

**EXHIBIT LIST FOR CONDITIONAL USE PERMIT APPLICATION****File CUP 2019-005****Applicant: Energy Northwest****HEM: Staff Memo and Exhibits for August 19, 2019 Hearing**

HEM 1.1	Staff Memo	August 7, 2019
HEM 1.2	Vicinity Map	August 6, 2019
HEM 1.3	Conditional Use Permit Application	June 10, 2019
HEM 1.4	Mitigated Determination of Non-Significance and SEPA checklist	July 8, 2019
HEM 1.5	Comment from WSDOT	June 20, 2019
HEM 1.6	Comment from Benton County Fire Marshal	June 21, 2019
HEM 1.7	Comment from Dept. of Energy	June 25, 2009
HEM 1.8	Email stream between DAHP and applicant	June 26, 2019
HEM 1.9	Comment from Benton County Public Works	July 1, 2019
HEM 1.10	Comment from Dept. of Ecology	July 3, 2019
HEM 1.11	Comment from Dept. of Fish and Wildlife	July 8, 2019
HEM 1.12	City of Richland future urban area land use map	
HEM 1.13	Notice of Open Record Hearing	August 6, 2019

**HEH: Exhibits received immediately prior to or during the hearing on August 19, 2019**

HEH 1.1		
HEH 1.2		
HEH 1.3		

**HECH: Exhibits received for a continued hearing -- Continued Hearing date:**

HECH 2.1		
HECH 2.2		
HECH 2.3		
HECH 2.4		
HECH 2.5		



**STAFF REPORT TO THE  
BENTON COUNTY HEARINGS EXAMINER  
Conditional Use Permit – Solar Power Generating Facility**

**FILE NO:** CUP 2019-005

**HEARING DATE:** August 19, 2019

**APPLICANT:** Energy Northwest  
Contact: Corey O'Donnell, Phone: (509) 377-4505  
P.O. Box 968, Mail Drop: PE03 Richland, WA 99352-0968

**OWNER:** Hands on Training Scenario Specifics LLC, IBEW Local 77,  
19415 International Blvd. Seatac, WA 98188

**LOCATION:** General Location: Property is located west of Stevens Drive, west of Kingsgate Way, east of Hammer Road, along the north side of Horn Rapids Road near site address 2800 Horn Rapids Road.

Legal: Section 16, Township 10 North, Range 28 East, W.M.

Parcel Number: 116081000002001

**PROPERTY SIZE:** Approximately 69.77 acres

**AREA TO BE USED:** Approximately 20.00 acres

**LAND USE:** Solar Generator Facility, Major

**COMPREHENSIVE PLAN:** Benton County: Urban  
City of Richland: Industrial

**ZONING:** Heavy Industrial (HI)

**RECOMMENDATION:** Planning Department recommends approval of the application request, subject to the Findings of Fact and Conditions of Approval as outlined in this Staff Report.

**APPLICATION DESCRIPTION:**

Conditional use permit request to construct and operate the Horn Rapids Solar, Storage and Training Project. This project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC).

The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads. The site will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels (project includes 18 rows/582 panels per row) and other infrastructure including electrical distribution and batteries (project includes a battery storage area).

The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.

**PUBLIC NOTICE:**

1. The application for CUP 2019-005 was submitted to the Benton County Planning Department on June 10, 2019.
2. The application was declared complete for processing on June 18, 2019.
3. The application documents were distributed to reviewing agencies on June 20, 2019.
4. The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2019-005 was published on August 7, 2019 in the Prosser Record Bulletin.
5. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on August 6, 2019.
6. The Open Record Hearing is scheduled for August 19, 2019.

**APPLICABLE STANDARDS/ORDINANCES:**

1. Benton County Code, Chapter 11.03 Definitions.  
11.03.010 DEFINITIONS.  
(166) Solar Power Generator Facility, Major. Means the use of solar panels to convert sunlight directly or indirectly into electricity. Solar power generators consist of solar panels, charge controllers, inverters, working fluid system, and storage batteries. Major facilities are developed as the primary land use for a parcel on which it is located and does not meet the siting criteria for a minor facility in BCC 11.03.010(167).
2. Benton County Code, Chapter 11.35 Heavy Industrial District (HI).  
11.35.060 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Heavy Industrial District (HI) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.50.040.  
(i) Solar Power Generator Facility, Major.
3. Benton County Code, Chapter 11.50.040 Conditional Use.  
11.50.040 (a) CONDITIONAL USE PERMIT- GENERAL STANDARDS. The conditional use permit application process allows the Hearings Examiner 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 Hearings Examiner to ensure that 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 11.50.050.

Certain uses are classified as conditional 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 permit may be transferred by a holder thereof after written notice to the Hearings Examiner; 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 Chapter 11.51 BCC.

11.50.040 (d) CONDITIONAL USE PERMIT- PERMIT GRANTED OR DENIED. A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner 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 Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.

**AGENCY COMMENTS:**

1. The application documents were distributed to the following CUP and SEPA reviewing agencies on June 20, 2019:

Applicant	Federal Aviation Administration
Benton Clean Air Authority	Futurewise
Benton County Building Department	Washington State Department of Archaeology & Historic Preservation
Benton County Fire Marshal	Washington State Department of Ecology - Olympia
Benton County Road Department	Washington State Department of Ecology - Yakima
Benton-Franklin Health District	Washington State Department of Fish and Wildlife
Bureau of Land Management	Washington State Department of Health
Bureau of Reclamation	Washington State Department of Natural Resources - Olympia
Benton PUD	Washington State Department of Natural Resources -Ellensburg
Benton REA	Washington State Department of Transportation
City of Richland	Washington State Department of Transportation – Aviation

2. Agency comments were received from:
  - a. Washington State Dept. of Transportation, Aviation Division (HEM 1.5)
  - b. Benton County Fire Marshal (HEM 1.6)
  - c. Benton County Road Department (HEM 1.9)
  - d. US Department of Energy (HEM 1.7)
  - e. Washington State Department of Archaeology & Historic Preservation (HEM 1.8)
  - f. Washington State Department of Ecology (HEM 1.10)
  - g. Washington State Department of Fish and Wildlife (HEM 1.11)
3. A Mitigated Determination of Non-Significance was issued for the project on July 8, 2019. (HEM 1.4)
4. The following are general comments and discussion points provided by the Benton County Planning Department for this application.
  - a. The Benton County Comprehensive Plan has designated the property for urban uses.
  - b. The property is located within the City of Richland's Urban Growth Area.
  - c. The City of Richland's Comprehensive Plan has designated the property for industrial uses (See City of Richland future Land Use Map - HEM 1.12).
  - d. The zoning designation for the project parcel is Heavy Industrial (HI).
  - e. The purpose of the Heavy Industrial District (HI) is to provide an area for the location of industrial uses involving the manufacture, processing, or treatment of materials or products that may be inherently involved with potentially offensive characteristics such as odors, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts.
  - f. The proposed project is considered a Solar Power Generator Facility, Major (as defined in BCC 11.03.010 (166)).
  - g. BCC 11.03.010 (166) defines a Solar Power Generator Facility, Major as "the use of solar panels to convert sunlight directly or indirectly into electricity. Solar power generators consist of solar panels, charge controllers, inverters, working fluid system, and storage batteries. Major facilities are developed as the primary land use for a parcel on which it is located and does not meet the siting criteria for a minor facility in BCC 11.03.010(167)".
  - h. A Solar Power Generator Facility, Major is a conditional use in the HI Zoning District.
  - i. The property was rezoned to Heavy Industrial in 2018 in anticipation of the applicant applying for the proposed use.
  - j. The project site and adjoining property (Dept of Energy) currently is used for the HAMMER

training facility, a premier federal training facility. Training for multiple uses occur at the site(s) including utility training.

- k. The proposal includes a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads.
- l. The proposal will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.
- m. The project is planned to be used as a regional training facility for solar and battery technicians nationwide.
- n. A perimeter chain link fence is proposed for the solar installation area and the battery storage area. Security lighting will be provided as needed.
- o. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location. State Fish and Wildlife commented that there would be no impacts to native vegetation at this location and this site is a preferable location for this type of activity.
- p. Adjoining lands are owned by the City of Richland and the Department of Energy. These lands are designated Industrial in the City of Richland Comprehensive Plan and are zoned Light Industrial. Due to a zoning amendment in 2018, a Solar Power Generator Facility, Major is also a conditional use permit option in the Light Industrial Zoning District.
- q. Agricultural uses are not currently present on the property and neighboring properties do not have active agricultural practices.
- r. The placement of this facility at this location meets the general intent and purpose of the Heavy Industrial Zoning District (HI) and surrounding area.
- s. The proposed facility is compatible with the research, training, and industrial uses in the area. The use will not endanger the health or safety of the surrounding community. The pedestrian and vehicular traffic generated by the project will not negatively impact Horn Rapids Road and surrounding area. Adequate emergency services are available to the site, such as fire and police. Many diversified uses are allowed in the County's industrial zoning districts, the proposed project will not discourage additional development in the Heavy or Light industrial zoning districts.
- t. The Washington State Department of Transportation-Aviation Division commented that the solar project will not affect local airports. The project is proposing to use a non-reflective solar panel which will greatly reduce glare.
- u. Reference Site Plan (HEM 1.3) for location details and placement of the proposed solar installation and the proposed battery storage area.

### RECOMMENDATION:

The Benton County Planning Department recommends approval of the application request, subject to the Findings of Fact and Conditions of Approval as outlined in this Staff Report.

### FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following findings of fact and comments were received as of the date of this report. Any comments received after the completion of this staff report or obtained during the advertised public hearing of CUP 2019-005 may be addressed by the Hearings Examiner and added or deleted from this list of conditions. The Hearings Examiner 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.

If the Hearings Examiner decides to approve Conditional Use Permit Application CUP 2019-005 based on the information presented at the public hearing and after making such findings that support that decision, the Planning Department would recommend that the following Findings of Fact and Conditions of Approval be reviewed and considered by the Hearings Examiner:

#### **FINDINGS OF FACT:**

1. Public notice and application requirements have been completed for the conditional use permit request:
  - a. The application for CUP 2019-005 was submitted to the Benton County Planning Department on June 10, 2019.
  - b. The application was declared complete for processing on June 18, 2019.
  - c. The application documents were distributed to reviewing agencies June 20, 2019.
  - d. The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2019-005 was published on August 7, 2019 in the Prosser Record Bulletin.
  - e. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on August 6, 2019.
  - f. The Open Record Hearing is scheduled for August 19, 2019.
2. The applicant is Energy Northwest (Contact: Corey O'Donnell) PO Box 968, Richland, WA 99352.
3. The property owner is Hands on Training Scenario Specifics LLC, IBEW Local 77, 19415 International Blvd., Seatac, WA 98188.
4. The property is located west of Stevens Drive, west of Kingsgate Way, east of Hammer Road, along the north side of Horn Rapids Road near site address 2800 Horn Rapids Road. Section 16, Township 10 North, Range 28 East, W.M. Parcel Number: 116081000002001.
5. The property is approximately 69.77 acres in size. The area to be used for the project site is approximately 20.00 acres.
6. The Benton County Comprehensive Plan has designated the property for urban uses.

7. The property is in the City of Richland's Urban Growth Area.
8. The City of Richland's Comprehensive Plan has designated the property for industrial uses (See City of Richland future urban area Land Use Map- HEM 1.12).
9. The zoning designation for the project parcel is Heavy Industrial (HI).
10. The purpose of the Heavy Industrial District (HI) is to provide an area for the location of industrial uses involving the manufacture, processing, or treatment of materials or products that may be inherently involved with potentially offensive characteristics such as odors, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts.
11. The proposed project is considered a Solar Power Generator Facility, Major (as defined in BCC 11.03.010 (166)).
12. BCC 11.03.010 (166) defines a Solar Power Generator Facility, Major as "the use of solar panels to convert sunlight directly or indirectly into electricity. Solar power generators consist of solar panels, charge controllers, inverters, working fluid system, and storage batteries. Major facilities are developed as the primary land use for a parcel on which it is located and does not meet the siting criteria for a minor facility in BCC 11.03.010(167)".
13. A Solar Power Generator Facility, Major is a conditional use in the HI Zoning District.
14. The project site and adjoining property (Dept of Energy) currently is used for the HAMMER training facility, a premier federal training facility. Training for multiple uses occur at the site(s) including utility training.
15. The proposal includes a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads.
16. The proposal will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.
17. The project is planned to be used as a regional training facility for solar and battery technicians nationwide.
18. A perimeter chain link fence is proposed for the solar installation area and the battery storage area. Security lighting will be provided as needed.
19. A Mitigated Determination of Non-Significance was issued for the project on July 8, 2019.
20. There are no designated critical areas on the property. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location. State Fish and Wildlife commented that there would be no impacts to native vegetation at this location and this site is a preferable location for this type of activity.

21. The placement of this facility at this location meets the general intent and purpose of the Heavy Industrial Zoning District (HI) and surrounding area.
22. The proposed facility is compatible with the research, training, and industrial uses in the area. The use will not endanger the health or safety of the surrounding community. The pedestrian and vehicular traffic generated by the project will not negatively impact Horn Rapids Road and surrounding area. Adequate emergency services are available, such as fire and police, to provide services to the project site. Many diversified uses are allowed in the County's industrial zoning districts, the proposed project will not discourage additional development in the Heavy or Light industrial zoning districts.
23. The Washington State Department of Transportation-Aviation Division commented that the solar project will not affect local airports. The project is proposing to use a non-reflective solar panel which will greatly reduce glare.
24. Benton County Code, Chapter 11.50.040 (a) Conditional Uses, states the following:

11.50.040 (a) CONDITIONAL USE PERMIT- GENERAL STANDARDS. The conditional use permit application process allows the Hearings Examiner 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 Hearings Examiner to ensure that 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 11.50.050.

Certain uses are classified as conditional 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 permit may be transferred by a holder thereof after written notice to the Hearings Examiner; 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 Chapter 11.51 BCC.

25. Benton County Code, Chapter 11.50.040 (d) Conditional Uses, states the following:  
11.50.040 (d) CONDITIONAL USE PERMIT- PERMIT GRANTED OR DENIED. A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner 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.

**CONDITIONS OF APPROVAL:**

The Hearings Examiner may grant a conditional use permit 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 Hearings Examiner decides to approve Conditional Use Permit Request CUP 2019-005 then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Hearings Examiner shall be completed prior to the Planning Department issuing the Conditional Use Permit. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. 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 Hearings Examiner conditionally approved the Conditional Use Permit, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner 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 Hearings Examiner meeting.
3. The applicant shall meet and comply with the SEPA MDNS, including the mitigating conditions, issued for this project on July 8, 2019 (HEM 1.4).
4. The applicant shall meet and comply with Benton County Building Department requirements regarding building, fencing, and grading permits. The applicant is required to obtain all required permits for new construction at the site as applicable.
5. The proposed project shall comply with the submitted site plan (HEM 1.3) submitted to the Planning Department.

HEM 1.2



CUP 2019-005  
Vicinity Map

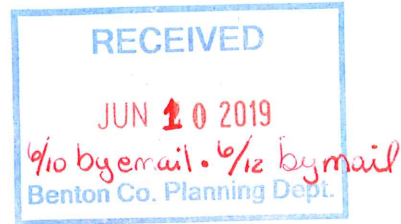
Planning Department  
P.O. Box 910  
1002 Dudley Avenue  
Prosser, WA 99350



Phone (509) 786-5612  
Fax (509) 786-5629  
planning.department@co.benton.wa.us  
co.benton.wa.us

CONDITIONAL USE PERMIT  
APPLICATION

File No. CUP 2019-005  
*See also EA 2019-013*



APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Energy Northwest  
Mailing Address: PO Box 968 Drop PE03 City: Richland  
State: WA ZIP: 99253 Phone: (509)377-4505 Work: \_\_\_\_\_  
Email Address: cpodonnell@energy-northwest.com  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner(s)** (if different): IBEW Local 77  
Mailing Address: 19415 International Blvd City: SEATAC  
State: WA ZIP: 98188 Phone: 206-323-4505 Work: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*\*If there are additional owners please copy this section, sign, and attach to the application*

**If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.**

ENTITY SIGNATURE BLOCK

*If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.*

**Applicant/Legal Owner:** IBEW LOCAL 77 / HOTSS

Officer name: Louis R. Walter

Title: BM LFS

Signature: [Signature] Date: 6-6-2019

THE ABOVE SIGNED OFFICER OF IBEW LOCAL 77 / HOTSS (name of entity)

WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT ENERGY NW (name of applicant) TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. **Subject property address:** 2800 Horn Rapids Road

city: Richland State: WA ZIP: 99253

2. **Parcel number:** 1 - 1608 - 100 - 0002 - 001 3. **Acreeage:** 69.7

4. **Access:**  County Road  State Road/Highway  Private Road

5. **Utilities:** Power:  Benton PUD  Benton REA

Sewer:  Septic Tank  City Sewer: (Provider) \_\_\_\_\_

Water:  Individual Wells  One well serving 2-4 lots  One well serving 5+ lots

Private System (Provider & Address) \_\_\_\_\_

City System (Provider) \_\_\_\_\_

Gas:  No  Yes: (Provider) \_\_\_\_\_

Cable:  No  Yes: (Provider) \_\_\_\_\_

Phone:  No  Yes: (Provider) \_\_\_\_\_

Irrigation:  No  Private  District: (Provider) \_\_\_\_\_

6. **Present use of property:** The property is currently utilized as an electrical utility training facility.

7. **What is the proposed use?** The proposed use is for a solar powered generating, storage, and training facility. The project will generate 4-megawatt electricity from a 20 acre solar generating array of photo-voltaic panels and include 1-MWE battery storage system.

8. **Will only one detached building to be used for the proposed use?**  Yes  No

9. **Will the project be conducted entirely inside of a building?**  Yes  No

If no, explain what outdoor activities would occur: Power generation, maintenance of the solar facility, and training.

10. **What is the total area, including storage that will be used?** 20 acres

11. **Does one of the business proprietors own/lease the property where the proposed business is located?**  Yes  No

12. **Is there a residence on site?**  Yes  No

a) Does one of the proprietors live in the residence on site?  Yes  No

13. **Total number of employees (who do not live on site)?** 2

14. Proposed days and hours of operation (including employee hours)?

Days: Scheduled Hours: 8:00-5:00 PM

a) Will the operation be seasonal? Months of operation: \_\_\_\_\_

15. Will you have a sign?  Yes  No

If yes, please answer the following and **attach a drawing** of the proposed signage

a) Number of sign(s)? 1

b) Height of sign(s)? 8 ft.

c) Dimensions of sign(s)? 3'x6'

d) Location of sign(s)? See Site Map

e) Will the sign(s) be illuminated?  Yes  No

16. How many vehicles will be labeled to identify the proposed use? none

17. How many parking spaces will be provided? Existing: 26 Proposed: \_\_\_\_\_ Surface Type: gravel

18. What is the name of the access road to the property? Horn Rapids Road

a) Is the road a:  County Road  State Highway  Private Road

b) Is the road constructed out of:  Pavement  Gravel

19. Is any outdoor lighting proposed?  Yes  No

a) Where will it be located? See Site Map

20. Are you proposing any site screening and/or fencing?

Yes (If yes, please show on site plan map)  No

a) What type and where will it be located? Chain link, see site map

21. Additional comments or information: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE QUESTIONS PLEASE ATTACH ADDITIONAL PAGES.

(FOR STAFF USE ONLY)

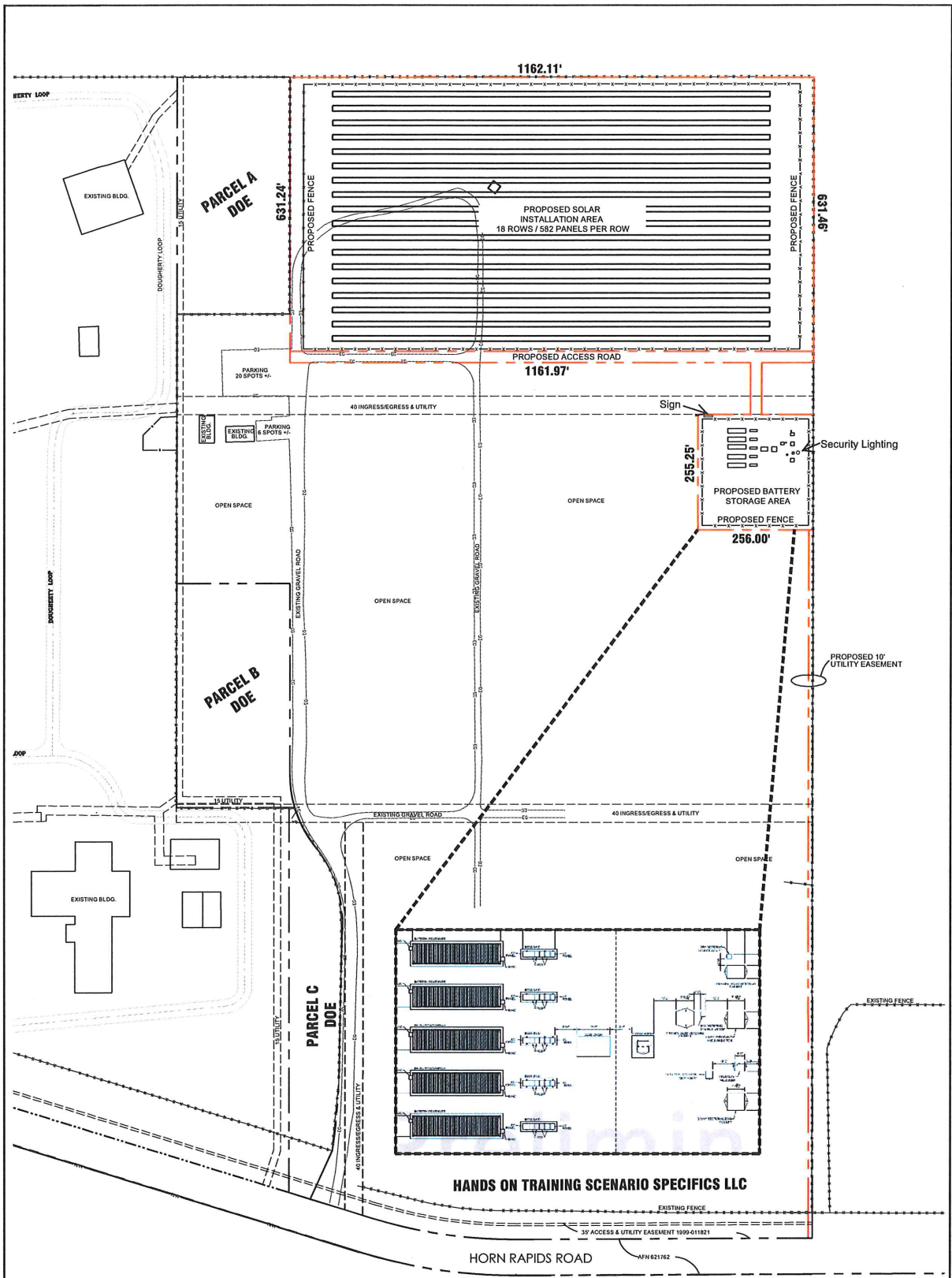
Application Complete: Y N

Critical Areas: N Y: \_\_\_\_\_

Zoning: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_



**HANDS ON TRAINING SCENARIO SPECIFICS LLC**

LEASE / EASEMENT LINE ————  
 PROPERTY LINE - - - - -  
 TOWER □  
 1" = 100'

# HORN RAPIDS SOLAR STORAGE SITE PLAN

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**Proponent:**

Corey O'Donnell, Energy Northwest  
PO Box 968, Mail Drop: PE 03  
Richland, WA 99354

**File No.** EA 2019-013

**Project Description:** The Horn Rapids Solar, Storage and Training Project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC). The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads. The site will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.

**Project Location:** The project will be built on parcel 116081000002001, Section 16, Township 10 North, Range 28 East, W.M. The project address is 2800 Horn Rapids Road, Richland, WA 99354.

**Jurisdiction:** Benton County, Washington.

**Lead Agency:** Benton County Planning Department.

**Threshold Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(3), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-355; no additional comments are being requested.

**Conditions/Mitigating Measures:** See Attached.

**Appeals:** You may appeal this determination to the Benton County Planning Department at Post Office Box 910, Prosser, WA 99350, no later than July 22, 2019 by written notice. The fee for a threshold determination appeal is \$700.00. An appeal of the determination must be made in writing to the Benton County Planning Department and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

**SEPA Responsible Official:** Jerrod MacPherson

**Position/Title:** Planning Manager

**Address:** P.O. Box 910, Prosser WA 99350

Date: July 8, 2019

  
\_\_\_\_\_  
Jerrod MacPherson, Planning Manager

## CONDITIONS/MITIGATION MEASURES

File No.: EA 2019-013

Applicant: Energy Northwest

Corey O'Donnell, Energy Northwest  
PO Box 968; Mail Drop: PE 03  
Richland, WA 99354

### Documents and Regulations:

The environment threshold determination and conditions are based on an analysis of information contained in the following documents or the applicable regulations and restrictions of various agencies:

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County Comprehensive Plan;
4. Benton County, BCC Title 15 Critical Area Ordinance;
5. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards;
6. Regulations of the Benton Clean Air Agency;
7. Regulations of the Washington State Department of Fish and Wildlife, Department of Transportation, Department of Ecology, Department of Natural Resources and Department of Archaeology and Historic Preservation; and
8. Application submittal materials include a SEPA Environmental Checklist, dated June 6, 2019 and a Conditional Use Permit Application, dated June 6, 2019.

### Findings:

1. Location:
  - a. The project will be built on parcel 116081000002001, Section 16, Township 10 North, Range 28 East, W.M. The project address is 2800 Horn Rapids Road, Richland, WA 99354.
2. Comprehensive Plan:
  - a. The property is in the City of Richland's Urban Growth Area.
  - b. The Benton County Comprehensive Plan has designated the property for urban uses.
  - c. The City of Richland Comprehensive Plan has designated the property for industrial uses.
3. Benton County, BCC Title 11, Zoning:
  - a. The zoning designation for the project parcel is Heavy Industrial (HI).
  - b. The purpose of the Heavy Industrial District (HI) is to provide an area for the location of industrial uses involving the manufacture, processing, or treatment of materials or products that may be inherently involved with potentially offensive characteristics such as odors, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts.
  - c. The proposed project is considered a Solar Power Generator Facility, Major (as defined in BCC 11.03.010 (166)).

- d. BCC 11.03.010 (166) defines a Solar Power Generator Facility, Major as “the use of solar panels to convert sunlight directly or indirectly into electricity. Solar power generators consist of solar panels, charge controllers, inverters, working fluid system, and storage batteries. Major facilities are developed as the primary land use for a parcel on which it is located and does not meet the siting criteria for a minor facility in BCC 11.03.010(167)”.
  - e. A Solar Power Generator Facility, Major is a conditional use in the HI Zoning District.
4. Benton County, BCC Title 15, Critical Area Ordinance:
- a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the proposed use.
  - b. Wetlands: None identified.
  - c. Critical Aquifer Recharge Area: None identified.
  - d. Fish and Wildlife Habitat Conservation Area: None identified.
  - e. Frequently Flooded Areas: None identified.
  - f. Geologically Hazardous Areas: None identified.
5. The applicant submitted the following materials for the SEPA review process:
- a. SEPA Environmental Checklist, dated June 6, 2019.
  - b. Conditional Use Permit application dated June 6, 2019.
6. During the SEPA comment period (email dated June 20, 2019), the State Department of Transportation-Aviation Division commented that the solar project will not affect the airport. Additionally, the project is proposing to use a non-reflective solar panel which will greatly reduce glare.
7. During the SEPA comment period (email dated June 25, 2019), the US Department of Energy commented that the project is located in the NW quarter of Section 16 not the NE quarter as described in the checklist.

**Conditions:**

The applicant must complete and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

- 1. The applicant is conducting a cultural review of the project site. The final report shall be forwarded to the Washington State Department of Natural Resources and Department of Archaeology and Historic Preservation (DAHP) for review and evaluation. Compliance with DAHP standards is required.
- 2. A Solar Power Generator Facility, Major is a conditional use in the HI Zoning District. A hearing for the proposed conditional use permit application is tentatively scheduled for August 19, 2019. Approval of a conditional use permit and compliance with the associated conditions is required.
- 3. Meet and comply with the requirements of the Benton County Fire Marshal. See comment sheet dated June 21, 2019. Contact Benton County Fire Marshal, at 509-735-3500.
- 4. Meet and comply with the requirements of the Washington State Department of Ecology. See comment letter dated July 2, 2019. Contact Lloyd Stevens, Jr. and 509-574-3991.

**Distribution List: EA 2019-013**

Applicant	Media (including map or plot plan)
Benton Clean Air Authority	Environmental Review Inc. (Tom Price)
Benton County Building Department	Washington State Department of Archaeology & Historic Preservation
Benton County Fire Marshal	Washington State Department of Ecology - Olympia
Benton County Road Department	Washington State Department of Ecology - Yakima
Benton-Franklin Health District	Washington State Department of Fish and Wildlife
Bureau of Land Management	Washington State Department of Health
Bureau of Reclamation	Washington State Department of Natural Resources - Olympia
Fire District #4	Washington State Department of Natural Resources -Ellensburg
Futurewise	Washington State Department of Transportation
Kennewick Irrigation District	Yakama Indian Nation

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***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 [HELP]**

1. Name of proposed project, if applicable: *Horn Rapids Solar, Storage, and Training Facility*
2. Name of applicant: *Energy Northwest*
3. Address and phone number of applicant and contact person:

Contact: Corey O'Donnell, Phone: 509-377-4505

Mailing Address: P.O. Box 968, Mail Drop: PE03, Richland, WA 99352-0968

Physical Address: 76 North Power Plant Loop, Richland, WA 99354

4. Date checklist prepared: 5/22/2019

5. Agency requesting checklist: *Benton County Planning Department*

6. Proposed timing or schedule (including phasing, if applicable):

*Construction will begin in Fall 2019 and will be completed by June 2020. Construction will not be phased.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*At this time there are no plans for future additions or expansions related to this proposal.*

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

*Archaeological and Cultural investigations have been prepared.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*No.*

10. List any government approvals or permits that will be needed for your proposal, if known.

*Conditional Use permit, Stormwater Construction permit, and Building Permits from Benton County are required for this project.*

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.)

*The Horn Rapids Solar, Storage and Training Project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC). The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads.*

*The site will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.*

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.

*The project will be built on parcel 11608100002001, Section 16, Township 10, Range 28, Quarter NE. The project address is 2800 Horn Rapids Road, Richland, WA 99354. The property is currently utilized as an electrical utility training facility and is zoned Heavy Industrial. See attachment 1 for site plan and vicinity map.*

## **B. Environmental Elements** [\[HELP\]](#)

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

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

*The project site is mostly flat with the steepest slope at 2%.*

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.

*The area soil is Quincy loamy sand. The proposal will result in minor excavation to remove vegetation, trenching to install utilities, and grading to level the site.*

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

*None observed.*

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.

*Soil will be excavated while installing vaults/foundations for Battery Storage System and Switchgear equipment. The proposal will result in minor excavation to remove vegetation, trenching to install utilities, and grading to level the site. Estimated 610 cubic yards to be excavated. No imported fill is anticipated.*

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

*Incidental erosion may occur resulting from initial excavation and grading by exposing soils during construction; however, prudent construction and maintenance practice will reduce erosion.*

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

*The proposed project is not anticipated to significantly increase impervious surfaces at the site. All solar panels will be mounted on open web "lattice" type frames, the area under the solar panel will remain uncovered and able to absorb surface water.*

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

*Temporary erosion and sediment control measures will be used during construction but minor erosion is possible. Staging and refueling of machines will be conducted out of the work area. Additional methods to prevent erosion include a silt fence around the construction area. At construction conclusion, disturbed areas will be seeded with native grasses to reduce erosion.*

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

- 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.

*Vehicle exhaust and dust from construction is expected. No long-term change in emissions is expected from the completed project.*

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

*No.*

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

*Standard emission control converters and mufflers will be in use by construction vehicles. Water will be used to control dust onsite.*

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

- 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.

*No surface water in the immediate vicinity of the site.*

- 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.

*No native wetlands are present at the project site.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No.*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.*

b. Ground Water: [\[help\]](#)

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. There is an existing structures used for classroom training with domestic water source. No groundwater will be withdrawn for the proposed project. Stormwater from existing gravel roads and structures is the only source of water discharge to ground.*

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.

*There is no proposed change to the existing domestic sewage disposal.*

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.

*The proposed Project is not anticipated to significantly increase stormwater runoff. No new impervious surfaces other than vaults and foundations are expected to be constructed. All solar panels will be mounted on open web "lattice" type frames, the area under the solar panel will remain uncovered and able to absorb surface water. No stormwater will be discharge to surface waters.*

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

*No.*

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

No.

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

*BMPs will be used during construction to reduce erosion and stormwater pollution. After construction, the exposed areas will be reseeded with native grasses to reduce erosion.*

**4. Plants** [help]

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

*Approximately 20 acres of native grasses and sagebrush will be cleared for solar installation. After construction is completed, periodic mowing of grass will continue as a maintenance item to prevent shading of solar panels.*

c. List threatened and endangered species known to be on or near the site.

*One federal listed threatened species (Umtanum desert buckwheat) and 9 total plants species are listed by 2018 State of Washington Natural Heritage Plan as threatened or endangered:*

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u>
<i>Aliciella leptomeria</i>	Sand gilia	Threatened
<i>Calyptridium roseum</i>	Rosy pussypaws	Threatened
<i>Cryptantha leucophaea</i>	Gray cryptantha	Threatened
<i>Eriogonum codium</i>	Umtanum desert buckwheat	Endangered
<i>Physaria douglasii ssp. Tuplashensis</i>	White bluffs bladderpod	Threatened
<i>Lipocarpha aristulata</i>	Awne d halfchaff sedge	Threatened
<i>Loeflingia squarrosa</i>	Spreading pygmyleaf	Threatened
<i>Myosurus x alopecuroides</i>	Foxtail mouse-tail	Threatened
<i>Rorippa columbiae</i>	Columbia yellowcress	Threatened

These plants have been listed for Benton County on the 2018 State of Washington Natural Heritage Plan, but none were observed on the proposed project site during field observations..

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

The site will be reseeded with native grasses upon completion.

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

Rush Skeleton Weed and Russian Thistle have been observed at the Project site.

**5. Animals** [help]

- 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 \_\_\_\_\_

Hawk, eagle, songbirds, deer, elk, and rabbits are known to be near the site.

- b. List any threatened and endangered species known to be on or near the site.

Within the general area, the federally endangered Pygmy rabbit (*Brachyagus idahoensis*) and the Washington State threatened Ferruginous hawk (*Buteo regalis*), and Burrowing Owl (*Athene cuniculari*) are known to occur within the area of the project site. No other federally or state listed species are known within 2 miles of the project area. There are 4 federally listed fish species in the Columbia River.

<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>	<u>Federal Status</u>
<u>Birds</u>			
<i>Buteo regalis</i>	Ferruginous hawk	Threatened	
Burrowing Owl	<i>Athene cuniculari</i>	Threatened	
<u>Mammals</u>			
<i>Brachyagus idahoensis</i>	Pygmy rabbit	Endangered	Endangered
<u>Fish</u>			
<i>Oncorhynchus mykiss</i>	Steelhead		Threatened
<i>Oncorhynchus tshawytscha</i>	Spring-run Chinook		Endangered
<i>Salvelinus confluentus</i>	Bull trout		Threatened
<i>Entosphenus tridentatus</i>	Pacific lamprey		Concern

c. Is the site part of a migration route? If so, explain.

*Yes. The project lies within the Columbia River drainage, which is part of the Pacific Flyway, a migratory bird route. However there is no known or documented use of the site by migratory birds.*

d. Proposed measures to preserve or enhance wildlife, if any:

*The construction areas will be monitored in the spring to avoid disturbing any nesting activities of migratory birds. If disturbance to migratory birds may occur, construction activities will be delayed until any fledglings abandon the site.*

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

*There are no known invasive animal species at the site.*

## **6. Energy and Natural Resources** [\[help\]](#)

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.

*There is a proposed 480/240 Volt connection for control systems, however, project is a net supplier of renewable electricity.*

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:

*No energy conservation features are planned. The proposed Project is a net supplier of solar energy.*

## **7. Environmental Health** [\[help\]](#)

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.

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

*There is no known contamination at the site from past or present uses.*

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.

*There is no known hazardous chemicals/conditions that might affect the proposed Project.*

- 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.

*Hazardous and toxic chemicals used during construction may include petroleum products (e.g. gasoline, diesel, oil), adhesives, and other related materials needed for construction. Once construction is completed, hazardous and toxic chemicals used onsite would be limited to petroleum products used to maintain the site. The Project will also have a battery storage system that may contain hazardous or toxic materials which may include lithium-ion or lead. The chemical makeup of the battery storage system is still under development.*

- 4) Describe special emergency services that might be required.

*None anticipated.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Hazardous materials will be stored properly with the proper labels and SDS available. Any hazardous waste that is generated by the project will be disposed of by following proper hazardous waste disposal regulation. It is possible for small quantities of oil, mechanical fluids, adhesive, or gas to leak from equipment, machinery, or vehicles used at the project site. All vehicles used during construction will be refueling on nearby impervious surfaces or at nearby gas station. A spill kit will be located on site with trained personal to clean up any spills. Using best management practices will limit the possibility of exposure or spills. Once the project is complete, fences and signs will be installed to prevent unauthorized personal from entering the area, reducing the risk of injury. The battery storage system will have secondary containment to capture any leaks or spills.*

**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.

*Short term noise generated by construction activity, after commissioning no additional noise will be produced.*

- 3) Proposed measures to reduce or control noise impacts, if any:

*Limit and control hours of construction activity.*

**8. Land and Shoreline Use** [\[help\]](#)

- 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.

*The subject parcel is currently used a training facility for the International Brotherhood of Electrical Workers. Adjacent properties are used by the Department of Energy for training. The proposal will not effect 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?

*The site has not been used as forest or farmland in recent history.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*No.*

- c. Describe any structures on the site.

*There is a modular building containing a classroom, offices and bathrooms; the structure will remain.*

- d. Will any structures be demolished? If so, what?

*Yes, a small storage shed in disrepair will be removed from the site.*

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

*Heavy Industrial District*

- f. What is the current comprehensive plan designation of the site?

*Urban Lands*

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

*Not applicable. Project site is outside of Benton County's Shoreline jurisdiction.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

*Two people for periodic maintenance of the facility.*

- i. Approximately how many people would the completed project displace?

*None.*

- j. 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:

*A Conditional Use Permit will ensure the proposal is compatible with projected land uses.*

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

*None. There is no impact to agriculture or forest.*

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*No housing units are included in this renewable energy project.*

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Approximately 8' 0". There are no new buildings being constructed.*

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

*None.*

b. Proposed measures to reduce or control aesthetic impacts, if any:

*None.*

**11. Light and Glare** [\[help\]](#)

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

*As with any renewable solar project there is a possibility of glare throughout the day.*

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

*No.*

c. What existing off-site sources of light or glare may affect your proposal?

*None.*

d. Proposed measures to reduce or control light and glare impacts, if any:

*None.*

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

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

*There is an Off Road Vehicle Park a short distance away on Horn Rapids Road. The Columbia River and Yakima River are near the Project site.*

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*No known landmarks, features, or other evidence of Tribal or historic use or occupation are located within the project area; however, the general area has long been utilized by Native American tribes. The closest archaeological site to the APE is an historic-era site, which is situated approximately 275 ft (84 meters [m]) east of the southern-most portion of the proposed project area. The site was recorded in 1993 and consists of a historic-period debris scatter that includes 12 small milled wood fragments and a 5 gallon blue military can that dates between the 1940s and 1950s. The site was recommended as not eligible for listing on the NRHP. The Fruitvale School is depicted approximately 0.5 mi (0.8 km) east of the APE on historic topographic maps. In this area there are homes, structures, and roads that travel south toward the City of Richland. The area labeled Fruitvale School and all surrounding structures does not appear on any USGS historic topographic maps that post-date 1917. An irrigation ditch is also depicted approximately 0.3 mi (0.4 km) east of the APE on several USGS historic topographic maps from 1917 to 1992. The 1992 Richland Washington, USGS topographic map labels this ditch as an "abandoned ditch." A 1976 Metsker map indicates that all the land encompassing the APE belongs to the U.S. Atomic Energy Commission Reservation. From April 29 to May 3, 2019, and May 6, 2019, Anderson Perry & Associates, Inc., conducted a cultural resource inventory at the project area that consisted of a pedestrian survey and the excavation of 195 shovel test probes. On April 30, 2019, Anderson Perry & Associates, Inc. archaeologists identified one precontact archaeological isolate that consists of a single cryptocrystalline silicate (CCS) flake in one of the shovel test probes. The isolate is not recommended as significant or eligible for inclusion to the NRHP and no further work or protection is recommended. No other cultural resources were found within the project area during the background review or during the cultural resource survey..*

- 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.

*The Washington Information System for Architectural and Archaeological Records Data (WISAARD) was accessed by Andrew Frierson, RPA (Anderson Perry & Associates, Inc.) on November 29 2018, to determine the presence of previously recorded historic properties or archaeological sites within or near the project vicinity, as well as to determine the potential for cultural and historic resources on or near the area of potential effect (APE). Available historic General Land Office (GLO) maps (for the year 1865), USGS historic topographic maps (Pasco 1917 to 1992), Metsker maps (Benton County 1976), and various ethnographic sources were reviewed prior to fieldwork for evidence of precontact or historic sites in the vicinity of the project area..*

- 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.

*The only cultural resource within the project area is the newly discovered archaeological isolate that was recorded by Anderson Perry & Associates on April 30, 2019. Since the isolate is not recommended significant or eligible, no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources are necessary. If cultural resources are found during project construction, Energy Northwest will follow procedures outlined Section 3.5, Inadvertent Discovery of Archaeological Materials and/or Human Remains in their Cultural Resource Protection Program document.*

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

- 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.

*The site is located at 2800 Horn Rapids Road, the site is currently being used a Training Facility, the proposed Solar Project will use the existing roads and does not significant increase vehicle traffic.*

- 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?

*The site is not currently served by public transit. The nearest transit stop is located at the Stevens Center approximately 4.1 miles away.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*No change in parking spaces is anticipated.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*No.*

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

*No.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

*There likely will be an average of 1 additional passenger vehicle per day after construction is complete. There will be significant increase in site traffic of non-passenger vehicles during construction.*

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:

None.

**15. Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

**16. Utilities** [help]

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

c. 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 will be needed for the control systems and site lighting, however, project is a net supplier of renewable electricity. Other utilities needed at the site is an additional telephone line. No additional utilities are needed.*

**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: Shannon Khounnala

Name of signee Shannon Khounnala

Position and Agency/Organization Environmental and Regulatory Programs Manager

Date Submitted: 6/6/19

**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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

## ESA LISTED SALMONIDS CHECKLIST

### Applicant Information

Name Energy Northwest  
Phone (509) 377-4505

### Project Information

Name Horn Rapids, Solar, Storage, Training Facility (HRSSTF)  
Location 2800 Horn Rapids Road  
Description HRSSTF Project will generate 4 megawatt electric (MWe) from a 20 acre solar array of photovoltaic panels and include 1-MWe battery storage system and serve as a training site for solar and battery technicians.

This worksheet was designed to help project proponents and government agencies identify when a project needs further analysis regarding adverse effects on ESA (Endangered Species Act) listed salmonids. Salmonids are salmon, trout and chars, e.g. bull trout. For our purposes, "ESA listed salmonids" is defined as fish species listed as endangered, threatened or being considered for listing.

**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 listings 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

1. Are ESA listed salmonids currently present in the watershed in which your project will be located?

Yes  No

Please describe.

Project site is several miles from the nearest stream or river that contain ESA listed salmonids. However, several federal endangered species have been observed in the greater Hanford area. Species known to be in the area include *Oncorhynchus mykiss*, *Oncorhynchus tshawytscha*, *Salvelinus confluentus*.

2. Has there ever been an ESA listed salmonid stock present in this watershed? Yes  No  Uncertain

Please describe.

Yes. ESA listed salmonid stock are present in the local watershed.

**If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.**

**PROJECT SPECIFICS: The questions in this section are specific to the project and vicinity.**

1. Name of watershed: Alkali - Squilchuck Watershed

2. Name of nearest waterbody: Yakima River

3. What is the distance from this project to the nearest body of water? 2.21 miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

4. What is the current land use between the project and the potentially affected water body (*parking lots, farmland, etc*)?

The land use between the project and the Columbia and Yakima River comprises mostly of industry, residential, open spaces, farmland, and commercial use.

5. Is the project above a:

- natural permanent barrier (waterfall) Yes \_\_\_ No
- natural temporary barrier (beaver pond) Yes \_\_\_ No
- man-made barrier (culvert, dam) Yes \_\_\_ No
- other (explain):

6. If yes, are there any resident salmonid populations above the blockage? Yes \_\_\_ No \_\_\_ Don't know \_\_\_

N/A. Project isn't adjacent to water.

7. What percent of the project will be impervious surface (including pavement & roof area)?

The proposed project is not anticipated to significantly increase impervious surfaces at the site. All solar panels will be mounted on an open web "lattice" type frames, the area under the solar panel will remain uncovered and able to absorb water.

**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.

1. Does the project require the withdrawal of:
  - i. Surface water? Yes \_\_\_ No   
Amount \_\_\_\_\_  
Name of surface water body \_\_\_\_\_
  - ii. Ground water? Yes \_\_\_ No   
Amount \_\_\_\_\_  
From where \_\_\_\_\_  
Depth of well \_\_\_\_\_
2. Will any water be rerouted? Yes \_\_\_ No   
If yes, will this require a channel change?
3. Will there be retention or detention 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.
4. Will this project require the building of new roads?  
Yes \_\_\_ No  *Increased road mileage may affect the timing of water reaching a stream and may impact fish habitat.*
5. Are culverts proposed as part of this project? Yes \_\_\_ No
6. Will topography changes affect the duration/direction of runoff flows? Yes \_\_\_ No  If yes, describe the changes.
7. 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?

**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.

1. Do you know of any problems with water quality in any of the streams within this watershed? Yes \_\_\_ No   
If yes, describe.

2. 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.*

3. 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

4. Will turbidity be increased because of construction of the project or during operation of the project? Yes \_\_\_ No   
In-water or near water work will often increase turbidity.

5. Will your project require long term maintenance, i.e. bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?  
Yes \_\_\_ No  If yes, please describe.

**VEGETATION:** The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

1. 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.

2. If any vegetation is removed, do you plan to re-plant?  
Yes  No \_\_\_ If yes, what types of plants will you use?

Native grasses.

## RESOURCES

### **Washington Department of Fish and Wildlife Website**

[www.wa.gov/wdfw/](http://www.wa.gov/wdfw/)

This site has useful information on fish habitat.

### **Washington Department of Ecology Website**

[www.ecy.wa.gov](http://www.ecy.wa.gov)

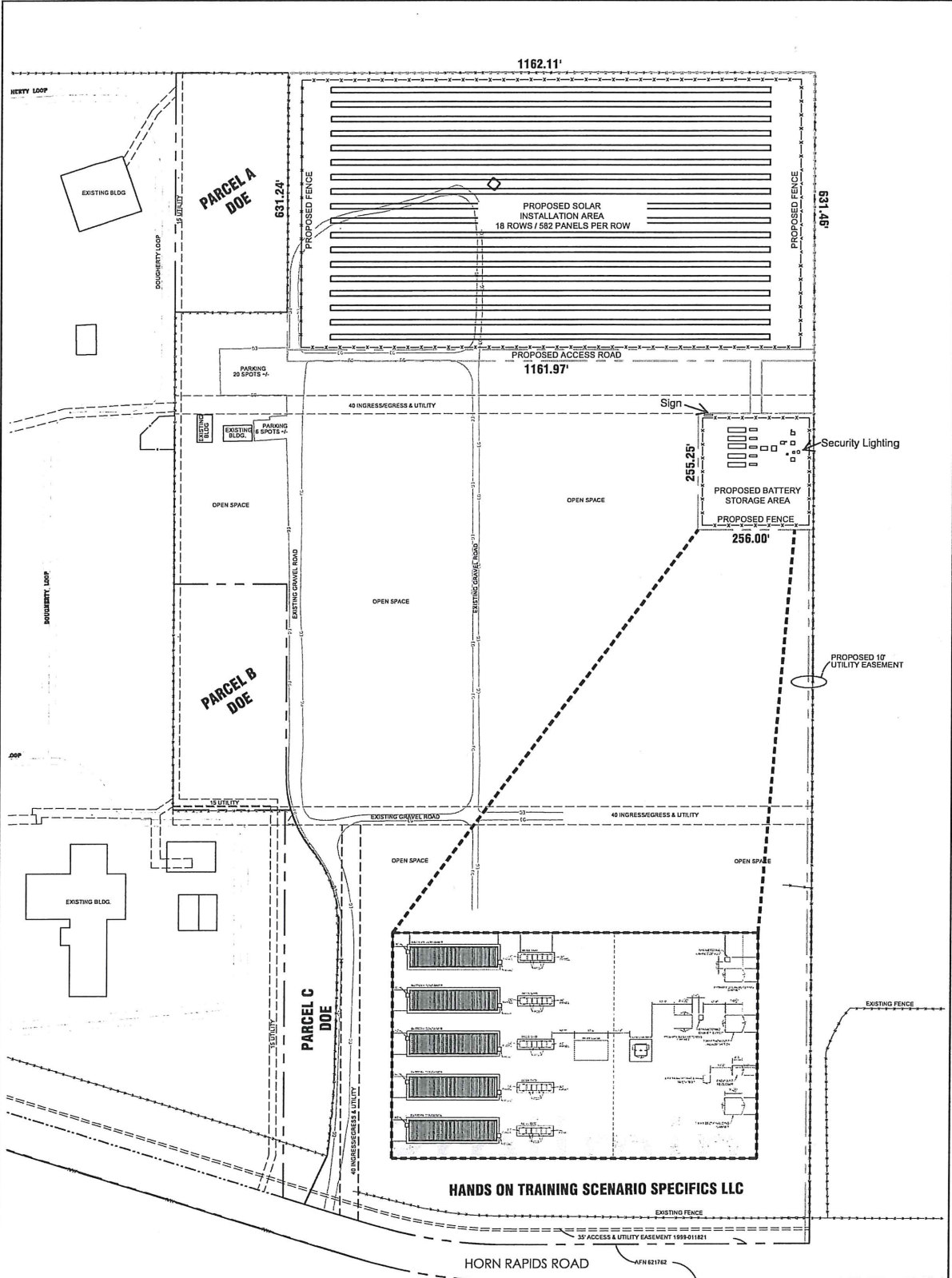
Click on the Water Quality button on the left side of this page.

### **National Marine Fisheries Services Website**

Evolutionarily Significant Unit (ESU) maps can be found at

[www.nwr.noaa.gov](http://www.nwr.noaa.gov) Click on the Endangered Species Act (ESA) links to view the ESU maps and other information.

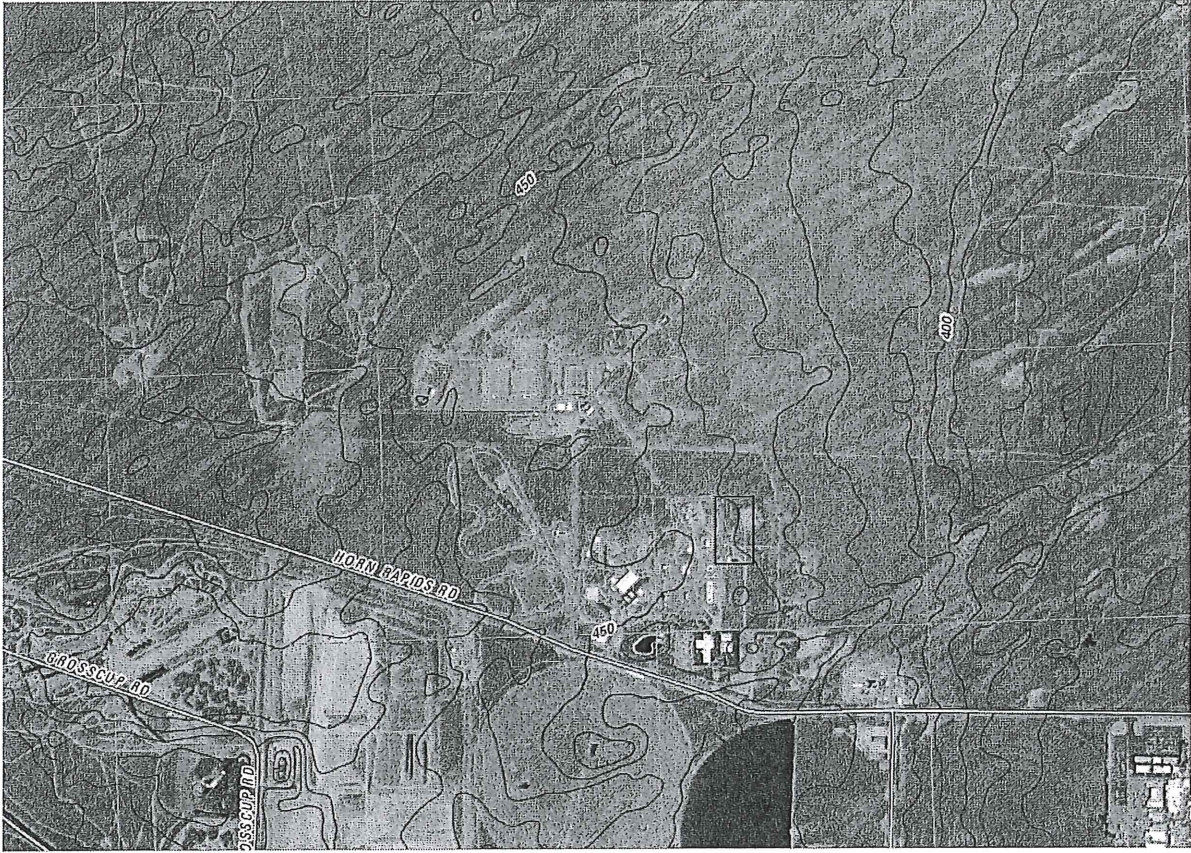
**NOTE: Most applicants should have the information necessary to answer most of the questions in this checklist. Additional information will need to be obtained by local and state agencies if it appears that the project is likely to affect ESA listed species.**



LEASE / EASEMENT LINE 
  
 PROPERTY LINE 
  
 TOWER

1" = 100'

# HORN RAPIDS SOLAR STORAGE SITE PLAN



Aerial Photo of site.

**Planning Department**  
P.O. Box 910  
1002 Dudley Avenue  
Prosser, WA 99350



Phone (509) 786-5612  
Fax (509) 786-5629  
planning.department@co.benton.wa.us  
co.benton.wa.us

## Notice of Application - Optional DNS Process

**Benton County has received a permit application for the following project:**

**Date of permit application:** June 6, 2019

**Date of determination of completeness:** June 18, 2019

**Date of Notice of Application:** June 18, 2019

**Date of Publication of Notice of Application:** June 21, 2019

**Comment due date:** July 5, 2019

**Agency Contact:** Jerrod B. MacPherson, Benton County Planning Manager  
[jerrod.macpherson@co.benton.wa.us](mailto:jerrod.macpherson@co.benton.wa.us) (509) 786-5612

**Agency File Number:** EA 2019-013

**Project Description:** The Horn Rapids Solar, Storage and Training Project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC). The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads. The site will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.

**Project Location:** The project will be built on parcel 116081000002001, Section 16, Township 10 North, Range 28 East, W.M. The project address is 2800 Horn Rapids Road, Richland, WA 99354. The property is currently utilized as an electrical utility training facility and is zoned Heavy Industrial.

**Project Applicant:**

Energy Northwest Contact: Corey O'Donnell, Phone: 509-377-4505

Mailing Address: P.O. Box 968, Mail Drop: PE03, Richland, WA 99352-0968

Physical Address: 76 North Power Plant Loop, Richland, WA 99354

**SEPA Environmental Review:** The Benton County Planning Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Department, P.O. Box 910 Prosser, WA 99350. 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.

**Preliminary Development Regulations and Existing Environmental Documents:** To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Benton County, including BCC Title 11 Zoning (Conditional Use Permit Requirements), BCC Title 15 Critical Area Ordinance, BCC Title 6.35 SEPA, Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, Washington State Department of Natural Resources;

Local Utility Provider; Benton-Franklin Health District; and SEPA Environmental Checklist-dated June 6, 2019; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

**Required Permits:**

Benton County Building Permit. Other forms, reports, or approvals as necessary.  
Benton County Conditional Use Permit.

**Required Studies:**

Unknown at this time.

This project requires an open record hearing before the Benton County Hearings Examiner which will be scheduled at a later date. Once issued, a copy of the subsequent threshold determination may be viewed online at <http://tinyurl.com/SEPA-2019>. it and any other information concerning this action may be obtained by contacting the Benton County Planning Dept. P.O. Box 910, Prosser, WA, (509) 786-5612.

Dated at Prosser, Washington on this 18<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Greg J. Wendt, Assistant Planning Manager  
Benton County Planning Department

**April Brown**

---

**From:** Wright, Patrick <WrightP@wsdot.wa.gov>  
**Sent:** Thursday, June 20, 2019 4:03 PM  
**To:** Planning Department  
**Subject:** RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Hi April,

I looked at this solar project and it will not affect the airport. Additionally, the project looks as though they are using a non-reflective solar panel which greatly reduces glare.

Regards,

Patrick

Patrick Wright  
WSDOT Aviation Division  
(Work) 360-709-8019  
(Cell) 360-742-4850

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Thursday, June 20, 2019 2:07 PM  
**To:** Wright, Patrick <WrightP@wsdot.wa.gov>  
**Subject:** Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

I attempted to send this earlier but it bounced back due to size. Hopefully this one reaches you.

Thank you!



April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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**From:** Planning Department  
**Sent:** Thursday, June 20, 2019 1:50 PM  
**To:** [cpodonnell@energy-northwest.com](mailto:cpodonnell@energy-northwest.com); Benton Franklin Health District - Rick Dawson <[rickd@bfhd.wa.gov](mailto:rickd@bfhd.wa.gov)>; Bureau of Land Management - Spokane <[OR Spokane Mail@blm.gov](mailto:OR_Spokane_Mail@blm.gov)>; Benton REA - Derek Miller <[dmiller@bentonrea.org](mailto:dmiller@bentonrea.org)>; Benton REA - Nick Pryor <[NPRyor@bentonrea.org](mailto:NPRyor@bentonrea.org)>; City of Richland - Kerwin Jensen <[KJensen@ci.richland.wa.us](mailto:KJensen@ci.richland.wa.us)>; City of Richland Planning Dept. - Mike Stevens <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>; Environmental Review, Inc. - Tom Price <[envreview@gmail.com](mailto:envreview@gmail.com)>; FAA - Joseph Jackson <[joseph.a.jackson@faa.gov](mailto:joseph.a.jackson@faa.gov)>; FAA/National Aeronautical Charting Office

<9-AMC-Chartsales@faa.gov>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; US Navy - Kimberly Peacher <kimberly.peacher@navy.mil>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; WA Dept of Transportation - Aviation Division - Patrick Wright <WrightP@wsdot.wa.gov>; WA Dept of Transportation - Paul Gonset <Gonsetp@wsdot.wa.gov>; WA Dept of Transportation - TDM Coordinator <scplanning@wsdot.wa.gov>; Yakama Indian Nation - John Marvin <John\_Marvin@Yakama.com>; Yakama Indian Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Bureau of Reclamation - C Helberg <chelberg@usbr.gov>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>; Dept. of Ecology - Gwen Clear <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Unit <SEPAUNIT@ecy.wa.gov>; WA Dept of Ecology - Lori White <Lori.White@ecy.wa.gov>; WA State Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Fish and Wildlife - Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife - Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife - Michael W. Ritter <rittemwr@dfw.wa.gov>; WA Dept of Fish and Wildlife SEPA Desk <SEPADesk@dfw.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; DNR - Tara Salzer (tara.salzer@dnr.wa.gov) <tara.salzer@dnr.wa.gov>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>  
**Subject:** Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Attached is a SEPA checklist for a solar facility in Benton County.

Applicant: Energy Northwest

Location: 1-1608-100-0002-001

2800 Horn Rapids Road in Richland

File No.: EA 2019-013

CUP 2019-005(The applicants have also submitted a CUP application which will be sent for review later today.)

Please read through the provided materials and make any comments regarding any environmental impacts of the proposed use no later than July 5, 2019.

Thank you!



April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
Website

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

**Building Department/Fire Marshal**  
5600 W Canal Dr., Ste. C Box 105-A  
Kennewick, WA 99336  
Phone (509) 735-3500 Fax (509) 736-2732  
From Prosser 786-5622



**Steve Brown,  
Manager**

**TO: Planning Department**  
**EA 19-013 & CUP 19-005**  
**Date Received 6-20-19**  
**Date Returned 6-21-19**

**Applicant's Comments:**

**Agency Contact:** Jerrod B. MacPherson, Benton County Planning Manager  
[jerrod.macpherson@co.benton.wa.us](mailto:jerrod.macpherson@co.benton.wa.us) (509) 786-5612

**Agency File Number:** EA 2019-013

**Project Description:** The Horn Rapids Solar, Storage and Training Project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC). The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The solar project will be used to provide a source of energy for the battery and local loads. The site will cover 20 acres and is estimated 18 acres of ground disturbance from installation of the solar panels and other infrastructure including electrical distribution and batteries. The site has existing buildings, dirt roads, electric poles, and towers. Existing poles and towers will be removed. Site will be grubbed and leveled. Trenches will be dug at a depth of 36" for utilities.

**Project Location:** The project will be built on parcel 116081000002001, Section 16, Township 10 North, Range 28 East, W.M. The project address is 2800 Horn Rapids Road, Richland, WA 99354. The property is currently utilized as an electrical utility training facility and is zoned Heavy Industrial.

**Fire Marshal's Comments:**

Any buildings will be required to comply the Benton Co Building and Fire Codes.

**April Brown**

---

**From:** Kreske, Diori L <diori.kreske@rl.doe.gov>  
**Sent:** Tuesday, June 25, 2019 1:13 PM  
**To:** Planning Department  
**Cc:** Lutz, Karen; Khounnala, Shannon E.; Elsen, Michael J; Shoemake, Joy M; Yancey, Edward F (Ed)  
**Subject:** [EXTERNAL] Agency review request (Energy Northwest EA 2019-013)  
**Attachments:** ATP Scan In Progress

CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Brown,

Thank you for the opportunity to review the SEPA checklist for Energy Northwest's proposed solar facility.

On page 3 of the checklist, it gives the project location as "Section 16, Township 10, Range 28, Quarter NE." The location, however, appears to be in the northwest quarter of Section 16, not the northeast. This is of note to DOE because east of the proposed project location is land that DOE conveyed to TRIDEC, which had deed restrictions and conditions that run with the land. However, since the project location is not part of the land that was conveyed in the deed, we have no further comments.

Diori

***Diori Kreske***

NEPA Compliance Officer  
U.S. Department of Energy  
Richland Operations Office  
P.O. Box 550, H5-20  
Richland, WA 99352  
(509) 376-2375  
[diori.kreske@rl.doe.gov](mailto:diori.kreske@rl.doe.gov)

---

**From:** Lutz, Karen <karen.lutz@rl.doe.gov>  
**Sent:** Thursday, June 20, 2019 4:45 PM  
**To:** Kreske, Diori L <diori.kreske@rl.doe.gov>  
**Subject:** FW: Agency review request (Energy Northwest EA 2019-013)

As discussed.

---

**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Thursday, June 20, 2019 3:16 PM  
**To:** Lutz, Karen <karen.lutz@rl.doe.gov>  
**Subject:** Agency review request (Energy Northwest EA 2019-013)

Ms. Lutz,

I was told that you were the person who would review the attached SEPA and comment if necessary. If you have any questions, please feel free to call or email us at this address.

Thank you!

April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
Website

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---

**From:** Planning Department

**Sent:** Thursday, June 20, 2019 1:50 PM

**To:** [cpodonnell@energy-northwest.com](mailto:cpodonnell@energy-northwest.com); Benton Franklin Health District - Rick Dawson <[rickd@bfhd.wa.gov](mailto:rickd@bfhd.wa.gov)>; Bureau of Land Management - Spokane <[OR\\_Spokane\\_Mail@blm.gov](mailto:OR_Spokane_Mail@blm.gov)>; Benton REA - Derek Miller <[dmiller@bentonrea.org](mailto:dmiller@bentonrea.org)>; Benton REA - Nick Pryor <[NPRyor@bentonrea.org](mailto:NPRyor@bentonrea.org)>; City of Richland - Kerwin Jensen <[KJensen@ci.richland.wa.us](mailto:KJensen@ci.richland.wa.us)>; City of Richland Planning Dept. - Mike Stevens <[mstevens@CI.RICHLAND.WA.US](mailto:mstevens@CI.RICHLAND.WA.US)>; Environmental Review, Inc. - Tom Price <[envreview@gmail.com](mailto:envreview@gmail.com)>; FAA - Joseph Jackson <[joseph.a.jackson@faa.gov](mailto:joseph.a.jackson@faa.gov)>; FAA/National Aeronautical Charting Office <[9-AMC-Chartsales@faa.gov](mailto:9-AMC-Chartsales@faa.gov)>; Futurewise - Alison Cable <[alison@futurewise.org](mailto:alison@futurewise.org)>; Futurewise - Roberta Lewandowski <[Roberta@lewandowski.com](mailto:Roberta@lewandowski.com)>; Futurewise - Tim Trohimovich <[tim@futurewise.org](mailto:tim@futurewise.org)>; US Navy - Kimberly Peacher <[kimberly.peacher@navy.mil](mailto:kimberly.peacher@navy.mil)>; WA Dept of Archaeology and Historic Preservation ([sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; WA Dept of Health - Kelly Cooper <[kelly.cooper@doh.wa.gov](mailto:kelly.cooper@doh.wa.gov)>; WA Dept of Transportation - Aviation Division - Patrick Wright <[WrightP@wsdot.wa.gov](mailto:WrightP@wsdot.wa.gov)>; WA Dept of Transportation - Paul Gonset <[Gonsetp@wsdot.wa.gov](mailto:Gonsetp@wsdot.wa.gov)>; WA Dept of Transportation - TDM Coordinator <[scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov)>; Yakama Indian Nation - John Marvin <[John\\_Marvin@Yakama.com](mailto:John_Marvin@Yakama.com)>; Yakama Indian Nation (SEPA) - Elizabeth Sanchez <[esanchez@yakama.com](mailto:esanchez@yakama.com)>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; [john.lyle@bentoncleanair.org](mailto:john.lyle@bentoncleanair.org); Benton Clean Air - Rob Rodger <[rob.rodger@bentoncleanair.org](mailto:rob.rodger@bentoncleanair.org)>; Benton Clean Air - Tyler Thompson <[tyler.thompson@bentoncleanair.org](mailto:tyler.thompson@bentoncleanair.org)>; Benton Clean Air Authority - Robin Priddy <[robin.priddy@bentoncleanair.org](mailto:robin.priddy@bentoncleanair.org)>; Jenelle Schadler <[Jenelle.Schadler@co.benton.wa.us](mailto:Jenelle.Schadler@co.benton.wa.us)>; Ken Williams <[Ken.Williams@co.benton.wa.us](mailto:Ken.Williams@co.benton.wa.us)>; Michelle Johnson <[Michelle.Johnson@co.benton.wa.us](mailto:Michelle.Johnson@co.benton.wa.us)>; Rod Worthington <[Rod.Worthington@co.benton.wa.us](mailto:Rod.Worthington@co.benton.wa.us)>; Steve Brown <[Steve.Brown@co.benton.wa.us](mailto:Steve.Brown@co.benton.wa.us)>; Troy Taylor <[Troy.Taylor@co.benton.wa.us](mailto:Troy.Taylor@co.benton.wa.us)>; Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; Jeff Liner <[Jeff.Liner@co.benton.wa.us](mailto:Jeff.Liner@co.benton.wa.us)>; Tavis Hatfield <[Tavis.Hatfield@co.benton.wa.us](mailto:Tavis.Hatfield@co.benton.wa.us)>; Bureau of Reclamation - C Helberg <[chelberg@usbr.gov](mailto:chelberg@usbr.gov)>; Bureau of Reclamation - Chuck Garner <[cgarner@usbr.gov](mailto:cgarner@usbr.gov)>; Bureau of Reclamation - McKinley <[cmckinley@usbr.gov](mailto:cmckinley@usbr.gov)>; Benton PUD - Brenda Webb <[webbbb@bentonpud.org](mailto:webbbb@bentonpud.org)>; Benton PUD - Chad Brooks <[brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)>; Benton PUD - Roxanne Weller <[wellerr@bentonpud.org](mailto:wellerr@bentonpud.org)>; Benton PUD - Shanna Everson <[eversons@bentonpud.org](mailto:eversons@bentonpud.org)>; Benton PUD - Tina Glines ([glinest@bentonpud.org](mailto:glinest@bentonpud.org)) <[glinest@bentonpud.org](mailto:glinest@bentonpud.org)>; Benton PUD Jeff Vosahlo <[vosahloj@bentonpud.org](mailto:vosahloj@bentonpud.org)>; Benton PUD-Mike Irving <[irvingm@bentonpud.org](mailto:irvingm@bentonpud.org)>; Dept. of Ecology - Gwen Clear <[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)>; Dept. of Ecology SEPA Unit <[SEPAUNIT@ecy.wa.gov](mailto:SEPAUNIT@ecy.wa.gov)>; WA Dept of Ecology - Lori White <[Lori.White@ecy.wa.gov](mailto:Lori.White@ecy.wa.gov)>; WA State Dept. of Ecology SEPA Register <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Dept. of Fish and Wildlife - Eric Bartrand <[bartrelb@dfw.wa.gov](mailto:bartrelb@dfw.wa.gov)>; Dept. of Fish and Wildlife - Mark Teske <[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)>; Dept. of Fish and Wildlife - Michael W. Ritter <[rittemwr@dfw.wa.gov](mailto:rittemwr@dfw.wa.gov)>; WA Dept of Fish and Wildlife SEPA Desk <[SEPADesk@dfw.wa.gov](mailto:SEPADesk@dfw.wa.gov)>; Dept. of Natural Resources <[dnrmisepacenter@dnr.wa.gov](mailto:dnrmisepacenter@dnr.wa.gov)>; DNR - Tara Salzer ([tara.salzer@dnr.wa.gov](mailto:tara.salzer@dnr.wa.gov)) <[tara.salzer@dnr.wa.gov](mailto:tara.salzer@dnr.wa.gov)>; DNR Sepa Center ([sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)) <[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)>

**Subject:** Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Attached is a SEPA checklist for a solar facility in Benton County.

Applicant: Energy Northwest  
Location: 1-1608-100-0002-001  
2800 Horn Rapids Road in Richland  
File No.: EA 2019-013  
CUP 2019-005(The applicants have also submitted a CUP application which will be sent for review later today.)

Please read through the provided materials and make any comments regarding any environmental impacts of the proposed use no later than July 5, 2019.

Thank you!

 April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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**April Brown**

---

**From:** SEPA (DAHP) <sepa@dahp.wa.gov>  
**Sent:** Wednesday, June 26, 2019 2:12 PM  
**To:** O'Donnell, Corey P.; SEPA (DAHP)  
**Cc:** Planning Department; Khounnala, Shannon E.  
**Subject:** RE: [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Hi Corey,

Thanks for the update!

Regards,  
Dennis

---

**From:** O'Donnell, Corey P. <cpodonnell@energy-northwest.com>  
**Sent:** Wednesday, June 26, 2019 1:52 PM  
**To:** SEPA (DAHP) <sepa@dahp.wa.gov>  
**Cc:** 'Planning.Department@co.benton.wa.us' <Planning.Department@co.benton.wa.us>; Khounnala, Shannon E. <sekhounnala@energy-northwest.com>  
**Subject:** FW: [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)


Mr. Wardlaw,

I'm responding to your question regarding cultural resources report referenced in the SEPA checklist. Energy Northwest has hired Anderson Perry and Associates to perform a cultural review and survey of the project site. I just received their draft report and will be sending the final version to DAHP once complete. If you have any question, please feel free to give me a call.

Thanks,

**Corey O'Donnell** | Environmental Scientist

**Energy Northwest** | ☎ 509.377.4505

 Please consider the environment before printing this email

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**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]  
**Sent:** Wednesday, June 26, 2019 1:21 PM  
**To:** O'Donnell, Corey P.  
**Subject:** FW: [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

**EXTERNAL: Think Before You Click!**

**Email sent from:** Planning Department [Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)

Mr. O'Donnell,

Can you please provide DAHP and our office with the information requested by Mr. Wardlaw (in the emails below)?

If you have any questions, please feel free to contact Mr. Wardlaw at DAHP directly or speak to Greg Wendt in our office.

Thank you!



April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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**From:** SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>  
**Sent:** Wednesday, June 26, 2019 12:21 PM  
**To:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Subject:** RE: [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Hi April,

My apologies. I was referring to the cultural resources report referenced under question 13 in the SEPA checklist for this project. According to our records DAHP has not reviewed and approved this survey report.

Regards,  
Dennis

---

**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Wednesday, June 26, 2019 11:48 AM  
**To:** SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>  
**Subject:** RE: [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Hello,

I am sorry, but I am confused. I checked the distribution on the email I sent on 6/20/19 and I do show it was sent to "SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>". Was there another address I should be sending it to? I have attached here the same information I attached to the previous email but if there is something more that is needed, please let me know and I will get it out asap.

Thank you!



April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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**From:** SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>  
**Sent:** Wednesday, June 26, 2019 10:29 AM

**To:** Planning Department <Planning.Department@co.benton.wa.us>

**Subject:** [EXTERNAL] RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)


CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi April,

Good morning. I did a brief look in our database and it doesn't seem like it has been submitted for review to DAHP. Could you or someone at the county please forward on that report when you have a second?

Regards,  
Dennis

Dennis Wardlaw, M.A.  
Transportation Archaeologist  
Dept. of Archaeology and Historic Preservation  
1110 Capitol Way South, Suite 30  
Olympia, WA 98501  
Voice: 360-586-3085  
Cell: 360-485-5014

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

**Sent:** Thursday, June 20, 2019 1:50 PM

**To:** cpodonnell@energy-northwest.com; Dawson, Rick (DOHi) <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane <OR\_Spokane\_Mail@blm.gov>; Benton REA - Derek Miller <dmliller@bentonrea.org>; Benton REA - Nick Pryor <NPryor@bentonrea.org>; City of Richland - Kerwin Jensen <KJensen@ci.richland.wa.us>; City of Richland Planning Dept. - Mike Stevens <mstevens@CI.RICHLAND.WA.US>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; FAA - Joseph Jackson <joseph.a.jackson@faa.gov>; FAA/National Aeronautical Charting Office <9-AMC-Chartsales@faa.gov>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; US Navy - Kimberly Peacher <kimberly.peacher@navy.mil>; SEPA (DAHP) <sepa@dahp.wa.gov>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; WA Dept of Transportation - Aviation Division - Patrick Wright <WrightP@wsdot.wa.gov>; WA Dept of Transportation - Paul Gonset <Gonsetp@wsdot.wa.gov>; WA Dept of Transportation - TDM Coordinator <scplanning@wsdot.wa.gov>; Yakama Indian Nation - John Marvin <John\_Marvin@Yakama.com>; Yakama Indian Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Bureau of Reclamation - C Helberg <chelberg@usbr.gov>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton

PUD-Mike Irving <[irvingm@bentonpud.org](mailto:irvingm@bentonpud.org)>; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; ECY RE SEPA REGISTER <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE SEPA REGISTER <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Bartrand, Eric L (DFW) <[Eric.Bartrand@dfw.wa.gov](mailto:Eric.Bartrand@dfw.wa.gov)>; Teske, Mark S (DFW) <[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)>; Ritter, Michael W (DFW) <[Michael.Ritter@dfw.wa.gov](mailto:Michael.Ritter@dfw.wa.gov)>; SEPADesk (DFW) <[SEPADesk@dfw.wa.gov](mailto:SEPADesk@dfw.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; SALZER, TARA (DNR) <[TARA.SALZER@dnr.wa.gov](mailto:TARA.SALZER@dnr.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>  
**Subject:** Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Attached is a SEPA checklist for a solar facility in Benton County.

Applicant: Energy Northwest

Location: 1-1608-100-0002-001  
2800 Horn Rapids Road in Richland

File No.: EA 2019-013

CUP 2019-005(The applicants have also submitted a CUP application which will be sent for review later today.)

Please read through the provided materials and make any comments regarding any environmental impacts of the proposed use no later than July 5, 2019.

Thank you!



April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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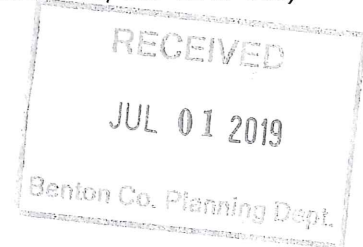
**April Brown**

**From:** Cristina Woods  
**Sent:** Monday, July 01, 2019 2:40 PM  
**To:** Planning Department  
**Subject:** RE: Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

We have no comments

Thank you

Cristina Woods



**From:** Planning Department

**Sent:** Thursday, June 20, 2019 1:50 PM

**To:** cpodonnell@energy-northwest.com; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane <OR\_Spokane\_Mail@blm.gov>; Benton REA - Derek Miller <dmiller@bentonrea.org>; Benton REA - Nick Pryor <NPryor@bentonrea.org>; City of Richland - Kerwin Jensen <KJensen@ci.richland.wa.us>; City of Richland Planning Dept. - Mike Stevens <mstevens@CI.RICHLAND.WA.US>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; FAA - Joseph Jackson <joseph.a.jackson@faa.gov>; FAA/National Aeronautical Charting Office <9-AMC-Chartsales@faa.gov>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; US Navy - Kimberly Peacher <kimberly.peacher@navy.mil>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; WA Dept of Transportation - Aviation Division - Patrick Wright <WrightP@wsdot.wa.gov>; WA Dept of Transportation - Paul Gosset <Gossetp@wsdot.wa.gov>; WA Dept of Transportation - TDM Coordinator <scplanning@wsdot.wa.gov>; Yakama Indian Nation - John Marvin <John\_Marvin@Yakama.com>; Yakama Indian Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Bureau of Reclamation - C Helberg <chelberg@usbr.gov>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>; Dept. of Ecology - Gwen Clear <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Unit <SEPAUNIT@ecy.wa.gov>; WA Dept of Ecology - Lori White <Lori.White@ecy.wa.gov>; WA State Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Fish and Wildlife - Eric Bertrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife - Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife - Michael W. Ritter <rittemwr@dfw.wa.gov>; WA Dept of Fish and Wildlife SEPA Desk <SEPADesk@dfw.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; DNR - Tara Salzer (tara.salzer@dnr.wa.gov) <tara.salzer@dnr.wa.gov>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>

**Subject:** Agency review request (Energy Northwest EA 2019-013, CUP 2019-005)

Attached is a SEPA checklist for a solar facility in Benton County.

Applicant: Energy Northwest

Location: 1-1608-100-0002-001  
2800 Horn Rapids Road in Richland  
File No.: EA 2019-013  
CUP 2019-005(The applicants have also submitted a CUP application which  
will be sent for review later today.)

Please read through the provided materials and make any comments regarding any  
environmental impacts of the proposed use no later than July 5, 2019.

Thank you!



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Office Assistant III  
Benton County Planning Department  
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(509) 786-5612  
[Website](#)

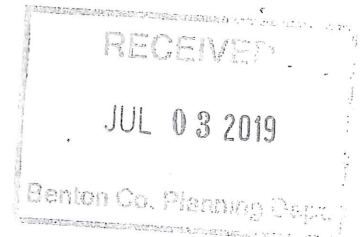
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STATE OF WASHINGTON  
 DEPARTMENT OF ECOLOGY  
 1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

July 2, 2019

Jerrold MacPherson  
 Benton County Planning  
 PO Box 910  
 Prosser, WA 99350



Re: EA 2019-013, CUP 2019-005

Dear Jerrod MacPherson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Horn Rapids Solar, Storage and Training Project, proposed by Energy Northwest. We have reviewed the documents and have the following comments.

#### WATER QUALITY

##### Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,

Gwen Clear  
 Environmental Review Coordinator  
 Central Regional Office  
 (509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

**April Brown**

**From:** Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>  
**Sent:** Monday, July 08, 2019 2:56 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] RE: Mitigated Determination of Non-Significance EA 20-19-013 (Energy Northwest)

CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please pass this message onto the planning staff.

A the state-wide lead for solar and wind development, I apologize for not formally commenting on this project. However, when I reviewed the SEPA documents on June 21, I found that the proposed project would be developed in an area where there would be little to no environmental impacts to native natural resources. This is exactly the type of area we would prefer solar be developed on.

Thank you,

Michael Ritter  
State-wide Lead for Solar and Wind  
Fish and Wildlife Area Habitat Biologist  
Washington Department of Fish and Wildlife  
2620 N. Commercial Ave  
Pasco, WA 99301  
509-543-3319 (office)  
509-380-3028 (cell)

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**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Monday, July 8, 2019 2:37 PM  
**To:** Dawson, Rick (DOHi) <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane <OR\_Spokane\_Mail@blm.gov>; wwhealan@bcfd4.org; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; KID Review (development@kid.org) <development@kid.org>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; SEPA (DAHP) <sepa@dahp.wa.gov>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; WA Dept of Transportation - Paul Gonset <Gonsetp@wsdot.wa.gov>; WA Dept of Transportation - TDM Coordinator <scplanning@wsdot.wa.gov>; WA Dept of Transportation - Aviation Division - Patrick Wright <WrightP@wsdot.wa.gov>; Yakama Indian Nation - John Marvin <John\_Marvin@Yakama.com>; Yakama Indian Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Bureau of Reclamation - C Helberg

<chelberg@usbr.gov>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>; Teske, Mark S (DFW) <Mark.Teske@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; SALZER, TARA (DNR) <TARA.SALZER@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>  
**Subject:** Mitigated Determination of Non-Significance EA 20-19-013 (Energy Northwest)

Dear Agencies,

Please see the attached Mitigated Determination of Non-Significance for the Energy Northwest solar project. If you have any questions, please feel free to contact our office. The MDNS, Checklist and other associated documents will be added to our website as soon as possible. You can find that here: <https://tinyurl.com/2019SEPA>

Thank you!



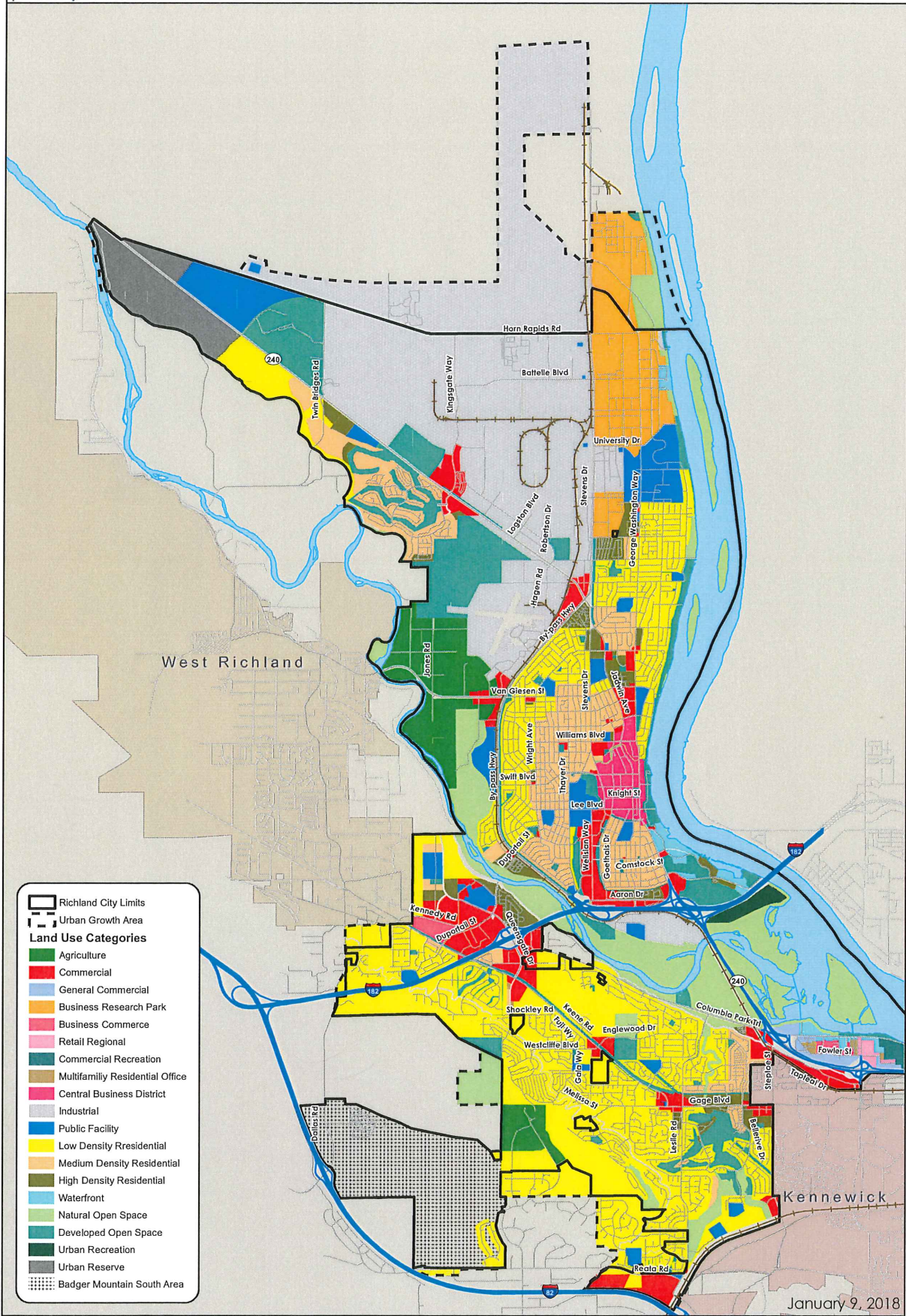
April Brown,  
Office Assistant III  
Benton County Planning Department  
PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

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# City of Richland

## LU-3 - Future Land Use





**NOTICE OF OPEN RECORD HEARING**

**NOTICE IS HEREBY GIVEN** that the following application has been proposed to the Benton County Hearings Examiner, Benton County, Washington.

**CUP 2019-005**– The applicants are requesting to construct and operate the Horn Rapids Solar, Storage and Training Project. This project is a collaboration between Energy Northwest (EN), Potelco, IBEW Local 77, University of Washington's Clean Energy Institute, and the Regional Education & Training Center (RETC). The project will be a 4-megawatt electric (MWE) photovoltaic solar project coupled with 1 MWE battery storage. The date of the written determination of completeness on this action is June 18, 2019. The site is located west of Stevens Drive, west of Kingsgate Way, east of Hammer Road, along the north side of Horn Rapids Road near site address 2800 Horn Rapids Road in Section 16, Township 10 North, Range 28 East, W.M. The applicant is Energy Northwest.

**NOTICE IS GIVEN** that said application(s) will be considered by the Benton County Hearings Examiner at the public hearing(s) on Monday, August 19, 2019 at 10:00 a.m. in the Planning Annex Hearing Room, 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 Hearings Examiner 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 Greg Wendt, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or by calling (509) 786-5612. 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 by 8:30 a.m. the morning of the hearing to confirm that the hearing will be conducted as scheduled.

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 Request for Reasonable Accommodation Form 48 hours prior to the date of the meeting. The form is located on the Benton County website (<https://tinyurl.com/RRAform>) or you may contact the Benton County Planning Department for assistance.

Dated this August 6, 2019

SUSAN E. DRUMMOND  
Benton County Hearings Examiner

JERROD MACPHERSON, Planning Manager  
Benton County Planning Department

FOR PUBLICATION ON: August 7, 2019