequency emissions of a proposed site if the site will operate in compliance with federal regulations. *47 U.S.C. Section 332(e)(7)(B)(iv)*.

### 4. The proposal complies with SEPA and County Code.

The Applicant completed the SEPA Checklist for the proposed project with accurate and relevant information, as required by state and local law. Relying on this information, Benton County Planning Manager, Michael Shuttleworth, issued a DNS. Under *BCC 6.35.115(c)*, the DNS may not be appealed.

Because the DNS may not be appealed, and because the proposal meets all of the requirements of the Benton County Code, AT&T respectfully requests that the Board of Adjustment dismiss the appeal, affirm the Planning Manager’s decision, and authorize the permit.

October 30, 2014  
Page 6

Yours truly,

A handwritten signature in black ink, appearing to read "Donya W. Burns". The signature is fluid and cursive, with a long horizontal stroke at the end.

Donya W. Burns  
Busch Law Firm PLLC  
Attorneys for New Cingular Wireless PCS, LLC (AT&T)

Att: Exhibit 1: NIER Report  
Exhibit 2: Letter Cope to Posey, Sept. 18, 2014



DATE: October 24, 2014  
TO: The Benton County Planning Department  
RE: Proposed Radio Site: KP0445; 18716 S Clodfelter Rd. Kennewick, WA

Dear Planner,

The proposed facility noted above will transmit at frequencies in the range of 734 to 892 MHz and 1,930 to 2,145 MHz as licensed by the Federal Communications Commission.

The worst case general population exposure limit per the FCC Public Standards OET Bulletin 65 occurs at 734 MHz and is 0.4893 mW/cm<sup>2</sup>. The worst case for the 1,500 to 100,000 MHz band is 1.0 mW/ cm<sup>2</sup>.

The power density calculations for each sector of the proposed facility are well below the maximum FCC exposure levels. The proposed facility will not cause other co-located facilities to exceed FCC exposure standards and is categorically proven as safe, according to Federal Guidelines.

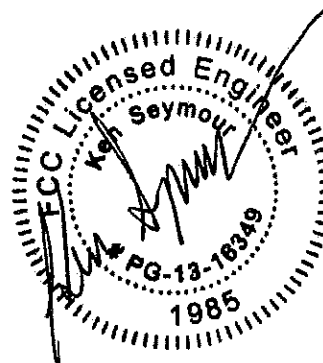
The calculated general population average exposure values for this site are noted in the Table below:

FCC Frequency Range	ERP Average (watts)	Power Density (mW/cm <sup>2</sup> )	Percent of FCC (GP) Maximum Exposure
300 to 1500 MHz	502	0.016	15.7%
1,500 to 100,000 MHz	881	0.005	

I certify that this information is true to the best of my knowledge.

Regards,

Ken Seymour  
Engineering Manager, PNW  
AT&T Mobility





September 18, 2014  
September 17, 2014

Benton County Planning Department  
Attn. Clark Posey  
PO Box 910  
Prosser, WA 99350

RE: AT&T Application CF13-13  
111828 E. Pine Hollow Rd.

Dear Clark:

I am in receipt of your request for a copy of the Phase II/Ground Penetrating Radar Study that is referenced under question 7a(1) of the SEPA checklist submitted in conjunction with Benton County Land Use application number CF13-13.

The Phase I report dated 8/28/14, submitted September 10, 2014, indicates that there are no identifiable issues related to the proposed property at 111828 E. Pine Hollow Road and that there will be no further investigation (Phase II) required. Search and review of historical documents found no known use of the property except for the paved driveway to the residence. No evidence was found that would indicate the need for a Phase II report or ground penetrating radar.

The reference for the need for a Phase II investigation was a clerical error resulting from an oversight of not updating the SEPA question that was prepared nearly at a similar time frame. The need for a Phase II investigation was declared on the SEPA report for another proposal located at 3200 N. Bombing Range Road. No issues were identified at the location either. (KP0461 SEPA attached as reference.)

The Phase I determination for the subject site was found to be free of any environmental issues, no Phase II or ground penetrating radar survey required.

I apologize for the concerns and issues this may have caused.

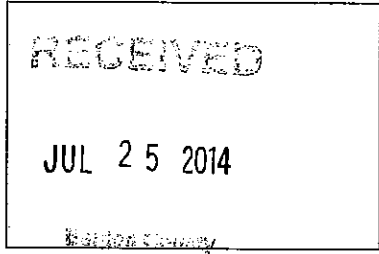
Sincerely,

Julie M. Cope  
(509) 220-4155

Attachments:  
SEPA checklist for KP0461 dated 5/29/14

**BENTON COUNTY PLANNING DEPARTMENT  
COMMUNICATION FACILITY APPLICATION**

FILE NO. CF 2014-005  
EA 2014-025



Zoning \_\_\_\_\_

Comprehensive Plan Designation \_\_\_\_\_

1. Name of Applicant New Cingular Wireless PCS. LLC  
Street By Smartlink, LLC Julie Cope  
City, State Zip 4111 S Napa St. Spokane, WA 99203

Phone numbers: Work 509-220-4155 Home \_\_\_\_\_

2. Name of Legal Owner Dennis R. Haffner and Marcella A. Haffner, Trustees, or their successors in  
Street trust, under the Haffner Living Trust dated March 22, 2000  
City, State Zip 18716 South Clodfelter RD  
Kennewick WA 99338

Phone numbers: Work \_\_\_\_\_ Home 509-627-2725

3. Parcel Number(s) of site where activity will occur: 1-1488-100-0001-001

4. Type of Communication Facility requested (i.e., new communication tower, antenna added to an existing communication tower, antenna added to another type of existing building or structure, etc.):

A new monopole in a 50'x50' lease compound and a 11'5"x24' pre-fabricated equipment shelter. Antenna array at the top with room for second carrier below. Tower to be painted tan and compound to be enclosed with a tan masonry wall.

5. Communication Tower Height as measured from the ground to the highest point on the communication tower, including associated antennas: 65'

6. If the request is for a new antenna, does the antenna extend above the existing building or structure?  
 YES  NO  
If yes, list the height above the existing building or structure: n/a

7. Total acres of Property 31.350

8. Describe all proposed lighting and fencing for the communication facility:  
Only lighting as required by FAA/ none proposed at this time.

9. Describe all proposed painting to be completed for the communication facility:

Monopole and antennas to be painted Tan.

10. Is the proposed communication facility located within four (4) miles of an airport available for public use?

YES  NO

11. Describe existing structures and/or uses currently existing on your property:

Owner's existing residence, shop, and several small out buildings/shed's exist on the property.

12. Describe existing structures and current land uses in the surrounding area of your property:

Residential homes.

13. The applicant shall attach a copy of the notice submitted to the Federal Aviation Administration (FAA).

14. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equals 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information:

A. The outer boundary and dimensions of the property.  
B. The location and height of the proposed communication facility, accessory equipment structures, and fences surrounding communication facility site, complete with distances to buildings and all property lines.

C. Location and size of existing structures.

D. All public and private roads, easements, and rights-of-way located on or adjacent to his property. (Label all roadways, easements and structures)

E. The distance of the proposed communication facility to the nearest point of the nearest runway of the nearest airport available for public use.

F. The scale and north arrow.

15. For communication facilities proposed to be located within four (4) miles of the nearest point of the nearest runway of the nearest airport available for public use, the applicant must provide a written statement from the FAA that confirms the FAA has reviewed the proposal and which sets forth the FAA's response, comments and requirements, if any, for the proposal.

COMMENTS OR ADDITIONAL INFORMATION:

PLEASE SIGN AND THEN PRINT YOUR NAME. Signature(s) of persons holding an ownership interest in the real property are required.

I certify that the information given above is true and complete.

**Signature Block for individuals only**

Julie M Cope  
Applicant's Signature

Julie M Cope  
Print Name

5/23/14  
Date

Haffner Living Trust  
Signature of Legal Owners

Mancella "Sally" Haffner  
Print Name

5/28/14  
Date

Dennis R Haffner  
Signature of Person with additional ownership interest Legal owner

Dennis R. Haffner  
Print Name

5/28/14  
Date

**ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.**

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant: \_\_\_\_\_

By: \_\_\_\_\_  
(print name) (Title)

Signature: \_\_\_\_\_  
(Signature) (Title)

The above signed officer of \_\_\_\_\_ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit to submit \_\_\_\_\_

this application and that the above signed officer has been duly authorized <sup>(name of entity)</sup> and instructed to execute this application.

**NOTE: THE COMMUNICATION FACILITY APPLICATION FEE OF \$250.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE YOUR CHECK PAYABLE TO BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.**

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

FOR OFFICIAL USE ONLY  
Critical Area Review Completed by John Perry on 7/29/2014  
Application approved for processing by John Perry on 7/29/2014  
Zoning RL5 Comp Plan Designation \_\_\_\_\_

Julie M Cope  
Applicant's Signature  
Haffner Living Trust

Julie M Cope  
Print Name  
Marcella "Sandy" Haffner

5/23/14  
Date  
5/28/14

Signature of Legal Owners  
Dennis R Haffner

Print Name  
Dennis R. Haffner

Date  
5/28/14

ownership interest legal owner

**ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application, other than interests exclusively limited to ownership of the parcel's mineral rights.**

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant: New Cingular Wireless PCS

By: Geri Roper (print name), Manager, Real Estate & Const. (title)

Signature: Geri Roper (Signature), Manager, Real Estate & Const. (title)

The above signed officer of \_\_\_\_\_ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit to submit

this application and that the above signed officer has been duly authorized <sup>(name of entity)</sup> and is directed to execute this application.

**NOTE: THE COMMUNICATION FACILITY APPLICATION FEE OF \$250.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE YOUR CHECK PAYABLE TO BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.**

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

**FOR OFFICIAL USE ONLY**  
Critical Area Review Completed by \_\_\_\_\_ on \_\_\_\_\_  
Application approved for processing by \_\_\_\_\_ on \_\_\_\_\_  
Zoning \_\_\_\_\_ Comp Plan Designation \_\_\_\_\_

10-22-09

## APPLICATION FOR A NEW WIRELESS COMMUNICATIONS FACILITY

Submitted to Benton County

Planning Department

July 17, 2014

**1. GENERAL INFORMATION**

---

**Applicant:** New Cingular Wireless PCS, LLC  
Sharon Bateman, Senior Contract Manager  
19701 SW 72<sup>nd</sup> Ave. #200  
Tualatin, OR 97062  
425-241-0085

**Representative:** SmartLink, LLC  
4111 S Napa ST.  
Spokane, WA 99203  
**Contact:** Julie Cope,  
jcope@copeacq.com  
509-220-4155

**Property Owner:** Haffner Living Trust  
Dennis R. and Marcella A. Haffner, Trustees  
111828 E. Pine Hollow Rd.  
Kennewick, WA 99338

**Project Address:** 18716 S. Clodfelter Rd.  
Kennewick, WA 99338

**Map & Tax Lot:** Assessor's Parcel No. 1-1488-100-0001-001  
See **Exhibit 3** (Site Survey, Sheet LS-1) for full legal description.

**Zoning Classification:** Rural Lands, 5-Acre (RL-5)

**Comp. Plan Designation:** Rural Lands, 5-Acre (RL-5)

SmartLink, LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T") and the underlying property owners, Dennis R. and Marcella A. Haffner, Trustees of the Haffner Living Trust.

**2. INTRODUCTION**

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In order to fill a significant gap in 4G LTE 700 coverage experienced by its customers, AT&T proposes a new telecommunications facility at 18716 S. Clodfelter Rd., Kennewick, Washington. See **Exhibit 1**.

The proposed new facility meets AT&T's coverage objectives (providing outdoor, in-vehicle, and in-building coverage) within a geographic area not presently served by AT&T's existing sites to north and east that are between 3 and 4 miles away. AT&T's current coverage from these sites is shown in **Exhibit 2**.

As shown in this application narrative, AT&T's proposal is the least intrusive means of extending AT&T's service to fill its coverage gap.

This proposal meets all of Benton County's criteria for siting new telecommunications facilities, including height and setbacks, and AT&T respectfully requests that Benton County approve the new facility as proposed.

### **3. PROPOSAL**

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#### **3.1 Project Overview**

AT&T proposes a 65' monopole within a 50' x 50' leased area at 18716 S. Clodfelter Rd. in Kennewick (the "**Property**"). The Property is currently developed with the owner's residence and multiple out buildings.

The proposed site would include a 65' tall monopole and an 11'5" x 24' equipment shelter, all within a 50' x 50' leased area. The leased area would be surrounded by a 6' tall concrete wall. The wall and monopole would both be painted tan to blend in with the surrounding landscape. The facility would be developed to accommodate two additional carriers.

#### **3.2 Network Information & Site Selection**

AT&T is upgrading and expanding its wireless communications network throughout Washington and Oregon, including the installation of the latest LTE technology at the proposed site. Upon completion of this update, AT&T will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

LTE stands for "Long Term Evolution." This acronym refers to the ongoing process of improving wireless technology standards with speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of uses and the variety of content accessed over mobile networks.

The need for service in this particular geographic area is determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region.

Once the need for additional coverage in a particular area has been established, AT&T's radio frequency ("**RF**") engineers perform an RF engineering study to determine the approximate site location and antenna height that is required to provide service in the desired coverage area. AT&T's RF engineers identify an area that is called a "**search ring**" where a site may be located in order to provide service in the desired coverage area. The RF engineer takes the following objectives into consideration when identifying the search ring:

1. Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the significant gap in coverage. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequencies travel in a straight

line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts like buildings or sources of electrical interference.

2. Clutter. AT&T's antennas must "clear the clutter" in the area. The radio frequencies used in AT&T's systems are adversely affected by trees, buildings, and other natural and man-made obstacles. AT&T's radio frequencies do not penetrate mountains, hills, rocks or metal, and its radio frequencies are diminished by trees, brick and wood walls, and other structures. Therefore, AT&T's antennas must be installed above or close to the "clutter" in order to provide high quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher in order to allow the other carriers' antennas to clear the clutter as well.

3. Call Handoff. The antenna site must be located in an area where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system which allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff.

4. Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

5. Radio Frequencies used by System. The designs of wireless communications systems will vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. As a result, the wireless communications systems that use the lower radio frequencies will need fewer sites than the wireless communications systems that use the higher radio frequencies.

6. Land Use Classifications. AT&T's ability to construct a cell site on any particular property is affected by Washington state law and Benton County regulations, including zoning and comprehensive plan classifications, goals and policies. AT&T's search rings take these laws and regulations into consideration.

AT&T's coverage propagation software systems use these and other factors (type of antenna; antenna tilt, etc.) to predict the coverage that would be provided by the proposed site.

This proposed project would allow AT&T to provide 4G LTE 700 coverage in the area, and allow for uninterrupted wireless service with fewer dropped calls, improved call quality, and improved access to the additional wireless services that the public now demands. This includes emergency 911 calls throughout the Badger Road area south and east of I-82.

### **3.3 Applicable Law**

Federal, state and local laws apply to this application.

Federal law, primarily found in the Telecommunications Act, acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

Under the Telecommunications Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). AT&T will operate the proposed facility in accordance with the Federal Communications Commission's RF emissions regulations. Therefore, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.

Additionally, just as the jurisdiction may not consider the environmental effects of radio frequency emissions, it also may not discriminate amongst providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

Finally, the Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The Federal Communications Commission ("FCC") has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. According to the FCC, a reasonable period of time for local government to act on wireless applications is 90 days for a co-location application and 150 days for all other applications. This time period includes all application notice and appeal periods. The reasonable time period for Benton County's review of this application is 150 days.

In Washington, the State Environmental Policy Act (SEPA) provides a way to identify possible environmental impacts that may result from governmental decisions, including the issuance of permits. Permits for new wireless communication facilities may be subject to SEPA review.

Under the Benton County Code (BCC), a new wireless communications tower in an RL-5 zone is subject to Planning Director review and approval, per BCC 11.16A.040, and to the criteria governing wireless communications facilities, as laid out in BCC 11.65. These criteria are specifically addressed below.

## **4. APPLICATION SUBMITTAL REQUIREMENTS**

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AT&T's proposal complies with all applicable requirements of the County's zoning code, which are addressed in the following order:

### **For Wireless Facilities:**

<b>Chapter 11.65</b>	<b>COMMUNICATION FACILITY CRITERIA</b>
<b>Section 11.65.040</b>	<b>Development Standards</b>
<b>Section 11.65.050</b>	<b>Planning Director Review and Approval</b>
<b>Section 11.65.060</b>	<b>Application Required—Non-Refundable Application Fee</b>

In General:

<b>Chapter 11.16A</b>	<b>RURAL LANDS FIVE ACRE DISTRICT (RL-5)</b>
<b>Section 11.16A.040</b>	<b>Uses Subject to Planning Administrator Review and Approval</b>
<b>Section 11.16A.080</b>	<b>Property Development Standards—Setback Requirements</b>

**Chapter 11.65**

**COMMUNICATION FACILITY CRITERIA**

**11.65.040 Development Standards.** The development standards which follow shall apply to all non-exempt communication facilities and alterations thereto:

*RESPONSE: The proposed 65' monopole is not an exempt communication facility, per BCC 11.65.030. Thus, the standards in this Section apply.*

**(a) Height.**

**(2) Communication towers shall have the following maximum height as measured from the ground to the highest Point on the communication facility, including the associated antenna array:**

**(i) Sixty-five (65) feet in the Rural Lands 5 District (RL-5).**

*RESPONSE: The proposed facility, in an RL-5 District, would be 65 feet tall, and thus complies with this height provision. See **Exhibit 3** (Site Plan).*

**(3) Accessory Equipment structures shall have a maximum height of forty (40) feet as measured from the ground to the highest point on the structure.**

*RESPONSE: The proposed accessory equipment shelter would be 10'6", and thus complies with this height provision. See **Exhibit 3** (Site Plan).*

**(b) Setbacks.**

**(2) All Communication Towers shall be set back from all property lines the greater of the following distances: fifty (50) feet or one (1) foot for every foot in height of the communication tower.**

*RESPONSE: The proposed tower would be 65 feet tall, and thus requires a 65-foot setback from all property lines. This setback from the closest property line, to the south, is 65'-9" and is thus in compliance with this setback provision. See **Exhibit 3** (Site Plan).*

**(4) Accessory structures shall meet the setback requirements for the underlying zone district in which they are located.**

*RESPONSE: The setback requirements for the RL-5 zone district, in which this project is proposed, are addressed in the response to BCC 11.16A.080, below.*

**(c) Lighting and Fencing.**

**(1) Lighting, if any, of an attached communication facility shall be as required by the Federal Aviation Administration (FAA) and shall, to the extent feasible, be installed in a manner to minimize impact on adjacent residences.**

**(2) Communication towers shall not be artificially lighted, except for:**

**(i) Security and safety lighting of accessory equipment structures is such lighting is appropriately down-shielded to keep light within the boundaries of the site; and,**

**(ii) Such lighting of the communication tower as may be required by the Federal Aviation Administration (FAA) and shall, to the extent feasible, be installed in a manner to minimize impacts on adjacent residences.**

**(3) Communication facilities that include a communication tower shall be enclosed by a security fence not less than six (6) feet in height; provided, that guy wires are not required to be within the enclosed security fence.**

*RESPONSE: The only lighting proposed would be on the equipment shelter and would only be on when after-hours maintenance is required. This lighting would be appropriately down-shielded and would be behind a solid concrete wall, thus limiting the amount of light that would be visible to anyone outside the leased area.*

*AT&T has requested a lighting determination from the FAA and is awaiting a response. See **Exhibit 5** (FAA Filing/Determination) AT&T expects the FAA's determination to be the same as its determination regarding a previously proposed site about 100 feet to the SW. **This previous determination is provided for reference at Exhibit 5(a)**. Should the FAA require lighting at the top of the tower, it would be designed and installed to minimize impact to adjacent properties.*

**(d) Painting.**

**(1) All painting of communication facilities shall be consistent with any such requirements of the FAA.**

**(2) Absent painting requirements by the FAA, communication facilities sixty-five (65) feet in height or less shall be painted one of the following neutral, non-reflective colors that blend with the surrounding landscaping: shades of gray, beige, sand, taupe, or light brown.**

*RESPONSE: AT&T is proposing to paint the tower and CMU wall light brown, specified as "tan" in the Site Plan at **Exhibit 3** (Sheets A-3 and A-4). Should the FAA require a different paint color scheme, AT&T will comply.*

**(e) Aviation Requirements.**

**(1) All communication facilities must comply with Federal Aviation Regulation Part 77, *Objects Affecting Navigable Airspace*, including but not limited to, providing such notices to the FAA as required thereunder and compliance with all requirements of prohibitions imposed by the FAA on the applicant's proposed communication facility.**

*RESPONSE: AT&T will comply with all FAA regulations.*

(2) All communication towers shall be located at least forty (40) feet for every one (1) foot of tower height or one mile, whichever is greater, from the ends of and at least five thousand (5,000) feet from the sides of all runways which are available for private use and identified on the most current edition of the *Sectional Aeronautical Charts* produced by the National Aeronautical Charting Office (NACO).

*RESPONSE: The proposed 65' tall monopole must be at least one mile from the end of the nearest runway. The monopole complies with this requirement because it is approximately 3.23 miles from the south end of the nearest runway, the S98 runway at Vista Field. See Exhibit 3 (Site Plan, Sheet A-1.1). There are no runways available for private use, as identified on the most current edition of the Sectional Aeronautical Charts, within 5,000 feet of the proposed tower.*

**11.65.050 Planning Director Review and Approval.** Where stated in this title that an attached communication facility and/or communication towers may be permitted upon compliance with this section, the procedures set forth in BCC 11.65.060 through BCC 11.65.090 shall apply:

*RESPONSE: Application requirements for a new communication facility, under BCC 11.65.060, are addressed immediately below. (BCC 11.65.070–.090 are not addressed because they do not prompt an application response.) See also Contents & Exhibit List for a complete list of the documents included in this application package.*

**11.65.060 Application Required—Non-refundable Application Fee.**

(a) The communication facility owner shall submit a complete application consisting of:

(1) A completed application form supplied by the Planning Department and signed by the facility owner and the parcel owner;

*RESPONSE: A completed Communication Facility Application, signed by AT&T (facility owner) and Dennis R. Haffner and Marcella "Sadie" Haffner, on behalf of the Haffner Living Trust (parcel owner), is included in this application package.*

(2) A scaled site plan detailing: the outer boundary and dimensions of the property, all structures located on the parcel, the location and height of the proposed communication facility, the distances from all proposed structures to all parcel lines, the distance of the proposed communication facility to the nearest point of the nearest runway of the nearest airport available for public use, the location of all public and private roads, the location of all easements, and the scale and a north arrow;

*RESPONSE: Included at Exhibit 3 (Site Plan).*

(3) For communication facilities proposed to be located within four (4) miles of the nearest point of the nearest runway or the nearest airport available for public use, the applicant must provide a written statement from the Federal Aviation Administration (FAA) that confirms the FAA has reviewed the proposal and which sets forth the FAA's response, comments, and requirements, if any, for the proposal;

*RESPONSE: AT&T is waiting for a response to its request for FAA review of the proposed site. See Exhibit 5 and 5A (FAA Filing/Determination).*

(4) For communication facilities proposed to be located within four (4) miles of a runway identified on the most current edition of the Sectional Aeronautical Charts produced by the National Aeronautical Charting Office (NACO), the applicant must provide a scaled site plan showing the location of any such runways; and,

*RESPONSE: Included at **Exhibit 3** (Site Plan, Sheet A-1.1).*

(5) For proposed communication towers in excess of one hundred and fifty (150) feet in height, a topographical map stamped and signed by a licensed Washington State Professional Land Surveyor must be submitted that indicates the ground elevation where the communication tower is to be located and a scaled site plan identifying all dwelling units within one thousand (1,000) feet of the proposed communication tower.

*RESPONSE: This requirement is inapplicable because the proposed tower is 65 feet tall. See **Exhibit 3** (Site Plan, Sheets A-3 and A-4).*

(b) A non-refundable application fee as established by resolution of the Board of County Commissioners shall be paid at the time the application is submitted.

*RESPONSE: A \$350 application fee is included with this application package. (\$250 for the Communication Facility Application and \$100 for the SEPA Environmental Checklist.)*

#### **Chapter 11.16A**

#### **RURAL LANDS FIVE ACRE DISTRICT (RL-5)**

**11.16A.040 Uses Subject to Planning Administrator Review and Approval.** The following uses may be allowed within the Rural Lands Five Acre District (RL-5) on a single parcel or record upon the review and approval of the Planning Administrator:

(e) Communication Facilities, subject to Chapter 11.65 BCC.

*RESPONSE: The proposed communication facility is on a single parcel of record within an RL-5 zoning district, and is thus subject to the review and approval of the Planning Administrator.*

*With this application, AT&T requests review and approval of AT&T's proposed communication facility by the Planning Administrator.*

**11.16A.070 Property Development Standards—General Standards.** All lands, structures, and uses in in the Rural Lands Five Acre District (RL-5) shall conform to the following general standards, and if applicable, to the standards set forth in Title 15 BCC (Protection of Critical Areas and Resources):

*[The provisions in this section have been intentionally excluded because they address only minimum parcel size and lot width, and thus do not apply to the proposed project.]*

*RESPONSE: The General Standards listed in this section are inapplicable to the proposed project.*

**11.16A.080 Property Development Standards—Setback Requirements.** All lands, structures, and uses in the Rural Lands Five Acre District (RL-5) shall meet the following setback requirements, and if

applicable, the setback requirements set forth in Title 15 BCC (Protection of Critical Areas and Resources).

*RESPONSE: The proposed project is not within a Critical Area, thus the setback requirements in Title 15 BCC do not apply. See below for an explanation of project conformance with the applicable setback requirements.*

**(a) Setback Requirements.**

*RESPONSE: The proposed project, including a 65' communication tower, accessory equipment shelter, and concrete wall meets or exceeds all setback requirements, as described below.*

*See also, Response to BCC 11.65.040(b)(2) (Communication Facility Criteria—Development Standards—Setbacks (Communication Towers), above.*

**(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from property line boarding any public road right-of-way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally-established boundary line of a private access easement.**

*RESPONSE: The property does not adjoin any public right of way. The proposed wall surrounding the lease area (encompassing the proposed communication tower and accessory equipment shelter) is set back from the legally-established boundary line of the nearest private access easement more than 365 feet, thus exceeding the 25-foot minimum setback requirement. See Exhibit 3 (Site Plan).*

**(3) Each accessory building and accessory use shall have a setback of ten (10) Feet from all alleys and the rear parcel lines.**

*RESPONSE: The proposed wall surrounding the lease area (encompassing the proposed accessory equipment shelter and proposed communication tower) is set back 25 feet from the rear parcel line, and the accessory equipment shelter is 39' from the rear parcel line. These setbacks exceed the minimum 10-foot setback requirement. See Exhibit 3 (Site Plan).*

**(4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.**

*RESPONSE: The proposed wall surrounding the lease area (encompassing the proposed accessory equipment shelter and proposed communication tower) is set back 25 feet from the nearest parcel line, to the south; and 365 feet from the parcel line to the east. These setbacks exceed the minimum 10-foot setback requirement. See Exhibit 3 (Site Plan).*

**6. CONCLUSION**

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AT&T's proposed communication facility, consisting of a 65' tall monopole and equipment shelter within a 50' x 50' leased area, meets all the requirements of Benton County's zoning code. AT&T respectfully requests that Benton County approve AT&T's proposal as designed, subject only to the Benton County's standard conditions of approval.

*Clark Pusey CAO OK 7/29/2014*  
*Clark Pusey Application OK 7/29/2014*  
*RL5*



at&t

**KP0445, West Kennewick**  
**RF Justification**

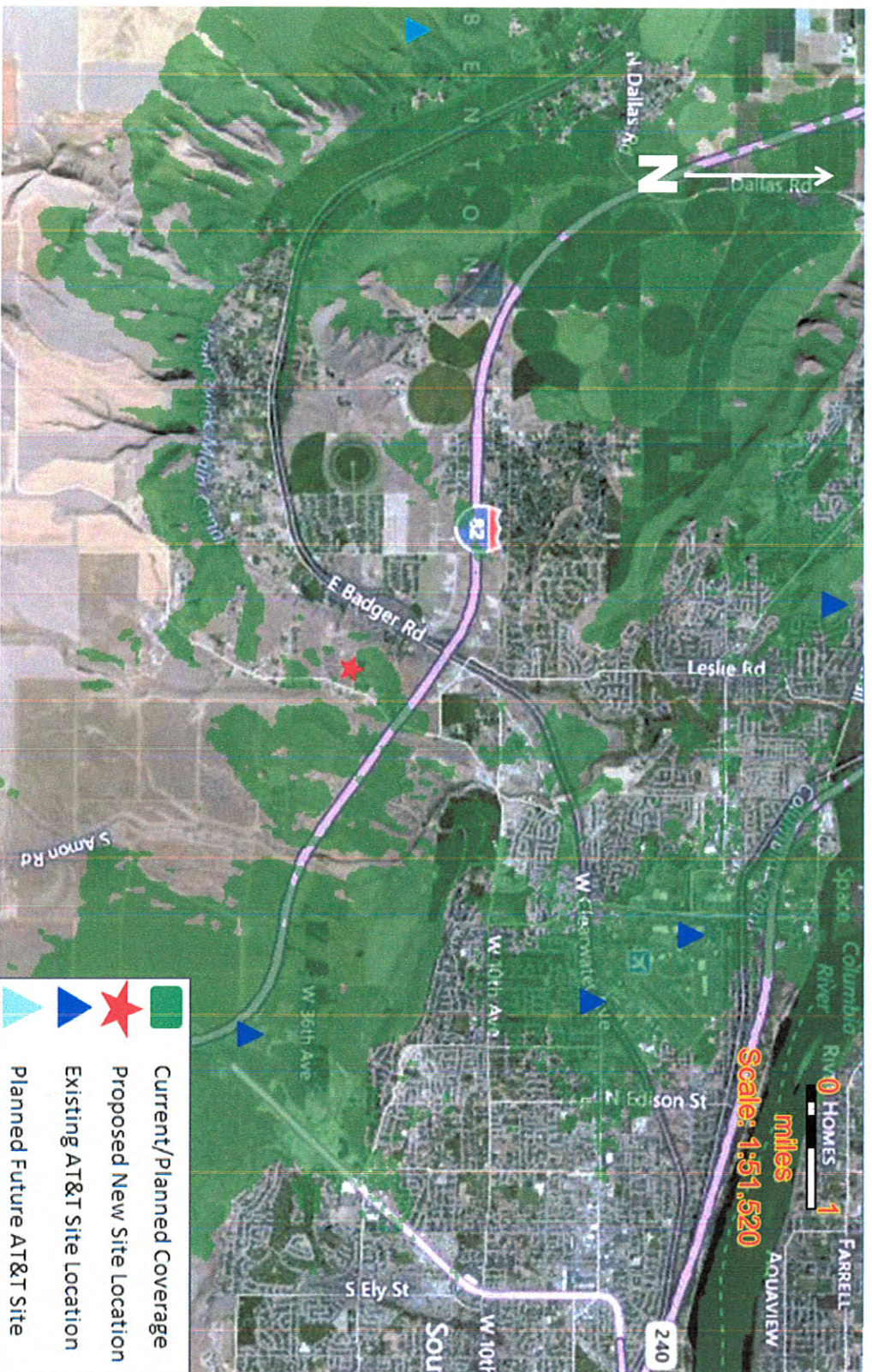
## Coverage Justification

AT&T is proposing a new site, KP0455, located at 18716 Clodfelter Road, Kennewick, Washington. This is an AT&T service area that has weak signal coverage as illustrated in **Exhibit A**. **Exhibit A** identifies the proposed site (red star) and surrounding adjacent sites (blue triangles). As can be seen, there is a large 4G LTE 700 MHz coverage gap in all areas not shaded in green. While the target coverage area has voice grade service today, it does not have adequate 4G LTE service within the 700 MHz frequency band. As AT&T's technology improves and expands from 2G and 3G to 4G LTE, the company is committed to meeting all wireless communication needs of its customers by delivering faster data speeds and more reliable and expansive voice and data connections, whether its customers are in buildings, in vehicles, or outdoors. AT&T's addition of new technology will also reduce the number of dropped calls and otherwise address its customers' reported service issues in the area.

The gap was determined as a result of analyzing a combination of customer complaints, service requests, and from RF engineering design analysis. The planned service coverage improvement is mostly for the surrounding rural and residential communities, including road coverage along a 3- to 4-mile portion of Interstate 82, and along East Badger Road from South 903 Private East to North Columbia Center Boulevard.

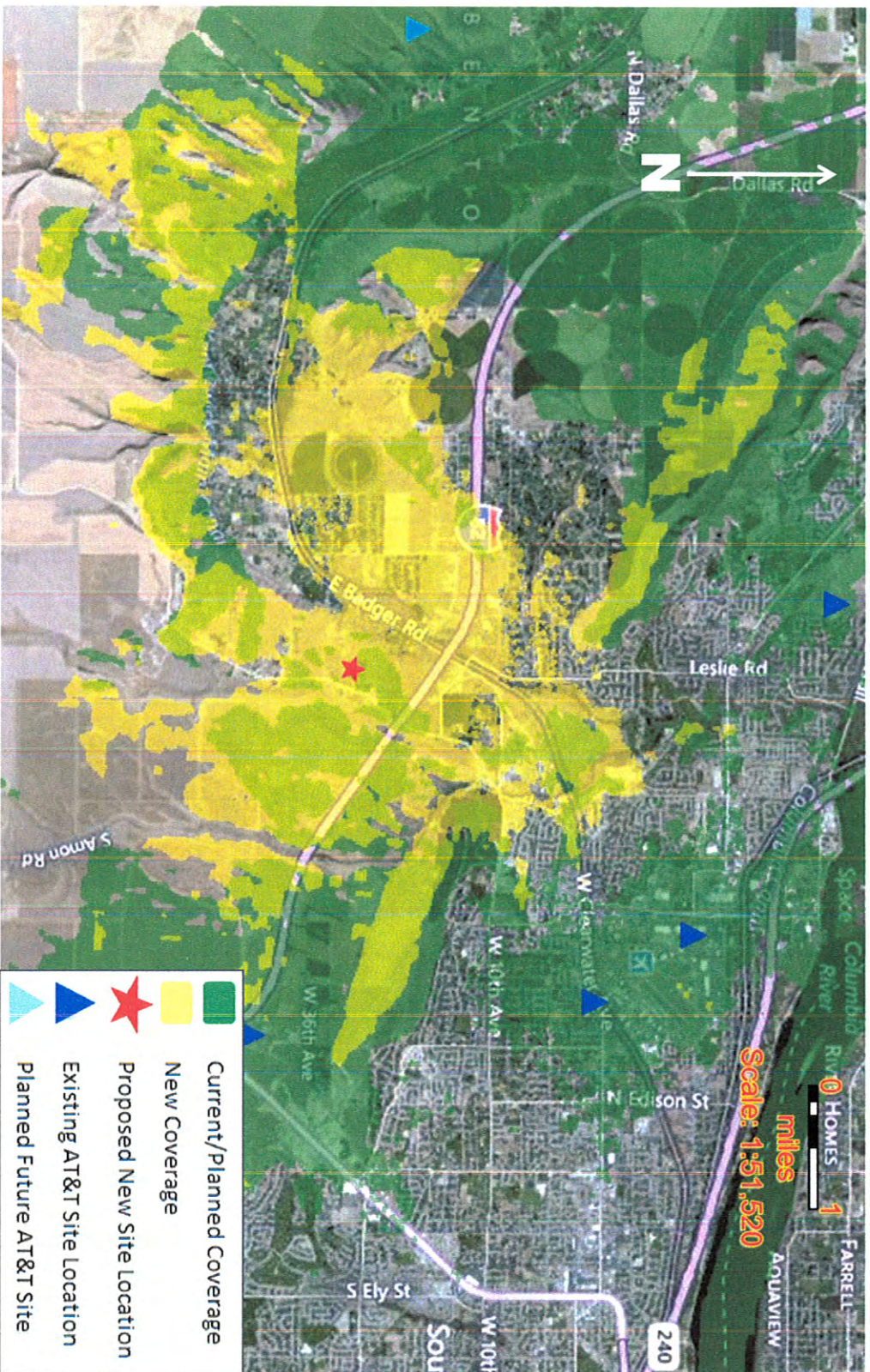
**Exhibit B** shows the projected coverage from the proposed candidate with an antenna tip height of 65 feet. This is the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals.

# Exhibit A – Existing LTE 700 MHz Coverage Service Area BEFORE site addition



# Exhibit B – New LTE 700 MHz Coverage

Service Area AFTER new site addition - Antenna Tip @ 65 feet











15221 NEE 72ND WAY  
REDMOND, WA 98052

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NO.	DATE	REVISION DESCRIPTION
3	07-17-14	100% ZONING DRAWINGS
2	07-16-14	100% ZONING DRAWINGS
1	07-01-14	100% ZONING DRAWINGS
0	05-28-14	50% ZONING DRAWINGS

DESIGNED BY: CT  
CHECKED BY: MG

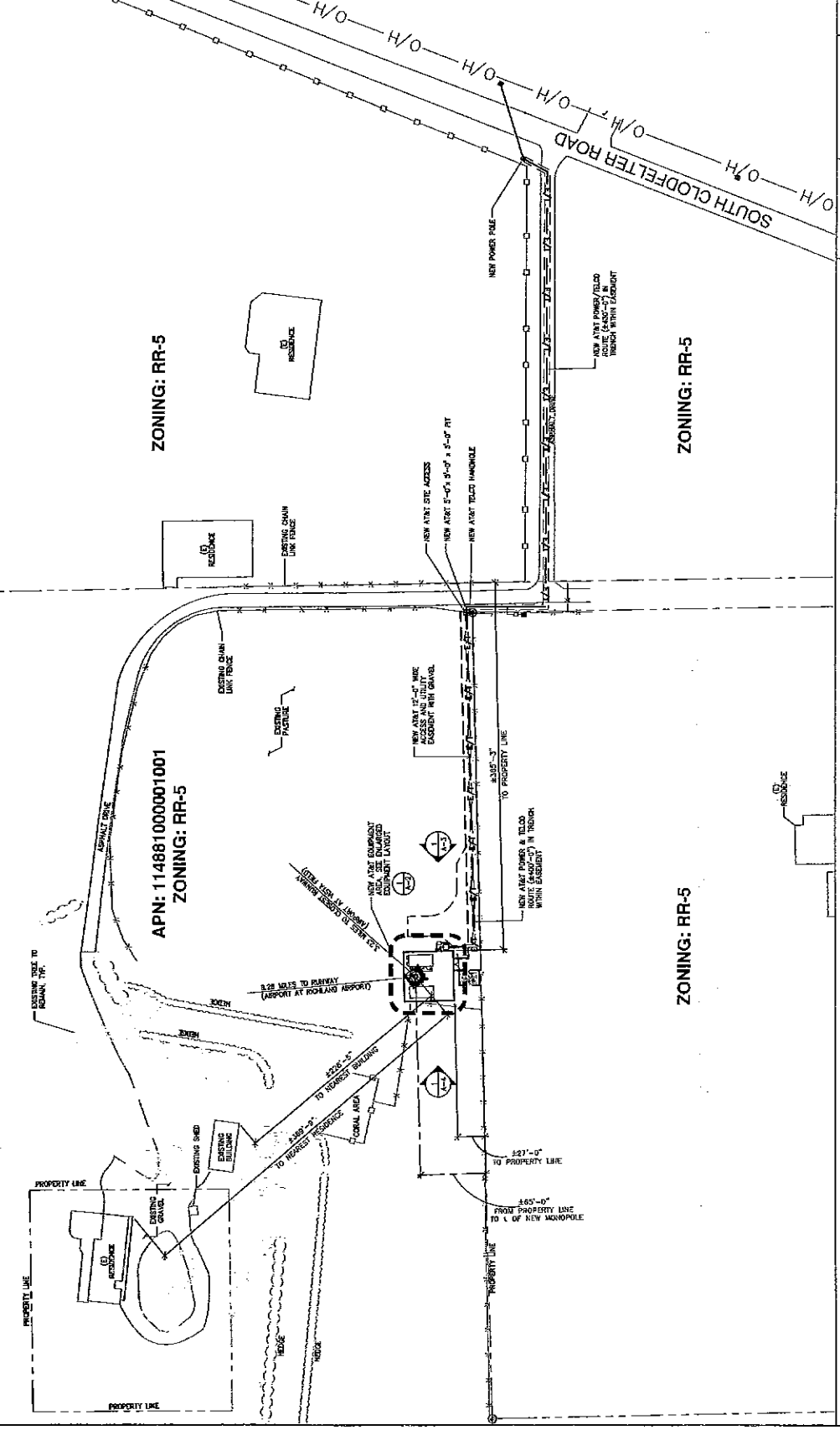
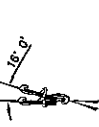
PROJECT INFORMATION:

KP0445  
WEST KENNEWICK  
18716 S CLODFELTER RD  
KENNEWICK, WA 98338

SHEET NUMBER: A-1  
SHEET TOTAL: 3

NOTES:

1. SEE PLAN SHALL MEET ALL  
APPLICABLE CODES  
REQUIREMENTS.



SCALE: 1" = 20'-0"  
1" = 40'-0"

OVERALL SITE PLAN

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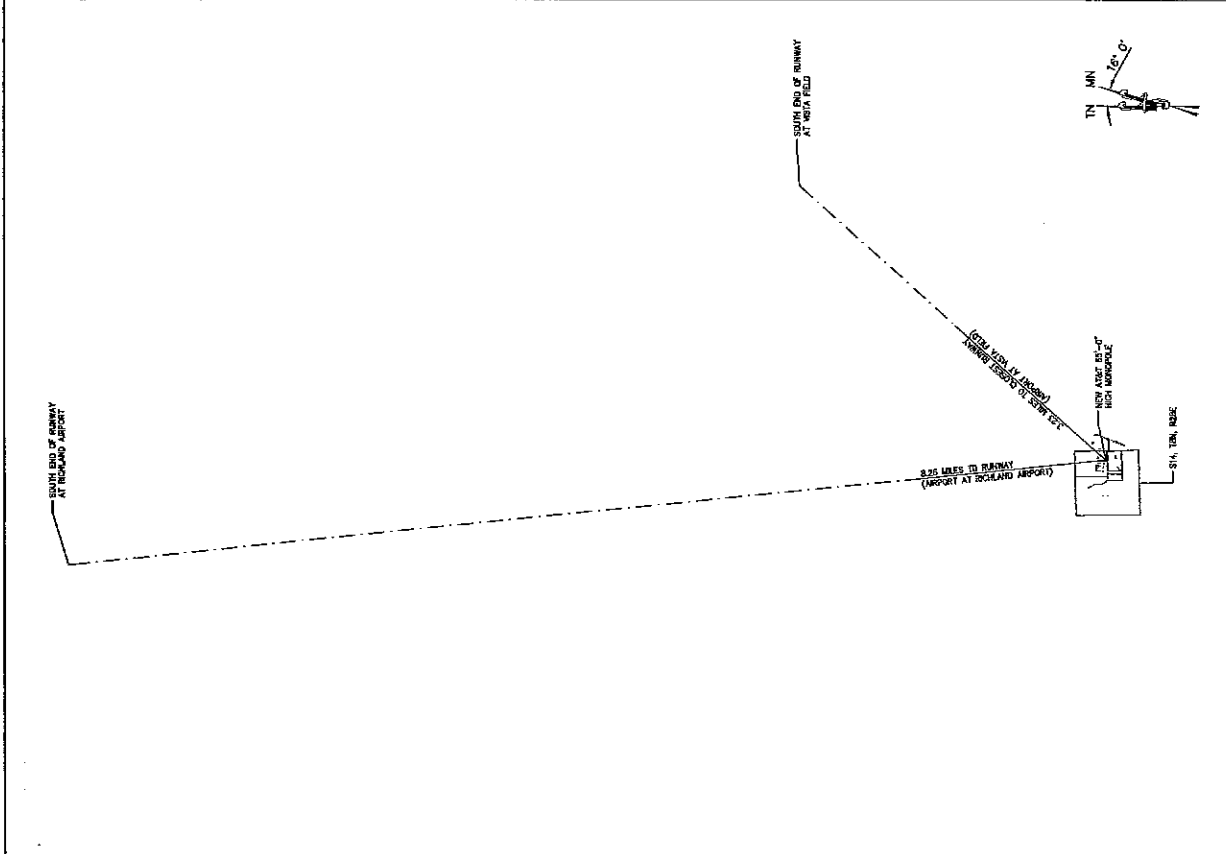
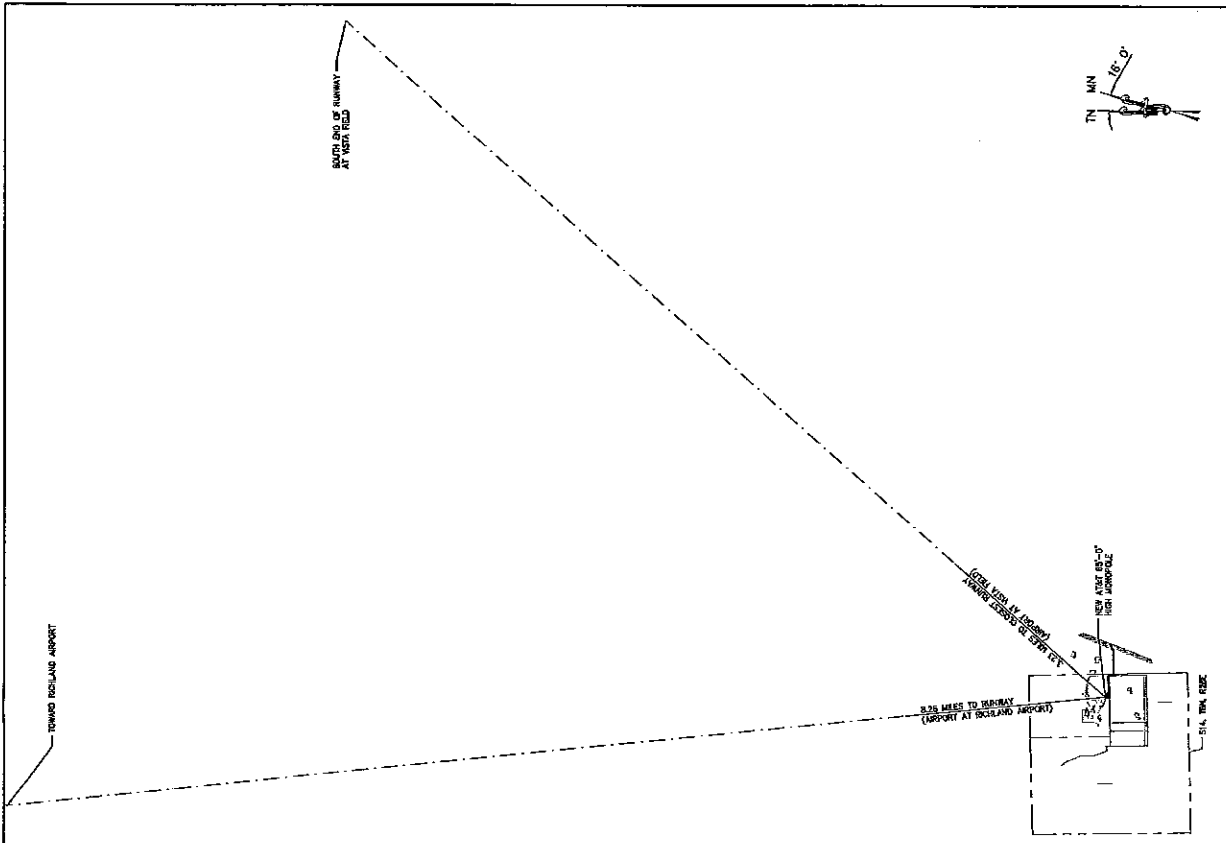
**smartlink**  
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BELLEVUE, WA 98007-8683  
TEL: (206) 474-4444 FAX: (206) 474-4445

REV.	DATE	REVISION DESCRIPTION
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2	07-16-15	100% ZONING DRAWINGS
1	07-01-14	100% ZONING DRAWINGS
0	05-20-14	PRELIMINARY DRAWINGS

DESIGNED BY: CT  
CHECKED BY: MG

PROJECT INFORMATION  
KP0445  
WEST KENNEWICK  
18716 S CLODFELTER RD  
KENNEWICK, WA 98338

SHEET TITLE: DISTANCES TO NEARBY AIRPORTS  
SHEET NUMBER: A-1.1  
REV: 3



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SCALE: 1" = 100'-0" (VERTICAL)  
SCALE: 1" = 200'-0" (HORIZONTAL)

DATE: 07-17-16  
DRAWN BY: CT  
CHECKED BY: MG

**DISTANCE TO RICHLAND AIRPORT** 1  
**DISTANCE TO VISTA FIELD** 2



16261 NE 72ND WAY  
REDMOND, WA 98052

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REV.	DATE	DESCRIPTION
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1	07-16-14	100% ZONING DRAWINGS
2	07-16-14	100% ZONING DRAWINGS
3	07-17-14	100% ZONING DRAWINGS

Drawn by: CT Checked by: MG

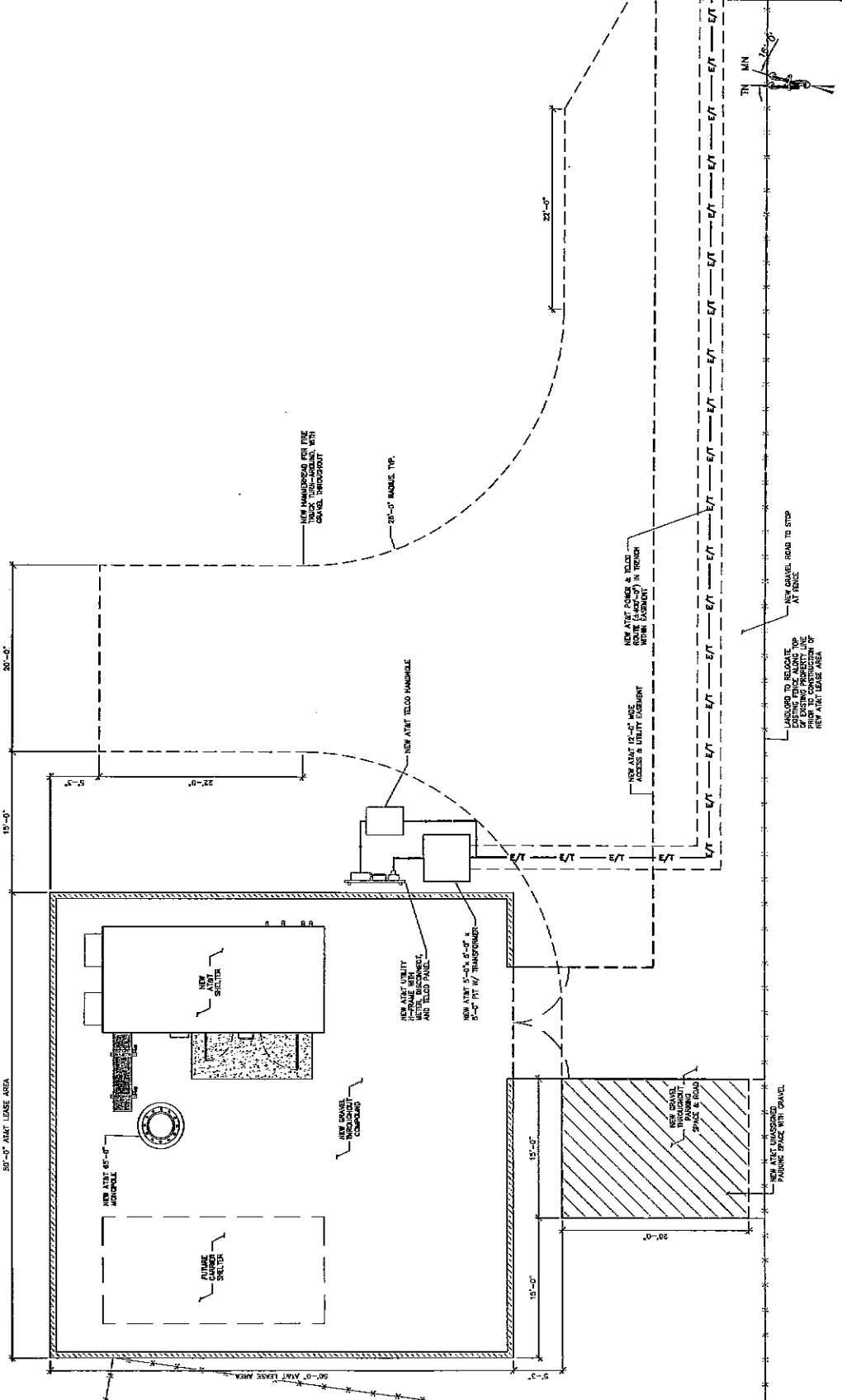
PROJECT INFORMATION

KP0445  
WEST KENNEWICK  
18716 S CLODFELTER RD  
KENNEWICK, WA 98938

SHEET TITLE  
FIRE ACCESS  
HAMMERHEAD LAYOUT

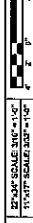
SHEET NUMBER  
A-1.2

REV.  
3



**FIRE ACCESS HAMMERHEAD LAYOUT**

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1







Exhibit "4"



at&t

Your world. Delivered

BOAR 1.5  
**WEST KENNEWICK**  
**KP0445**



CURRENT

VIEW #3 LOOKING NORTH  
FROM 110608 E. PINE HOLLOW PL.



PROPOSED



CURRENT

VIEW #4 LOOKING SOUTHWEST  
FROM 18716 S. CLODFELTER RD.



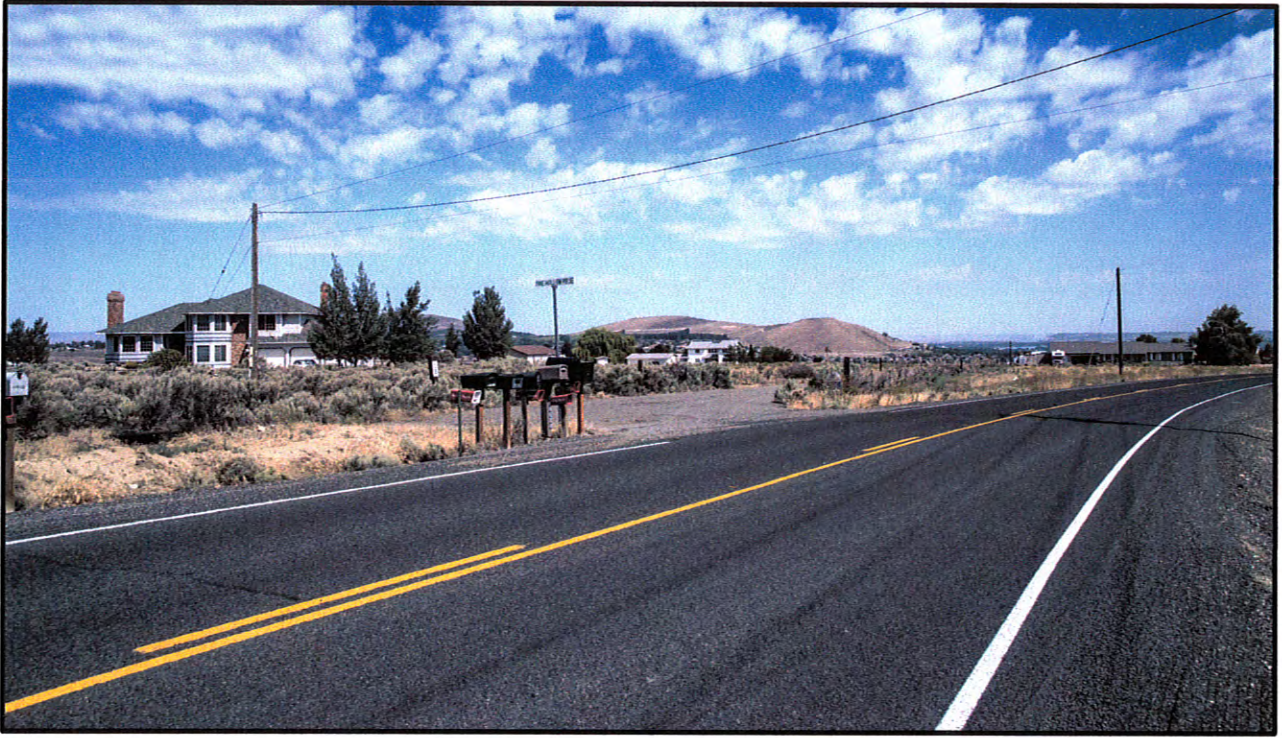
PROPOSED



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# WEST KENNEWICK KP0445



CURRENT

VIEW #2 LOOKING NORTHWEST ON  
S. CLODFELTER RD. AT PINE HOLLOW PR SE



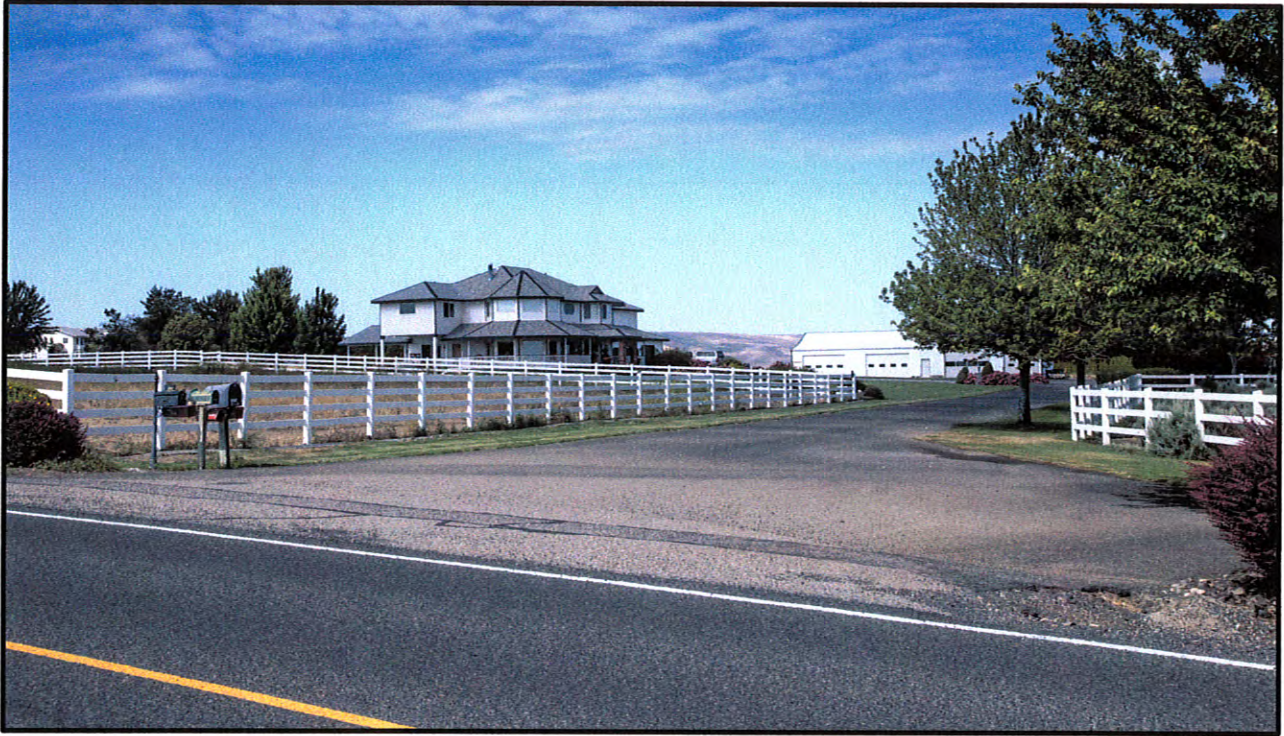
PROPOSED



at&t

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# WEST KENNEWICK KP0445



CURRENT

VIEW #1 LOOKING WEST  
FROM 18708 S. CLODFELTER RD.



PROPOSED



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Exhibit "5"

Aeronautical Study No.  
 2014-ANM-1869-OE

**BOAR 1.6**

Issued Date: 07/18/2014

John Monday - Dana Irvin  
 AT&T Mobility  
 2200 N. Greenville Ave., 1W  
 Richardson, TX 75082

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole I-82 & Badger Rd  
 Location: KENNEWICK, WA  
 Latitude: 46-10-59.70N NAD 83  
 Longitude: 119-15-55.80W  
 Heights: 833 feet site elevation (SE)  
 70 feet above ground level (AGL)  
 903 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 01/18/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6591. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ANM-1869-OE.

**Signature Control No: 222027385-224113103**  
Tameria Burch  
Technician

( DNE )

Attachment(s)  
Frequency Data

cc: FCC

Exhibit 5



Federal Aviation Administration

<< OE/AAA

Proposed Case for : 2014-ANM-1869-OE

**For information only.**  
 This proposal has not yet been studied. Study outcomes will be posted at a later date.  
 Public comments are not requested, and will not be considered at this time.

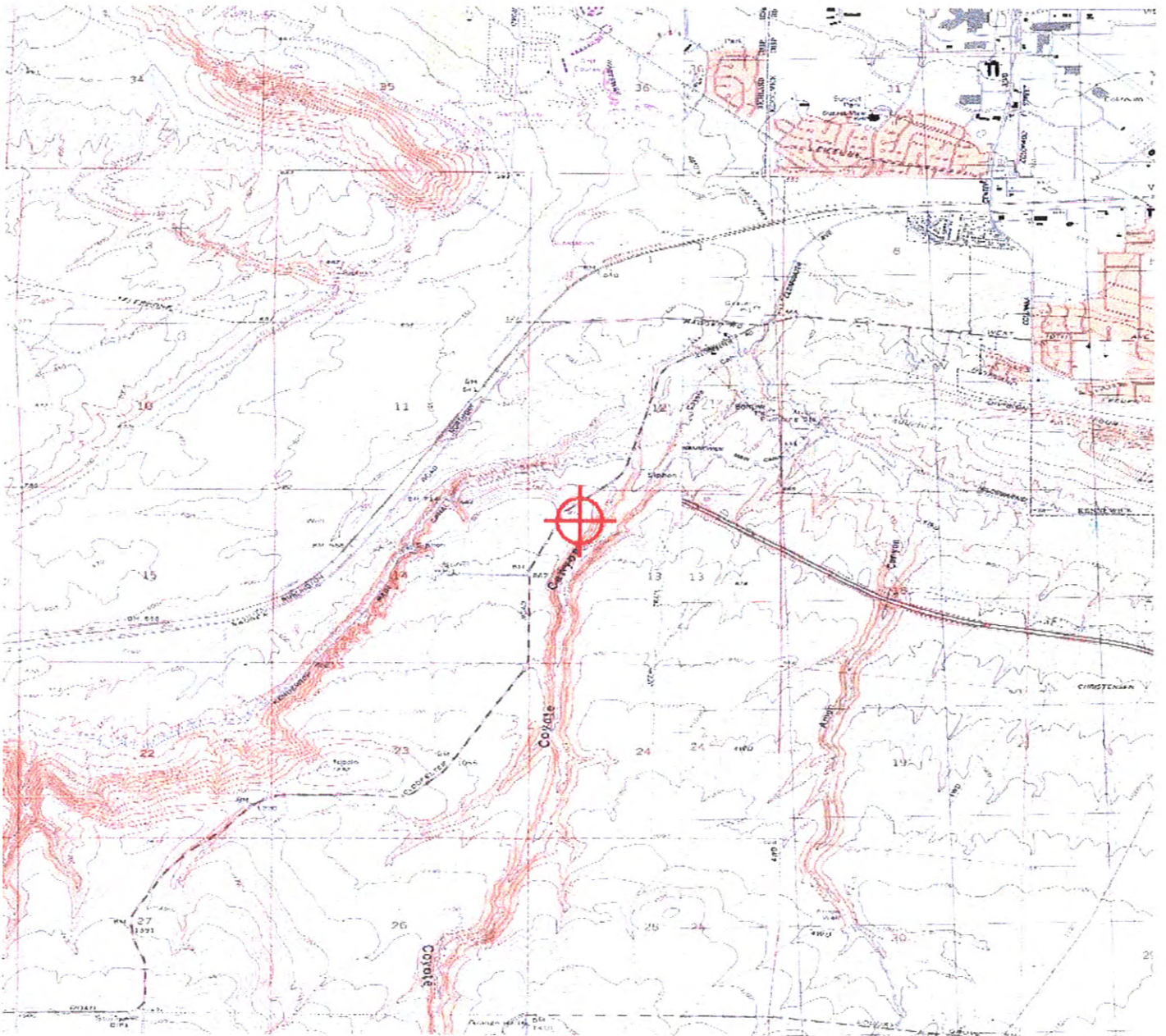
Overview				
Study (ASN): 2014-ANM-1869-OE	Received Date: 06/25/2014			
Prior Study:	Entered Date: 06/25/2014			
Status: Work In Progress	Map: <a href="#">View Map</a>			
Construction Info				
Notice Of: CONSTR	Structure Summary			
Duration: PERM (Months: 0 Days: 0)	Structure Type: Monopole			
Work Schedule:	Structure Name: I-82 & Badger Rd			
	FCC Number:			
Structure Details				
Latitude (NAD 83): 46° 10' 59.70" N	Height and Elevation			
Longitude (NAD 83): 119° 15' 55.80" W	Site Elevation: <b>Proposed</b> 833			
Datum: NAD 83	Structure Height: 70			
City: KENNEWICK	Total Height (AMSL): 903			
State: WA				
Nearest County: Benton				
Frequencies				
Low Freq	High Freq	Unit	ERP	Unit
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

[← Previous](#)
[Back to Search Result](#)
[Next](#)

Frequency Data for ASN 2011-ANM-2592-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2011-ANM-2592-OE





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76137

Aeronautical Study No.  
2011-ANM-2592-OE

# BOAR 1.7

Issued Date: 10/20/2011

AT&T MOBILITY  
JOHN E. MONDAY (MC)  
5601 LEGACY DR  
PLANO, TX 75024

### \*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\*

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole I-82 & BADGER RD
Location:	Kennewick, WA
Latitude:	46-11-02.46N NAD 83
Longitude:	119-15-34.53W
Heights:	820 feet site elevation (SE) 105 feet above ground level (AGL) 925 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

**Based on this evaluation, marking and lighting are not necessary for aviation safety.** However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 04/20/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION

OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (425) 227-2824. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-ANM-2592-OE.

**Signature Control No: 151670337-152295050**

( DNE )

Kathie Curran  
Specialist

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

**SEPA ENVIRONMENTAL CHECKLIST**

UPDATED 2014

EA 2014-024  
CF 2014-005**Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

**Instructions for applicants: [**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

**Use of checklist for nonproject proposals:**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. background**

RECEIVED

1. Name of proposed project, if applicable: AT&T Wireless KP0445 West Kennewick
2. Name of applicant: AT&T Wireless by Smartlink, LLC
3. Address and phone number of applicant and contact person: Julie Cope 4111 S Napa St.  
Spokane, WA 99203 (509) 220-4155 jcope@copeacq.com

JUL 25 2014

Spokane County  
Planning Department

4. Date checklist prepared: 6/16/14

5. Agency requesting checklist: Benton County
6. Proposed timing or schedule (including phasing, if applicable): Construction late summer early fall 2014.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes – site is being designed to accommodate additional carriers who may collocate on the tower in the future.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Phase 1, NEPA, Geo-Technical evaluation.
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 known.
10. List any government approvals or permits that will be needed for your proposal, if known. Zoning approval, Building Permit, Electrical Permit
11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

AT&T is proposing to construct a 65" monopole in a 50' x 50' compound with a 11'6" x 24" equipment shelter inside the compound for a communication facility. This site is designed to accommodate at least two(2) additional carriers with ample ground space and tower loading for this growth.

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.

18700 block of Clodfelter Rd.  
 Assessor's parcel no, 1-1488-100-0001-001  
 A Ptn of the NE ¼ of Sect 14, T8N, R28E

Specifically a 50'x 50' section located approximately 365' west, of the east property line and 25' north of the south property line..

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
- b. What is the steepest slope on the site (approximate percent slope)? Less than 1%
- 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. Warden Silt loam, 0-5 percent slopes
- 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. No Fill proposed
- 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)? approximately 15% of the 2,500sf proposed facility will be impervious primary the foundation of the tower, the equipment shelter, and the masonry fence surrounding the facility.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: none

### 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. standard construction emissions from machinery during construction, approximately 6-8 weeks. Quantities unknown. After construction very little -- the diesel generator cycles once a week for testing for one hour which would create exhaust and is only used for a 8+ hour length of time in case of a power outage.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

### 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)? no If yes, describe type and provide names. If appropriate, state what stream or river it flows into.n/a
  
- 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. none
  
- 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/na

#### 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/na
  
- 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. No wastewater will be discharged.

#### 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. Stormwater runoff may result from the proposed impervious surfaces of the foundation and the building. The remainder of the site will be graveled and any runoff will percolate through the soil naturally.
  
- 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. Proposal does not alter any existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: any runoff water will be contained within the proposed facility and naturally percolate through the ground.

#### 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 Sage brush

b. What kind and amount of vegetation will be removed or altered? No vegetation will be removed

c. List threatened and endangered species known to be on or near the site. none known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: none proposed

e. List all noxious weeds and invasive species known to be on or near the site. No noxious weeds noted on or near the site.

#### 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: none noted

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

c. Is the site part of a migration route? If so, explain. None known

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 known

## 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. electricity to run equipment
- 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. A 500 gallon diesel generator is contained in the equipment shelter in a double walled tank in its own enclosure. While highly unlikely, there could be a risk of spill during construction of filling of the tank.
  - 1) Describe any known or possible contamination at the site from present or past uses. No contamination has been discovered at this time, but we are proceeding with a phase II environmental review and using ground penetrating radar to confirm no remaining bombs or contamination on the site when it was used as a bombing range.
  - 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 known –
  - 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. 500 gallons of diesel fuel and battery packs
  - 4) Describe special emergency services that might be required. Fire and emergency services for any accidents that may happen during construction and/or maintenance of the site.
  - 5) Proposed measures to reduce or control environmental health hazards, if any: Fuel and batteries are stored inside a secured building and the diesel is additionally contained in a separate compartment of the building and in a double-walled container.

## 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. standard construction noise during 6-8 week construction period. One hour weekly for generator to cycle. Generator during a power outage. Airconditioners as needed.

3) Proposed measures to reduce or control noise impacts, if any: the site is being enclosed with a 6' tall, masonry wall to limit noise and view of the facility.

## 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. Residential. It will not affect the use of nearby or adjacent properties.

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/na

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/na

c. Describe any structures on the site. existing residential home and several out buildings.

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

e. What is the current zoning classification of the site? **RL-5**

f. What is the current comprehensive plan designation of the site? RL-5

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/na

i. Approximately how many people would reside or work in the completed project? none

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

k. Proposed measures to avoid or reduce displacement impacts, if any:none

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: proposal is consistent with existing and project land uses

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: none – no adjacent ag/forest/commercial uses

## 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? 65' steel monopole – 10'5" equipment shelter
- b. What views in the immediate vicinity would be altered or obstructed? 1 homes' would be in the direct view of the proposal
- c. Proposed measures to reduce or control aesthetic impacts, if any: tower to be painted tan, facility to be enclosed with a 6' masonry wall in the same color.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? none
- 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? no
- 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? none
- 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 located on or near the site? 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 none noted
- 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. phase I reports and a NEPA study.
- 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. Clodfelter Rd. existing owner's driveway is the proposed access.
- 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
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? none
- 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/na
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. no/na
- 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? This is an unmanned facility with no daily traffic. per day 1-2 per month for maintenance. No estimates where used as no traffic is generated
- 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/na
- h. Proposed measures to reduce or control transportation impacts, if any: none

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. Project does not result in a need for increased services.
- 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, septic 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. Electricity and telephone. Benton PUD and Verizon

**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: \_\_\_\_\_ *Julie M Cope*

Name of signee Julie M Cope

Position and Agency/Organization Site Acquisition/Zoning Smartlink, LLC

Date Submitted: 7/16/14

requirements for the protection of the environment.

FOR OFFICIAL USE ONLY	
Critical Area Review Completed by <u><i>John Perry</i></u>	on <u><i>7/29/2014</i></u>
Application approved for processing by <u><i>John Perry</i></u>	on <u><i>8/1/2014</i></u>
Zoning <u><i>RL5</i></u>	Comp Plan Designation _____

**ESA LISTED SALMONIDS CHECKLIST**

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1.  Are ESA listed salmonids currently present in the watershed in which your project will be?

YES  NO

Please Describe.

Fall Chinook / Spring Chinook / Coho / Steelhead / Bull Trout  
Seemee

2.  Has there ever been an ESA listed salmonid stock present in this watershed?

YES  NO

Please Describe.

Bull Trout - Threatened

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

**PROJECT SPECIFIC:** The questions in this section are specific to the project and vicinity.

A1. Name of watershed Lower Yakima Water Resource

A2. Name of nearest waterbody Kennebec Canal

A3. What is the distance from this project to the nearest body of water?  
1500'

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Primarily Vacant with future Homes

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO <input checked="" type="checkbox"/>
Natural temporary barrier (beaver pond)	YES _____	NO <input checked="" type="checkbox"/>
Man-made barrier (culvert, dam)	YES _____	NO <input checked="" type="checkbox"/>
Other (explain)		

A6. If yes, are there any resident salmonid populations above the blockage?

YES \_\_\_\_\_ NO \_\_\_\_\_ Don't Know

A7. What percentage of the project will be impervious surface (including pavement & roof area)?

Proposed area is 2,500 sf and 12% will be impervious

**FISH MIGRATION:** The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes \_\_\_\_\_ No

Amount \_\_\_\_\_  
Name of surface water body \_\_\_\_\_

b. Ground water? Yes \_\_\_\_\_ No

Amount \_\_\_\_\_  
From Where \_\_\_\_\_  
Depth of well \_\_\_\_\_

B2. Will any water be rerouted? YES \_\_\_\_\_ NO

If yes, will this require a channel change?

B3. Will there be retention ponds? YES \_\_\_\_\_ NO

If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

---

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.

no public road - approximately 3/40' - 16' wide gravel

B5. Are culverts proposed as part of this project? Yes \_\_\_\_\_ No ✓

B6. Will topography changes affect the duration/direction of runoff flows?  
Yes \_\_\_\_\_ No ✓

If yes describe the changes.

---

---

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes \_\_\_\_\_ No ✓

---

---

If yes, how will the loss of flood storage be mitigated by your project?

N/A

---

---

**WATER QUALITY:** The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES \_\_\_\_\_ NO ✓

If yes please describe.

---

---

C2. Will your project either reduce or increase shade along or over a waterbody?  
YES \_\_\_\_\_ NO ✓ Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

---

---

C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

YES \_\_\_ NO

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity. YES \_\_\_ NO

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

YES \_\_\_ NO

Please Describe.

**Vegetation:** The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES \_\_\_ NO

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES \_\_\_ NO \_\_\_

If yes, what types of plants will you use?

N/A

**FOR OFFICIAL USE ONLY:**

Critical Area Review Completed by Clark Pusey on 8/1/2014

Application approved for processing by Clark Pusey on 8/1/2014

Zoning and Comp Plan Designation RLS



**BOAR 1.9**  
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August 28, 2014

Adapt Project No. WA14-19450-PH1

**AT&T Mobility**  
**c/o Smartlink, LLC**  
14432 Southeast Eastgate Way, Suite 260  
Bellevue, Washington 98007

Attention: Fu Chang

Subject: Phase I Environmental Site Assessment  
KP0445 West Kennewick Candidate 2  
18716 South Clodfelter Road  
Kennewick, Washington 99338


Dear Mr. Chang:

Adapt Engineering (Adapt) is pleased to present the results of our Phase I Environmental Site Assessment for AT&T Mobility care of Smartlink, LLC project at the above-referenced property. Authorization to perform this project was given in the form of the Smartlink purchase order number 19093.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

**Adapt Engineering**

  
\_\_\_\_\_  
Alex Hess  
Environmental Scientist

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Attachments:

- Figure 1 Location / Topographic Map
- Figure 2 Parcel Map / 2008 Aerial Photograph
- Figure 3 Site & Vicinity Map / 2013 Aerial Photograph
  
- Appendix A Photographs
- Appendix B ASTM E1527-13 User Questionnaire
- Appendix C EDR Report
- Appendix D Sanborn Maps
- Appendix E Aerial Photographs

## **1.0 EXECUTIVE SUMMARY**

Adapt is pleased to present the results of the Phase I Environmental Site Assessment (Phase I) for a portion of a site (host parcel) that AT&T proposes to lease (proposed lease area). The Phase I consisted of gathering reasonably ascertainable information in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (ASTM Standard E 1527-13). Following is a summary of the Phase I:

### **Site and Project Description:**

The proposed lease area is located at 18716 South Clodfelter Road in Kennewick, Benton County, Washington 99338 (Northeast Quarter of Section 14, Township 08, Range 28, East of the Willamette Meridian). The host site is composed of one tax parcel (Parcel No.: 114881000001001). The host parcel is rectangular shaped with a pan handle driveway and a second square parcel on the southwest section. The host parcel covers 31.35 acres in area, and is undeveloped. According to the Benton County Zoning Map the host parcel is in an area zoned as, "Rural Lands 5 Acre District."

According to the Final Zoning Drawings (dated July 15, 2014), AT&T Mobility proposes to construct an unmanned telecommunications facility. Plans propose to add a new, pre-fabricated 11.5-ft by 24-ft equipment shelter on a concrete slab within a proposed 50 ft by 50 ft fenced compound near the central southern border of the host parcel. AT&T also proposes to construct a new 65-ft steel monopole tower with twelve (12) antennas. Additionally, telecommunications (telco) connection for the project will be achieved by running underground conduit east from the facility, along the southern border of the host parcel, to a telco source located approximately 400-ft away at the southeast corner of the host parcel. Power will be achieved by running underground conduit east from the facility, along the southern border of the host parcel and east along an asphalt drive to South Clodfelter Road to the power source located approximately 850-ft away on south Clodfelter Rd.

### **Site History:**

Historical research (see Section 6.0) revealed the host parcel has remained undeveloped with the exception on a private paved drive. All records indicate that the proposed lease area has never been developed. Adjoining properties to the host parcel are developed with single family residences or undeveloped vacant land. Historical records did not reveal the presence of a recognized environmental condition.

### **Regulatory Agency Information:**

A review of regulatory agency lists and databases (see Section 8.0 and Appendix D) did not reveal sites with environmental concerns that are situated within ASTM Standard E 1527-13 search distances of the host parcel.

### **Site Reconnaissance:**

The site reconnaissance (see Section 7.1) did not reveal the presence of the following environmental concerns on the proposed lease area portion of the host parcel: above ground or underground storage tanks containing hazardous substances; lagoons; landfills; pipelines; hazardous materials and hazardous waste storage/disposal areas including sumps, pits, ponds, drums; dead and chemically stressed vegetation; discarded electrical transformers and capacitors; groundwater monitoring wells; obvious locations of past and present chemical disposal.

General Observations

Housekeeping around the proposed lease area appeared good. Adapt did not observe readily apparent recognized environmental conditions on the lease area or immediately surrounding the proposed lease area portion of the host parcel.

**Conclusions:**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the proposed lease area located at 18716 South Clodfelter Road, Kennewick, Benton County, Washington (see section 3.1), the property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Adapt did not encounter significant data gaps affecting our ability to assess for the presence of recognized environmental conditions that may adversely environmentally affect the proposed lease area portion of the host parcel.

The Executive Summary is intended for introductory purposes only and should be used in conjunction with the full text of this report.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of the Phase I is to evaluate the host parcel and proposed lease area for readily apparent recognized environmental conditions. Where applicable, the Phase I also strives to satisfy one of the requirements to qualify for the *innocent purchaser/landowner defense* to Comprehensive Environmental Response, Compensation and Liability Act, 42, U.S.C. 9601, et seq. (CERCLA) liability. The Washington Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington (RCW) has a similar provision for exemption from liability. The Phase I endeavors to provide "*all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability*" as stated in CERCLA and MTCA.

### 2.2 Scope of Work

The scope of work for this study consisted of gathering reasonably ascertainable information in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (ASTM Practice E 1527-13). Specifically, this Phase I consisted of the following:

- A reconnaissance to assess the host parcel, the proposed lease area, and the parcels immediately surrounding the host parcel for recognized environmental conditions.
- A review of regulatory agency (U.S. Environmental Protection Agency, Washington State Department of Ecology, etc.) database lists, and individual site files, if necessary, to evaluate reported environmental concerns near the host parcel.
- A survey of available local geologic and topographic maps, as well as additional information concerning public and private water sources in the project vicinity.
- A review of historical sources including available business directories, aerial photographs, maps, tax assessment records, and building/planning department records. The historical information was used to evaluate past and present land use at the host parcel and immediate surrounding area to document businesses, activities, or conditions that could possibly compromise the environmental integrity of the host parcel and proposed lease area.
- A limited visual evaluation for suspect asbestos-containing materials (ACMs) and lead-based paint associated with the structures that may be disturbed by AT&T and debris piles that may contain ACMs.
- Preparation of a report documenting the findings of the Phase I and our opinion of the possibility that contamination of the host parcel and proposed lease area may exist due to on-site or nearby off-site land use activities.

### 2.3 Significant Assumptions

This assessment is intended to provide the client with information regarding apparent suspicions of existing and potential recognized environmental conditions associated with the subject

property. Adapt warrants that this Phase I Environmental Site Assessment was performed using generally accepted, good commercial and customary environmental assessment practices. Adapt believes that the information obtained from the records review and the interviews concerning the site is reliable. However, Adapt cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranty, either implied or express is given.

#### **2.4 Limitations and Exceptions**

Environmental impairment of property because of activities such as illicit or unreported dumping or spilling of hazardous or deleterious materials may not be readily apparent. The opinions and conclusions presented in this report are based on information readily available at the time of the assessment. The collection of quantitative information, such as data generated by the analysis of soil or water samples, was beyond the scope of this assessment. The Phase I does not address the ASTM Phase I non-scope issues including: radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold. Other project specific limitations are presented in the appropriate sections of this report.

This Phase I was written based upon the known proposed AT&T project plans (see section 3.6) at the time of assessment. If, after the completion of this report, the proposed project plans are altered, including the location(s) of any proposed trench(s) and/or equipment compound(s), a reassessment of the Phase I findings and conclusions, as they relate to host parcel conditions, may be necessary.

#### **2.5 Special Terms and Conditions**

Authorization to perform this project was given in the form of the Smartlink purchase order number 19093.

#### **2.6 User Reliance**

This report has been prepared for the exclusive use of AT&T Mobility, Smartlink, LLC, and their agents for specific application to the project site. Use or reliance upon this report by a third party is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

### **3.0 SITE AND PROJECT DESCRIPTION**

A Location / Topographic Map (Figure 1), Parcel Map / 2008 Aerial Photograph (Figure 2), and Site & Vicinity Plan / 2013 Aerial Photograph (Figure 3) are attached at the end of the report. Photographs are included in Appendix A.

Unless noted otherwise, the property and building characteristic information (acreage, building square footage, construction dates), and abbreviated legal description presented in Section 3.1 were obtained from online Benton County Department of Assessments records.

#### **3.1 Location and Legal Description**

The proposed lease area is located at 18716 South Clodfelter Road in Kennewick, Benton County, Washington 99338 (Northeast Quarter of Section 14, Township 08, Range 28, East of the Willamette Meridian). The host site is composed of one tax parcel (Parcel No.: 114881000001001) with the following abbreviated legal description:

Section 14 Township 8 Range 28 Quarter NE: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 28 DEFINED AS FOLLOWS: THE NORTH 1330 FEET, AS MEASURED ALONG THE EAST LINE, O

#### **3.2 Site and Vicinity Characteristics**

The host parcel is rectangular shaped with a pan handle driveway and a second square parcel on the southwest section. The host parcel covers 31.35 acres in area, and is undeveloped. According to the Benton County Zoning Map the host parcel is in an area zoned as, "Rural Lands 5 Acre District."

According to the United States Geological Survey (USGS) 7.5x7.5-minute series topographic map "Badger Mountain, WA" (1965), the proposed lease area is at an elevation of approximately 830-ft above mean sea level (ft asl). Topographically, the host parcel is sloped downward to the northwest.

#### **3.3 Current Uses of the Property**

The majority of the host parcel is vacant, dry desert land with brush.

#### **3.4 Description of Improvements**

The host parcel is unoccupied desert land with a packed gravel driveway from the southeast pan handle to the existing parcel within the host parcel.

#### **3.5 Current Uses of Adjoining Properties**

The site is situated in an area of new development that is still sparsely populated. The tax parcels immediately adjoining the host parcel are vacant desert land and the occasional residential home to the south and east.

### 3.6 Proposed Project

According to the Final Zoning Drawings (dated July 15, 2014), AT&T Mobility proposes to construct an unmanned telecommunications facility. Plans propose to add a new, pre-fabricated 11.5-ft by 24-ft equipment shelter on a concrete slab within a proposed 50-ft by 50-ft fenced compound near the central southern border of the host parcel. AT&T also proposes to construct a new 65-ft steel monopole tower with twelve (12) antennas. Additionally, telecommunications (telco) connection for the project will be achieved by running underground conduit east from the facility, along the southern border of the host parcel, to a telco source located approximately 400-ft away at the southeast corner of the host parcel. Power will be achieved by running underground conduit east from the facility, along the southern border of the host parcel and east along an asphalt drive to South Clodfelter Road to the power source located approximately 850-ft away on south Clodfelter Rd.

### 4.0 USER PROVIDED INFORMATION

AT&T Mobility is the User of the Phase I presented herein and the User is obligated under ASTM Practice E 1527-13 to provide the Environmental Professional (Adapt) with information (if available) concerning the subject site or host parcel. The information is typically obtained by having the User complete the User Questionnaire, which includes questions related to the User's knowledge of:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience related to the site or nearby properties.
- Relationship of the purchase price to the fair market value of the site if it were not contaminated.
- Commonly known or reasonable ascertainable information about the site such as past uses, stored chemicals, chemical spills, and environmental cleanups.
- The degree of obviousness of the presence or likely presence of contamination at the site.

AT&T Mobility is a proposed lessee that would construct and operate an unmanned wireless communications facility on a portion of the host parcel. Adapt understands that as a proposed lessee, AT&T Mobility's knowledge of the host parcel and the issues presented in the User Questionnaire is limited. However, included in Appendix B is a User Questionnaire for the host parcel. If AT&T Mobility has knowledge of issues raised by the questionnaire and which are not addressed by the Phase I, it would be prudent for AT&T Mobility to forward the completed questionnaire to Adapt for review and possible revisions to this Phase I.

### 4.1 Title Records

Adapt was not provided with a title report-search for the host parcel for this Phase I.

#### 4.2 Valuation Reduction for Environmental Issues

AT&T Mobility is not purchasing the host parcel but will be a lessee.

#### 4.3 Owner, Property Manager, and Occupant Information

The host parcel is owned, and managed by Dennis and Marcella Haffner. The host parcel is occupied by Sally Haffner

#### 4.4 Reason for Performing the Phase I

AT&T Mobility is a proposed lessee on the host parcel and the Phase I is being performed to assess for possible hazardous substance or petroleum releases on the host parcel and to secure liability protection as discussed in Section 2.1.

### 5.0 PHYSICAL SETTING

#### 5.1 Regional Physiographic Conditions

The host parcel is situated within the Columbia River Basin with the river flowing due southeast within five miles to the north of the host parcel. The host parcel is situated on a terrace south of the river that grades up to the Horse Heaven Hills. The region is underlain by basalt bedrock, which is overlain by glacial flood deposits and post-glacial fluvial and aeolian deposits.

#### 5.2 Geologic and Soil Conditions

According to the Washington State Department of Natural Resources' "Geologic Map of the Richland 1:100,000 Quadrangle, Washington" (Reidel and Fecht, 1994, OFR: 94-8) the geologic unit underlying the proposed lease area is *Pleistocene Outburst deposits, silt and sand*, which is described as:

*Lacustrine silt and fine sand and fluvial coarse to fine sand; predominantly quartz and feldspar with basalt in coarser sands; rhythmically bedded, with stringers of coarse sand and gravel, small-scale cross bedding, ice-rafted diamicton, and ice-melt structures present locally... deposited by outburst floods from glacial Lake Missoula and other ice-margin lakes.*

The United States Department of Agriculture Soil Conservation Service's Web Soil Survey map was consulted for information relating to soils underlying the host parcel. The survey, which typically addresses soil conditions from the ground surface to a depth of five feet, indicates that the soil underlying the host parcel is *Warden silt loam, 0 to 5 percent slopes*. The Warden silt loam unit is described as silt loam from 0 to 19 inches bgs, and stratified very fine sandy loam to silt loam from 19 to 60 inches bgs.

#### 5.3 Groundwater Conditions

Near-surface or perched groundwater typically occurs when an underlying soil layer of less permeability prevents the downward percolation of water. Water will build up above the less permeable soil and move laterally in the more permeable overlying soils. Wet or saturated soils may also be encountered at depth due to cleaner sand and gravel zones. Groundwater

conditions should be expected to fluctuate due to season, amount of precipitation, and other on-site and off-site factors.

Adapt reviewed water well logs available through the Washington State Well Log Viewer website for wells reportedly in the vicinity of the host parcel. The Well Log Viewer revealed the presence of fifty six (56) domestic water wells within a half-mile of the host parcel. The nearby wells indicate that the groundwater in the vicinity of the host parcel varies from 57 bgs to 370 ft bgs. One of the reviewed well logs is listed as located on the host parcel.

Although groundwater flow direction is difficult to predict without the installation of at least three monitoring wells that measure water levels over time, an estimate of possible near-surface groundwater flow direction is provided to help evaluate potential on-site and off-site contaminant impacts. Groundwater flow direction is the path along which dissolved contaminants might migrate if present in groundwater supplies. Typically, in this region, the near-surface groundwater flow direction generally follows topography. The vicinity of the proposed lease area generally slope down to the northwest, therefore, the on-site near-surface groundwater direction is inferred to move towards the northwest. Variations in this assumed flow direction may exist that would remain uncharacterized without performing subsurface exploration beyond the scope of the Phase I.

#### **5.4 Drinking Water Supplies and Water Wells**

A review of water well logs available through the Washington State Well Log Viewer website revealed fifty six (56) water wells within one half-mile of the host parcel. Most of the listed wells appear to be hydrologically non-tributary to the host parcel or sufficiently distant from the host parcel, and thus it appears unlikely that they would be influenced by potential contamination from the host parcel, if such contamination were to exist.

It appears that properties in the vicinity of the host parcel that are developed use private domestic wells, however, the City of Kennewick may provide drinking water to some of the surrounding area. According to the City of Kennewick Drinking Water Quality Report (2012), the City of Kennewick drinking water sources include the Columbia River and two Ranney Collector wells. Unfortunately, the water quality report does not detail the exact locations of the Columbia River intake or the Ranney Collector wells.

### **6.0 HISTORICAL USE INFORMATION**

This section is divided into two subsections. The first subsection (Section 6.1) summarizes the various historical sources that were consulted and the second subsection (Section 6.2) is a discussion of the historical uses of the host parcel and immediate surrounding area.

#### **6.1 Historical Sources**

The land use history of the host parcel and immediate surrounding area was researched utilizing the various reasonably ascertainable sources described below.

##### Aerial Photographs

Adapt obtained and reviewed aerial photographs from Environmental Database Resources, Inc. (EDR) for the host parcel and vicinity as part of the EDR Aerial Photo Decade Package (see Appendix E). The EDR package included aerial photographs from the following years: 1982, 1991, 1996, 2005, 2006, 2009, and 2011. The photographs are scaled from 1":500' to 1":1000'

and range greatly in quality and resolution. In addition, Adapt reviewed aerial photography for the host parcel was available through Google Earth for the following years: 1990, 2002, 2003, 2005, 2006, 2007, 2009, 2010, 2011, 2012, and 2013. In the review of the aerial photographs, observations are interpretative and limited to the area within approximately one-quarter-mile of the host parcel. The scale of each photograph did not provide a clear image of specific site characteristics. However, we were able to discern the absence and presence of structures on the site, as well as developmental trends in the immediate vicinity of the host parcel.

#### Business Directories

In an effort to document past occupants of the host parcel addresses and immediate surrounding addresses, Adapt typically reviews available historical business directories that include reverse street directories such as those published by R.L. Polk & Company and Cole Publications, commonly known as Polk and Cole directories. Other historic research revealed the host parcel and surrounding area have historically been sparsely developed by occasional residences thus a directory review was not completed as it is unlikely it would reveal the presence of a business of environmental concern such as a drycleaners or service station and would only provide residential occupant names.

#### Historical Maps

Adapt reviewed the following United States Geological Survey's (USGS) topographic maps: 7.5 by 7.5-minute "Badger Mountain, WA" (1965, 2011 and 2014). Adapt reviewed the Geologic Map of the Richland 1:100,000 Quadrangle, Washington (Reidel and Fecht, 1994, OFR: 94-8).

Adapt reviewed the collection of Sanborn Map Company fire insurance maps available online from the Seattle Public Library collection. Sanborn maps, as they are commonly referred, typically detail building construction type and use, and may show underground and above ground storage tanks, chemical storage areas, and other recognized environmental conditions. The Sanborn Map Company published maps dating from 1867 to the present for various cities and towns, and therefore the maps are a good source for identifying the past uses of a property. Sanborn maps did not have coverage of the subject property and adjacent properties (see Appendix D).

#### Interviews

Persons who may have information concerning environmental conditions at and surrounding the host parcel were interviewed (see Section 9.0). Pertinent information obtained during the interviews appears below, and in the appropriate sections of this report.

#### Tax Assessment Records

Adapt obtained tax assessment information from the Benton County Department of Assessments. The host parcel is currently listed under the tax property numbers indicated in Section 3.1.

## **6.2 Historical Findings**

Based on data collected, including aerial photographs, maps, tax records, and interviews, the following land-use history was determined for the host parcel and vicinity. Archived tax records extend back to the 1970's for the parent parcel prior to the subdivision. The archived tax records indicate that the host parcel has been undeveloped except for a paved private drive that extends to a residence (on a separate parcel surrounded by the host parcel, see figure 2).

Sally Haffner, reportedly purchased the host parcel in 1974. There is no evidence that the proposed lease area has ever hosted any structures or operations; records indicate that it has only been vacant desert land.

Overall, this area has undergone little to no development. Northwest of the host parcel an aqueduct was constructed in the middle of the 20<sup>th</sup> century to route water from the Columbia River to the adjacent plains for irrigation. The majority of the immediately adjoining parcels are vacant desert land. The general vicinity of the host parcel has had increased residential development in the past 10 years. Historical research did not reveal the reported operation of dry cleaners, automotive fueling/service stations, or heavy industrial operations on adjoining properties, therefore, it appears unlikely that any adjoining properties would have adversely impacted the host parcel. A review of historical resources did not reveal the presence of recognized environmental conditions related to the proposed lease area, host parcel, or adjoining parcels.

## 7.0 RESULTS OF RECONNAISSANCE

### 7.1 On-Site Inspection Observations

Alex Hess of Adapt conducted a reconnaissance of the host parcel and proposed lease area on August 21, 2014. The purpose of the site reconnaissance was to evaluate current conditions at the host parcel and proposed lease area and to look for recognized environmental conditions. The reconnaissance was unescorted and limited to the proposed lease area portion of the property. The weather was sunny and in the 70s F. Table 1 summarizes Adapt's observations of the host parcel and proposed lease area (including the proposed trench line). A discussion of the observed environmental concerns follows Table 1.

Environmental Concern	Observed by Adapt?	
	Proposed Lease Area	Host Parcel
1. Above ground indications of underground storage tanks (USTs).	No	No
2. Above ground storage tanks of hazardous substances or petroleum.	No	No
3. Drums or other containers of hazardous substances or petroleum.	No	No
4. Surface staining on soil, pavement, or other surfaces that is indicative of a hazardous substance or petroleum release.	No	No
5. Strong, pungent, or noxious odors.	No	No
6. Stressed vegetation.	No	No
7. Pits, ponds, or lagoons used in connection with waste disposal or waste treatment.	No	No
8. Indication of fill including soil or solid waste.	No	No
9. Debris piles or illicit waste disposal including possible suspect asbestos-containing material waste.	No	No
10. Drains or sumps.	No	No
11. Equipment that may contain polychlorinated biphenyls (PCBs).	No	No
12. Wells including water wells, abandoned wells, monitoring wells, and dry wells.	No	No
13. Septic systems.	No	No
14. Possible lead-based paint that may be disturbed during the construction of the proposed improvement.	No	No
15. Suspect asbestos-containing materials that may be disturbed during the construction of the proposed improvement.	No	No
16. Other recognized environmental conditions that indicate a possible hazardous substance or petroleum release.	No	No

#### General Observations

Housekeeping around the proposed lease area appeared good. Adapt did not observe readily apparent recognized environmental conditions on the lease area or immediately surrounding the proposed lease area portion of the host parcel.

## 7.2 Adjacent Site and Vicinity Observations

Alex Hess of Adapt conducted a reconnaissance of the area surrounding the host parcel on August 21, 2014. The purpose of this reconnaissance was to observe land use in the host parcel vicinity and to evaluate the potential for nearby businesses to generate, use, or store hazardous substances that may affect the host parcel. The off-site reconnaissance was generally non-intrusive with the adjoining properties observed from the proposed lease area and public rights-of-way. See Section 3.5 for occupants and uses of parcels adjoining the host parcel.

Adapt did not observe readily apparent recognized environmental conditions on the parcels immediately adjoining the host parcel, that in Adapt's opinion, may adversely environmentally affect the proposed lease area portion of the host parcel.

## 8.0 STANDARD REGULATORY AGENCY ENVIRONMENTAL RECORD SOURCES

Adapt retained Environmental Data Resources, Inc. (EDR) to perform a database search of regulatory agency database records for reported sites within ASTM E 1527-13 search distances. The records were reviewed in an effort to document reported environmental concerns associated with the host parcel and surrounding area. Table 2 is a summary of the EDR findings that includes the regulatory agency report, the date of the report, the ASTM 1527-13 search distance, and the number of sites or facilities situated within the search distance. A copy of the report generated by EDR is included in Appendix C.

The maps included in the EDR report depict facility locations that are approximate. Adapt crosschecks the addresses provided in the EDR report with non-EDR maps and field checks.

<b>Report</b>	<b>Report Date</b>	<b>Search Distance</b>	<b>Sites Within the Search Distance</b>
National Priorities List (NPL)	10/25/13	1 Mile	0
Delisted NPL Sites	10/25/13	0.5 Mile	0
Non-NPL Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites	10/25/13	0.5 Mile	0
CERCLIS No Further Remedial Action Planned (NFRAP)	10/25/13	0.5 Mile	0
Resource Conservation and Recovery Information System (RCRIS) Generators	03/11/14	Property & Adjoining	0
RCRIS Treatment, Storage and Disposal (TSD) Facilities	03/11/14	0.5 Mile	0
Corrective Action Report (CORRACTS)	03/11/14	1 Mile	0
Federal Institutional and Engineering Control Sites	12/17/13	Property Only	0
State Institutional and Engineering Control Sites	04/22/14		
Emergency Response Notification System (ERNS)	09/30/13	Property Only	0
Ecology Confirmed and Suspected Contaminated Sites (CSCS) Report	04/22/14	1 Mile	0
Ecology CSCS No Further Action (NFA) Sites Report	04/22/14	0.5 Mile	0
Ecology Database of Registered Underground Storage Tank (UST) Facilities	06/30/14	Property & Adjoining	0
Ecology Database of Leaking Underground Storage Tank (LUST) Facilities	05/20/14	0.5 Mile	0
Ecology Voluntary Cleanup Program (VCP)	04/22/14	0.5 Mile	0
Ecology Independent Cleanup Report (ICR)	12/01/02	0.5 Mile	0
Ecology Solid Waste Facility Database	09/25/13	0.5 Mile	0
EPA Brownfields	03/20/14	0.5 Mile	0
Washington Brownfields	04/22/14		

### 8.1 Superfund Program CERCLIS Database

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is the national database and management system EPA uses to track activities at hazardous waste sites considered for cleanup under the Superfund Program. The database includes the National Priorities List (NPL) of sites with the highest priority for cleanup, sites that

have been delisted from the NPL, sites that are being assessed for possible inclusion on the NPL, and sites with no further remediate action planned (NFRAP).

NPL Sites

EDR reports the NPL does not include sites within one mile of the host parcel.

Delisted NPL

EDR reports the National Oil and Hazardous Substances Pollution Contingency Plan does not include delisted NPL sites located within approximately one-half-mile of the host parcel.

CERCLIS

EDR reports the CERCLIS database does not include non-NPL CERCLIS sites within approximately one-half-mile of the host parcel.

CERCLIS-NFRAP

EDR reports the CERCLIS-NFRAP database does not include CERCLIS-NFRAP sites within approximately one-half-mile of the host parcel.

## **8.2 Resource Conservation and Recovery Act (RCRA) Reports**

The Resource Conservation and Recovery Act (RCRA) was enacted to protect human health and the environment from the potential hazards of waste disposal and to ensure that wastes are managed in an environmentally sound manner. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies, such as Ecology. These agencies then pass on the information to the EPA where it is entered into RCRAInfo, a national program management and inventory system of hazardous waste handlers. Ecology maintains a separate database of hazardous waste generators that is accessible via their web-based Facility/Site Identification (F/SID) System.

RCRA Handlers-Generators

EDR reports the RCRAInfo database does not include a RCRA handler-generator facility within one quarter-mile of the host parcel.

RCRA TSD Facilities

EDR reports the RCRAInfo database does not include TSD facilities located within one half-mile of the host parcel.

RCRA CORRACTS

EDR reports the CORRACTS report does not include CORRACTS facilities located within one mile of the host parcel.

## **8.3 Federal Institutional Control/Engineering Control Registries**

EDR reports the EPA's listings of sites with institutional and engineering controls in place do not include the host parcel. Additionally, EDR reports that Ecology's listing of sites with institutional controls does not include the host parcel.

#### **8.4 Emergency Response Notification System Spill Report**

The Emergency Response Notification System (ERNS) Spill Report is a national database used to collect information on reported accidental releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the United States Department of Transportation. EDR reports the ERNS does not include a spill incident on the host parcel.

#### **8.5 State Hazardous Substance Sites**

Ecology's Toxics Cleanup Program (TCP) maintains the Confirmed and Suspected Contaminated Sites (CSCS) report, an inventory of suspected or confirmed hazardous substance sites in the state of Washington. The CSCS report may be considered the equivalent to both the federal NPL and CERCLIS thus the search distance is one mile. EDR reports the CSCS report does not include CSCS facilities located within one mile of the host parcel.

#### **8.6 State No Further Action (NFA) Hazardous Substance Sites**

Ecology's TCP maintains the CSCS No Further Action (NFA) report, which contains information on sites that have been investigated and cleaned up and which previously appeared on the CSCS report. The CSCS NFA report may be considered the equivalent to the federal de-listed NPL and NFRAP thus the search distance is one half-mile. EDR reports the CSCS NFA report does not include CSCS-NFA facilities located within one half-mile of the host parcel.

#### **8.7 Underground Storage Tanks**

Ecology's report of underground storage tanks (USTs) includes UST facilities that have been registered with the state of Washington, in accordance with the Washington UST Regulations (Chapter 173-360 Washington Administrative Code). EDR reports that Ecology's UST report does not include UST facilities located within one quarter-mile of the host parcel.

#### **8.8 Leaking Underground Storage Tanks**

Ecology's report of leaking USTs (LUSTs) includes UST facilities that reported releases which originated from the UST(s). EDR reports that Ecology's LUST report does not include LUST facilities located within one half-mile of the host parcel.

#### **8.9 Voluntary Cleanup Sites**

Ecology maintains a database that includes sites that have entered the Voluntary Cleanup Program (VCP) or its predecessor Independent Remedial Action Program (IRAP) and consists of sites that have undergone an independent cleanup. EDR reports that Ecology's VCP report does not include VCP facilities within one half-mile of the host parcel.

#### **8.10 Independent Cleanup Reports**

Ecology maintains a database of Independent Cleanup Reports (ICR) that it has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no

longer updated by Ecology. EDR reports that Ecology's ICR report does not include ICR facilities within one half-mile of the host parcel.

#### **8.11 Landfills**

EDR reports that Ecology's listing of Municipal Solid Waste (MSW) facilities does not include solid waste or landfill facilities located within one half-mile of the host parcel.

#### **8.12 Brownfields**

EDR reports that EPA's of brownfield sites does include any facilities located within one half-mile of the host parcel. Additionally, EDR reports that Ecology's report on brownfield sites does not include brownfield facilities located within one half-mile of the host parcel.

#### **8.13 Tribal Records**

The host parcel is not within the reservation boundaries of a federally recognized Indian tribe according to Ecology's "Tribal Land and Reservations" map. The map indicates the nearest Native American tribal reservation to the host parcel is the Confederated Tribes and Bands of the Yakama Nation located approximately thirty five (35) miles west of the host parcel.

#### **8.14 Additional Environmental Record Sources**

Included in the EDR report are additional federal and state environmental records *not required* for review under ASTM Standard E1527-13. There were no facilities found within the prescribed search distances of the included additional records (see Appendix C).

#### **8.15 Orphan Sites**

The EDR report includes a listing of "Orphan" sites that EDR is unable to map because of insufficient location information. Adapt's review of the Orphan sites did not reveal sites that are obviously within the ASTM Practice E1527-13 search distances of the host parcel.

### **9.0 INTERVIEWS**

Persons who may have information concerning the host parcel and surrounding information were interviewed and are listed below. Pertinent information obtained during the interviews appears below and in the appropriate sections of this report. All of the interviews were conducted by Alex Hess of Adapt.

- On August 19, 2014, Adapt conducted a telephone interview with Sally Haffner, owner of the host parcel.
- On August 20, 2014, Adapt conducted an interview with an administrator with the Benton County Assessor's Office.

## **10.0 FINDINGS, OPINION, CONCLUSIONS AND DATA GAPS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the proposed lease area located at 18716 South Clodfelter Road, Kennewick, Benton County, Washington (see section 3.1), the property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Adapt did not encounter significant data gaps affecting our ability to assess for the presence of recognized environmental conditions that may adversely environmentally affect the proposed lease area portion of the host parcel.

## **11.0 DEVIATIONS**

The report format of the Phase I does not stringently follow the recommended format included in ASTM Standard E 1527-13 but Adapt believes the information required of the standard is presented herein.

## **12.0 ADDITIONAL SERVICES**

No additional services beyond the scope of ASTM Standard 1527-13 were conducted as part of the Phase I.

### 13.0 REFERENCES

The following documents were used in the preparation of the Phase I.


- American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13). November 2013.
- Benton County, Benton County Official Zoning Map A-1. 03 December 2012. <<http://www.co.benton.wa.us/docview.aspx?docid=10749?>>
- Benton County Assessor's Office. Benton County Assessor's Property Search Site. 19 August 2014. <<http://bentonpropertymax.governmaxa.com/propertymax/rover30.asp>>.
- City of Kennewick. Annual Drinking Water Quality Report. 2013.
- Environmental Data Resources, Inc. Certified Sanborn Map Report. 15 July 2014.
- Environmental Data Resources, Inc. The EDR Aerial Photo Decade Package. 15 July 2014.
- Environmental Data Resources, Inc. The EDR Radius Map Report. 15 July 2014.
- United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. 19 August 2014. <[http://www.or.nrcs.usda.gov/pnw\\_soil/](http://www.or.nrcs.usda.gov/pnw_soil/)>
- United States Geological Survey, Badger Mountain WA, Washington, 7.5x7.5-Minute Series (Topographic Map). 1965, 2011, and 2014.
- Washington State Department of Ecology, Tribal Lands and Reservations Map. 19 August 2014.
- Washington State Department of Ecology, Washington State Well Log Viewer. 19 August 2014. <<http://apps.ecy.wa.gov/welllog/>>.
- Washington State Department of Natural Resources – Division of Geology and Earth Resources. Map. Geologic Map of the Richland 1:100,000 Quadrangle, Washington (Open File Report 94-8). Reidel, S.P. and Fecht, K.R., 1994.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully Submitted,

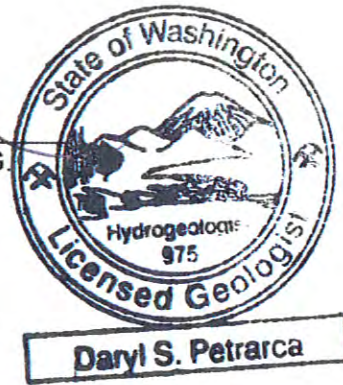
**Adapt Engineering**

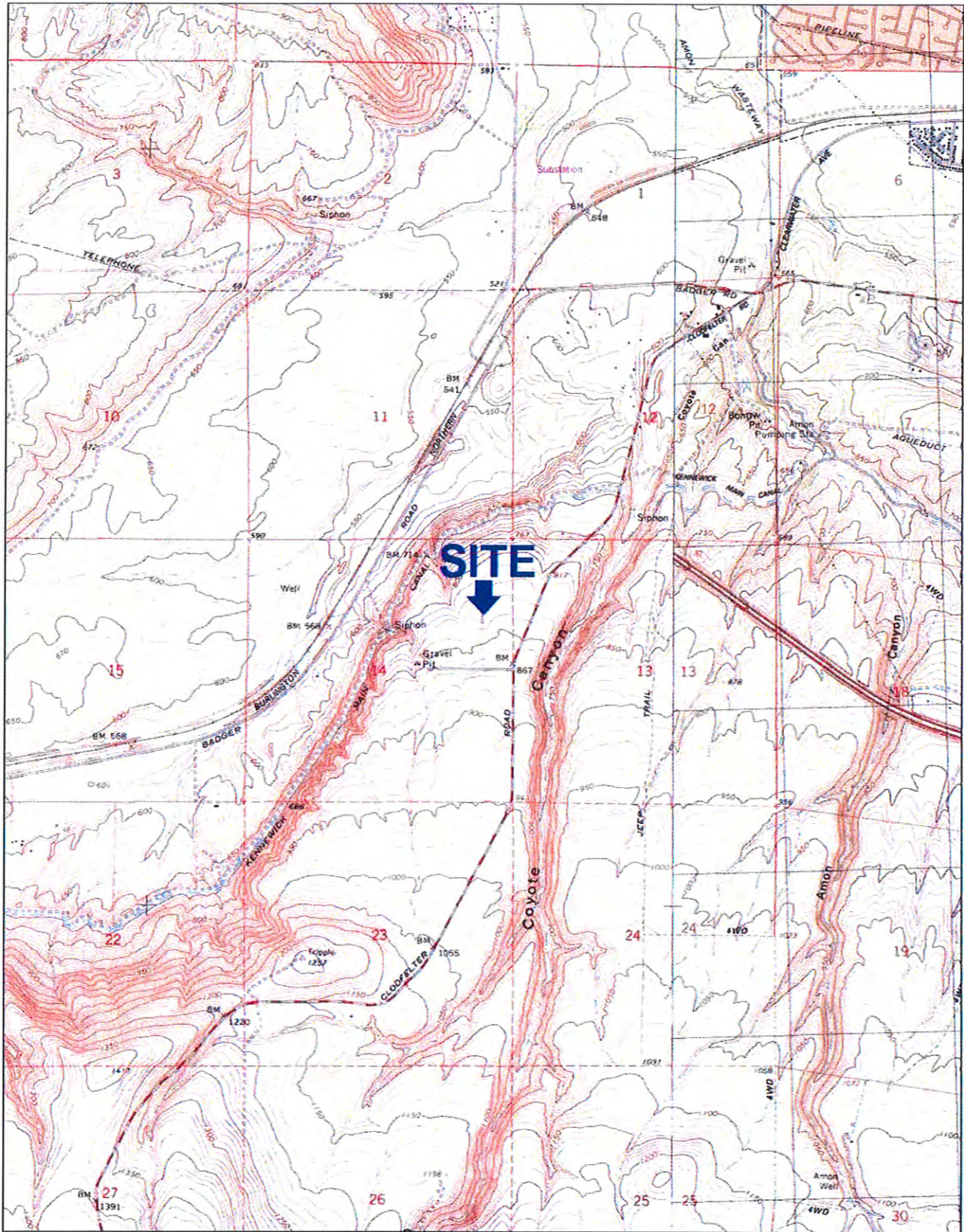


Alex Hess  
Environmental Scientist



Daryl S. Petrarca, L.H.G.  
Senior Reviewer





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**Adapt Engineering**

615 8<sup>th</sup> Avenue South  
 Seattle, Washington 98104  
 Tel: (206) 654-7045 Fax: (206) 654-7048



**FIGURE 1 – Location/Topographic Map**

Location: KP0445 West Kennewick  
 18716 South Clodfelter Road  
 Kennewick, Washington 99338  
 Client: AT&T Mobility c/o WesTower  
 Date: 08/28/14 Job #: WA14-19450-PH1



**Adapt Engineering**

615 8<sup>th</sup> Avenue South  
 Seattle, Washington 98104  
 Tel: (206) 654-7045 Fax: (206) 654-7048



**FIGURE 2 – Parcel Map / 2009 Aerial Photo**

Location: KP0445 West Kennewick  
 18716 South Clodfelter Road  
 Kennewick, Washington 99338  
 Client: AT&T Mobility c/o WesTower  
 Date: 08/28/14 Job #: WA14-19450-PH1



## Adapt Engineering

615 8<sup>th</sup> Avenue South  
Seattle, Washington 98104  
Tel: (206) 654-7045 Fax: (206) 654-7048



## FIGURE 3 – Site & Vicinity Map / 2013 Aerial

Location: KP0445 West Kennewick  
18716 South Clodfelter Road  
Kennewick, Washington 99338  
Client: AT&T Mobility c/o WesTower  
Date: 08/28/14 Job #: WA14-19450-PH1

**APPENDIX A**  
**PHOTOGRAPHS**



1. Looking north at the proposed lease area.



2. Looking west along the proposed gravel access road towards the proposed lease area.



3. Looking north from the proposed telecommunication tower location.



4. Looking west from the proposed telecommunications tower location.



5. Looking south from the proposed telecommunication tower location.



6. Looking east from the proposed telecommunication tower location.



7. Looking west from the proposed new power pole location and proposed underground utility route.



8. Telecommunications and power is proposed to be routed underground to the proposed lease area.



9. Telco Pedestal south of the southwest corner of the host parcel.

**APPENDIX B**

**ASTM E1527-13 USER QUESTIONNAIRE**

**Project-Property Name:** KP0445 West Kennewick

**Property Address:** 18716 South Clodfelter Road, Kennewick, Washington

---

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the *user* must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Use Page 2 to Explain "Yes" Responses or a "No" response to Question 4.

**1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No  Yes

**2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No  Yes

**3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the user of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or the adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No  Yes

**4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

No  Yes

**5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

- a. Do you know of past uses of the property?
- b. Do you know of specific chemicals that are present or once were present at the property?
- c. Do you know of spills or other chemical releases that have taken place at the property?
- d. Do you know of any environmental cleanups that have taken place at the property?

No  Yes

**6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the user of the ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No  Yes

---

User Name: (May be a company or individual)

Name and Title of Person Completing the Form:

Date:

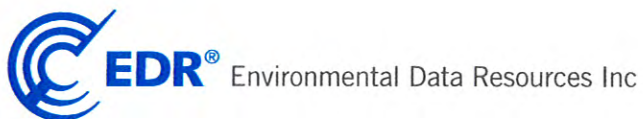
Please explain below any "Yes" responses to the questions on Page 1.

**APPENDIX C**  
**EDR REPORT**

**KP0445 I-82 & Badger Rd**  
111828 E. Pine Hollow PR SE  
Kennewick, WA 99338

Inquiry Number: 4005916.2s  
July 15, 2014

## The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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### GEOCHECK ADDENDUM

GeoCheck - Not Requested

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

#### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

111828 E. PINE HOLLOW PR SE  
KENNEWICK, WA 99338

#### COORDINATES

Latitude (North): 46.1832000 - 46° 10' 59.52"  
Longitude (West): 119.2654000 - 119° 15' 55.44"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 325161.2  
UTM Y (Meters): 5116679.0  
Elevation: 836 ft. above sea level

#### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 46119-B3 BADGER MOUNTAIN, WA  
Most Recent Revision: 1978  
  
East Map: 46119-B2 KENNEWICK, WA  
Most Recent Revision: 1992

#### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20110702  
Source: USDA

#### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

#### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

#### STANDARD ENVIRONMENTAL RECORDS

##### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

HSL..... Hazardous Sites List

### ***State- and tribal - equivalent CERCLIS***

CSCSL..... Confirmed and Suspected Contaminated Sites List

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Facility Database

### ***State and tribal leaking storage tank lists***

LUST..... Leaking Underground Storage Tanks Site List

## EXECUTIVE SUMMARY

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### **State and tribal registered storage tank lists**

UST..... Underground Storage Tank Database  
AST..... Aboveground Storage Tank Locations  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### **State and tribal institutional control / engineering control registries**

INST CONTROL..... Institutional Control Site List

### **State and tribal voluntary cleanup sites**

VCP..... Voluntary Cleanup Program Sites  
ICR..... Independent Cleanup Reports  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### **State and tribal Brownfields sites**

BROWNFIELDS..... Brownfields Sites Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

US BROWNFIELDS..... A Listing of Brownfields Sites

### **Local Lists of Landfill / Solid Waste Disposal Sites**

ODI..... Open Dump Inventory  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
SWRCY..... Recycling Facility List  
SWTIRE..... Solid Waste Tire Facilities  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL..... Clandestine Drug Labs  
ALLSITES..... Facility/Site Identification System Listing  
CSCSL NFA..... Confirmed & Contaminated Sites - No Further Action  
CDL..... Clandestine Drug Lab Contaminated Site List  
HIST CDL..... List of Sites Contaminated by Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Reported Spills

## EXECUTIVE SUMMARY

SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
US MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
FINDS..... Facility Index System/Facility Registry System  
RAATS..... RCRA Administrative Action Tracking System  
RMP..... Risk Management Plans  
UIC..... Underground Injection Wells Listing  
MANIFEST..... Hazardous Waste Manifest Data  
DRYCLEANERS..... Drycleaner List  
NPDES..... Water Quality Permit System Data  
AIRS..... Washington Emissions Data System  
Inactive Drycleaners..... Inactive Drycleaners  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
LEAD SMELTERS..... Lead Smelter Sites  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
Financial Assurance..... Financial Assurance Information Listing  
PCB TRANSFORMER..... PCB Transformer Registration Database  
US FIN ASSUR..... Financial Assurance Information  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH..... Coal Ash Disposal Site Listing  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
PRP..... Potentially Responsible Parties

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants  
EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations  
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***Exclusive Recovered Govt. Archives***

RGA LF..... Recovered Government Archive Solid Waste Facilities List

## EXECUTIVE SUMMARY

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List  
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

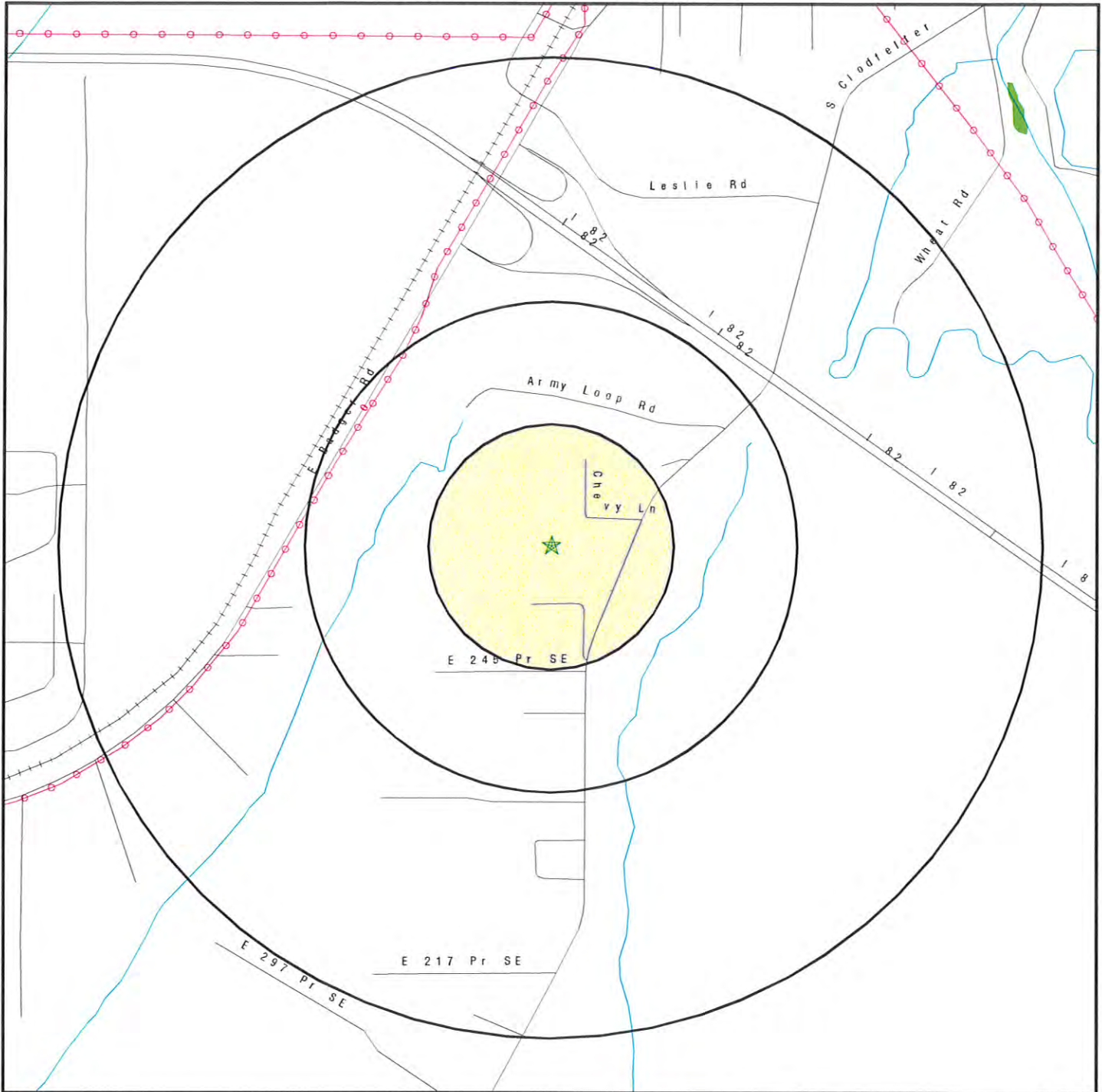
Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

<u>Site Name</u>	<u>Database(s)</u>
SEUBERT EXCAVATORS INC PORTABLE CR	ALLSITES
CENTRAL PRE-MIX CONCRETE CO. - MAT	SWF/LF
CENTRAL PRE MIX GAME FARM RD PIT	FINDS
EDWARD ROSE - BADGER CANYON	FINDS
BADGER MT IRRIGATION DISTRICT	FINDS

overview MAP - 4005916.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory

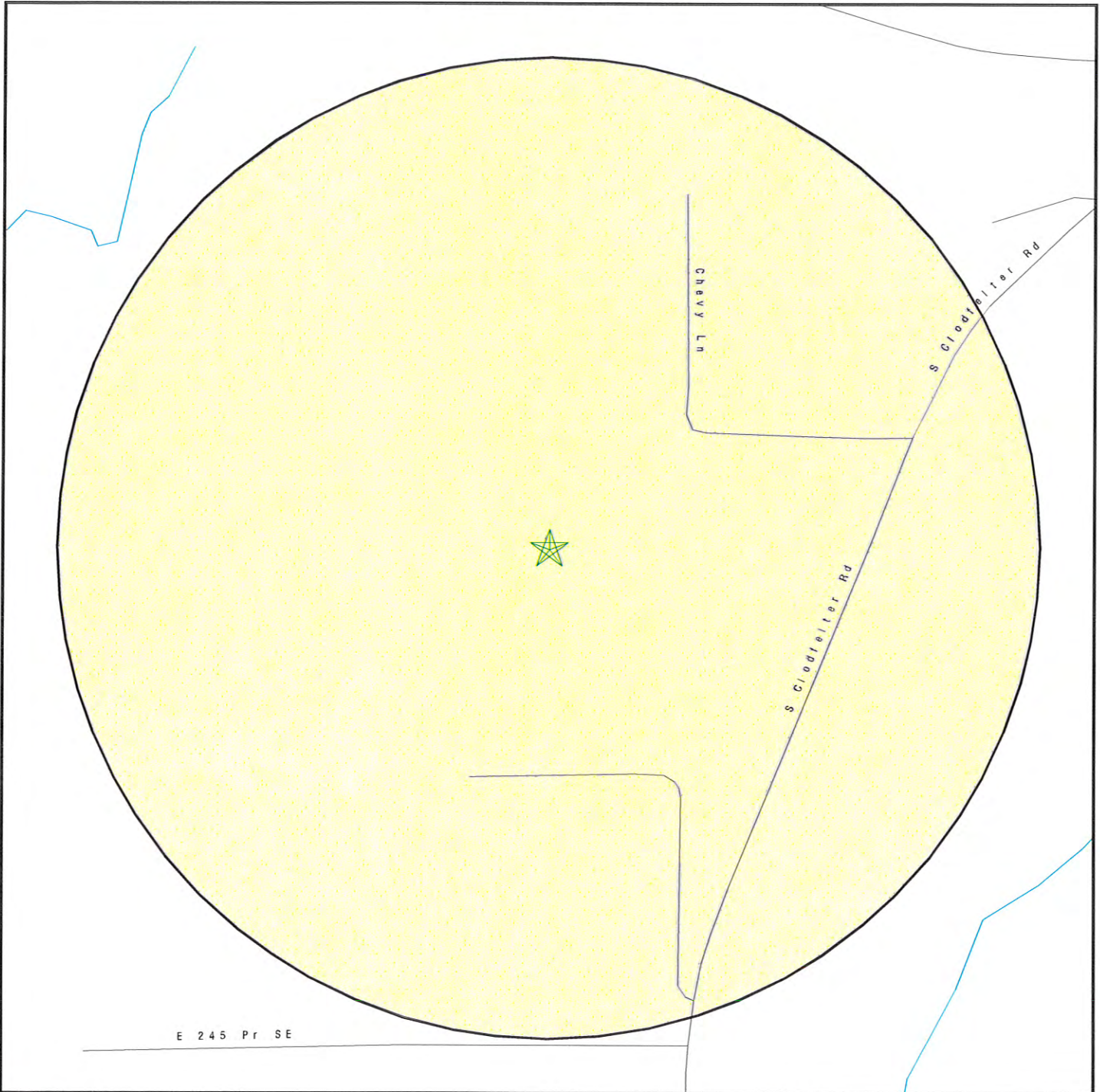


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: KP0445 I-82 & Badger Rd  
 ADDRESS: 111828 E. Pine Hollow PR SE  
 Kennewick WA 99338  
 LAT/LONG: 46.1832 / 119.2654

CLIENT: Adapt Engineering  
 CONTACT: Dylan Myers  
 INQUIRY #: 4005916.2s  
 DATE: July 15, 2014 1:37 pm

detail MAP - 4005916.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚚 National Priority List Sites
- 🏠 Dept. Defense Sites

- 0 1/16 1/8 1/4 Miles
- 🏠 Indian Reservations BIA
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: KP0445 I-82 &amp; Badger Rd          ADDRESS: 111828 E. Pine Hollow PR SE          Kennewick WA 99338          LAT/LONG: 46.1832 / 119.2654</p>	<p>CLIENT: Adapt Engineering          CONTACT: Dylan Myers          INQUIRY #: 4005916.2s          DATE: July 15, 2014 1:39 pm</p>
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## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
HSL	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
CSCSL	1.000		0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
ICR	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
ALLSITES	0.500		0	0	0	NR	NR	0
CSCSL NFA	0.500		0	0	0	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
HIST CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
Inactive Drycleaners	0.250		0	0	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA LF	TP		NR	NR	NR	NR	NR	0
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## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NO SITES FOUND

Count: 5 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
KENNEWICK	S111770004	SEUBERT EXCAVATORS INC PORTABLE CR	CLODFELTER RD	99338	ALLSITES
KENNEWICK	1007077130	CENTRAL PRE MIX GAME FARM RD PIT	GAME FARM RD		FINDS
KENNEWICK	1016403574	EDWARD ROSE - BADGER CANYON	10705 W LESLIE RD		FINDS
KENNEWICK	S110335966	CENTRAL PRE-MIX CONCRETE CO - MAT	OFF YEW STREET BEHIND CO. FAIR		SWF/LF
KENNEWICK	1007063586	BADGER MT IRRIGATION DISTRICT	S4 T8 R28 SE QTR		FINDS

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### *Federal NPL site list*

#### NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

#### NPL Site Boundaries

##### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

#### NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

### **DELISTED NPL: National Priority List Deletions**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

### **FEDERAL FACILITY: Federal Facility Site Information listing**

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2013	Telephone: 703-603-8704
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 07/08/2014
Number of Days to Update: 151	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

### **CORRACTS: Corrective Action Report**

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/11/2014	Source: EPA
Date Data Arrived at EDR: 03/13/2014	Telephone: 800-424-9346
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Quarterly

### ***Federal RCRA non-CORRACTS TSD facilities list***

#### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014	Telephone: (206) 553-1200
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Quarterly

### ***Federal RCRA generators list***

#### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014	Telephone: (206) 553-1200
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Quarterly

#### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014	Telephone: (206) 553-1200
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Quarterly

#### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014	Telephone: (206) 553-1200
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## *Federal institutional controls / engineering controls registries*

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2014	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 06/05/2014
Number of Days to Update: 14	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2014	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 06/05/2014
Number of Days to Update: 14	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2014	Source: Department of the Navy
Date Data Arrived at EDR: 05/30/2014	Telephone: 843-820-7326
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/19/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Varies

## *Federal ERNS list*

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/30/2013	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 10/01/2013	Telephone: 202-267-2180
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 07/03/2014
Number of Days to Update: 66	Next Scheduled EDR Contact: 07/14/2014
	Data Release Frequency: Annually

## *State- and tribal - equivalent NPL*

### HSL: Hazardous Sites List

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 02/26/2014	Source: Department of Ecology
Date Data Arrived at EDR: 03/21/2014	Telephone: 360-407-7200
Date Made Active in Reports: 04/22/2014	Last EDR Contact: 06/10/2014
Number of Days to Update: 32	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Semi-Annually

## *State- and tribal - equivalent CERCLIS*

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CSCSL: Confirmed and Suspected Contaminated Sites List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/22/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/24/2014	Telephone: 360-407-7200
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 04/24/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 08/04/2014
	Data Release Frequency: Semi-Annually

### State and tribal landfill and/or solid waste disposal site lists

#### SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/25/2013	Source: Department of Ecology
Date Data Arrived at EDR: 09/25/2013	Telephone: 360-407-6132
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 06/09/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Annually

### State and tribal leaking storage tank lists

#### LUST: Leaking Underground Storage Tanks Site List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/20/2014	Source: Department of Ecology
Date Data Arrived at EDR: 05/23/2014	Telephone: 360-407-7183
Date Made Active in Reports: 06/04/2014	Last EDR Contact: 05/20/2014
Number of Days to Update: 12	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Quarterly

#### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/06/2013	Source: EPA Region 10
Date Data Arrived at EDR: 11/07/2013	Telephone: 206-553-2857
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 04/28/2014
Number of Days to Update: 29	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Quarterly

#### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/28/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Quarterly

#### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/12/2014  
Date Data Arrived at EDR: 05/12/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 36

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013  
Date Data Arrived at EDR: 03/01/2013  
Date Made Active in Reports: 04/12/2013  
Number of Days to Update: 42

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013  
Date Data Arrived at EDR: 05/01/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 184

Source: EPA Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 05/02/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/24/2014  
Date Data Arrived at EDR: 04/25/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 53

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 04/22/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011  
Date Data Arrived at EDR: 09/13/2011  
Date Made Active in Reports: 11/11/2011  
Number of Days to Update: 59

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 02/21/2014  
Next Scheduled EDR Contact: 05/12/2014  
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/28/2014  
Date Data Arrived at EDR: 05/01/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 47

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Varies

### **State and tribal registered storage tank lists**

UST: Underground Storage Tank Database  
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 06/30/2014  
Date Data Arrived at EDR: 06/30/2014  
Date Made Active in Reports: 07/08/2014  
Number of Days to Update: 8

Source: Department of Ecology  
Telephone: 360-407-7183  
Last EDR Contact: 05/19/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### AST: Aboveground Storage Tank Locations

A listing of aboveground storage tank locations regulated by the Department of Ecology's Spill Prevention, Preparedness and Response Program.

Date of Government Version: 04/01/2014	Source: Department of Ecology
Date Data Arrived at EDR: 05/06/2014	Telephone: 360-407-7562
Date Made Active in Reports: 06/04/2014	Last EDR Contact: 05/05/2014
Number of Days to Update: 29	Next Scheduled EDR Contact: 08/18/2014
	Data Release Frequency: Varies

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013	Source: EPA, Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 01/27/2014	Last EDR Contact: 05/02/2014
Number of Days to Update: 271	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 04/24/2014	Source: EPA Region 4
Date Data Arrived at EDR: 04/25/2014	Telephone: 404-562-9424
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/22/2014
Number of Days to Update: 53	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Semi-Annually

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 05/12/2014	Source: EPA Region 5
Date Data Arrived at EDR: 05/12/2014	Telephone: 312-886-6136
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2014	Source: EPA Region 6
Date Data Arrived at EDR: 05/15/2014	Telephone: 214-665-7591
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 01/27/2014
Number of Days to Update: 33	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Semi-Annually

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/28/2014	Source: EPA Region 7
Date Data Arrived at EDR: 05/01/2014	Telephone: 913-551-7003
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 47	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/07/2014	Source: EPA Region 8
Date Data Arrived at EDR: 05/09/2014	Telephone: 303-312-6137
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 39	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Quarterly

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/04/2014	Source: EPA Region 10
Date Data Arrived at EDR: 04/08/2014	Telephone: 206-553-2857
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 70	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Quarterly

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/12/2014	Source: EPA Region 9
Date Data Arrived at EDR: 05/14/2014	Telephone: 415-972-3368
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Quarterly

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 07/08/2014
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/27/2014
	Data Release Frequency: Varies

### *State and tribal institutional control / engineering control registries*

#### INST CONTROL: Institutional Control Site List

Sites that have institutional controls.

Date of Government Version: 04/22/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/24/2014	Telephone: 360-407-7170
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 04/24/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 08/04/2014
	Data Release Frequency: Varies

### *State and tribal voluntary cleanup sites*

#### ICR: Independent Cleanup Reports

These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated by the Department of Ecology.

Date of Government Version: 12/01/2002	Source: Department of Ecology
Date Data Arrived at EDR: 01/03/2003	Telephone: 360-407-7200
Date Made Active in Reports: 01/22/2003	Last EDR Contact: 08/10/2009
Number of Days to Update: 19	Next Scheduled EDR Contact: 11/09/2009
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## VCP: Voluntary Cleanup Program Sites

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 04/22/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/29/2014	Telephone: 360-407-7200
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 04/22/2014
Number of Days to Update: 6	Next Scheduled EDR Contact: 08/04/2014
	Data Release Frequency: Varies

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 03/20/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 04/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/01/2014
Number of Days to Update: 77	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Varies

## INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

## State and tribal Brownfields sites

### BROWNFIELDS: Brownfields Sites Listing

A listing of brownfields sites included in the Confirmed & Suspected Sites Listing. Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

Date of Government Version: 04/22/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/24/2014	Telephone: 360-725-4030
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 04/24/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 08/04/2014
	Data Release Frequency: Varies

## ADDITIONAL ENVIRONMENTAL RECORDS

### Local Brownfield lists

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/20/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/20/2014	Telephone: 202-566-2777
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/03/2014
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/06/2014
	Data Release Frequency: Semi-Annually

### Local Lists of Landfill / Solid Waste Disposal Sites

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 04/28/2014
Number of Days to Update: 137	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: No Update Planned

### SWRCY: Recycling Facility List

A listing of recycling center locations.

Date of Government Version: 04/29/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/29/2014	Telephone: 360-407-6105
Date Made Active in Reports: 05/14/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 15	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

### SWTIRE: Solid Waste Tire Facilities

This study identified sites statewide with unauthorized accumulations of scrap tires.

Date of Government Version: 11/01/2005	Source: Department of Ecology
Date Data Arrived at EDR: 03/16/2006	Telephone: N/A
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 06/13/2014
Number of Days to Update: 28	Next Scheduled EDR Contact: 09/22/2013
	Data Release Frequency: Varies

### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 05/02/2014
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/18/2014
	Data Release Frequency: Varies

### Local Lists of Hazardous waste / Contaminated Sites

#### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/04/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/06/2014	Telephone: 202-307-1000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 06/04/2014
Number of Days to Update: 103	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ALLSITES: Facility/Site Identification System Listing

Information on facilities and sites of interest to the Department of Ecology.

Date of Government Version: 05/06/2014	Source: Department of Ecology
Date Data Arrived at EDR: 05/07/2014	Telephone: 360-407-6423
Date Made Active in Reports: 06/04/2014	Last EDR Contact: 05/05/2014
Number of Days to Update: 28	Next Scheduled EDR Contact: 08/18/2014
	Data Release Frequency: Quarterly

### CSCSL NFA: Confirmed and Contaminated Sites - No Further Action

This report contains information about sites that are undergoing cleanup and sites that are awaiting further investigation and/or cleanup. Sites on the Hazardous Sites List (see above) are included in this data set.

Date of Government Version: 04/22/2014	Source: Department of Ecology
Date Data Arrived at EDR: 04/24/2014	Telephone: 360-407-7170
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 04/24/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 08/04/2014
	Data Release Frequency: Semi-Annually

### CDL: Clandestine Drug Lab Contaminated Site List

Illegal methamphetamine labs use hazardous chemicals that create public health hazards. Chemicals and residues can cause burns, respiratory and neurological damage, and death. Biological hazards associated with intravenous needles, feces, and blood also pose health risks.

Date of Government Version: 05/13/2014	Source: Department of Health
Date Data Arrived at EDR: 05/16/2014	Telephone: 360-236-3380
Date Made Active in Reports: 06/04/2014	Last EDR Contact: 05/12/2014
Number of Days to Update: 19	Next Scheduled EDR Contact: 08/25/2014
	Data Release Frequency: Varies

### HIST CDL: List of Sites Contaminated by Clandestine Drug Labs

This listing of contaminated sites by Clandestine Drug Labs includes non-remediated properties. The current CDL listing does not. This listing is no longer updated by the state agency.

Date of Government Version: 02/08/2007	Source: Department of Health
Date Data Arrived at EDR: 06/26/2007	Telephone: 360-236-3381
Date Made Active in Reports: 07/19/2007	Last EDR Contact: 06/02/2008
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/04/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/06/2014	Telephone: 202-307-1000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 06/04/2014
Number of Days to Update: 103	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: No Update Planned

### Local Land Records

#### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014  
Date Data Arrived at EDR: 03/18/2014  
Date Made Active in Reports: 04/24/2014  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 08/11/2014  
Data Release Frequency: Varies

### **Records of Emergency Release Reports**

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 01/03/2014  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 52

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 07/01/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Annually

SPILLS: Reported Spills

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 06/12/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 07/11/2014  
Number of Days to Update: 28

Source: Department of Ecology  
Telephone: 360-407-6950  
Last EDR Contact: 06/09/2014  
Next Scheduled EDR Contact: 09/22/2014  
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/23/2006  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 03/06/2013  
Number of Days to Update: 62

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2014  
Date Data Arrived at EDR: 03/13/2014  
Date Made Active in Reports: 04/09/2014  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 07/02/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 05/06/2014  
Next Scheduled EDR Contact: 08/18/2014  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/18/2014
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/28/2014
	Data Release Frequency: Semi-Annually

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2012	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/28/2014	Telephone: 202-528-4285
Date Made Active in Reports: 04/24/2014	Last EDR Contact: 06/04/2014
Number of Days to Update: 55	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/24/2014	Telephone: Varies
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 06/30/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Varies

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013	Source: EPA
Date Data Arrived at EDR: 12/12/2013	Telephone: 703-416-0223
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 06/10/2014
Number of Days to Update: 74	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Annually

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/25/2014
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/09/2014
	Data Release Frequency: Varies

### US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2013	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/05/2013	Telephone: 303-231-5959
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 06/06/2014
Number of Days to Update: 28	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011	Source: EPA
Date Data Arrived at EDR: 07/31/2013	Telephone: 202-566-0250
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 05/30/2014
Number of Days to Update: 44	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Annually

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 06/25/2014
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/06/2014
	Data Release Frequency: Every 4 Years

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/22/2014
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/22/2014
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/29/2014
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 05/06/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/16/2014	Telephone: 202-564-5088
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 10/09/2014
Number of Days to Update: 32	Next Scheduled EDR Contact: 10/27/2014
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013	Source: EPA
Date Data Arrived at EDR: 07/17/2013	Telephone: 202-566-0500
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 04/18/2014
Number of Days to Update: 107	Next Scheduled EDR Contact: 07/28/2014
	Data Release Frequency: Annually

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/02/2013	Telephone: 301-415-7169
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 06/05/2014
Number of Days to Update: 91	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/08/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/09/2014	Telephone: 202-343-9775
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/10/2014
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/18/2013	Source: EPA
Date Data Arrived at EDR: 02/27/2014	Telephone: (206) 553-1200
Date Made Active in Reports: 03/12/2014	Last EDR Contact: 06/13/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Quarterly

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

### RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/12/2013	Telephone: 202-564-8600
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 05/30/2014
Number of Days to Update: 52	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Biennially

### UIC: Underground Injection Wells Listing

A listing of underground injection wells.

Date of Government Version: 05/20/2014	Source: Department of Ecology
Date Data Arrived at EDR: 05/22/2014	Telephone: 360-407-6143
Date Made Active in Reports: 06/09/2014	Last EDR Contact: 05/22/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### WA MANIFEST: Hazardous Waste Manifest Data Hazardous waste manifest information.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 05/23/2014  
Date Made Active in Reports: 06/04/2014  
Number of Days to Update: 12

Source: Department of Ecology  
Telephone: N/A  
Last EDR Contact: 05/05/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Annually

### DRYCLEANERS: Drycleaner List

A listing of registered drycleaners who registered with the Department of Ecology (using the SIC code of 7215 and 7216) as hazardous waste generators.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 05/23/2014  
Date Made Active in Reports: 06/04/2014  
Number of Days to Update: 12

Source: Department of Ecology  
Telephone: 360-407-6732  
Last EDR Contact: 05/05/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Varies

### NPDES: Water Quality Permit System Data

A listing of permitted wastewater facilities.

Date of Government Version: 05/05/2014  
Date Data Arrived at EDR: 05/05/2014  
Date Made Active in Reports: 06/04/2014  
Number of Days to Update: 30

Source: Department of Ecology  
Telephone: 360-407-6073  
Last EDR Contact: 04/21/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Quarterly

### AIRS (EMI): Washington Emissions Data System Emissions inventory data.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 03/28/2014  
Date Made Active in Reports: 04/22/2014  
Number of Days to Update: 25

Source: Department of Ecology  
Telephone: 360-407-6040  
Last EDR Contact: 06/23/2014  
Next Scheduled EDR Contact: 10/06/2014  
Data Release Frequency: Annually

### INACTIVE DRYCLEANERS: Inactive Drycleaners

A listing of inactive drycleaner facility locations.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 05/23/2014  
Date Made Active in Reports: 06/04/2014  
Number of Days to Update: 12

Source: Department of Ecology  
Telephone: 360-407-6732  
Last EDR Contact: 05/05/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Annually

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 12/08/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 34

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 04/18/2014  
Next Scheduled EDR Contact: 07/28/2014  
Data Release Frequency: Semi-Annually

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 03/09/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 54

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 04/21/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Varies

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 04/18/2014  
Next Scheduled EDR Contact: 07/28/2014  
Data Release Frequency: N/A

### LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013  
Date Data Arrived at EDR: 02/14/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 13

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 07/01/2014  
Next Scheduled EDR Contact: 10/20/2014  
Data Release Frequency: Varies

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013  
Date Data Arrived at EDR: 07/03/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 72

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 07/01/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Quarterly

### Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 03/06/2007  
Date Made Active in Reports: 04/19/2007  
Number of Days to Update: 44

Source: Department of Ecology  
Telephone: 360-407-6136  
Last EDR Contact: 05/19/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Varies

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 05/16/2014
Number of Days to Update: 7	Next Scheduled EDR Contact: 08/25/2014
	Data Release Frequency: Varies

### Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/24/2012	Source: Department of Ecology
Date Data Arrived at EDR: 02/24/2012	Telephone: 360-586-1060
Date Made Active in Reports: 03/27/2012	Last EDR Contact: 05/19/2014
Number of Days to Update: 32	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Varies

### Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/23/2011	Source: Department of Ecology
Date Data Arrived at EDR: 05/26/2011	Telephone: 360-407-6754
Date Made Active in Reports: 06/27/2011	Last EDR Contact: 05/19/2014
Number of Days to Update: 32	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Varies

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/16/2014
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/25/2014
	Data Release Frequency: Quarterly

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 05/02/2014
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Varies

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/25/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2014	Telephone: 202-566-1917
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 05/16/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US AIRS MINOR: Air Facility System Data  
A listing of minor source facilities.

Date of Government Version: 10/23/2013	Source: EPA
Date Data Arrived at EDR: 11/06/2013	Telephone: 202-564-5962
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 06/25/2014
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Annually

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List  
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 06/11/2014
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing  
A listing of coal ash disposal site locations.

Date of Government Version: 06/20/2013	Source: Department of Ecology
Date Data Arrived at EDR: 06/21/2013	Telephone: 360-407-6933
Date Made Active in Reports: 07/25/2013	Last EDR Contact: 06/09/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data  
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 04/18/2014
Number of Days to Update: 76	Next Scheduled EDR Contact: 07/28/2014
	Data Release Frequency: Varies

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)  
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013	Source: EPA
Date Data Arrived at EDR: 11/06/2013	Telephone: 202-564-5962
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 06/25/2014
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Annually

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/10/2014  
Number of Days to Update: 193

Source: Department of Ecology  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/24/2013  
Number of Days to Update: 176

Source: Department of Ecology  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A	Source: Department of Ecology
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/24/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 176	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## COUNTY RECORDS

### KING COUNTY:

#### Abandoned Landfill Study in King County

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/1985	Source: Seattle-King County Department of Public Health
Date Data Arrived at EDR: 11/07/1994	Telephone: 206-296-4785
Date Made Active in Reports: N/A	Last EDR Contact: 10/21/1994
Number of Days to Update: 0	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SEATTLE COUNTY:

#### Abandoned Landfill Study in the City of Seattle

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/1984	Source: Seattle - King County Department of Public Health
Date Data Arrived at EDR: 11/07/1994	Telephone: 206-296-4785
Date Made Active in Reports: N/A	Last EDR Contact: 10/21/1994
Number of Days to Update: 0	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SEATTLE/KING COUNTY:

#### Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/1986	Source: Department of Public Health
Date Data Arrived at EDR: 08/18/1995	Telephone: 206-296-4785
Date Made Active in Reports: 09/20/1995	Last EDR Contact: 08/14/1995
Number of Days to Update: 33	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SNOHOMISH COUNTY:

#### Solid Waste Sites of Record at Snohomish Health District

Solid waste disposal and/or utilization sites in Snohomish County.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/16/2011  
Date Data Arrived at EDR: 03/29/2012  
Date Made Active in Reports: 05/03/2012  
Number of Days to Update: 35

Source: Snohomish Health District  
Telephone: 206-339-5250  
Last EDR Contact: 06/26/2014  
Next Scheduled EDR Contact: 10/06/2014  
Data Release Frequency: Semi-Annually

### TACOMA/PIERCE COUNTY:

#### Closed Landfill Survey

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 09/01/2002  
Date Data Arrived at EDR: 03/24/2003  
Date Made Active in Reports: 05/14/2003  
Number of Days to Update: 51

Source: Tacoma-Pierce County Health Department  
Telephone: 206-591-6500  
Last EDR Contact: 03/19/2003  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Date Data Arrived at EDR: 08/19/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 05/23/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Annually

#### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2014  
Date Data Arrived at EDR: 05/07/2014  
Date Made Active in Reports: 06/10/2014  
Number of Days to Update: 34

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 05/07/2014  
Next Scheduled EDR Contact: 08/18/2014  
Data Release Frequency: Annually

#### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 07/24/2013  
Date Made Active in Reports: 08/19/2013  
Number of Days to Update: 26

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 04/21/2014  
Next Scheduled EDR Contact: 08/04/2014  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012

Date Data Arrived at EDR: 08/09/2013

Date Made Active in Reports: 09/27/2013

Number of Days to Update: 49

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 06/16/2014

Next Scheduled EDR Contact: 09/29/2014

Data Release Frequency: Annually

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

### Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Daycare Center Listing

Source: Department of Social & Health Services

Telephone: 253-383-1735

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI: National Wetlands Inventory.** This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STREET AND ADDRESS INFORMATION

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**APPENDIX D**

**SANBORN MAPS**

**KP0445 I-82 & Badger Rd**

111828 E. Pine Hollow PR SE

Kennewick, WA 99338

Inquiry Number: 4005916.3

July 15, 2014

## Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor  
Shelton, Connecticut 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

7/15/14

**Site Name:** KP0445 I-82 & Badger Rd  
111828 E. Pine Hollow PR SE  
Kennewick, WA 99338  
EDR Inquiry # 4005916.3

**Client Name:** Adapt Engineering  
10725 SW Barbur Blvd. Suite  
Portland, OR 97219-0000  
Contact: Dylan Myers



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Adapt Engineering were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Site Name:** KP0445 I-82 & Badger Rd  
**Address:** 111828 E. Pine Hollow PR SE  
**City, State, Zip:** Kennewick, WA 99338  
**Cross Street:**  
**P.O. #** NA  
**Project:** WA1419450-PH1  
**Certification #** 25BB-46D5-ADF1



Sanborn® Library search results  
Certification # 25BB-46D5-ADF1

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**APPENDIX E**  
**AERIAL PHOTOGRAPHS**

**KP0445 I-82 & Badger Rd**  
111828 E. Pine Hollow PR SE  
Kennewick, WA 99338

Inquiry Number: 4005916.5  
July 15, 2014

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor  
Shelton, Connecticut 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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**Date EDR Searched Historical Sources:**

Aerial Photography July 15, 2014

**Target Property:**

111828 E. Pine Hollow PR SE

Kennewick, WA 99338

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1982	Aerial Photograph. Scale: 1"=1000'	Panel #: 46119-B3, Badger Mountain, WA./Flight Date: August 01, 1982	EDR
1991	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./Flight Date: January 01, 1991	EDR
1996	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./DOQQ - acquisition dates: July 08, 1996	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./Flight Year: 2009	EDR
2011	Aerial Photograph. Scale: 1"=500'	Panel #: 46119-B3, Badger Mountain, WA./Flight Year: 2011	EDR



INQUIRY #: 4005916.5

YEAR: 1982

| = 1000'





INQUIRY #: 4005916.5

YEAR: 1991

| = 500'





INQUIRY #: 4005916.5

YEAR: 1996

| = 500'





INQUIRY #: 4005916.5

YEAR: 2005

| = 500'





INQUIRY #: 4005916.5

YEAR: 2006

| = 500'





INQUIRY #: 4005916.5

YEAR: 2009

| = 500'





INQUIRY #: 4005916.5

YEAR: 2011

 = 500'





**Adapt Engineering**

615 Eighth Avenue South  
Seattle, Washington 98104

Tel (206) 654-7045  
Fax (206) 654-7048  
[www.adaptengr.com](http://www.adaptengr.com)

September 2, 2014

Adapt Project No. WA14-19450-GEO

**AT&T Mobility**

**c/o Smartlink, LLC**

14432 Southeast Eastgate Way, Suite 260  
Bellevue, Washington 98007

Attention: Fu Chang

**Subject: Geotechnical Engineering Evaluation**

KP0445 West Kennewick (Candidate 2)  
18716 South Clodfelter Road  
Kennewick, Washington 99338

Dear Mr. Chang:

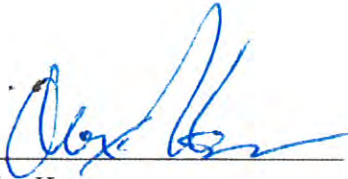
Adapt Engineering (Adapt) is pleased to submit this report describing our recent geotechnical engineering evaluation for the above referenced tower site. The purpose of this study was to interpret general surface and subsurface site conditions, from which we could evaluate the feasibility of the project and formulate design recommendations concerning site preparation, equipment pad and tower foundations, access road, structural fill, and other considerations. Our scope of services consisted of a surface reconnaissance, a subsurface exploration, geotechnical analyses, and report preparation. Authorization to proceed with our study was given by Fu Chang of Smartlink, LLC (Smartlink) on behalf of AT&T Mobility (AT&T).

This report has been prepared for the exclusive use of AT&T, Smartlink, and their agents, for specific application to this project in accordance with general accepted geotechnical engineering practice. Use or reliance upon this report by a third party is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

We appreciate the opportunity to be of service to you. If you have any questions, or if we can be of further assistance to you, please contact us at (206) 654-7045.

Respectfully submitted,

**Adapt Engineering**



Alex Hess  
Geotechnical Representative



K. V. Lew, P. Eng.  
Senior Geotechnical Engineer  
Senior Reviewer



Kurt W. Groesch, P.E.  
Senior Geotechnical Engineer

Attachments: Figure 1 - Location Map  
Figure 2 - Site & Exploration Plan  
Test Pit Logs TP-1 and TP-2



**BOAR 1.10**

**Adapt Engineering**

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**AT&T Mobility c/o Smartlink, LLC  
Geotechnical Engineering Evaluation**

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**KP0445**

**West Kennewick (Candidate 2)  
Kennewick, Washington**

**WA14-19450-GEO  
September 2014**

## PROJECT DESCRIPTION

We understand that current development plans call for construction of a new communications tower and an associated equipment building or cabinet pad. The host parcel is at 18716 South Clodfelter Road in Kennewick, Washington, as shown on the *Location/Topographic* Map (Figure 1). The site may be accessed west of South Clodfelter Road through an existing asphalt road located in the southeastern region of the host parcel. The project site and surrounding area are shown on the attached *Site & Exploration Plan* (Figure 2).

It should be emphasized that the conclusions and recommendations contained in this report are based on our understanding of the currently proposed utilization of the project site, as derived from written and verbal information supplied to us by Smartlink. Consequently, if any changes are made to the project, we recommend that we review the changes and modify our recommendations, if appropriate, to reflect those changes.

## DOCUMENT REVIEW

As a part of our study, we reviewed the following maps and documents pertaining to the subject property and vicinity:

United States Department of Agriculture, *Natural Resources Conservation Service (Formerly SCS)*, Benton County, Washington

Washington State Department of Natural Resources, 2008, *Richland Quadrant, Benton County, Washington*, Washington State Geology Index.

In addition, Adapt has reviewed the results of previous explorations accomplished in the immediate vicinity of the project. Our conclusions and recommendations are based in part or wholly on the information contained in these documents. Our geotechnical recommendations are based in part on the accuracy of these documents; Adapt assumes no responsibility for errors or omissions resulting from possible inaccuracies on these documents prepared by others.

## EXPLORATORY METHODS

We explored surface and subsurface conditions at the project site during a site visit on August 21, 2014. Our surface exploration consisted of a visual site reconnaissance. The subsurface explorations program consisted of advancing two, track-mounted hydraulic excavator (track-hoe) test pits. The explorations designated TP-1 and TP-2 were advanced to maximum depths of approximately 8.5-feet and 9.5-feet below the existing ground surface elevation (bgs), respectively. The test pits were terminated due to digging refusal on very dense fractured basalt. The test pits were located within an accessible area in the vicinity of the proposed location of the tower site. Test pit excavation with a track-hoe excavator was selected in lieu of auger test borings as the most suitable exploration method, due to anticipated

subsurface conditions. The procedures used for subsurface explorations during our site visit are presented in the subsequent sections of this report.

The locations of the explorations advanced for this study are shown on the attached Figure 2. The specific locations and depths of the explorations performed were selected in relation to the proposed site features, under the constraints of budget and site access. The exploration locations and other features shown on Figure 2 were obtained by hand taping from existing site features; as such, the exploration locations shown should be considered accurate only to the degree implied by the measuring methods used.

It should be realized that the explorations performed for this evaluation reveal subsurface conditions only at discrete locations across the project site and that actual conditions in other areas could vary. Furthermore, the nature and extent of any such variations would not become evident until additional explorations are performed or until construction activities have commenced. If significant variations are observed at that time, we may need to modify our conclusions and recommendations contained in this report to reflect the actual site conditions.

#### ***Test Pit Procedures***

The exploratory test pits were excavated with a Case 590 Super L Turbo Extendahoe hydraulic excavator operated by an independent company working under subcontract to Adapt. A geotechnical representative from Adapt continuously observed the test pit excavation, logged the subsurface conditions, and obtained representative soil samples. All samples were stored in watertight containers and later transported to our laboratory for further visual examination and testing. After each test pit was logged, the track-rig operator backfilled with excavated soils and tamped the surface.

The *Test Pit Logs* attached to this report indicates the vertical sequence of soils and geologic materials encountered in the test pit, based primarily on our field classifications and supported by our subsequent laboratory examination and testing, as needed. Where a soil contact was observed to be gradational or undulating, our logs indicate the average contact depth. We estimated the relative density and consistency of the in-situ soils by means of the observed excavation characteristics and the stability of the test pit sidewalls. Our logs also indicate the approximate depths of any sidewall caving or groundwater seepage observed in the test pit, as well as the depth and number of all samples collected.

### **SITE CONDITIONS**

The following sections describe our observations, measurements, and interpretations concerning surface, soil, groundwater, and seismic conditions at the project site.

#### ***Surface Conditions***

The proposed lease area is located within the central southern portion of the host parcel. The proposed lease area appeared nearly level in elevation. Sparse low lying shrubs and low vegetative growth were

present across the majority of the host parcel at the time of our site visit. Surface conditions consisted of silty topsoil with some sand.

### ***Subsurface Conditions***

At the exploration location designated TP-1, the near-surface soil conditions consist of approximately 3 to 6-inches of loose, sandy silt with organics mantling very stiff, sandy silt with trace gravel, and trace cobbles. At an approximate depth of 2.5-feet bgs, very dense, fractured basalt with sandy silt filled fractures was observed in the test pit. TP-1 was terminated at an approximate depth of 8.5-feet bgs, due to digging refusal on very dense basalt. Caving was not observed at the time of exaction.

Test pit location designated TP-2, the near surface soil conditions consist of approximately 3 to 6-inches of loose, sandy silt with organics mantling very stiff, sandy silt with trace gravel, and trace cobbles. At an approximate depth of 3-feet bgs, very dense, fractured basalt with sandy silt filled fractures was observed in the test pit. TP-2 was terminated at an approximate depth of 9.5-feet bgs, due to digging refusal on very dense basalt. Caving was not observed at the time of excavation.

Groundwater was not encountered in either excavation at the time of our site visit. Groundwater levels may fluctuate seasonally, or in relation to changes in site use or irrigation, or other factors. Site conditions may be conducive to the development of “perched” groundwater, owing to the relatively impermeable nature of the unweathered basaltic bedrock.

### ***Seismic Conditions***

Based on our analysis of subsurface exploration logs and a review of published geologic maps, we interpret the on-site soil conditions to correspond to Site Class C, as defined by Table 20.3-1 within Chapter 20 of ASCE 7 in accordance with the 2012 *International Building Code* (IBC). The soil profile type for this site classification is characterized by very dense/hard soils with an average blowcount above 50 blows-per-foot within the upper 100 feet bgs. Current (2003) *National Seismic Hazard Maps* prepared by the U.S. Geological Survey indicate that peak bedrock site acceleration coefficients of about 0.084 and 0.201 are appropriate for an earthquake having a 10-percent and 2-percent probability of exceedance in 50 years (corresponding to return intervals of 475 and 2,475 years, respectively). The IBC mapped spectral accelerations for short periods at the subject site ( $S_s$  and  $S_1$ ; Site Class B) are 47.0 and 14.3 (expressed in percent of gravity) at 0.2 and 1.0-second periods, respectively with 2 percent probability of exceedance in 50 years. In accordance with Tables 1613.5.3(1) and 1613.5.3(2), Site Coefficients,  $F_a$  and  $F_v$ , are 1.200 and 1.657, respectively for a Site Class C. Therefore the adjusted MCE ground motions are  $S_{MS}=0.564g$  and  $S_{MI}=0.238g$ . For purposes of seismic site characterization, the observed soil conditions were extrapolated below the exploration termination depth, based on a review of geologic maps and our knowledge of regional geology. Owing to the unweathered basalt bedrock, this site may be classified as a Site Class B, but additional shear wave velocity testing would be required to confirm this condition.

## CONCLUSIONS AND RECOMMENDATIONS

Current development plans call for the construction of a new telecommunication tower and associated equipment building or cabinet pad within the proposed lease area. Based on the subsurface conditions revealed by our field exploration, we recommend that the proposed tower be supported on a concrete mat foundation. In general, drilled piers are considered feasible, provided that adequate embedment depths can be achieved with the drilled pier augering equipment, that the site is accessible to the drill rig, and that drilled pier contractors are available within a reasonable distance from the site. However, a reinforced concrete mat foundation may be selected if difficult drilling conditions are anticipated, due to the presence of shallow bedrock, such as this site, provided that the proposed lease area can accommodate the generally larger excavation plan area required for a mat foundation. We recommend the mat foundation option be evaluated, and if found suitable, the mat foundation system be selected. Our specific recommendations concerning site preparation, equipment building or cabinet foundations, tower foundations, access driveway, and structural fill are presented in the subsequent sections:

General design criteria for compressive, uplift and lateral support of the concrete mat foundation are presented below. We do not recommend the use of a drilled pier foundation at this specific location owing to the likelihood of large particles and difficult drilling conditions for the pier. Adapt may be contacted for drilled pier design parameters should the client wish to evaluate that option. Our specific recommendations concerning site preparation, equipment building or cabinet foundations, tower foundations, access driveway, and structural fill are presented in the subsequent section.

### *Site Preparation*

Preparation of the tower lease area for construction should involve clearing, grubbing, stripping, cutting, filling, dewatering, and subgrade preparation. The following comments and recommendations apply to site preparation.

Temporary Drainage: We recommend intercepting and diverting any potential sources of surface or near-surface water within the construction zones before stripping begins. Because the selection of an appropriate drainage system will depend on the water quantity, season, weather conditions, construction sequence, and contractor's methods, final decisions regarding drainage systems are best made in the field at the time of construction. Nonetheless, we anticipate that curbs, berms, or ditches placed along the uphill side of the work areas will adequately intercept surface water runoff.

Clearing and Stripping: After surface and near-surface water sources have been controlled, the construction areas should be cleared and stripped of all vegetation, sod, topsoil, and debris. Our exploration indicates approximately 3 to 6-inches of loose, sandy silt with organics mantling very stiff, sandy silt with trace gravel, and trace cobbles. It should also be realized that if the stripping operation proceeds during wet weather, a generally greater stripping depth might be necessary to remove disturbed, surficial, moisture-sensitive soils; therefore, stripping is best performed during a period of dry weather.

Excavations: Site excavations ranging up to about 2-feet deep may be required to accommodate the proposed equipment pad footings and 4.0-foot cuts are recommended for the tower mat foundation. Deeper cuts, to 8.5 to 9.5-feet, would be required if the mat foundation is extended to bear on the deeper fractured basalt. Based on our explorations, we anticipate that these excavations will initially encounter approximately 3 to 6-inches of loose, sandy silt with organics mantling very stiff, sandy silt with trace gravel, and trace cobbles. These surficial soils can likely be cut with conventional earth working equipment such as dozers and trackhoes. Backfill materials, where required, should be placed and compacted according to the recommendations presented in the *Structural Fill* section of this report. If significant penetration in the unweathered bedrock is required, a large dozer with ripping teeth or a heavy hydraulic excavator may be required.

Temporary Cut Slopes: All temporary soil cuts (greater than 4-feet in height) associated with site excavations or regrading activities should be adequately sloped back to prevent sloughing and collapse, unless a shoring box or other suitable excavation side wall bracing is provided. We tentatively recommend a maximum cut slope inclination of 1.5H:1V (Horizontal:Vertical) within the medium stiff to stiff surficial soils that will likely be exposed within the upper 4-feet below the ground surface across the site. If groundwater seepage is encountered within the excavation slopes, the cut slope inclination may need to be on the order of 2H:1V, or flatter. However, appropriate inclinations will ultimately depend on the actual soil, rock and groundwater seepage conditions exposed in the cuts at the time of construction. It is the responsibility of the contractor to ensure that the excavation is properly sloped or braced for worker safety protection, in accordance with OSHA safety guidelines. In addition to proper sloping, the excavation cuts should be draped with plastic sheeting for the duration of the excavation to minimize surface erosion and ravelling.

Dewatering: Our subsurface explorations did not encounter groundwater seepage within the upper 9-feet; however, depending on the actual excavation depth and the time of year that construction proceeds, the proposed site excavations might encounter perched groundwater seepage. If groundwater is encountered, we anticipate that an internal system of ditches, sump holes, and pumps will be adequate to temporarily dewater the excavations.

Subgrade Preparation: Exposed subgrades for shallow footings, mat foundations, slabs-on-grade, roadway sections and other structures should be compacted to a firm, unyielding state, if required to achieve adequate density and warranted by soil moisture conditions. Any localized zones of loose, granular soils observed within a subgrade area should be compacted to a density commensurate with the surrounding soils. In contrast, any uncontrolled fill material or organic, soft, or pumping soils observed within a subgrade should be overexcavated and replaced with a suitable structural fill material. It should be noted that some of the near-surface bearing soils at this site are anticipated to consist of fine sandy silt with trace gravel, which are generally considered to be highly moisture sensitive. To minimize disturbance and subsequent need for recompaction, we therefore recommend that all bearing subgrade areas be excavated with a smooth-edged bucket.

Frozen Subgrades: If earthwork takes place during freezing conditions, we recommend that all exposed subgrades be allowed to thaw and be recompacted prior to placing subsequent lifts of structural fill.

***Equipment Foundations***

It is our understanding that support for the proposed equipment cabinet pad will consist of a poured-in-place, concrete slab-on-grade with thickened edges; we recommend that these thickened slab edges be designed as spread footings. Alternatively, the equipment support pad may be designed as a structural slab-on-grade with a uniform thickness and a reduced bearing pressure. In either case, we anticipate that the support pad bearing pressure will be relatively light. The following sections provide our recommendations and comments for equipment pad design and construction.

Subgrade Conditions: The prepared bearing subgrade soils should consist of firm and unyielding, native, very stiff, sandy silt with trace gravel, and trace cobbles. Exposed slab-on-grade, footing or overexcavation subgrades should be compacted to a firm, unyielding state, in accordance with the recommendations provided in the *Site Preparation* section of this report.

Subgrade Verification: Footings or slabs-on-grade should never be cast atop soft, loose, organic, or frozen soils; nor atop subgrades covered by standing water. A representative from Adapt should be retained to observe the condition of footing subgrades before concrete is poured to verify that they have been adequately prepared.

Bearing Subgrades: The proposed shallow spread footing system is expected to be founded on very stiff, sandy silt with trace gravel, and trace cobbles. Before concrete is placed, any localized zones of loose soils encountered in the footing subgrades should be compacted to a firm, unyielding condition, if warranted by soil moisture conditions. Any uncontrolled fill material containing a significant amount of organic or debris/deleterious materials within the basement footprint area will need to be overexcavated and replaced with structural fill, as previously discussed.

Footing Dimensions: For a poured-in-place, concrete slab-on-grade with thickened-edge footings, we recommend that the spread footing elements be constructed to have a minimum width of 12-inches. For frost protection, we recommend that the footings at this site penetrate at least 24-inches below the lowest adjacent exterior grades, or deeper, according to the local jurisdictional code.

Bearing Pressure and Lateral Resistance: A maximum allowable static soil bearing pressure of 2,500 pounds per-square-foot (psf) may be used for thickened-edge pad footings designed as described above. For the alternate equipment support pad design using a uniform thickness, structural slab-on-grade, we recommend a maximum allowable static soil bearing pressure of 750 psf across the pad area. These bearing pressure values can be increased by one-third to accommodate transient wind or seismic loads. An allowable base friction coefficient of 0.45 and an allowable passive earth pressure of 300 pounds per cubic foot (pcf), expressed as an equivalent fluid unit weight, may be used for that portion of the

foundation embedded more than 1-foot below finished exterior subgrade elevation. These lateral resistance values incorporate a minimum safety factor of 1.5.

Grading and Capping: Final site grades should slope downward away from the structure so that runoff water will flow by gravity to suitable collection points, rather than ponding near the structure. Ideally, the area surrounding the structure would be capped with concrete, asphalt, or compacted, low-permeability (silty) soils to reduce surface-water infiltration into the subsoils adjacent to/below the foundation.

Settlements: We estimate that total post-construction settlements of properly designed thickened-edge footings bearing on properly prepared subgrades will be less than 1-inch, with differential settlements approaching one-half of the total. For a structural slab-on-grade equipment pad with a uniform thickness (without thickened edges), somewhat greater movements may be experienced. The designer should evaluate the likely extent of the required excavation owing to the proximity of the adjacent building foundations.

#### ***Tower Mat Foundation***

A mat foundation would provide adequate resistance to horizontal, axial and overturning loads associated with the proposed tower, provided it is adequately sized and embedded. The following sections provide our recommendations and comments for mat foundation design and construction, in the event that this is the selected foundation option for the proposed tower.

Subgrade Conditions: The prepared bearing subgrade soils should consist of native, very stiff, sandy silt with trace gravel, and trace cobbles. Exposed mat foundation subgrades should be compacted to a firm, unyielding state, as described in the *Site Preparation* section of this report. Alternatively, the designer may elect to deepen the foundation and bear directly on the basalt bedrock, using a higher bearing pressure.

Subgrade Verification: Mat foundations, footings, or slabs-on-grade should never be cast atop soft, loose, organic, or frozen soils; nor atop subgrades covered by standing water. A representative from Adapt should be retained to observe the condition of footing subgrades before concrete is poured to verify that they have been adequately prepared.

Bearing Pressures: For mat footings bearing on the native, very stiff, sandy silt with trace gravel, and trace cobbles at a minimum depth of about 4-feet bgs, we recommend an ultimate static bearing pressure of 4,500 psf. This static bearing pressure does not incorporate a factor of safety, in accordance with the provisions of the EIA/TIA 222-G code. Alternatively, if the mat is extended to bear directly on the basalt, below 6-feet bgs an ultimate bearing pressure equal to 10,000 psf may be utilized. This option would likely entail some rock excavation, and the use of a dozer with a large ripping tooth or a large hydraulic excavator.

Uplift Capacity: We expect that uplift loads will be resisted by the dead load of the mat foundation, as well as the weight of soils covering the mat. Native soils used to cover the mat and compacted to a minimum of 90 percent of the modified Proctor maximum dry density could be assumed to have a unit density of 120 pcf.

Lateral Resistance: Lateral loads on the foundation caused by seismic or transient loading conditions may be resisted by a combination of passive soil pressure against the side of the foundation and base friction resistance. We recommend using an ultimate foundation base friction coefficient of 0.67 for the native, very stiff, sandy silt with trace gravel, and trace cobbles. For the basalt concrete interface, a foundation base friction coefficient equal to 0.95 may be used. A passive earth pressure of 450 pounds per-cubic-foot (pcf), expressed as an equivalent fluid unit weight, may be used for that portion of the foundation embedded more than 1-foot below finished exterior subgrade elevation. These lateral resistance values do not incorporate a safety factor, in accordance with the provisions of the EIA/TIA 222-G code.

Grading and Capping: Final site grades should slope downward away from the structure at a minimum gradient of 2 percent so that runoff water will flow by gravity to suitable collection points, rather than ponding near the structure. Ideally, the area surrounding the structure should be capped with concrete, asphalt, or compacted low-permeability (silty) soils to reduce surface-water infiltration into the subsoils adjacent to/below the foundation.

Settlements: We estimate that total post-construction settlements of properly designed mat foundation bearing on properly prepared subgrades could approach 1 inch, with differential settlements approaching one-half of the total.

#### ***Tower Drilled Pier Foundations***

The subsurface soil and groundwater conditions observed in our site exploration are also considered to be only marginally suitable for the use of a drilled pier foundation to support the proposed tower owing to the presence of very dense soils and fractured basalt which precluded excavation advancement at approximately 9.5-feet bgs, well above the typical drilled pier penetration depths for tower foundations.

#### ***Access Driveway***

Based on available site plans and our site reconnaissance visit, it appears necessary to construct a new access road. We recommend that the subgrade for any access roadway be prepared in accordance with the *Site Preparation* section of this report. For planning purposes, we anticipate that 6 to 12-inches of “clean” sand and gravel subbase material and a minimum 3-inches of crushed rock surfacing will be required to create a stable gravel roadway surface at this site. Adapt can provide additional subgrade stabilization or gravel road section recommendations based on observed field conditions at the time of construction. Where cuts and fills are required, they should be accomplished in accordance with the recommendations provided in the *Site Preparation* and *Structural Fill* sections of this report.

***Structural Fill***

The following comments, recommendations, and conclusions regarding structural fill are provided for design and construction purposes.

Materials: Structural fill includes any fill materials placed under footings, pavements, driveways, and other such structures. Typical materials used for structural fill include: clean, well-graded sand and gravel (pit-run); clean sand; crushed rock; controlled-density fill (CDF); lean-mix concrete; and various soil mixtures of silt, sand, and gravel. Recycled concrete, asphalt, and glass, derived from pulverized parent materials may also be used as structural fill. Please not only small quantities of broken basalt may be used for fill use.

Placement and Compaction: Generally, CDF, and lean-mix concrete do not require special placement and compaction procedures. In contrast, pit-run, sand, crushed rock, soil mixtures, and recycled materials should be placed in horizontal lifts not exceeding 8 inches in loose thickness, and each lift should be thoroughly compacted with a mechanical compactor. Using the modified Proctor maximum dry density (ASTM: D-1557) as a standard, we recommend that structural fill used for various on-site applications be compacted to the following minimum densities:

<u>Fill Application</u>	<u>Minimum Compaction</u>
Slab/Footing subgrade	90 percent
Gravel drive subgrade (upper 1 foot)	95 percent
Gravel drive subgrade (below 1 foot)	90 percent

Subgrades and Testing: Regardless of location or material, all structural fill should be placed over firm, unyielding subgrade soils. We recommend that a representative from Adapt be retained to observe the condition of subgrade soils before fill placement begins, and to perform a series of in-place density tests during soil fill placement. In this way, the adequacy of soil compaction efforts may be evaluated as earthwork progresses.

Fines Content: Soils used for structural fill should not contain individual particles greater than about 6 inches in diameter and should be free of organics, debris, and other deleterious materials. Given these prerequisites, the suitability of soils used for structural fill depends primarily on the grain-size distribution and moisture content of the soils when they are placed. When the “fines” content (that soil fraction passing the U.S. No. 200 Sieve) increases, soils become more sensitive to small changes in moisture content. Soils containing more than about 5 percent fines (by weight) cannot be consistently compacted to a firm, unyielding condition when the moisture content is more than about 2 percentage points above optimum. The near surface sandy silt with trace gravel and cobbles should be considered to be extremely moisture sensitive. The deeper very dense bedrock should be considered to exhibit low moisture sensitive. The use of “clean” soil is necessary for fill placement during wet-weather site work, or if the in-situ moisture content of the sandy site soils is too high to allow adequate compaction. Clean soils are

defined as granular soils that have a fines content of less than 5 percent (by weight) based on the soil fraction passing the U.S. 3/4-inch Sieve.

#### **CLOSURE**

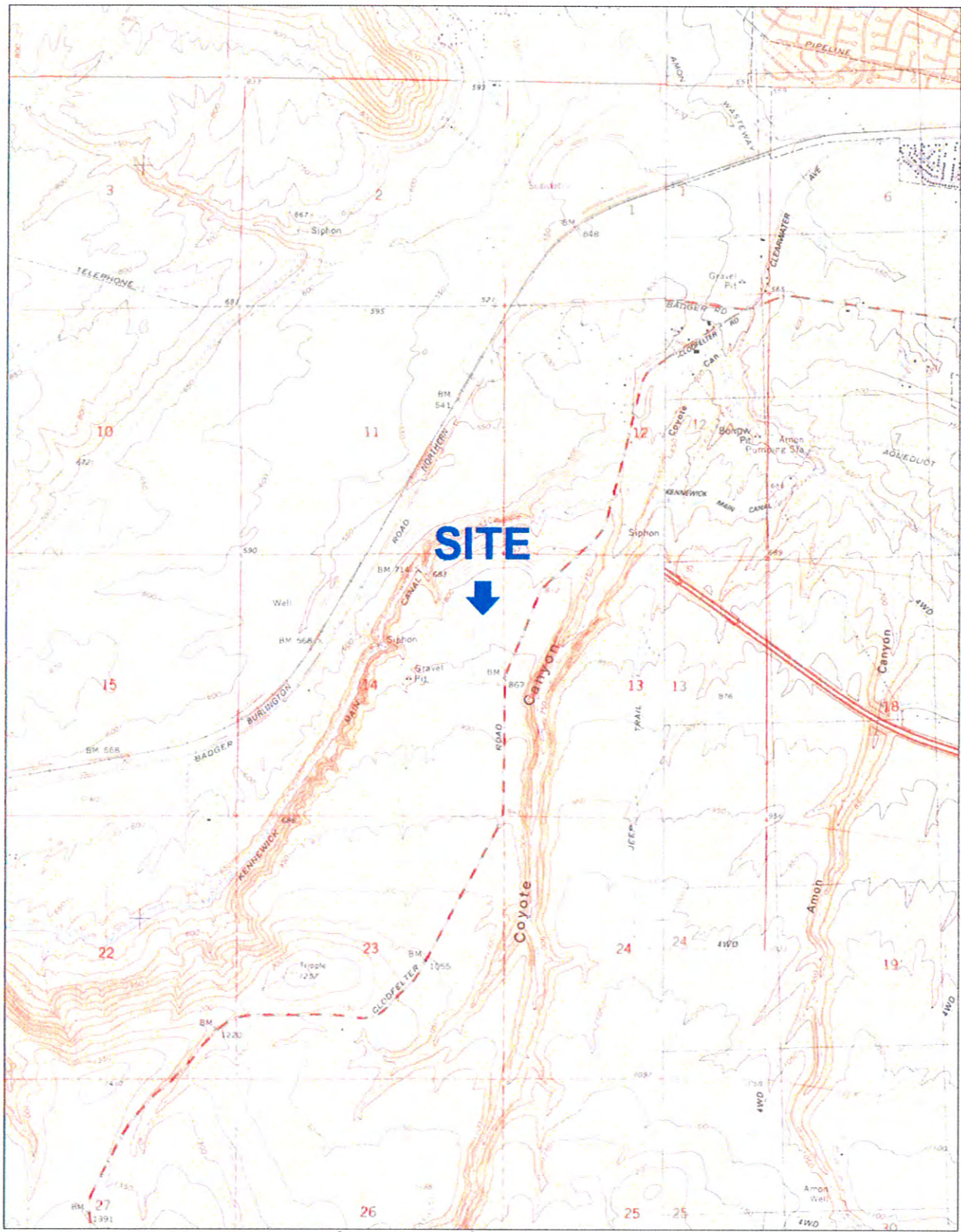
We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed KP0445 West Kennewick (Candidate 2) tower site. The opinions and recommendations contained within this report are not intended to be, nor should they be, construed as a warranty of subsurface conditions, but are forwarded to assist in the planning and design process.

We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist in other locations. If subsurface conditions vary from those encountered in our site exploration, Adapt should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. The future performance and integrity of the improvements will depend largely on proper initial site preparation, drainage, and construction procedures. Observation by experienced geotechnical personnel should be considered an integral part of the construction process.

The conclusions and recommendations contained in this report are based on our understanding of the currently proposed project, as derived from written and verbal information supplied to us by Smartlink. When the design has been finalized, we recommend that we review the design and specifications to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification.

The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.



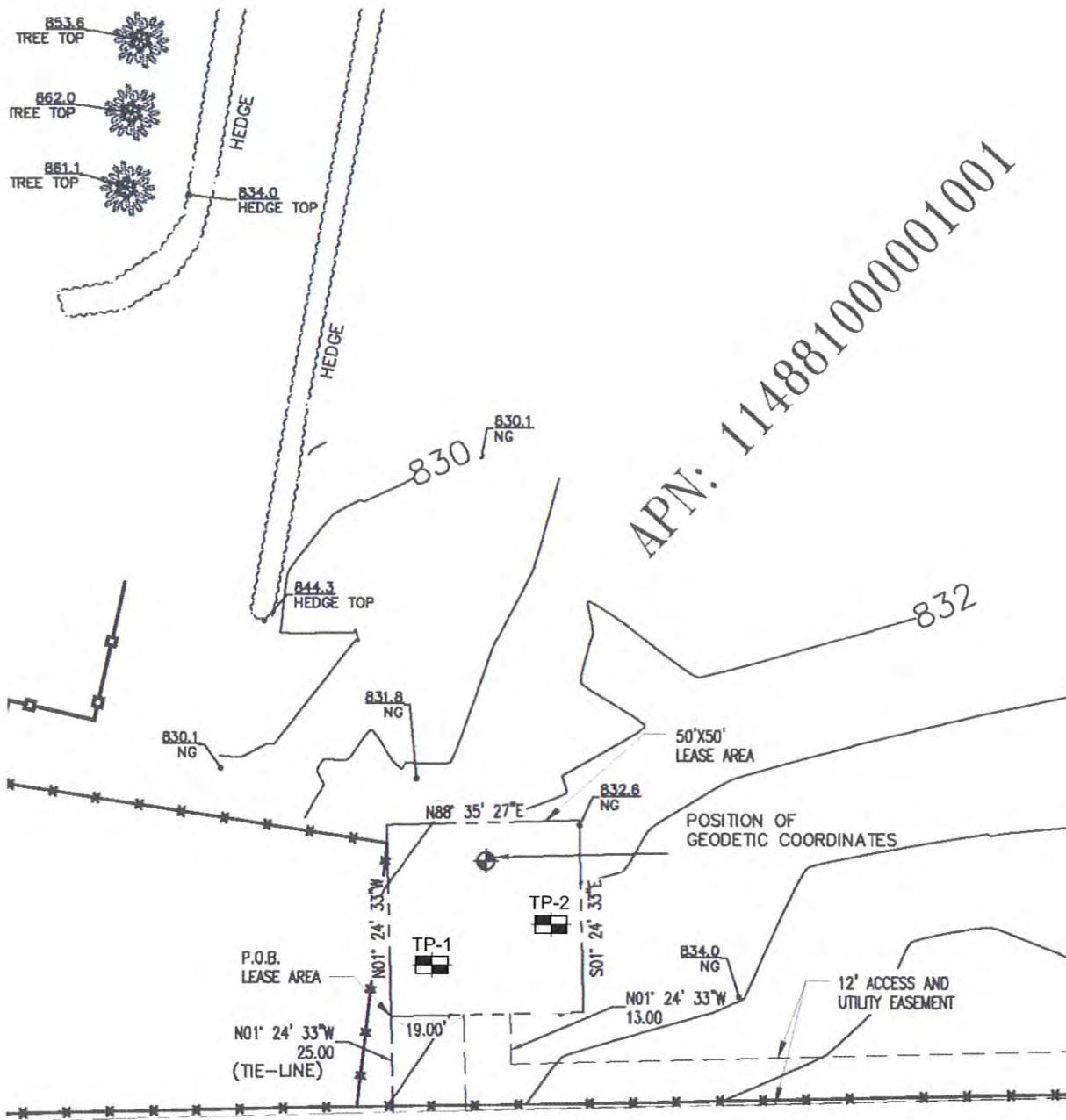
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**Adapt Engineering**  
 615 8th Avenue South  
 Seattle, Washington  
 Tel (206) 654-7045  
 Fax (206) 654-7048

**FIGURE 1 - Location & Topographic Map**

**Location :** KP0445 West Kennebec (Candidate 2)  
 18716 South Clodfelter Road  
 Kennebec, Washington 99338  
**Client :** AT&T Mobility c/o Smartlink, LLC  
**Date :** 09/02/14 **Job # :** WA14-19450-GEO



**LEGEND:**

☐ - TP-1 - TEST PIT NUMBER AND APPROXIMATE LOCATION

**NOTES:**

DRAWINGS BASED ON "SITE SURVEY" (LS-1)  
 DRAWING PROVIDED BY SMARTLINK, LLC (07/11/14)

NOT TO SCALE



**Adapt Engineering**  
 615 8th Avenue South  
 Seattle, Washington

Tel (206) 654-7045  
 Fax (206) 654-7048

**FIGURE 2 - Site & Exploration Plan**

**Location :** KP0445 West Kennewick (Candidate 2)  
 18716 South Clodfelter Road  
 Kennewick, Washington 99338

**Client :** AT&T Mobility c/o Smartlink, LLC

**Date :** 09/02/14 **Job # :** WA14-19450-GEO



# TEST PIT LOG



**Adapt Engineering, Inc.**  
 615 8th Avenue South  
 Seattle, Washington 98104  
 TEL: 206.654.7045 FAX: 206.654.7048

**PROJECT :** KP0445 West Kennewick (Candidate 2)  
**LOCATION :** 18716 South Clodfelter Road  
 Kennewick, Washington 99338  
**CLIENT :** AT&T Mobility c/o Smartlink LLC

Job Number: WA14-19450

Test Pit Log No.: **TP-2**

DEPTH (feet)	SAMPLE NUMBER	TYPE SAMPLE	POCKET PETROMETER (tons/ft)	TORVANE (tons/ft)	P.I.D. (ppm)	WATER BEARING ZONE	LABORATORY TESTING
0						Loose sandy SILT with organics Very stiff, dry, light brown, sandy SILT with trace gravel and trace cobbles	
			4.0				
			2.5			Very dense, dry, brown to black, fractured BASALT with sandy silt filled fractures	
5							
10						Test pit terminated at ~9.5-ft bgs Groundwater not encountered at time of site visit No caving observed at time of excavation	
15							
20							

**LEGEND**

	Static Water Level at Drilling		Water Seepage Indicator		Bucket Sample		200 Wash (% fines shown)
	Static Water Level		Water Bearing		Bag Sample		Grain Size Analysis (% fines shown)
	Perched Groundwater	MC = XX	Moisture Content (%)				

Carel Hiatt

BOAR 1.11

**From:** David Mortensen <dmmlem@gmail.com>  
**Sent:** Monday, August 11, 2014 7:44 PM  
**To:** Planning Department  
**Subject:** Application EA 2014-024/CF 2014-005

We would like to voice our opposition to the proposed construction of the 65 foot tall communications tower and associated equipment compound.

Whether you believe or not in the scientific concerns of the radiation potential, there has not been enough studies and time to completely rule out this effect. We also feel that this proposed project is not in harmony with the rural nature of the area. We chose to purchase a home in this area because of the open space, beautiful views and surroundings. Not only will this project detract from the views and surroundings but for many it will have a negative impact on the value of their properties.

We do not feel it is right to put the financial benefit of one family in the area as more important than the desires and feelings of many voting county residents.

We request that this project be reconsidered and cancelled.

Thank you,

David and Lisa Mortensen  
22109 S. Clodfelter Rd.  
Kennewick, WA 99338  
509-628-3152

RECEIVED

AUG 12 2014

Planning Department

**BOAR 1.12**

August 18, 2014

RECEIVED

AUG 20 2014

To: Benton County Planning Department  
PO Box 910  
Prosser, WA 99350

Benton County  
Planning Department

From: Greg Rowell  
111702 E 217 PR SE  
Kennewick, WA 99338

I've reviewed the SEPA Environmental Checklist regarding the proposed AT&T Wireless KP0445 West Kennewick project and have noted the following inaccuracies:

5.a. The many birds and mammals "observed near the site" are not listed. For example, some birds that should be listed are Sharp-shinned Hawk, Red-tailed Hawk, Great Horned Owl, Burrowing Owl, California Quail, Black-billed Magpie, Raven, Mourning Dove, Nighthawk, Western Kingbird, Starling, White-crowned Sparrow, Meadowlark, House Sparrow, Flicker, Cedar Waxwing, Towhee, American Goldfinch (Washington State Bird), Killdeer, and Chukar.

5.c. The site is in the morning and evening flyway of mourning doves.

10.b. Numerous views would be altered as illustrated in Exhibit 4.

I believe this should be brought to the attention of Benton County Planning Department and the checklist should be retracted and revised.

Sincerely,



Greg Rowell

# BOAR 1.13

August 19, 2014

Commissioner Shon Small  
Benton County  
620 Market Street  
Prosser, WA 99350

RECEIVED

AUG 20 2014

Benton County  
Planning Department

Dear Commissioner Small,

I am writing to state my opposition to the proposed cell towers near my property on Pine Hollow Road, Kennewick. I believe it is not in the best interest of the overall neighborhood which is predominantly residential. I am concerned for my property value and resale ability, and I understand there may be some health risks associated with these devices. They would seem to pose risk to wildlife which lives in the area including hawks, owls, game birds and the many songbirds. Some of these currently roost in the trees directly in the vicinity of the proposed location of the tower which is proposed to the northeast of my house. I am not sure if they bother coyotes and deer but they are also present in the sage flats that make up this area of the county. They are not compatible with the surrounding vistas and neighborhoods.

Let me extend my thanks and appreciation for your time on Monday, August 18, 2014. I know you have a busy schedule but I did want to explain to you my frustration and feeling of disenfranchisement from the local county government regarding lack of information received regarding the sale of county property immediately south of my property and that no notice was provided from the Planning Department about two proposed cell towers. One was directly south of my house and the other will, if built, be plainly visible but to the northeast of my house. One was proposed at 60 feet and the other is proposed to be 65 feet and both will have some form of industrial shed or shop structure at their base.

The Planning Department did call me back, I believe at your suggestion, and explained why I did not receive notice. Apparently they only give notice to property owners who are within 300 feet of the proposed activity. I was told I was 365 feet from the southern proposed tower and 1100 + feet from the northwest tower. The 300 feet has been adopted by the county as a normal usage and according to the Planning Department follows the State guideline. I expressed my opinion that a greater distance should be used in our county. I did not get the feeling that the suggestion was received with any enthusiasm. I personally think the distance of one quarter mile would be more appropriate in our County where in many instances we have the ability to see for many miles and a 60 foot tower and industrial structure will stand out very distinctively.

Again, thank you very much for your time and empathy. I would request that you encourage the modification of the current 300 foot guideline to one quarter mile to allow for adequate notice to affected residents giving them the chance to participate in our counties growth and its impact on them.

Sincerely,



Larry L. Dow  
109409 East Pine Hollow PRSE  
Kennewick, WA 99338  
Phone: 509-628-0943



RECEIVED

BOAR 1.14

**Cell Tower**

AUG 20 2014

**Michaele Lucas** <michaele.fore@gmail.com>  
To: raines@owt.com

Kennewick County  
Planning Department

Wed, Aug 20, 2014 at 10:47 AM

Concerning cell tower installation:

We have great concerns with the proposed installation of a new cell tower near our home at 20817 South Clodfelter road.

Our concerns are about our future health, we are in our sixties and have some health issues already.

Recent studies by the US Department of the Interior has address the impact to wild life and the risk to human beings with cell towers being located in residential nieghborhoods and near populated areas, I will not quote them as you should have this information.

The result of the installtion of this tower, in this area seems unreasonable to the sourounding community of which you gave a short time for a responce, usally its 30 days for this type of action.

We as a community may file a class action lawsuit to stop this cell tower installation as it has shown in studies by the US Government to impact the following: Property values, wildlife and the health of people with in the radius of these intense micro waves being generated by this cell tower.

I have discussed this with my attorney and any adverse health effect, devaluation of our property will result in legal action to the county, land owner and At&t.

Concerns about the wild life seems to be a low priority when proposing this Tower.

Please reconsider re locating this tower in a low impact area which there seems to plenty of.

Also note that down the street form us is a large developement to also consider the impact it will have on these people.

People should come first and not the other way around. Your letter to us indicates other wise.

Sincerely , Terry and Michaele Lucas  
20817 South Clodfelter Rd.  
Kennewick Wa. 99338

BOAR 1.15

So I hope you will think about  
the whole picture before you allow  
the Cell tower.

Sincerely,

Roi Van Zuyen  
Jeny Van Zuyen

RECEIVED

SEP - 8 2014

County of Santa Clara  
Planning Department

### What is the Proposal?

AT&T is proposing to construct a 65' monopole in a 50' x 50' compound with an 11'6" x 24' equipment shelter inside the compound for a communication facility. This site is designed to accommodate at least two (2) additional carriers with ample ground space and tower loading for this growth. Total of three cell towers are planned.

The property owners that are leasing their property for these towers are Dennis and Sally Haffner, Dennis R. and Marcella A. Haffner, Haffner Living Trust.

This lease is for 25 years. Once this proposal is accepted and the tower constructed, it will most likely never be removed.

What is RF –Electromagnetic radiation consists of waves of electric and magnetic energy moving together (radiating) through space. Radio waves and microwaves released by transmitting antennas are one form of electromagnetic energy. They are called “radiofrequency” or “RF” energy or radiation.

RF radiation should not be confused with ionizing radiation, such as x-rays or gamma rays. RF fields have lower energy and therefore cannot cause ionization (potentially resulting in chemical changes) in the body. RF fields are non-ionizing radiation.

Non ionizing radiation has lower energy and longer wavelength than ionizing radiation. It is not strong enough to change the structure of atoms it contacts but may be strong enough to heat tissue. Examples include radio waves, microwaves, visible light, and infrared (source; Katrina Forbes, Oct. 2013).

## Why You Should Care

### 1. Health & Safety of Children

Absorption of RFR depends on many factors including the transmission frequency and the power density, one's distance from the radiating source, and one's orientation toward the radiation of the system.

Children may be more susceptible to damage from cell phone radiation. For instance, radiation from a cell phone penetrates deeper into the head of children and certain tissues of a child's head, e.g., the bone marrow and the eye absorb significantly more energy than those in an adult head. The same can be presumed for proximity to towers, even though exposure will be lower from towers under most circumstances than from cell phones. This is because of the distance to the source.

The intensity of RFR decreases rapidly with the distance from the emitting source, therefore, exposure to RFR from transmission towers is often of low intensity depending on one's proximity. But intensity is not the only factor. People working at home or the infirm can experience low-level 24 hour exposures. Night times alone will create 8 hour continuous exposure (source; Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays, B. Blade Levitt and Henry Lai, Dept. of Bioengineering, University of Washington).

### 2. Health & Safety Concerns for All

Many biological effects have been documented at very low intensities comparable to what the population experiences within 200-500 feet of a cell tower, including effects that occurred in studies of cell cultures and animals after exposures to low intensity RFR. Effects reported include: genetic, growth, and reproductive; increases in permeability of the blood-brain barrier; behavioral; molecular, cellular, and metabolic; and increases in cancer risk (source; Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays, B. Blade Levitt and Henry Lai, Dept. of Bioengineering, University of Washington).

Eger et al. (2004) took up a challenge by Germany's radiation protection board to determine if there was an increased cancer incidence in populations living near cell towers. Their study evaluated data for approximately 1000 patients between the years 1994 and 2004 who lived close to cell antennas. The results showed that the incidence of cancer was significantly higher among those patients who had lived for 5 to 10 years at a distance of up to 400 meters (1312 feet) from a cell installation that had been in operation since 1993, compared with those patients living further away, and that the patients fell ill on an average of 8 years earlier than would be expected. In the years between 1999 and 2004, after 5 years operation of the transmitting installation, the relative risk of getting cancer had tripled for residents in proximity of the installation compared with inhabitants outside of the area.

Wolf and Wolf (2004) investigated increased cancer incidence in populations living in a small area in Israel exposed to RFR from a cell tower. People lived within a 350 meter (1148 feet) half circle of the antennas. There were 622 participants in area A who had lived near the

cell tower for 3 to 7 years and were patients at one clinic. A second cohort of individuals in area B, with 1222 participants who received medical services at a different clinic located nearby was used as a control. A comparison of the relative risk revealed that there were 4.15 times more cases of cancer cases in area A than the entire population.

### 3. Reduction of Property Values

Research has shown a decrease in property values up to 20-38% in residential areas where cell towers are built. In an extensive survey/study by Sandy Bond, PhD, and Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods", the issue of greatest concern for survey respondents is the impact of proximity to Cell Phone Base Stations (CPBS) on future property values. Overall, respondents would pay from 10% to 19% less to over 20% less for a property if it were in close proximity to a CPBS. The results of sales analysis show prices of properties were reduced by around 21% after a CPBS was built in the neighborhood.

### 4. Negative Effect on Ecosystem

The Haffners were required by Benton County to submit a SEPA (State Environmental Policy Act) checklist to qualify the cell tower. We found that they omitted listing any wildlife. This is how it is written:

ANIMALS 5A - 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. ANSWER GIVEN WAS; NONE NOTED.

There are many bird species that make their homes next to the proposed tower including hawks, magpie, dove, robin, kill deer, quail, owl, heron, sparrow, finch, and chukar. Also, the mammals living next to the tower site are jack and cotton tail rabbits, coyotes, deer and three species of snakes; rattle, bull and garden. Why didn't they note this on the SEPA checklist?

Blue Heron at 111802 E. Pine Hollow. This blue heron was living in the Haffner's trees.

Deer picture taken from 111802 E. Pine Hollow on June 10, 2014.

**US Department of The Interior Recently addressed the issue of communication towers threat to birds on February 07, 2014. The next page 5 pages are the short article (source) and a copy of the letter.**

## 5. Governing Bodies

The FCCs Telecommunication Act of 1996 (TCA) [47 U.S.C. 332 ©(7)(B)(iv) of Section 704 - The Federal Communications Commission (FCC) and Congress have pre-empted local zoning boards from using health and safety as a criteria when reviewing applications for cell towers in their jurisdiction. Specifically, the Telecommunications Act of 1996 creates a non-rebuttable presumption that towers and their associated antennas that operate within their legally authorized spectrum or limit are safe. This conclusion was made, in part, to prevent local zoning boards from unjustifiably denying tower applications based on health reasons.

Benton County Rural Lands Five Acre District (this is our zoning) Ordinance 488 - is designed to enhance and preserve Benton County's rural character, which includes: rural open space, low densities, wildlife habitat, public open spaces for outdoor recreational activities, and rural home sites on which limited range of agricultural activities may be conducted.

Benton County's Environmental Policy 6.35.120 d(1) The county shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

- (i) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
- (ii) Assure for all people of Washington state, healthful, productive, and aesthetically and culturally pleasing surroundings;
- (iii) Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

2. The county recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has the responsibility to contribute to the preservation and enhancement of the environment.

## 6. Where Do We Go From Here

It is likely despite great neighborhood opposition that Benton County will approve this project. We believe the only way to stop this cell phone base station (CPBS) is to incite the Haffners to abort their plans to lease their property to build the cell towers.

The question to Benton County and Dennis & Sally Haffner is will they take responsibility for the violation of the above Benton County Environmental Policy regarding human health, wildlife health and our environment?

Will Benton County be held accountable just as the federal government regarding past Hanford employees who later got cancer? When will Benton County change the distance requirements for cell towers next to homes, schools, daycares, nursing homes and hospitals?

We believe community support is the only way things will change.

## Contact Information

### Property Owners

Dennis and Sally Haffner  
111828 E. Pine Hollow PrSE  
Kennewick, WA 99338  
509-627-2725

### Representative for Smartlink, LLC

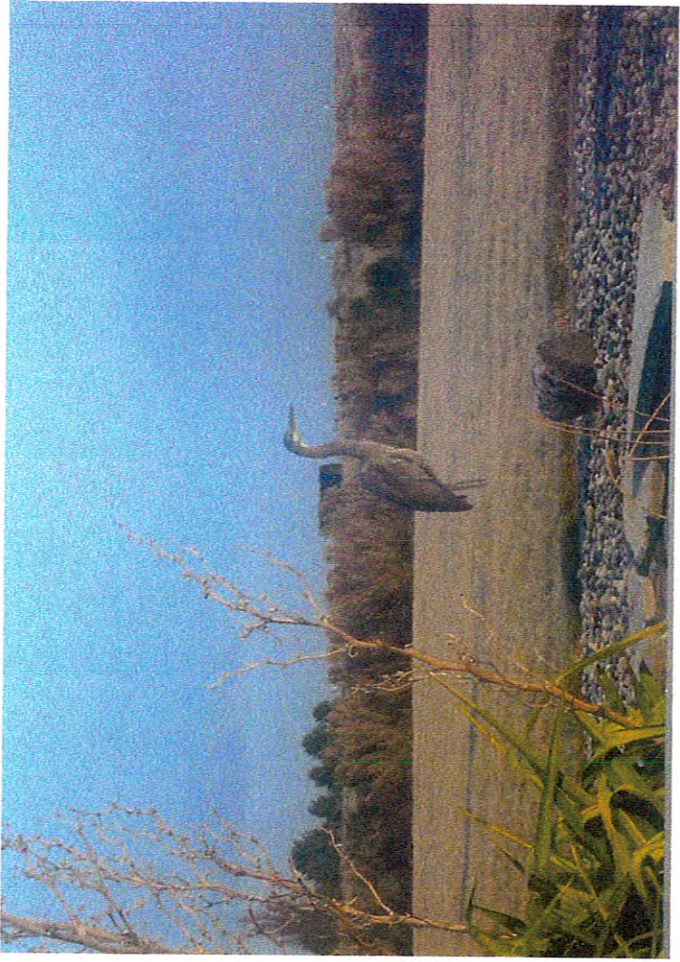
4111 S. Napa St.  
Spokane , WA 99203  
Contact: Julie Cope  
[jcope@copeacq.com](mailto:jcope@copeacq.com)  
509-220-4155

### Benton County Planning Dept.

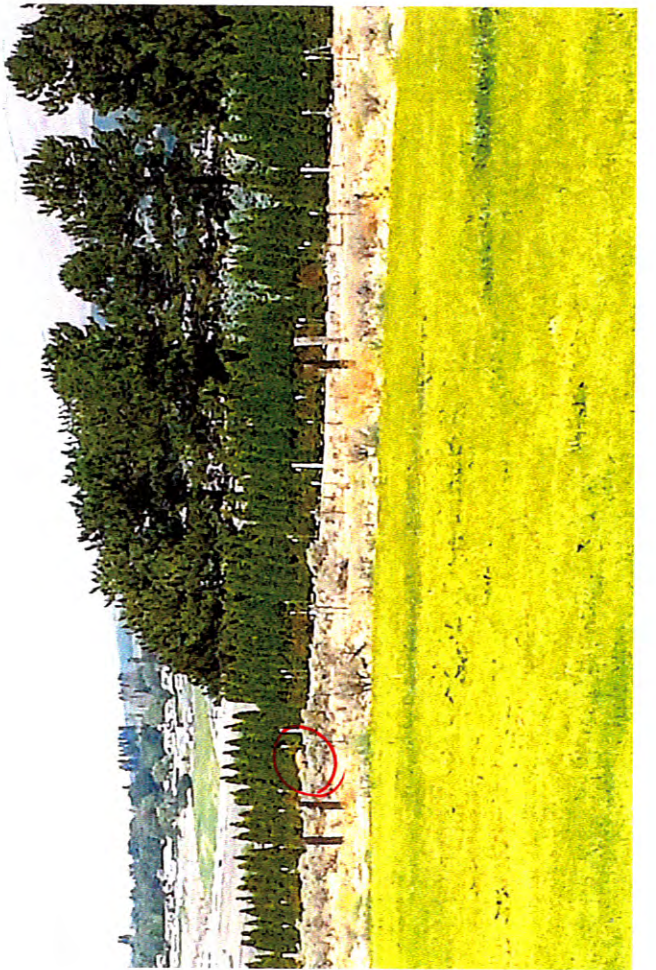
P.O. Box 910  
Prosser, WA 99350  
[Planning.department@co.benton.wa.us](mailto:Planning.department@co.benton.wa.us)  
Contact: Clark Posey, Asst. Planning Manager  
509-786-5612

### Concerned Neighbors

Darrell and Coleen Raines  
111802 E. Pine Hollow PrSE  
Kennewick, WA 99338  
[raines@owt.com](mailto:raines@owt.com)  
509-627-9007



10/25/20



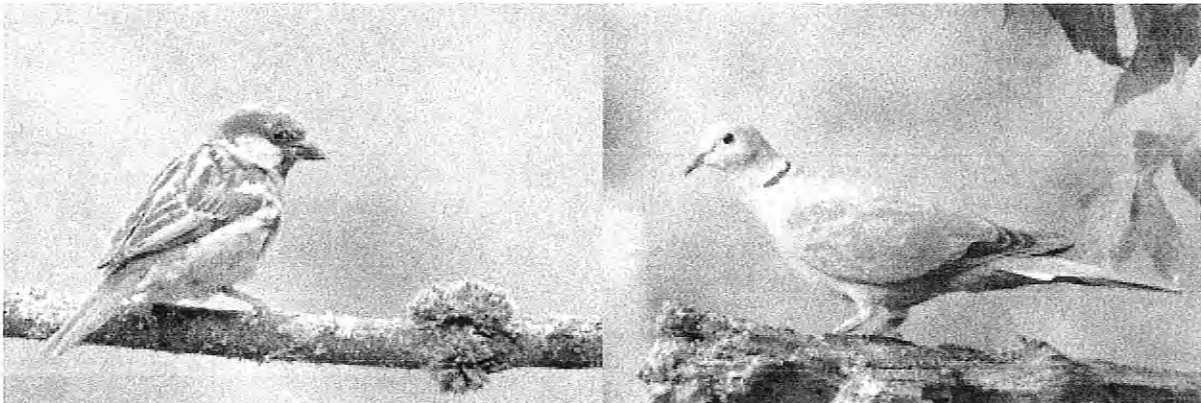
# US Department of the Interior warns: communication towers threaten birds

Posted on [April 1, 2014](#) by [admin](#)

In a letter regarding a new nationwide wi-fi deployment (called \*FirstNet), the US Department of the Interior states the wireless proposal threatens birds, and is not consistent with current information and laws that protect birds. They called for an environmental review.



Two hundred forty one bird species are at mortality risk from both tower collisions and from exposure to the radiation towers emit. This includes birds that are endangered or threatened, Birds of Conservation Concern, migratory birds, and eagles. They estimate up to 6.8 million bird deaths a year may result from collisions with towers.



Studies of radiation impacts on wild birds documented nest abandonment, plumage deterioration and death. Birds studied included House Sparrows, White Storks, Collared Doves, and other species. Studies in laboratories of chick embryos documented heart attacks and death.



In their letter, The Dept of the Interior criticizes the FCC's radiation safety guidelines stating, "*the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today.*"

For more information see Dept of Interior letter and background:  
[http://www.ntia.doc.gov/files/ntia/us\\_doi\\_comments.pdf](http://www.ntia.doc.gov/files/ntia/us_doi_comments.pdf)



# United States Department of the Interior

OFFICE OF THE SECRETARY  
WASHINGTON, D.C. 20240

FEB - 7 2014



In Reply Refer To: (ER 14/0001) (ER 14/0004).

Mr. Eli Veenendaal  
National Telecommunications and Information  
Administration  
U.S. Department of Commerce  
1401 Constitution Avenue, N.W.  
Washington, D.C. 20230

Dear Mr. Veenendaal:

The Department of the Interior (Department) has reviewed the above referenced proposal and submits the following comments and attachment for consideration. Because the First Responder Network Authority (FirstNet) is a newly created entity, we commend the U.S. Department of Commerce for its timely proposals for NEPA implementing procedures.

The Department believes that some of the proposed procedures are not consistent with Executive Order 13186 Responsibilities of Federal Agencies to Protect Migratory Birds, which specifically requires federal agencies to develop and use principles, standards, and practices that will lessen the amount of unintentional take reasonably attributed to agency actions. The Department, through the Fish and Wildlife Service (FWS), finds that the proposals lack provisions necessary to conserve migratory bird resources, including eagles. The proposals also do not reflect current information regarding the effects of communication towers to birds. Our comments are intended to further clarify specific issues and address provisions in the proposals.

The Department recommends revisions to the proposed procedures to better reflect the impacts to resources under our jurisdiction from communication towers. The placement and operation of communication towers, including un-guyed, unlit, monopole or lattice-designed structures, impact protected migratory birds in two significant ways. The first is by injury, crippling loss, and death from collisions with towers and their supporting guy-wire infrastructure, where present. The second significant issue associated with communication towers involves impacts from non-ionizing electromagnetic radiation emitted by them (See Attachment).

In addition to the 147 Birds of Conservation Concern (BCC) species, the FWS has listed an additional 92 species as endangered or threatened under the Endangered Species Act. Together with the bald and golden eagle, this represents 241 species of birds whose populations are in trouble or otherwise merit special protection, according to the varying criteria of these lists. The Department suggests that FirstNet consider preparing a programmatic environmental impact statement (see attachment) to determine and address cumulative impacts from authorizing FirstNet projects on those 241 species for which the incremental impact of tower mortality, when

added to other past, present, and reasonably foreseeable future actions, is most likely significant, given their overall imperiled status. Notwithstanding the proposed implementing procedures, a programmatic NEPA document might be the most effective and efficient method for establishing best management practices for individual projects, reducing the burden to individual applicants, and addressing cumulative impacts.

#### *Categorical Exclusions*

The Department has identified 13 of the proposed categorical exclusions (A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14 A-15, A-16, A-17, and A-19) as having the potential to significantly affect wildlife and the biological environment. Given this potential, we want to underscore the importance of our comments on FirstNet's procedural guidance under Environmental Review and Consultation Requirements for NEPA Reviews and its list of extraordinary circumstances in Appendix D.

#### *Environmental Review and Consultation Requirements for NEPA Reviews*

To ensure there are no potentially significant impacts on birds from projects that may otherwise be categorically excluded, the Department recommends including the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act to the list of requirements in this section.

#### *Extraordinary Circumstances*

To avoid potentially significant impacts on birds from projects that may otherwise be categorically excluded, the Department recommends including species covered under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act to the list of environmentally sensitive resources. Additionally, adding important resources to migratory birds such as sites in the Western Hemisphere Shorebird Reserve Network and Audubon Important Bird Areas to the paragraph on areas having special designation or recognition would help ensure their consideration when contemplating use of a categorical exclusion.

#### *Developing the Purpose and Need*

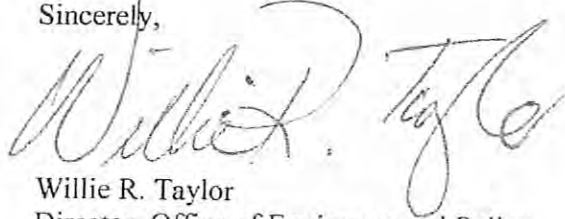
The Department recommends inclusion of language that would ensure consideration of all other authorities to which NEPA is supplemental as opposed to simply the FirstNet mission. As currently written, the procedures are limited to ensuring the purpose and need considers the FirstNet mission. If strictly applied, this approach would severely limit the range of reasonable alternatives, and likely preclude consideration of more environmentally benign locations or construction practices.

#### *Environmental Review Process, Apply NEPA Early in the Process, Where Action is by Non-Federal Entity*

The Department recommends that FirstNet be required to coordinate with federal agencies having jurisdiction by law or special expertise on construction and lighting of its network of towers.

Thank you for the opportunity to comment on the draft document. If you have any questions concerning the comments, please contact Diana Whittington, NEPA Migratory Bird lead, at (703) 358-2010. If you have any questions regarding Departmental NEPA procedures, contact Lisa Treichel, Office of Environmental Policy and Compliance at (202) 208-7116.

Sincerely,

A handwritten signature in cursive script that reads "Willie R. Taylor". The signature is written in black ink and is positioned above the printed name and title.

Willie R. Taylor  
Director, Office of Environmental Policy  
and Compliance

Enclosure

# BOAR 1.17

RECEIVED

August 20, 2014

To: Benton County Planning Department  
PO Box 910  
Prosser, WA 99350

AUG 20 2014

Benton County  
Planning Department

From: Darrell and Coleen Raines  
111802 E. Pine Hollow PrSE  
Kennewick, WA 99338

*We are very concerned property owners since our two properties are abutting Dennis and Sally Haffner's 31.86 property where a cell tower is being proposed.*

*This cell tower site, according to the SEPA report, is designed to accommodate at least two (2) additional carriers with ample ground space and tower loading for this growth. We believe additional cell carriers' equipment will compound our concerns.*

*The cell tower lease is for 25 years. Once this proposal is accepted and the tower constructed, it will most likely never be removed, according Julie Cope, representative with Smartlink, LLC, Spokane WA.*

*We have had two weeks to gather research, alert and garner support from our neighbors, and persuade Haffners to abort their plan for this project in our neighborhood.*

*We hope the information we supply to you will underscore several reasons not to issue a Determination of Non-Significance (DNS) for the project.*

## 1. Reduction of Property Values

Research has shown a decrease in property values up to 20-38% in residential areas where cell towers are built. In an extensive survey/study by Sandy Bond, PhD, and Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods", the issue of greatest concern for survey respondents is the impact of proximity to Cell Phone Base Stations (CPBS) on future property values. Overall, respondents would pay from 10% to 19% less to over 20% less for a property if it were in close proximity to a CPBS. The results of sales analysis show prices of properties were reduced by around 21% after a CPBS was built in the neighborhood.

*We own two properties which will be affected and are in line of site to the Haffner's CPBS. Our current home is in direct line of site. An optimal future home site on our vacant property is less than 350 feet from the CPBS. Our neighbors to the west, the Westphals also have two properties which will be negatively impacted if they try to sell their properties. Their current home is approximately 350-400 feet from the CPBS and their vacant property has an optimal future home site approximately 330-350 feet from the CPBS. The values of many homes encircling the*

*CPBS will be negatively affected, but these four properties are the closest. This will affect the aesthetic and family recreational aspect of these homes and future homes to prospective buyers.*

## 2. Aesthetically Pleasing Surroundings

According to the Haffner's SEPA report:

A.11 Background – “This site is designed to accommodate at least two (2) additional carriers with ample ground space and tower loading for this growth.”

*One CPBS is aesthetically unsightly and two or more additional carriers' equipment attached to the tower will compound the obnoxious site, noise and exhaust fumes from diesel fuel. Building a tan block wall and painting the tower tan will not negate the unsightly appearance of this CPBS sitting adjacent to our property.*

## 3. Environmental Elements

The Haffner's SEPA report omitted Environmental Elements, (5) Animals.

This is how it is written:

(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. ANSWER GIVEN: none noted.

*There are many bird species that make their homes next to the proposed tower including hawks, magpie, dove, robin, kill deer, quail, owl, heron, sparrow, finch, meadow larks and chukar. Also, the mammals living next to the tower site are wild jack and cotton tail rabbits, coyotes, deer, badger and three species of snakes; rattle, bull and garden. The VanZuyen's home, parcel # 113882011752002, abuts the Haffner's property. They have horses.*

*None of these were listed on the SEPA report. We have included two pictures which show Haffner's property in the background.*

*Blue Heron picture taken at 111802 E. Pine Hollow.*

*Deer picture taken from 111802 E. Pine Hollow on June 10, 2014.*

*The US Department of The Interior recently addressed the issue of communication towers threat to birds on February 07, 2014. We have included a brief article (source) and a copy of the letter. We think it is important to note that the location of this cell tower could cause the undesirable and unintended consequences of killing birds that make their home in our neighborhood.*

(7).a1 Environmental Health- second line says “but we are proceeding with a phase II environmental review and using ground penetrating radar to confirm no remaining bombs or contamination on the site when it was used as a bombing range.”

*We would like to review this report when it becomes available, if the project is approved for construction.*

(8)a Land and Shoreline Use – first line asks "Will the proposal affect current land uses on nearby or adjacent properties?" If so, describe.”

ANSWER GIVEN; Residential. It will not affect the use of nearby or adjacent properties.

*There are a variety of uses to the home owners in the R5 District, as listed in the Benton County Code. It is the right of the Haffners to lease their property to AT&T, but the location of the cell tower being so close to ours and the Westphal's property lines could infringe on our ability and right to use our property as we or future home owners of these properties might choose in the future. For example, recreational facilities, outbuildings, livestock etc.*

(9)c Housing- says "Proposed measures to reduce or control housing impacts, if any"

ANSWER GIVEN: none.

*This proposal to build a large cell phone base station impacts our housing in several ways. If this CPBS passes, it is deplorable that AT&T and the Haffners both make large sums of money without reducing the impact they will have on the homes that encircle the CPBS. Why should it cost the homeowners to plant trees or erect structures in order to hide the unsightly compound from their homes? Haffners and AT&T should be required to take on the cost of covering up the “eye sore”.*

(10)b Aesthetics – says “what views in the immediate vicinity would be altered or obstructed?”

ANSWER GIVEN: 1 home’s would be in direct view of the proposal.

*Our home is in direct view of the proposal. Our vacant property is also in direct view, but slightly at an angle instead of looking “head on” at the CPBS. This is the same for the Westphals except that their vacant property looks almost directly at the site and their home is at a slight angle to the site. We’ve included pictures to show the views from our home, an optimal future home site on our vacant property and an optimal future home site on Westphal’s vacant property.*

*There are several views that will be altered or obstructed by the CPBS. There are approximately 15 home sites currently (picture included) that will suffer the altered or obstructed view because of the cell tower. Dennis and Sally Haffner are and most likely will be subdividing their 31.86 acres into 5 acre home sites. This CPBS will have an adverse effect on these properties. Future property buyers have a choice whether they want to live near a CPBS. Current property owners should not have a cell tower base station forced upon them.*

(10)c Aesthetics – says “Proposed measures to reduce or control aesthetic impacts, if any:”  
ANSWER GIVEN: tower to be painted tan, facility to be enclosed with a 6’ masonry wall in the same color.

*The masonry wall and tower being tan will not be sufficient to reduce or control the impact the CPBS will have on the homes that surround the site. Also, the access easement serving newly developed properties on Haffner’s 31.86 acres travels west from Clodfelter Road, directly facing into the CPBS before turning north. As we stated before, this will be aesthetically displeasing and will most likely have a negative impact on the value of properties.*

(16)a Utilities –says “Circle utilities currently available at the site:  
ANSWER GIVEN: electricity, water, refuse service, telephone, and septic system.”

*To our knowledge, only electricity and telephone is available at the site. The property, parcel #114881000001001 where the proposed CPBS will be constructed is not developed. Water, refuse service and septic system are only available at Haffner’s home property, parcel #114881000002000.*

Exhibit 1 - Application for a New Wireless Communications Facility

(3)1 Proposal- second sentence says “The property is currently developed with the owner’s residence and multiple out buildings.”

*This project is on a separate parcel of land, #114881000001001, than the Haffner’s residence, #114881000002000, and multiple out buildings. This is an incorrect statement on the application.*

(3)3 Applicable Law – “Under the Telecommunications Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations.”

*We understand the county must abide by the FCC, but if Benton County does not move to change their ordinance on placement and distance from residential homes, the county is violating the objective of its own ordinance 488. This ordinance is stated below:*

Benton County Rural Lands Five Acre District – is designed to enhance and preserve Benton County’s rural character, which includes: rural open space, low densities, wildlife habitat, public open spaces for outdoor recreational activities, and rural home sites on which limited range of agricultural activities may be conducted.

*By allowing cell towers so close to neighborhoods, the rural character is ruined. Our open spaces are beautiful but will cease to be so with a cell tower in our view. Wildlife habitats, especially birds will be disrupted by the cell towers and emissions from them.*

*As well, by allowing cell towers so close to our neighborhoods, Benton County violates its Environmental Policy 6.35.120, stated below:*

Benton County's Environmental Policy - d(1) The county shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

- (i) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
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2. The county recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has the responsibility to contribute to the preservation and enhancement of the environment

*Benton County needs to address the issue of cell tower placement. A distance of 1,500 feet from homes, schools, daycares, hospitals, and nursing homes is important for the health and safety of the citizens as well as assuring Benton County citizens a healthful, productive, and aesthetically and culturally pleasing surrounding. Although the FCC has preempted environmental or health effects of the proposed CPBS, that does not mean that Benton County cannot adopt new ordinances in order to maintain the credibility of their Environmental Policy.*

*A cell tower in our neighborhood presents health and safety risks; an attractive nuisance for kids, a conductor of lightning, collapse due to weather, fire, fatigue or bad construction. If the cell tower is abandoned for the newer satellite technology, will the Haffners or AT&T pay for its removal?*

*We have gathered signatures from 75 of our neighbors from the I82 overpass to 297 PrSE. The number of people in support of our petition is a statement to the fact that our neighbors want to retain the rural and aesthetic value of the neighborhood as well as protect the environment while living safely near our neighbors.*

*Respectfully,*

*Darrell Raines*  
*Coleen Raines*

*Darrell and Coleen Raines*

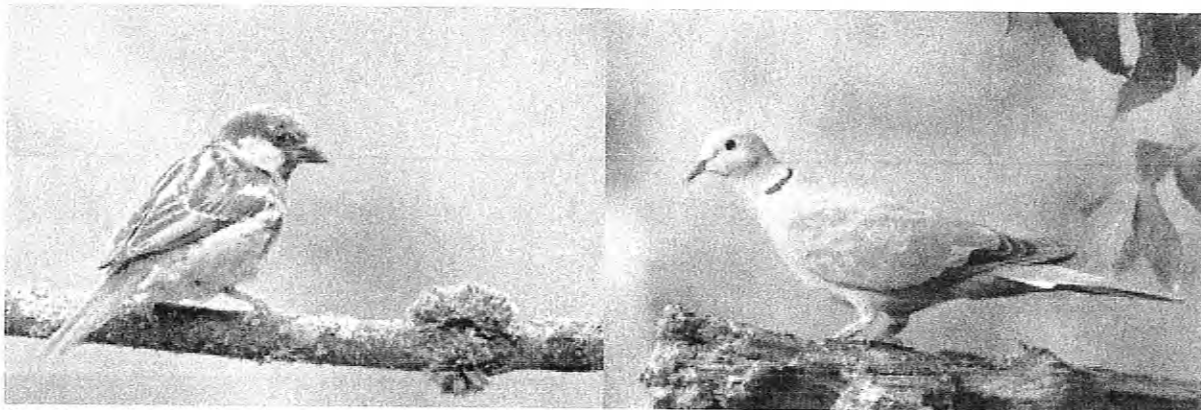
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# United States Department of the Interior

OFFICE OF THE SECRETARY  
WASHINGTON, D.C. 20240

**FEB - 7 2014**



In Reply Refer To: (ER 14/0001) (ER 14/0004).

Mr. Eli Veenendaal  
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#### *Categorical Exclusions*

The Department has identified 13 of the proposed categorical exclusions (A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14 A-15, A-16, A-17, and A-19) as having the potential to significantly affect wildlife and the biological environment. Given this potential, we want to underscore the importance of our comments on FirstNet's procedural guidance under Environmental Review and Consultation Requirements for NEPA Reviews and its list of extraordinary circumstances in Appendix D.

#### *Environmental Review and Consultation Requirements for NEPA Reviews*

To ensure there are no potentially significant impacts on birds from projects that may otherwise be categorically excluded, the Department recommends including the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act to the list of requirements in this section.

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To avoid potentially significant impacts on birds from projects that may otherwise be categorically excluded, the Department recommends including species covered under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act to the list of environmentally sensitive resources. Additionally, adding important resources to migratory birds such as sites in the Western Hemisphere Shorebird Reserve Network and Audubon Important Bird Areas to the paragraph on areas having special designation or recognition would help ensure their consideration when contemplating use of a categorical exclusion.

#### *Developing the Purpose and Need*

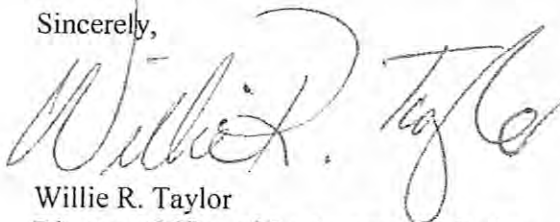
The Department recommends inclusion of language that would ensure consideration of all other authorities to which NEPA is supplemental as opposed to simply the FirstNet mission. As currently written, the procedures are limited to ensuring the purpose and need considers the FirstNet mission. If strictly applied, this approach would severely limit the range of reasonable alternatives, and likely preclude consideration of more environmentally benign locations or construction practices.

#### *Environmental Review Process, Apply NEPA Early in the Process, Where Action is by Non-Federal Entity*

The Department recommends that FirstNet be required to coordinate with federal agencies having jurisdiction by law or special expertise on construction and lighting of its network of towers.

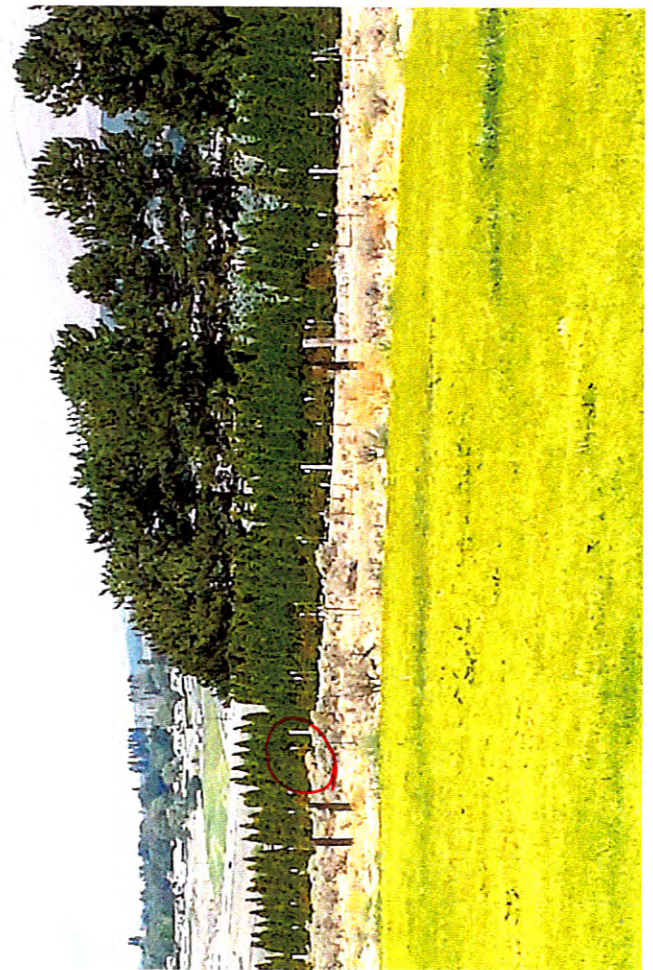
Thank you for the opportunity to comment on the draft document. If you have any questions concerning the comments, please contact Diana Whittington, NEPA Migratory Bird lead, at (703) 358-2010. If you have any questions regarding Departmental NEPA procedures, contact Lisa Treichel, Office of Environmental Policy and Compliance at (202) 208-7116.

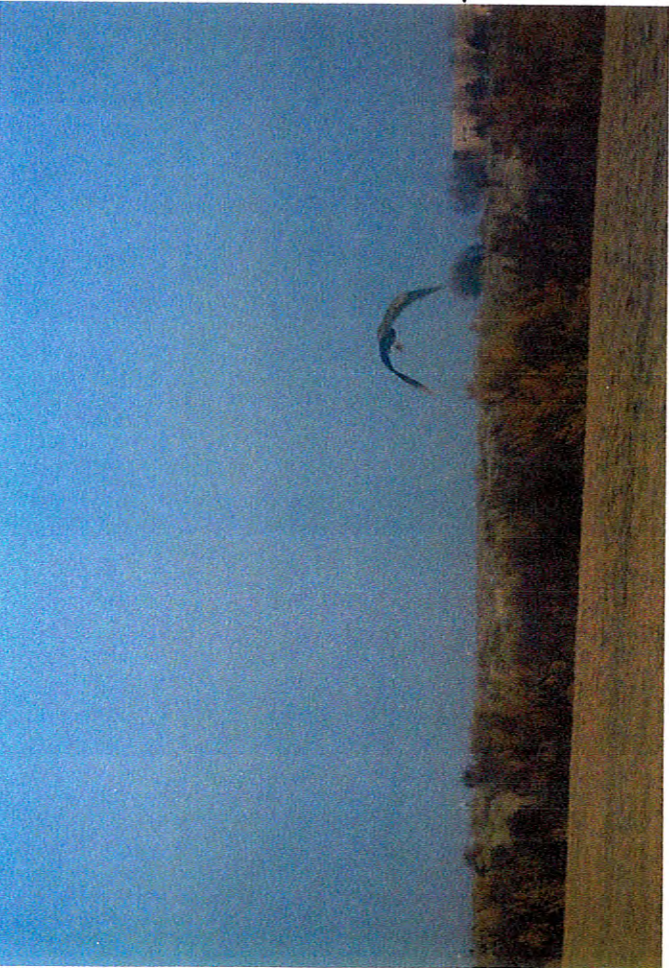
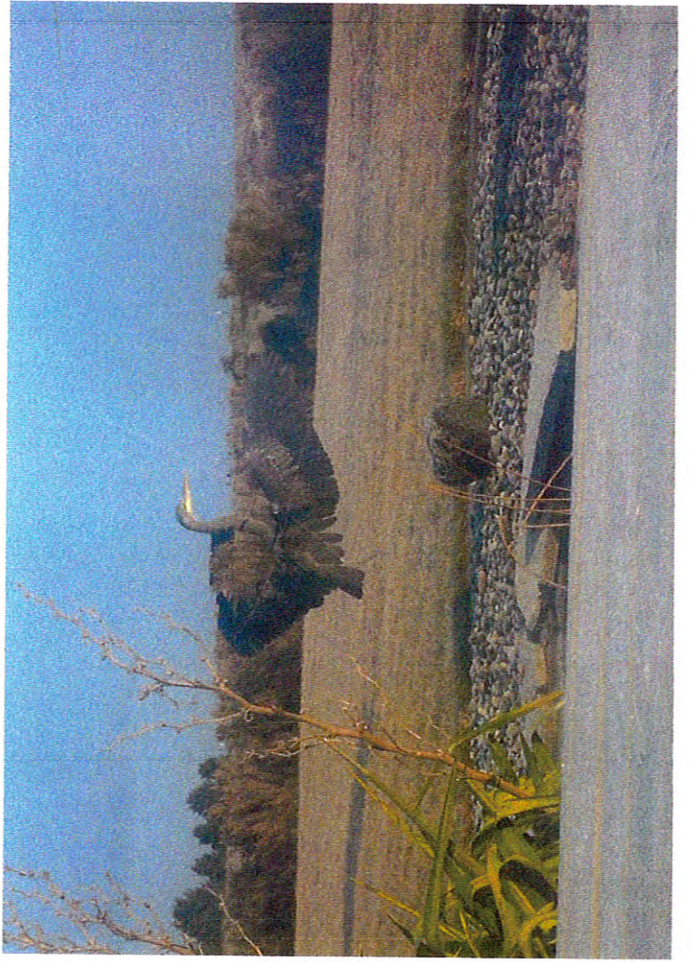
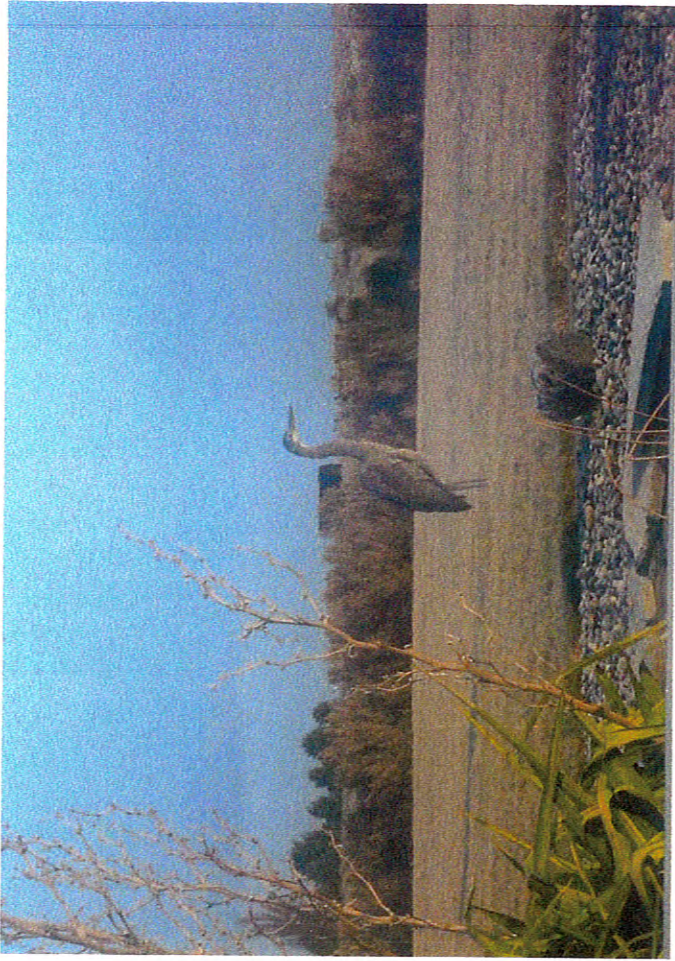
Sincerely,

A handwritten signature in cursive script, appearing to read "Willie R. Taylor". The signature is written in black ink and is positioned above the printed name.

Willie R. Taylor  
Director, Office of Environmental Policy  
and Compliance

Enclosure





4/17/2018

A - Master Bedroom - 114881012815003



B - Bedroom - 114881012815003



Duplicate - 114881012815003



C-Side Garage Door - 114881012815003



O-family room Sliding Door - 114881012815003



E-living Room Dining Room - 114881012815003



F - Living Room - 114881012815003



G - Bedroom - 114881012815003



H - Property Line At Cell Tower Site - 114881012815003



From North Property Line 114881012815003



Kaines - 114881012815004 Proposed Future Home Site



Westphal - 11488.1012815002 Proposed Future Home Site





111828 Pine Hollow

Street View · Search nearby

Imagery ©2014 Google, Map data ©2014 Google 500 ft

# STOP THE CONSTRUCTION OF CELL TOWERS ON THE HAFFNER'S PROPERTY

RECEIVED

AUG 20 2014

Benton County Planning Department

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Petitioners  
Darrell and Coleen Raines  
111802 E. Pine Hollow PRSE  
Kennewick, WA 99338

Date	NAME	ADDRESS	PHONE NUMBER
8/11/14	George Westphal	11080 PINE HOLLOW PRSE 99338 GMWANDER@AOL.COM	509 628 0067
8/11/14	Janice M. Rowell	111702 E. 217 P.R. SE 99338 Janne.pocketnet.com	509 531-9014
8/11/14	GREG ROWELL	111702 E 217 PR SE 99338 GROWELL@POCKETNET.COM	509-528-3789
8/11/14	BEN ROWELL	111702 E 217 PR SE 99338 BENROWELL73@GMAIL.COM	509-187-4552
5/11/14	Andrew St. Clair	3030 W 4th ave apt 6203 STANDREW@GMAIL.COM	509-396-6877
7/11/14	Jennifer Rowell	111702 E 217 PR SE KENN WA 99338	509-591-1978
8/11/14	Dana Hubbard	2250 S. CLODFELTER RD KENN WA 99338	509-948-0483 dhubbard@llb.se
3-11-14	LISA MORTENSEN	22109 S. CLODFELTER RD KENNEWICK WA 99338	509-628-3152 dmmlen@gmail.com
8/11/14	DAVID MORTENSEN	22109 S. CLODFELTER RD. KENNEWICK WA 99338	509-628-3152
8/11/14	Andy Black	19711 S. CLODFELTER RD KENNEWICK WA 99338	623-826-7030
5/11/14	Lori Van Zuyen	TAL HILL 1963 @GMAIL.COM 18708 S CLODFELTER RD	(509) 628-1844
8/11/14	Lori Van Zuyen	18708 S CLODFELTER RD LvanZuyen@gmail.com	Same as above
8/11/14	Quinn Dehoda	19706 CLODFELTER RD KENNEWICK	(509) 627-5186
7/11/14	Alfred Choo	ajchoo@earthlink.net	" " "

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	NAME	ADDRESS	PHONE NUMBER
8/11/14	Michael Dwyer	18716 CLODFELTER Rd	627-7267
8/11/14	Brian Dwyer	ANCEP@msn.com 18716 S. Clodfelter Rd	627-7267 / ancep@msn.com
8/12/14	Connie Dearing	CONNIE@POCKETNET.COM 22905 S Clodfelter Rd	366-9925
8/12/14	Lorenna Banfertner	24105 S. Clodfelter Rd.	628-2042
8/12/14	William Fargason	24105 S CLODFELTER Rd	(meth0027@msn.com)
8/12/14	John Dwyer	110206 E Pine Hollow	9874812
8/12/14	Don Allen	109409 E Pine Hollow	628-0943 dldunn@msn.com
8/13/14	Ann Raines	111802 E. Pine Hollow	(509)205-7728
8/13/14	Allicia Raines	111802 E. Pine Hollow	509.947.8660
8/13/14	Coleen Raines	111802 E. Pine Hollow	509-947-7440
8/14/14	TERRY R LUCAS	20817 S. Clodfelter	509-628-9842
8/14/14	MICHAEL S. LUCAS	20817 S. Clodfelter Rd	509-628-9842
8/14/14	Darryl Raines	19409 S Clodfelter Rd	509 308-7510
8/14/14	Abel Madrigal	19115 S. Clodfelter	509-430-3577

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Date	NAME	ADDRESS	PHONE NUMBER
8-13-14	David Flint	17110 S Clodfelter Rd	366-5259
8-13-14	Kristen Santa	117808 E 245 PR SE	627-6256
8-13-14	Ramon Smith	106906 E 245 PR SE	551-6047
8-13-14	Jennifer Medetec	109806 E. 245 PR SE	438-0144
8/13/14	Scott Logge	109806 E 245 PR SE	308-0009
8/13/14	Karen Vanfelt	111005 E 252 PR SE	627-3197
8/13/14	W. Vanfelt	111005 E 252 PR SE	627-3197
8/13/14	Aaron J. Sundahl	111607 E 252 PR SE	628-1004
8/13/14	Jane Henderson	30407 S Clodfelter Rd	308-1197
8/13/14	Michelle M	31407 S Clodfelter Rd	308-8002
8/13/14	Byline	30407 S Clodfelter	392-1296
8/13/14	Julie Hedgpeth	28609 S Clodfelter Rd	460-1927
8/13/14	James D. Bauer	28403 S. Clodfelter Rd	528-9658
8/13/14	Marcel Kern	24811 S. Clodfelter Rd	987-8954
8/13/14	Danell Paris	111802 E Pine hollow	947-7441

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	NAME	ADDRESS	PHONE NUMBER
8/13/14	Rick Turbata	20919 S Clodfelter	415-830-0874
8/13/14	Natalie Wickman	102611 E. Pine Hollow	509-622-8289
8/13/14	[Signature]	1128 TOMICH AVE.	509-539-9020
8-14-14	[Signature]	19609 S. Clodfelter Rd.	509-430-3485
8/14/14	[Signature]	<del>101472</del> 70537 S. Clodfelter	541-980-7643
8-14-14	[Signature]	115310 Windward	509 539-6636
8-14-14	[Signature]	110310 WINDWARD LN	509-521-8755
8-14-14	[Signature]	107805 E 297 PR SE	509-628-0567
14 Aug 14	KATHERINE COFFLAND	106205 E 297 PR SE	509-628-8648
14 Aug 14	ROBERT COFFLAND	106205 E 297 PR SE	509-628-8648
8/14/14	[Signature]	19111 S. Clodfelter Rd.	509-430-3637
8/14/14	[Signature]	21411 S. Clodfelter Rd.	509-572-7461
8/15/14	[Signature]	25807 S. Clodfelter Rd	509 668 0460

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Date	NAME	ADDRESS	PHONE NUMBER
8/15/14	Candra Jackson	20213 S. Cladfelter Rd, Ken WA	509 531-5824
8/15/14	David Jackson	20213 S. Cladfelter Ken WA	509 628-3762
8/15/14	FYLER SHELLING	10821SE PINE HOLLOW	509 993 1421
8/15/14	Jenny Buehler	108108 E 245 PRSE	509-837-8943
8/15/14	[Signature]	110304 E 245 PRSE	509-430-7308
8/15/14	[Signature]	110304 E 245 PRSE	509-430-2131
8/15/14	Shelby Sanders	110309 E Fairbanks PRSE	509-628-1789
8/15/14	Lamar Sanchez	110309 E Fairbanks PRSE	509-628-1789
8/15/14	John Garrison	110909 E Fairbanks PRSE, Kenn	509-628-3716
8/15/14	DIANE S. GARRISON Diane S. Garrison	110909 E. Fairbanks PRSE Kenn	509-628-3716
8/15/14	[Signature]	110807 E Fairbanks	509-628-2058
8/15/14	[Signature]	110807 E Fairbanks	509-366-8869
8/15/14	Mike Brubaker	111505 E Fairbanks	366 9181
8/15/14	MAURATI BOTE-BRUBAKER	111505 E FAIRBANKS	366-5229





Darrell and Coleen Raines  
111802 E. Pine Hollow Pr SE  
Kennewick, WA 99338  
509-627-9007  
raines@owt.com

RECEIVED

OCT - 8 2014

Benton County  
Planning Department

October 08, 2014

Benton County Board of Adjustment  
1002 Dudley Ave.  
PO Box 910  
Prosser, WA 99350

RE: Appeal, File No. EA 2014-024/CF2014-005

Dear Ladies and Gentlemen,

*We live on and also own a vacant property within 325 feet of the proposed cell tower base station site on Dennis and Sally Haffner's 31.35 acre property, parcel 114881000001001. We are appealing the DNS for this proposed project because we believe there are issues that were not addressed from our letter to the Benton County Planning Department dated August 20, 2014. Although, I, Coleen Raines, spoke with Mike Shuttleworth and Clark Posey on speaker phone with a couple of questions regarding the DNS, we were not given written comments detailing that anything was done to resolve issues we pointed out in our letter. The phone questions I asked were:*

*1. Are Dennis and Sally Haffner still able to withdraw their application for the cell tower?*

*Answer: Yes. But they didn't know about Haffner's agreement with AT&T.*

*2. Who has standing to appeal? Answer: Anyone who commented during the initial notice of application. My understanding is that the Petition we circulated construed standing.*

*3. For all the agencies listed on the Determination of Nonsignificance letter sent to us by Mike Shuttleworth, were they sent an amended SEPA Environmental Checklist? Answer: No*

*The reason we are appealing the DNS decision is because we think the issues we detailed in our original letter are important enough to warrant further consideration by Benton County. Our main concerns are discrepancies in the SEPA checklist, no mitigation to address the environmental impact the project will have on the aesthetic value of the area where the cell phone base station will be located and possible improper citing of the proposed cell tower base station though it meets R5 zoning requirements.*

## SEPA DISCREPANCIES

### Environmental Elements

- (1)g Earth – states that 15% of the 2500 square feet will be impervious while the ESA Listed Salmonids Checklist (A7) says 12% will be impervious.
- (5)a. Animals and birds- Omitted all animals and birds.
- (5)c. Greg Rowell’s letter to the county points out that this is a migration route for the mourning dove.
- (7)a.1 Environmental Health - an error by SmartLink Representative left on the report from a previous SEPA done for another project in West Richland. “but we are proceeding with a phase II environmental review and using ground penetrating radar to confirm no remaining bombs or contamination on the site when it was used as a bombing range.”
- (7)b.3 Noise - states that the facility will be enclosed in a six foot high masonry wall while the drawings of the project show eight feet high.
- (8)a Land and Shoreline Use – it is stated that the proposal will not affect current land uses on nearby or adjacent properties. *The dangers of close proximity to a 4G LTE 700 MHZ cell tower which will be used by multiple carriers will infringe on the use of the entire northern portion of approximately three properties.*
- (10)a Aesthetics – it is incorrect that the equipment trailer is 10.5 feet high.
- (10)b Aesthetics – it is stated that one home is in direct view of the proposal and that no other views would be altered. That is incorrect. There are three properties that have a direct view of the site and approximately thirteen home sites view will be altered.
- (10)c Aesthetics – states that the facility will be enclosed in a six foot high masonry wall while the drawings of the project show eight feet high.
- (16)a Utilities – it is incorrect that there is water or septic system available at parcel #114881000002000 where the cell tower base station will be located.
- ESA Listed Salmonids Checklist (A7) referenced in Earth (1G). (B4) says the gravel road will be sixteen feet wide while the drawings say twelve feet wide.
- Exhibit 1 - Application for a New Wireless Communications Facility (3)1 Proposal- it is incorrect that the project property is currently developed with the owner’s residence and multiple out buildings. This project is on a separate parcel of land, #114881000001001, than the Haffner’s residence, #114881000002000.
- Chapter 11.65 Communication Facility Criteria (3) states that the equipment shelter would be 10’6” while the drawings say 11’5”.
- Exhibit “5” FAA Determination of No Hazard to Air Navigation – says the height of the monopole is 70 feet above ground level. All other information says 65 feet.
- AntennaSearch.com says the monopole is 70 feet high.

- Discrepancy on site survey says private asphalt drive blocked and not in use. This is the eastern access easement for parcel #114881012815004. It is not blocked and will be used as needed to serve this property.

## SEPA MITIGATION MEASURES

### Environmental Elements

(9)c. Housing – there will be no measures to reduce or control housing impacts.

(10)b. Aesthetics – at least thirteen home sites will have obstructed or altered views.

(10)c. Aesthetics – proposed measures to reduce or control aesthetic impacts, if any, include painting the tower tan and enclosing the facility in a masonry fence the same color. *This is not a meaningful mitigation measure and the county already requires this color for painting communication facilities in 11.65.04 (d2).*

## IMPROPER SITING OF THE PROPOSED CELL TOWER

- Almost 100% of the people living in the area of the proposed 4G LTE 700 MHZ cell tower and additional carriers think it should be located in an area further from homes.
- The FCC has guidelines for exposure to radio frequency fields. AT&T and SmartLink must have some studies for this particular cell phone base station and know whether it is compliant with the FCC's maximum human exposure levels to RF. Why aren't these studies available to home owners since the questions to be asked are available:
  1. Which category of exposure applies at the location in question?
  2. What type(s) of transmitting antenna is/will be used?
  3. What transmitting power levels will be used?
  4. How far is the area being evaluated from the antenna(s) in question?

SEPA 43.21C.010 The purpose of SEPA is to:

- encourage harmony between man and environment,
- prevent or eliminate damage to the physical environment,
- foster public health and welfare, and
- enrich understanding of ecological systems and natural resources.

SEPA 43.21C.020(3) “each person has a fundamental and inalienable right to a healthful environment... and a responsibility to contribute to the preservation and enhancement of the environment.”

*We believe, as does Greg Rowell as he pointed out in his letter to the county, that the SEPA report needed to be corrected or thrown out and redone because of the many discrepancies. Since there is no mitigation, this cell phone base station violates the consideration the SEPA gives to the aesthetic value of our environment. The cell tower will be a deterrent to many future home buyers because of the industrial like eyesore that it is as well as the perceived dangers to human health. Many homes and properties in this area have been sold as view lots. These same homes encircle and face the cell tower base station. There are vacant properties that will be affected as well. Wildlife and domestic animals will be affected, of which there are many species living in the area. The 4G LTE 700 MHZ cell tower is very powerful and those of us living so close wonder if this tower is properly sited according to the FCC for the quality of the human environment.*

*Because of the errors in the SEPA the permit for construction should not be issued.*

*Thank you for taking your time to consider this appeal.*

*Respectfully,*

*Darrell Raines*  
*Coleen Raines*

*Darrell and Coleen Raines*

**EXHIBIT LIST FOR CUP 2014-007  
 APPLICANT: LOU HAMILTON**

The Exhibit Numbers are located in the top right hand corner of each document.  
 BOAM – Board of Adjustment Memo Exhibits  
 BOAR – Board of Adjustment Record Exhibits  
 BOAH – Board of Adjustment Hearing Exhibits

<b>BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST</b>			
<b>BOAM INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAM 1.1	Staff Memo	October 9, 2014
	BOAM 1.2	Notice of Open Record Hearing	October 15, 2014
	BOAM 1.3	Site Map	October 1, 2014
	BOAM 1.4	Comments – SVID	October 1, 2014
	BOAM 1.5	Comments – Benton PUD	October 1, 2014
	BOAM 1.6	Comments – Benton Co. Building Dept.	October 1, 2014
	BOAM 1.7	Comments – Benton County Code Enforcement/Animal Control Officer	October 1, 2014
	BOAM 1.8	Comments – Department of Ecology	October 7, 2014
	BOAM 1.9	SP 07-14 Permit	November 4, 2008
<b>BOARD OF ADJUSTMENT RECORD EXHIBIT LIST</b>			
<b>BOAR INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>
	BOAR 1.1	Conditional Use Permit	Sept. 25, 2014
	BOAR 1.2	Vicinity Map submitted by the applicant	Sept. 25, 2014
	BOAR 1.3	Property Map submitted by the applicant	Sept. 25, 2014
	BOAR 1.4	Drawing outlining the addition to the existing kennel submitted by the applicant	Sept. 25, 2014
<b>BOARD OF ADJUSTMENT HEARING EXHIBIT LIST NOVEMBER 6, 2014</b>			
<b>BOAH INCLUDES</b>	<b>EXHIBIT #</b>	<b>DOCUMENT NAME</b>	<b>DATE</b>


# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

**MEMO DATE:** OCTOBER 9, 2014 **BOAM 1.1**

**MEETING DATE:** NOVEMBER 6, 2014

**TO:** BENTON COUNTY BOARD OF ADJUSTMENT

**FROM:** BENTON COUNTY PLANNING DEPARTMENT  
STEVE DONOVAN, SENIOR PLANNER 

**RE:** CONDITIONAL USE PERMIT APPLICATION  
CUP 2014-007

**APPLICANT/  
PROPERTY OWNER:** LOU HAMILTON  
127701 W. OLD INLAND EMPIRE HWY.  
PROSSER, WA 99350

## SPECIFIC REQUEST

The applicant is requesting to amend Special Use Permit SP 07-14 - **Exhibit No. BOAM 1.9** - Condition No. 7, states: Special Use Permit SP 07-14 is issued to the applicant only and is non-transferable to future owners of the property." The applicant would like to remove the words "only" and "non" from the word non-transferable.

## BACKGROUND

Site Location: The site is located on a developed site at 127701 W. Old Inland Empire Highway, Prosser, WA 99350. Lot 1 of Short Plat 1599 in the Northwest Quarter of Section 36, Township 9 North, Range 24 East, W.M.

Land Use: The site is currently developed with a single-family dwelling and the Sunshine's Doggy Resort and Daycare. The surrounding properties are developed as rural properties with various agricultural activities.

Zoning: The site is zoned Urban Growth Areas Residential (UGAR) and the surrounding properties are zoned UGAR and Rural Lands 5 (RL 5).

Comprehensive Plan Designation: Urban Growth Area

State Environmental Policy Act: Categorically exempt from the requirements of the Washington State Environmental Policy Act, under WAC 197-11-800(13).

## **COMMENTS FROM REVIEWING AGENCIES**

Sunnyside Valley Irrigation District comments are noted in their October 1, 2014 letter – **Exhibit No. BOAM 1.4**

Benton PUD comments are noted in their October 1, 2014 email – **Exhibit No. BOAM 1.5**

Benton County Building Department comments are noted in their email dated October 1, 2014 – **Exhibit No. BOAM 1.6**

Benton County Code Enforcement Officer/Animal Control Officer comments are noted in their email dated October 2, 2014 – **Exhibit No. BOAM 1.7**

Washington State Department of Ecology comments are noted in their October 7, 2014 letter – **Exhibit No. BOAM 1.8**

## **APPLICABLE DEVELOPMENT REGULATIONS**

The existing Sunshine's Doggy Resort and Daycare was originally approved while the site was zoned "Unclassified". The site is currently zoned UGAR and is subject to that zone's development regulations. Benton County Code (BCC) Section 11.13.060 does not allow a Commercial Kennel in the UGAR zoning district. The existing kennel operation is permitted in the UGAR zoning district pursuant to the requirements of a continuance of non-conforming uses in BCC Section 11.52.075.

BCC Section 11.52.075(b) Continuance states:

"Lots, structures, and uses that were legally established prior to the adoption of Title 11 BCC or that were in compliance with Title 11 BCC at the time of initial establishment but, due to revision or amendment of Title 11 BCC, have become noncompliant are nonconforming uses that may continue, without regard to ownership changes, so long as in compliance with this section. A use of property that is unlawful under other local, state, or federal laws shall not be deemed a nonconforming use."

BCC Section 11.52.090(a) Use/Special Permit-General Standards states:

"The conditional use/special permit application process allows the Board of Adjustment to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Board of Adjustment to ensure development in each zoning district protects the integrity of that district. The notice, hearing, decision and enforcement procedures are as set forth herein and in BCC Section 11.52.089.

Certain uses are classified as conditional uses/special uses because of their unusual nature, infrequent occurrence, special

requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted a conditional use/special permit may be transferred by a holder thereof after written notice to the Board of Adjustment; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in BCC 11.52.070."

BCC Section 11.52.090(d) Conditional Use/Special Permit-Permit Granted or Denied states:

"A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

- (1) is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;
- (2) will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (3) would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (4) will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- (5) would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Board of Adjustment to make the conclusions required above, the conditional use/special permit application shall be denied."

## FINDINGS OF FACT

Based on the application and information received the planning staff makes the following findings.

1. The applicant/property owner is Lou Hamilton, 127701 W. Old Inland Empire Highway Prosser, WA 99350.
2. The applicant is requesting to amend Condition #7 of Special Use Permit SP 07-14. The proposed amendment would allow the Special Use Permit, SP 07-14, to be transferred to future owners of the property.
3. Conditional Use Permit CUP 2014-007 was received by the Benton County Planning Department on September 25, 2014 and declared complete on October 1, 2014. **Exhibit No. BOAR 1.1**
4. The notice for the Benton County Board of Adjustment Open Record Hearing was published on October 23, 2014, in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for November 6, 2014. **Exhibit No. BOAM 1.2**
5. Conditional Use Permit, CUP 2014-007, is categorically exempt from the requirements of the Washington State Environmental Policy Act, under WAC 197-11-800(13).
6. The site is currently developed with a single-family dwelling and an existing dog kennel operation.
7. The site is zoned Urban Growth Areas Residential (UGAR) and the surrounding properties are zoned UGAR and Rural Lands 5 (RL 5).
8. The Benton County Comprehensive Plan designated the site "Urban Growth Area" and surrounding areas as "Rural Lands 5".
9. Conditions 1-6 of Special Use Permit SP 07-14 are still applicable to the existing dog kennel operation. **Exhibit No. BOAM 1.9**
10. The proposed use would not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the UGAR and RL 5 zoning districts such as schools, churches, libraries, community club houses, stills, packaging sheds and five borders and/or lodgers in any one family dwelling unit.
11. The proposed use as shown in the application would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the UGAR and RL 5 zoning districts such as schools, churches, libraries, community club houses, stills, packaging sheds and five borders and/or lodgers in any one family dwelling unit.

12. The proposed use as shown in the application would be supported by adequate service facilities, if the conditions as requested by the Planning Staff were required. The proposed use would not adversely affect public services to the surrounding area. There is no evidence to support that the site would not be adversely affected. The residence on site is served by all the necessary services.

### **DISPOSITION OF THE APPLICANT'S REQUEST**

A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

- (1) is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;
- (2) will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (3) would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (4) will be supported by adequate service facilities and would not adversely affect public services to the surrounding area;
- (5) would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district; and

### **CONDITIONS OF APPROVAL**

If the Board of Adjustment decides to approve Conditional Use Permit Application, CUP 2014-007, based on the information presented at the public hearing and after making such findings that support that decision, the Planning Department recommends that the following conditions from Special Use Permit, SP 07-14, remain applicable to the existing kennel operation with the amendment to Condition No. 7 approved under CUP 2014-007:

1. Applicant shall not conduct any of the activities within the scope of Special Permit 07-14 until the applicant is in compliance with all conditions set forth herein. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the special permit until those conditions have been met. The special permit shall not become effective until issued by the Planning Department.

2. If the conditions of approval have not been met the Planning Department does not issue the special permit within one (1) year from the time the Board of Adjustment conditionally approved the special permit, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.
3. That the applicant provides written verification to the Benton County Planning Department that all requirements of the Benton County Fire Marshal and Benton County Building Office for the addition onto the existing kennel have been complied with. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.
4. The applicant shall continue to provide a six-foot site-obscuring fence around the dog kennel. The dogs shall be kept in a fenced area when not housed in existing dwelling or kennel building. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.
5. The dogs shall be housed in the existing dwelling or kennel building between the hours of 9:00 p.m. and 7:00 a.m. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.
6. The animal waste is to be disposed of in accordance with the Department of Ecology's requirements and not discharged into the sewage disposal system.
7. Condition No. 7 is amended under CUP 2014-007 to state that Special Use Permit – SP 07-14 is transferable to future owners of the property.

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## NOTICE OF OPEN RECORD HEARING(S)

**NOTICE IS HEREBY GIVEN** that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

**VARIANCE REQUEST – VAR 2014-003** –The applicants are requesting a variance to BCC 11.16A.080(2) to add on to their existing house with a 12.5 ft. setback from the rear property line instead of the required twenty five (25) feet. The application was deemed complete for processing on October 8, 2014. Location: The Northwest Quarter of the Southeast Quarter of the Northwest Quarter in Section 17, Township 8 North, Range 30 East, W.M. on Block 1, Lot 5 of Hillview Estates. Applicants: David/Deena Price

**CONDITIONAL USE PERMIT – CUP 2014-005/EA 2014-022** – The applicant is requesting a conditional use permit for the construction of an 110,000 square feet middle school on 27 acres with two softball fields, two baseball fields and one football field. Location: 1907 South Clodfelter Road in the West 700 feet of the southwest Quarter of the Northeast Quarter and the West 335 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 8 North, Range 28 East, W.M. The written date of completion on this application is August 14, 2014. Applicant: Kennewick School District No. 17 c/o DesignWest Architects – Brandon Wilm.

**CONDITIONAL USE PERMIT – CUP 2014-007** - The applicant is requesting approval to amend condition No. 7 of Special Use Permit 07-14 by eliminating the word “only” and “non-transferable” to “transferable” for the operation of a commercial kennel. Location: 127701 West OIE Hwy on Lot 1 of Short Plat 1599 in the Northwest Quarter of Section 36, Township 9 North, Range 24 East, W.M. The application was submitted on September 25, 2014 and deemed complete for processing on October 1, 2014. Applicant: Lou Hamilton

**APPEAL OF THE PLANNING MANAGER’S DECISION ON COMMUNICATION FACILITY – CF 2014-005/EA 2014-024** – An appeal was filed on October 8, 2014. The communication facility application is for the installation of a 65 foot antenna support structure with antennas, an 11 foot 6 inch by 24 foot ground equipment building within a 50 x 50 foot fenced area. Location: 18716 S Clodfelter Road in the Northeast Quarter of Section 14, Township 8 North, Range 28 East, W.M. Applicant: AT & T Wireless by Smartlink, LLC.

**NOTICE IS GIVEN** that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, November 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser). Note: Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

**NOTICE IS FURTHER GIVEN** that said proposals EA 2014-024 – New Cingular Wireless, PCS, LLC by Smartlink, LLC and EA 2014-022 Kennewick School District have been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal for EA 2014-022 – Kennewick School District and a Mitigated Determination of Non-Significance was issued on October 14, 2014. A determination has been made as to the environmental impacts of the proposal for EA 2014-024 – New Cingular Wireless, PCS by Smartlink, LLC. and a Determination of NonSignificance was issued on September 24, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is [www.co.benton.wa.us](http://www.co.benton.wa.us) under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Dated this 15<sup>th</sup> day of October, 2014.

BRENT CHIGBROW, Chairman  
BENTON COUNTY BOARD OF ADJUSTMENT



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MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

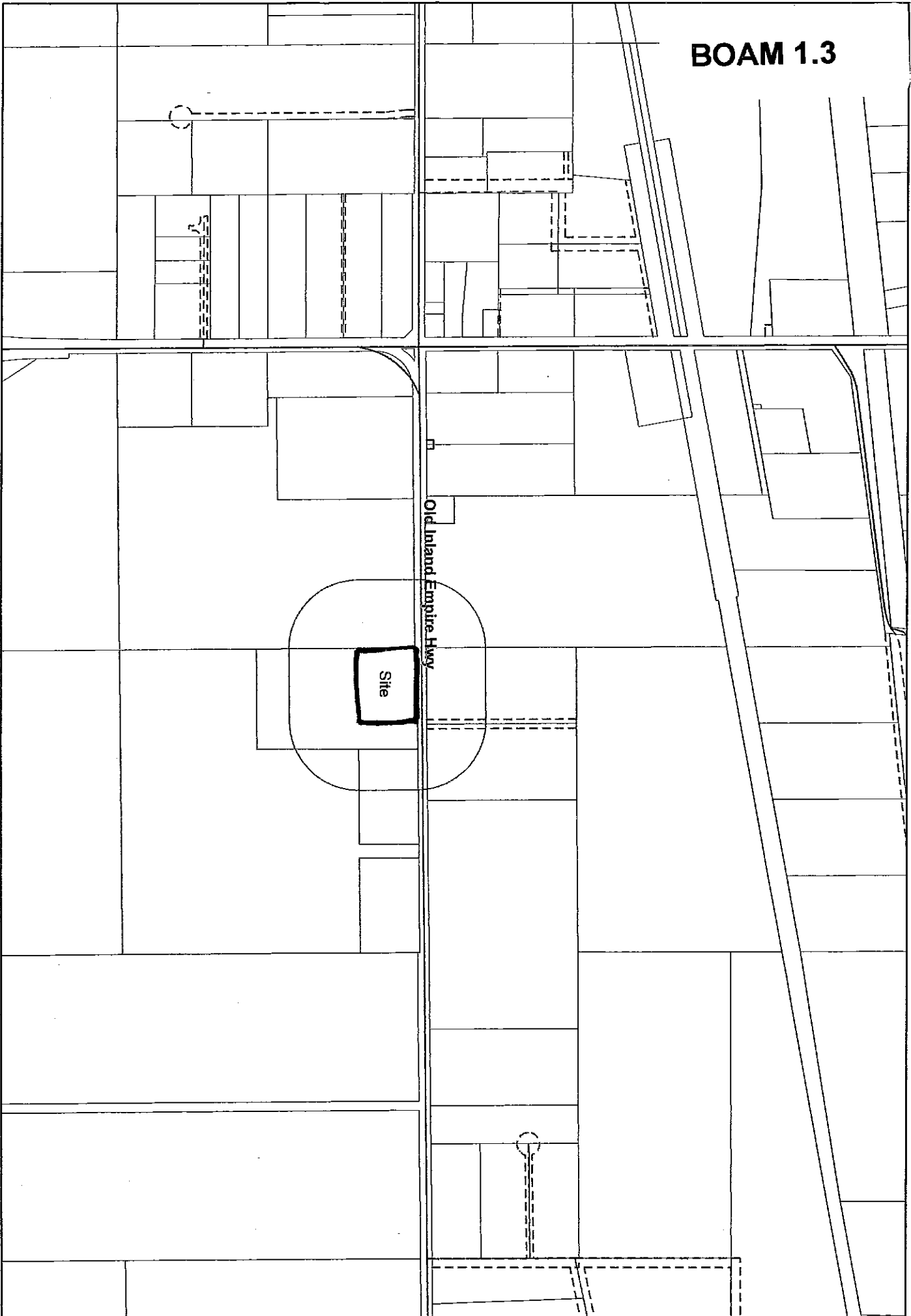
PUBLISH: Monday, October 20, 2014



Benton County  
Planning Department

# BOAM 1.3

CUP2014-007 Hamilton  
Map Created: 10/01/14



Benton County does not warrant, guarantee, or accept liability for accuracy, precision, or use made of this information in any way. Benton County makes no warranty, expressed or implied, including any oral or written statement by any employee or official of Benton County. The information is provided for informational purposes only. Benton County does not warrant, guarantee, or accept liability for any use made of this information in any way.



**BOAM 1.4**

October 1, 2014

Steve Donovan, Senior Planner  
Benton County Planning/Building Department  
Planning Annex  
P.O. Box 910  
Prosser, WA 99350

**RECEIVED**

OCT - 2 2014

Re: File No.           CUP 2014-007  
Parcel:                1-3694-201-1599-001  
Landowner:           Betty Lou Hamilton

Benton County  
Planning Department

Dear Mr. Donovan:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

1. SVID does have facilities, lateral PR 0.79 and PR 0.79A, within the parcel for development. The PR 0.79 facility has a 30 foot easement along the north parcel boundary. The PR 0.79A facility has a 30 foot easement along the west parcel boundary. As long as no work is proposed in the north 30 feet or the west 30 feet of the parcel then it will not affect our facilities. If any work is proposed within the north 30 feet or the west 30 feet contact the District for the location of and specific information about crossing and/or encroaching upon these SVID facilities.
2. Buildings will not be allowed within SVID easements or rights-of-way.
3. Obstructions will not be allowed within SVID easements or rights-of-way without permits.

Thank you for the opportunity to comment on this proposed project. If you have any questions, please feel free to contact Tinker Kouyian at (509) 837-6980 or [Kouyiant@SVID.org](mailto:Kouyiant@SVID.org).

Sincerely,

Ron C. Cowin, P.E.  
Assistant Manager – Engineering

Carel Hiatt

---

**From:** David Smith <smithd@bentonpud.org>  
**Sent:** Wednesday, October 01, 2014 11:34 AM  
**To:** Planning Department  
**Subject:** RE: Utility Review letter for CUP 2014-007 - Lou Hamilton

Benton PUD has no comment

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**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]  
**Sent:** Wednesday, October 01, 2014 10:22 AM  
**To:** Jeff Liner; Benton-Franklin Dist. Health Dept.; Fire District No. 3 ; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Ken Klander; Rick Sunford; Jeff Vosahlo; David Smith; Dept. of Ecology, Donna Bunten; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District  
**Subject:** Utility Review letter for CUP 2014-007 - Lou Hamilton

Please review the attached documentation and submit comments. If you have any questions, please contact Steve Donovan at [Stephen.donovan@co.benton.wa.us](mailto:Stephen.donovan@co.benton.wa.us) or contact the Benton County Planning Department at 509-786-5612.

Thank you

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

RECEIVED

OCT - 1 2014

Benton County  
Planning Department

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**From:** Steve Brown  
**Sent:** Wednesday, October 01, 2014 3:15 PM  
**To:** Planning Department  
**Subject:** RE: Utility Review letter for CUP 2014-007 - Lou Hamilton

Permit required for new and/or change of use structures and fences over 7' .  
Steve Brown, Bldg. Dept. Mngr.

---

**From:** Planning Department  
**Sent:** Wednesday, October 01, 2014 10:22 AM  
**To:** Jeff Liner; Benton-Franklin Dist. Health Dept.; Fire District No. 3 ; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health ; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Klander; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith; Dept. of Ecology, Donna Bunten; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District  
**Subject:** Utility Review letter for CUP 2014-007 - Lou Hamilton

Please review the attached documentation and submit comments. If you have any questions, please contact Steve Donovan at [Stephen.donovan@co.benton.wa.us](mailto:Stephen.donovan@co.benton.wa.us) or contact the Benton County Planning Department at 509-786-5612.

Thank you

RECEIVED

OCT - 2 2014

Benton County  
Planning Department

Clark Posey

RECEIVED

From: Dale Wilson
Sent: Thursday, October 02, 2014 8:46 AM
To: Stephen Donovan
Cc: Clark Posey
Subject: CUP 2014-007

OCT - 2 2014

Benton County
Planning Department

Making a CUP on a commercial Kennel transferable could pose some liability to the County. There are some restrictions that don't allow people to be in possessions of dogs if they have a prior history or convictions of animal abuse or if they have been declared to harbor vicious animals.

Requirements need to be ensured that all dogs that are brought to the facility are current on their vaccinations including Rabies as outlined in WAC 246-100-197-An owner of a dog, cat, or ferret shall have it vaccinated against rabies and revaccinated following veterinary and vaccine manufacturer instructions. An "owner" is any person legally responsible for the care and actions of a pet animal.

Also they would need to follow the following WAC to prevent the spread of diseases associated with animal and the possibility of bites that would be investigated by both the Benton County Sheriff's Department and Benton County Animal Control:

WAC 246-100-192

Agency filings affecting this section

Animals in public settings—Measures to prevent human disease.

(1) The purpose of this rule is to protect the public from diseases transmitted to humans from animals in public settings.

(2) The definitions in this subsection apply throughout this section unless the context clearly requires otherwise:

(a) "Animal exhibitor" means a person with a valid class C certification as an exhibitor under the Animal Welfare Act, 7 U.S.C. 2131-2159.

(b) "Animal venue operator" means a person furnishing a setting where public contact with animals is encouraged such as a petting zoo, county fair, or horse or pony rides.

(c) "Immunocompromised" means having the immune system impaired or weakened as by drugs or illness.

(d) "Person" means any individual, corporation, company, association, society, firm, partnership, joint stock company, or governmental agency; or the authorized agents of these entities.

(3) Animal venue operators shall:

(a) Provide an accessible hand-washing station or alternative hand sanitizing method approved by the local health officer;

(b) Post a prominent sign in a simple and easy to understand format for visitors to see before they enter the animal exhibit area which warns that:

(i) Animals can carry germs that can make people sick, even animals that appear healthy;

(ii) Eating, drinking, or putting things in a person's mouth in animal areas could cause illness;

(iii) Older adults, pregnant women, immunocompromised people, and young children are more likely to become ill from contact with animals;

(iv) Young children and individuals with intellectual disabilities should be supervised in animal exhibit areas; and

(v) Strollers, baby bottles, pacifiers, and children's toys are not recommended in animal exhibit areas.

(c) Post a prominent sign at each exit of the animal exhibit area reminding visitors to wash their hands.

(4) To meet the requirements of subsections (3)(b) and (c) of this section, animal venue operators may use materials provided by the department and available at www.doh.wa.gov.

(5) Animal exhibitors and other persons legally responsible for animals in public settings shall:

(a) Observe animals daily for signs of illness;

(b) Prevent public contact with sick animals;

(c) As applicable, comply with WAC 246-100-197, Rabies—Measures to prevent human disease;

(d) As applicable, comply with WAC 246-100-201, Psittacosis—Measures to prevent human disease; and

(e) Comply with, and have in their possession, any local, state, or federally required documents allowing the exhibition of animals in public settings.

(6) Animal venue operators, animal exhibitors, other persons legally responsible for animals in public settings, and veterinarians shall cooperate with local health officer investigations and control measures for zoonotic disease.

I would also recommend that all dogs brought to the facility are micro chipped in case they get loose and are found. I don't want our animal control facility to be overrun by excess dogs that could possibly get out.

Also any dogs that are picked up by animal control that got loose from the facility will result in impound and boarding fees.

The facility will also be required to adhere to Benton County Code 6A.15 Public Nuisance-Noise codes.

Dale Wilson  
Benton County  
Animal Control Supervisor  
Code Enforcement Officer  
509-222-2301  
[Dale.wilson@co.benton.wa.us](mailto:Dale.wilson@co.benton.wa.us)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

October 7, 2014

RECEIVED

Steve Donovan  
Benton County Planning  
P.O. Box 910  
Prosser, WA 99350

OCT - 7 2014

Benton County  
Planning Department

Re: CUP 2014-007

Dear Mr. Donovan:

Thank you for the opportunity to comment on the notice of application for the operation of a commercial kennel, proposed by Lou Hamilton. We have reviewed the application and have the following comment.

#### WATER QUALITY

On-site septic tank and drainfield system are designed to treat and dispose of domestic wastewater or its equivalent only. On-site disposal of commercial wastes and wastewaters is illegal and subject to penalty under state law, unless specific prior authorization is received from the State Department of Ecology, as provided under Chapter 90.48 RCW, Chapter 173-216 WAC, Chapter 173-220 WAC, Chapter 173-200 WAC, and Chapter 173-201A WAC. This includes wastewater sent to septic systems. Please contact **Cindy Huwe**, of the Department of Ecology's Water Quality Program in Yakima, for more information at (509)-457-7105.

#### WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells

Mr. Donovan  
October 7, 2014  
Page 2

to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If water is from permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions or would like to respond to these Water Resources comments, please contact Jacquelyn Metcalfe at (509) 457-7148.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012

## BENTON COUNTY BOARD OF ADJUSTMENT SPECIAL USE PERMIT NO. 07-14

The following Special Use Permit is granted, in accordance with the provisions of Benton County Code, Chapter 11.52, and according to the motion passed by the Benton County Board of Adjustment on Thursday, November 1, 2007.

**Name:** BETTY LOU HAMILTON  
127701 WEST OIE HWY  
PROSSER, WA 99350

**Location:** 127701 WEST OIE HWY ON LOT 1 OF SHORT PLAT 1599 IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M.

**Special Use Permit:** AMENDING SPECIAL USE PERMIT – SP 04-25 FOR THE ADDITION OF 25 MORE DOGS RINING THE TOTAL NUMBER OF DOGS TO 50 AND ADDING 510 SQ. FEET ONTO THE EXISTING 650 SQ. FT. BUILDING

### NOTED BELOW ARE THE CONDITIONS OF APPROVAL FOR THIS SPECIAL USE PERMIT

1. Applicant shall not conduct any of the activities within the scope of Special Permit 07-14 until the applicant is in compliance with all conditions set forth herein. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the special permit until those conditions have been met. The special permit shall not become effective until issued by the Planning Department.
2. If the conditions of approval have not been met and the Planning Department does not issue the special permit within one (1) year from the time the Board of Adjustment conditionally approved the special permit, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.
3. That the applicant provides written verification to the Benton County Planning Department that all requirements of the Benton County Fire Marshal and Benton County Building Office for the addition onto the existing kennel have been complied with. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.
4. The applicant shall continue to provide a six-foot site-obscuring fence around the dog kennel. The dogs shall be kept in a fenced area when not housed in the existing dwelling or kennel building. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.

5. The dogs shall be housed in the existing dwelling or kennel building between the hours of 9:00 p.m. and 7:00 a.m. The applicant shall continue to meet all such requirements while Special Permit SP 07-14 is in effect.
- ~~6. The animal waste is to be disposed of in accordance with the Department of Ecology's requirements and not discharged into the sewage disposal system.~~
7. Special Permit 07-14 is issued to the applicant only and is non-transferable to future owners of the property

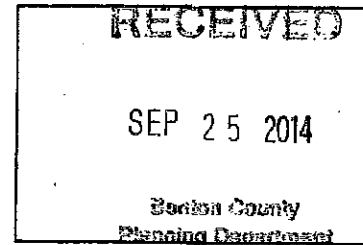
Special Use Permit was issued on November 4, 2008.



CLARK A. POSEY, SENIOR PLANNER - CURRENT  
BENTON COUNTY PLANNING DEPARTMENT  
For: BENTON COUNTY BOARD OF ADJUSTMENT

CC: Benton County Building Office

**BENTON COUNTY PLANNING DEPARTMENT  
 CONDITIONAL USE/SPECIAL PERMIT APPLICATION  
 FILE NO. CUP 2014-007**



1. Applicant Name: Lou Hamilton  
 Applicant Address: 127701 W. Old Inland Empire Hwy.  
PROSSER, WA 99350  
 Telephone number: Home 509-832-1979 Work 509-832-1979

2. Legal owners name: Lou Hamilton  
 Legal Owners address: 127701 W. Old Inland Empire Hwy.  
PROSSER, WA 99350  
 Telephone number: Home 509-832-1979 Work 509-832-1979

3. Parcel Number or Legal description of property for which permit is for: lot 1 of short Plat 1599 in the N.W. quarter of section 26,  
township 9 North, Range 24 E: W.M. 1-3694-201-1599-001

4. If you are amending a previous conditional use/special use permit - please list the file number(s):  
SP4-26 + SP 7-14

5. The Conditional Use/Special Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.** The operation of a dog kennel. Keeping up to 50 dogs amendment requested to condition 8 of SP 7-14 to allow special use permit to be transferable.

6. The property will be served by:  
 WATER: Well  Private System \_\_\_\_\_ City System \_\_\_\_\_  
 SEWER: Septic Tank  City Sewer \_\_\_\_\_  
 POWER: PUD  REA \_\_\_\_\_  
 PHONE: Yes  No \_\_\_\_\_ Name of Utility Century link  
 GAS: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
 CABLE: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
 IRRIGATION: Yes  No \_\_\_\_\_ Name of Utility Sunnyside Valley  
 PRIVATE IRR. Yes \_\_\_\_\_ No  Irrigation

7. Total acres of property: 1.92 acres Zoning Classification of Property: UGAR  
 Comprehensive Plan Designation UGAR

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: 2 bedroom bath house, pump house, detached 2 car garage, small shed, barn, hay roof, kennel building

9. Describe existing structures and present land uses in the surrounding area of your property: Few homes with acreage, horses, cattle, sheep

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes X No \_\_\_\_\_
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located? Yes X No \_\_\_\_\_
- c. Does at least one of the proprietors live in said residence? Yes X No \_\_\_\_\_
- d. List the number of non-resident employees. 0
- e. What is the **total** square footage of the detached building to be used for the business? approx 1,280 sq ft
- f. What is the **total** square footage that will be used for the business activity? 1,280 plus exercise yd of about 1/4 acre
- g. Is only one detached building to be used for the business activity? Yes X No \_\_\_\_\_
- h. Are any signs going to be used with the business activity? Yes X No \_\_\_\_\_  
If Yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. One sign 3' x 4'
- i. State the number of vehicles marked to identify the business to be stored on site. One - usually inside garage
- j. List the number of off street parking spots 3-6
- k. What County Road does the site access off of? Old Inland Empire Hwy.
- l. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week M-F 7:30 AM - 9:30 AM + 12 PM - 5:30 PM  
Hours of Operation Sat closed, Sun 4 PM - 6 PM

11. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information.

- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

COMMENTS OR PERTINENT INFORMATION:

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**I certify that the information given above is true and complete.**  
**Signature Block for individuals only.**

Lou Hamilton  
Applicant's Signature

Lou Hamilton  
Print Name

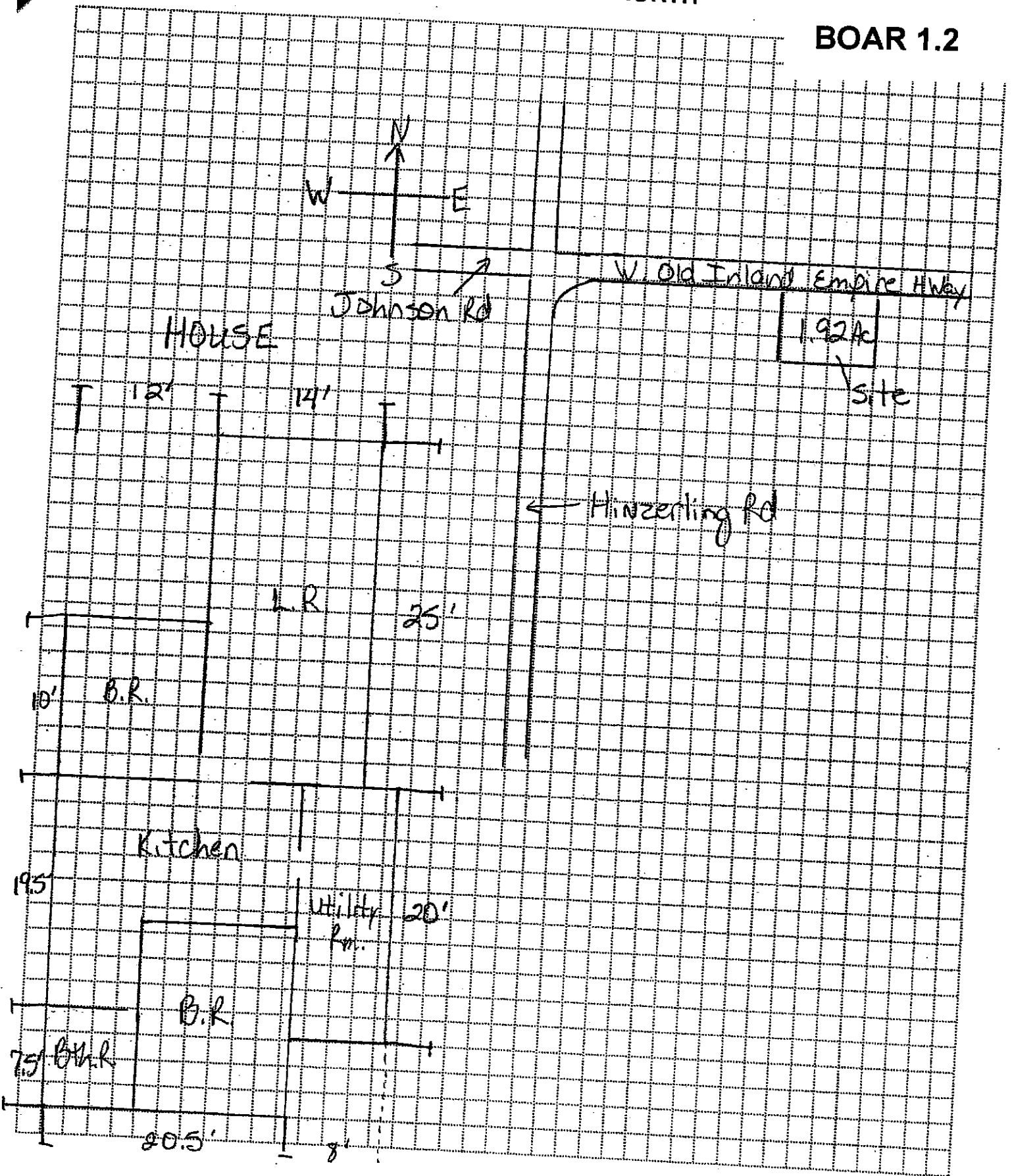
9-24-14  
Date



PLAN FOR House → each square = 2', Vicinity Map.  
Scale 1" = 50' or 1" = 100'  
Please specify

PLEASE INDICATE NORTH

BOAR 1.2

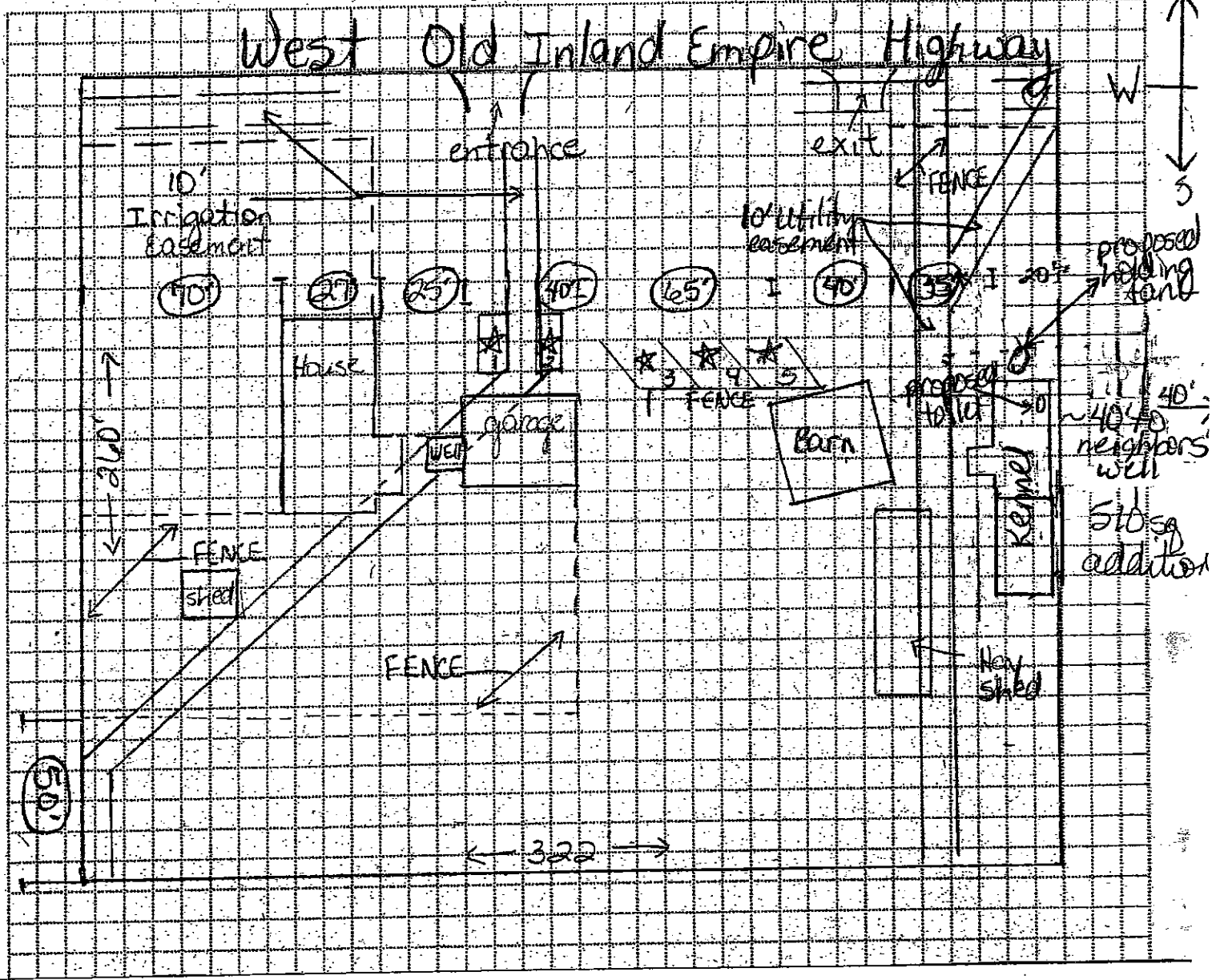


SITE PLAN FOR  
Scale 1" = 50'  
Please specify

Property 1" = 50'

127701 W. O.I.E. Hwy  
PROSSER, WA 99350

PLEASE INDICATE NORTH



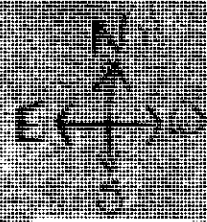
STEP PLAN FOR 0417

EXISTING KENNEL

SCALE 1" = 10'

PLEASE SPECIFY

PLEASE INDICATE NORTH



**BOAR 1.4**

Existing southeast of Kennel building

