

EXHIBIT LIST FOR ZC 2024-002/EA 2024-002

DATED

Planning Commission Memo Exhibit List - September 24, 2024			
PCM 1	PCM 1.1	Staff Report	September 11, 2024
Includes:	PCM 1.2	Existing Zoning Map	August 12, 2024
	PCM 1.3	Proposed Zoning Map	August 12, 2024
	PCM 1.4	ZC 2024-002 Application	August 8, 2024
		SEPA INFORMATION	
	PCM 1.5	Determination of Non Significance	February 21, 2024
	PCM 1.6	Environmental Checklist EA 2024-002	November 29, 2023
		HEARING NOTICES	
	PCM 1.7	Notice of Public Hearing	September 6, 2024
		COMMENTS	
	PCM 1.8	Benton Clean Air Authority	February 23, 2024
	PCM 1.9	Benton County Fire Marshal	February 23, 2024
	PCM 1.10	Department of Ecology	March 4, 2024
	PCM 1.11	Benton County Public Works	August 14, 2024
Planning Commission Hearing Exhibit List - September 24, 2024			
	PCH 1.1		
	PCH 1.2		
	PCH 1.3		
Board of County Commissioners Memo Exhibit List - DATE			

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

- PCM = Planning Commission Memo Exhibits**
- PCH = Planning Commission Hearing Exhibits**
- BCCM = County Commissioner Memo Exhibits**

Community Development Department

Prosser Office: 620 Market Street, 1st Floor

Kennewick Office: 102206 East Wiser Parkway



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

PCM 1.1

**STAFF REPORT TO THE
BENTON COUNTY PLANNING COMMISSION**

FILE NO: ZC 2024-002 - Change to the Zoning-Designation

MEMO DATE: September 10, 2024

HEARING DATE: September 24, 2024

APPLICANT: City of Benton City
PO Box 70
Benton City, WA 99320

OWNERS:	<u>Parcel 113964011991002</u>	<u>Parcel 113964011991001</u>
	Department of Fish and Wildlife 1701 S 24 th Ave Yakima, WA 98901	Lloyd Goode 33304 N 14 th St Benton City, WA 99320

LOCATION: The parcels are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County in Section 13, Township 9N, Range 26E, W.M.

PROPERTY SIZE: 19.79 acres collectively

LAND USE: Residential and Park

COMP PLAN: Rural Remote and Public

CURRENT ZONING: Light Industrial

PROPOSED ZONING: Rural Lands Five Acre and Park

STAFF RECOMMENDATION: Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve zone change request ZC 2024-002, subject to the fourteen (14) findings of fact.

APPLICATION DESCRIPTION:

ZC 2024-002 proposes to change the zoning designation of two parcels adjacent to the city limits of Benton City but not within the City’s urban growth area. Both parcels are currently zoned Light Industrial, and the applicant is requesting to change the parcels’ current designation of Rural Industrial to Rural Lands Five Acre for parcel 113964011991001 and Park for parcel 113964011991002.

This change to the zoning designation will allow the parcels to be zoned consistently with a recent Comprehensive Plan land use designation amendment on May 14, 2024.

If approved, the zone change will require the need to update Official Zoning Map A-4, through a subsequent ordinance amendment, to reflect the change in the zoning designation of these parcels.

The requested zone change would allow the existing single-family residence and park on the properties to continue and would be in conformance under the proposed zoning districts.

PUBLIC NOTICE:

1. The application for ZC 2024-002 was submitted to the Benton County Planning Division on August 8, 2024. **PCM 1.4**
2. The application was declared complete for processing on August 13, 2024.
3. The application documents were distributed to reviewing agencies on August 13, 2024.
4. Legal notification for the Planning Commission public hearing was published on September 11, 2024, in the Prosser Record Bulletin. **PCM 1.7**
5. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on September 6, 2024.
6. An Environmental Checklist (EA 2024-002) was submitted on November 29, 2023, and a Determination of Non-Significance was issued on February 21, 2024, with a 14-day comment period. **PCM 1.6**
7. The Planning Commission public hearing is scheduled for September 24, 2024.

APPLICABLE STANDARDS/ORDINANCES:

1. Benton County Code (BCC) 11.53.020, Zoning – Zoning Map and Text Amendments.
2. Benton County Code (BCC) 11.53.020, Zoning – Amendments - Initiation.
3. Benton County Code (BCC) 11.53.020, Zoning – Application Required – Non-Refundable Application Fee.
4. Benton County Code (BCC) 11.53.020, Zoning – Planning Commission Hearing.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on August 13, 2024:
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire Marshal
 - d. Benton County Fire District #2
 - e. City of Benton City
 - f. Kiona Irrigation District
 - g. WA Dept. of Transportation
2. No comments of significance were received.
3. The following are general comments and discussion points from the Planning Division:
 - a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, Benton County Code, and other regulations adopted by Benton County as applicable.

- b. The subject parcels are currently zoned Light Industrial and the existing single-family residence and public park on the properties are non-conforming uses under this zoning district. A Rural Lands Five Acre and Park Zoning District designation would bring the existing uses on the parcels into conformance.
- c. On May 14, 2024, the subject parcels Comprehensive Plan land use designations were changed by Benton County from Industrial to Rural Remote and Public. The approval of this rezone application would allow the parcels to be zoned consistently with the County's Comprehensive Plan land use designation.

CRITERIA FOR FINDINGS OF FACT:

- 1. **Benton County Code (BCC) 11.53.020**, Zoning Map and Text Amendments.
 - (a) The Board of Commissioners may, upon recommendation of the County Planning Commission, change by ordinance the following:
 - (1) The Benton County Official Zoning Map, pursuant to Chapter 11.05 BCC, including zoning district boundary lines and zoning classifications.
- 2. **Benton County Code (BCC) 11.53.050**, Amendments - Planning Commission Hearing.

After holding at least one open record hearing, the County Planning Commission shall transmit to the Board of County Commissioners its recommendations for the zoning map or zoning text amendment. The Planning Commission may recommend for the approval, approval with conditions, or denial of the application request. The Planning Commission must make Findings of Fact with respect to the following:

 - (a) The amendment to the zoning map or zoning text will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort, or general welfare of the community as a whole or any portion thereof.
 - (b) The amendment to the zoning map or zoning text is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

The Benton County Planning Division recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application ZC 2024-002, with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for ZC 2024-002 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

- 1. The applicant is requesting to change the zoning district for two (2) contiguous parcels located in unincorporated Benton County. The parcels, which are currently zoned Light Industrial (LI) are requested to be changed to Rural Lands Five Acre Zoning District (RL-5) for parcel 113964011991001 and Park Zoning District (P) for parcel 113964011991002.

2. The applicant is City of Benton City whose mailing address is PO Box 70, Benton City, WA 99320.
3. The properties are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County in Section 13, Township 9N, Range 26E, W.M.
4. Parcel 113964011991001 is located at 33304 N 14th St, Benton City, WA 99320, and parcel 113964011991002 does not have a situs address assigned.
5. The properties collectively comprise approximately 19.79 acres in size.
6. The subject parcels are designated Rural Remote and Public by the Benton County Comprehensive Plan.
7. If approved, the proposed zoning district of Rural Lands Five Acre and Park will:
 - a. Provide for consistency between the zoning designation and the Benton County Comprehensive Plan designation; and
 - b. Allow the existing residential use and public park to be conforming uses and to continue on the properties.
8. The amendment to the zoning map will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort, or general welfare of the community as a whole or any portion thereof.
9. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
10. The application for ZC 2024-002 is consistent with the Growth Management Act (GMA) RCW 36.70A.
11. Adjacent properties predominantly involve residential and minor agricultural uses.
12. Public notice and application requirements have been completed for the Zone Change request as follows:
 - a. The application for ZC 2024-002 was submitted to the Benton County Planning Division on August 8, 2024.
 - b. The application was declared complete for processing on August 13, 2024.
 - c. The application documents were distributed to reviewing agencies on August 13, 2024.
 - d. Legal notification for the Planning Commission public hearing was published on September 11, 2024, in the Prosser Record Bulletin.
 - e. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on September 6, 2024.
 - f. The Planning Commission public hearing is scheduled for September 24, 2024.
13. An Environmental Checklist (EA 2024-002) was submitted on November 29, 2023, and a Determination of Non-Significance was issued on February 21, 2024, with a 14-day comment period.
14. The application submittal, eligibility, public notice, and procedural steps for ZC 2024-002 have been consistent with Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments.

SUGGESTED MOTION

I move that the Chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions subject to the fourteen (14) Findings of Fact listed in the Staff Report dated September 10, 2024, reflecting the commission's recommendation for approval of the proposed Zone Change 2024-002 to change the zoning designation of two parcels from Rural Industrial to Rural Lands Five Acre for parcel 113964011991001 and Park for parcel 113964011991002, that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.



8/13/2024, 1:27:35 PM

- Parcels
- Road_Centerlines
- Paved County Road
- City Road
- City Limits
- Benton City



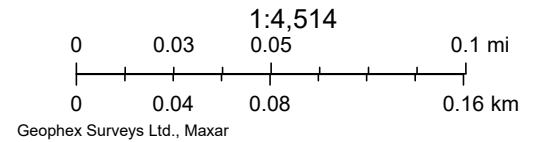
ZC 2024-002 Proposed Zoning District

PCM 1.3



8/13/2024, 1:21:19 PM

- Parcels
- Road_Centerlines
- Paved County Road
- City Road
- City Limits
- Benton City



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www.bentoncountywa.gov



Planning Division

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Planning.development@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

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AUG 08 2024

Benton County
Planning Division

ZONE CHANGE APPLICATION

Application No. 2024-002

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: City of Benton City - Len Burton, Mayor

Mailing Address: PO Box 70, 1009 Dale Avenue, Suite A City: Benton City

State: WA ZIP: 99320 Phone: (509)588-3322 Work: _____

Email Address: lburton@ci.benton-city.wa.us

Signature: [Signature] Date: 30 July 2024

Property Owner(s) (if different): Department of Fish and Wildlife

Mailing Address: 1701 South 24th Ave City: Yakima

State: WA ZIP: 98901 Phone: 509-406-0223 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 please use the following signature block.

Applicant/Legal Owner:

Department of Fish and Wildlife

Officer name:

Cynthia Wilkerson

Title:

Lands Division Manager

Signature: Wilkerson, Cynthia R (DFW) Digitally signed by Wilkerson, Cynthia R (DFW)
Date: 2024.07.30 08:26:50 -0700' Date: 7/30/24

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

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

ZONE CHANGE APPLICATION

Application No. _____

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: City of Benton City - Len Burton, Mayor

Mailing Address: PO Box 70, 1009 Dale Ave City: Benton City, W

State: WA ZIP: 99320 Phone: (509) 588-3322 Work: _____

Email Address: ~~110706~~ lburton@ci.benton-city.wa.us

Signature: see page 1 Date: _____

Property Owner(s) (if different): LLOYD GOODE

Mailing Address: 33304 14th ST City: BENTON CITY

State: WA ZIP: 99320 Phone: (925) 360-8342 Work: _____

Email Address: LLOYDGOODE1948@GMAIL.COM

Signature: [Signature] Date: 8/13/29

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 please use the following signature block.

Applicant/Legal Owner:

Officer name:

Title:

Signature: _____ Date: _____

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THE ABOVE SIGNED OFFICER OF WA State Department of Fish and Wildlife (WDFW) (name of entity) WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT City of Benton City 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: Undetermined. Nearest address is 33304 N 14th St

City: Benton City State: WA ZIP: 99320

2. Parcel number(s) to be rezoned: 1 1396 401 1991 002
1 1396 401 1991 001

3. Utilities: Power: Benton PUD Benton REA
Sewer: Septic Tank City Sewer: (Provider) None
Water: Individual Wells One well serving 2 or more lots
 Private System (Provider & Address) None
 City System (Provider) None
Gas: No Yes: (Provider) _____
Cable: No Yes: (Provider) _____
Phone: No Yes: (Provider) _____
Irrigation: No Private District: (Provider) _____

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of Light Industrial to the zoning classification of Parcel 001 - RL-5; Parcel 002 - Park District

5. Comprehensive Plan designation: Open Land - Public

6. The change in classification for the above described property is requested for the purpose of conducting the following use(s) which is/are known to be consistent with the requested zoning classification:
Public Park use, including paved walking trail, disc golf course and other public activities.

7. Time schedule for redevelopment? Paved pathway currently exists, Disc Golf course scheduled to be installed by March 2025.

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? Existing parcel has been used as public/park land consistently for the past 15 to 18 years, with the paved pathway installed before 2009. With the property currently being used as parkland, disapproval of this change would require removal of the parking area and pathway, and security of parcel to prevent public access. Due to it's close proximity to residences, the lack of maintenance on this parcel would create a significant fire hazard.

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

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?** Benton City does not anticipate any changes to adjacent properties and the Comprehensive plan, as it is currently being used as public park land.

This land is already designated as a park within the City's comprehensive parks and recreation plan, with adjacent properties separated via fencing and other barriers.

10. **Affect on the property owner(s) if the request is not granted?** With the property currently being used

as a parkland, disapproval of this change would require removal of the parking area and pathway, and security of parcel to prevent public access. Due to it's close proximity to residences, the lack of maintenance on this parcel would create a significant fire hazard.

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

(For Staff Use Only)

Access: Y <input checked="" type="radio"/> N	Application Complete: <input checked="" type="radio"/> Y <input type="radio"/> N
Critical Areas: N <input checked="" type="radio"/> Wetland, Flood	Zoning: LI
Reviewed by: Michelle M.	Date: 8/13/24

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**Planning Division**

(509) 786-5612
Planning.department@co.benton.wa.us
 102206 E Wiser Parkway, Kennewick, WA 99338

Determination of Non-Significance

Proponent: Spink Engineering, LLC for Benton City
 PO Box 922
 Richland, WA 99352

File No. EA 2024-002

Project Description: A Comprehensive Plan Amendment (CPA 2024-002) by Spink Engineering on behalf of the City of Benton City to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial for both parcels to a land use designation of Public for parcel 1-1396-401-1991-002 and a designation of Rural Remote for parcel 1-1394-401-1991-001. Additionally, the subsequent rezone of the properties from the Light Industrial zoning designation to a Park zoning designation for parcel number 1-1396-401-1991-002 and a rezone of Parcel 1-1396-401-1991-001 to a Rural Lands 5 Acre has been included in this SEPA application review.

Project Location: The project is located in the Benton City area of unincorporated Benton County, located at 33304 N 14th St, Benton City, WA 99320. The parcel is legally described as Lots 1 and 2 of Short Plat 1991, Section 13, Township 9N, Range 26E, parcel numbers 113964011991001 and 113964011991002.

Jurisdiction: Benton County, Washington
Lead Agency: Benton County Planning Division

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by March 6, 2024.

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

SEPA Responsible Official: Michelle Mercer
Position/Title: Planning Manager – Benton County Planning Division
Address: 102206 E Wiser Parkway, Kennewick, WA 99338

Date: February 21, 2024

Michelle Mercer, Planning Manager
 Benton County Community Development Department

EA 2024/002

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Benton County
Planning Division**A. Background** [Find help answering background questions](#)**1. Name of proposed project, if applicable:**

Spink Engineering Job #23-132
14th Street Park, Benton County Comprehensive Plan Amendment and Rezone

2. Name of applicant:

Nathan Radach, Project Manager
Spink Engineering for City of Benton City (PO Box 70, BC WA 99320)

3. Address and phone number of applicant and contact person:

Spink Engineering, LLC
Nathan Radach, Project Manager
(509) 203-0542
1623 Terminal Drive
Richland, WA 99352

4. Date checklist prepared:

11/21/23

5. Agency requesting checklist:

Benton County
Planning Division
PO Box 910
Prosser, WA 99350

102206 East Wiser Parkway
Kennewick, WA 99338

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

December 2023 –

Phase 1 – Comprehensive Plan Amendment to change Land Designation for applicable parcels (see *Attachment 1: Parcel Map with Flood Plain* for reference):

- Parcel 113964011991002 – Change designation to “Public”
- Parcel 113964011991001 – Change designation to “Rural Remote”

June 2024 -

Phase 2 – Rezone parcels as required to match current land use and for future development:

- Parcel 113964011991002 – Change zoning to “Park District”
- Parcel 113964011991001 – Change zoning to “RL-5”

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

Yes, development of 14th Street Park to include installation of a disc golf course and freestanding exercise equipment. (See *Attachment 2: Future Site Plan* for reference). This will require minor excavation and a cultural resources survey. The future development is depending on availability of funds. Preliminary design is subject to change.

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

A SEPA Checklist is being prepared for this project.

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.

As previously stated, a Comprehensive Plan Amendment is to be filed with Benton County along with this SEPA Checklist for approval.

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

A Cultural Resource survey will be required for all future projects requiring excavation.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Two existing parcels currently zoned light industrial require rezoning to "Park" and "Residential" to match their current uses. This will allow for future development of both sites.

See *Attachment 1: Parcel Map with Flood Plain* for zoning classifications.

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.

Benton City, WA. 33304 N 14th Street

Parcel # 113964011991001: Abbreviated Legal Description - 1993 Fleetwood Chadwick 26 x 56: Section 13 Township 9 Range 26, SHORT PLAT #1991, LOT 1 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD LESS PORTION TO CITY OF BENTON CITY FOR ROAD RIGHT OF WAY. (DESC CHG 10/5/95 AF#95-22563.

Parcel # 113964011991002: Abbreviated Legal Description - SHORT PLAT #1991, LOT 2 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD LESS PORTION TO CITY OF BENTON CITY FOR ROAD RIGHT OF WAY.(DESC CHG 2/8/96 AF#96-3094)

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Terrain is generally flat with minor slope along the riverbank of the Yakima River. The park portion of the site is undeveloped shrub steppe environment with an asphalt paved trail through the site.

The residential development consists of a single family home, two storage buildings, and a fenced pasture.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

5% Grade is identified as the estimated steepest slope on site, near the river's bank.

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 USDA Natural Resources Conservation Service (NRCS) has identified the soils on and around the site as Finley fine sandy loam and Warden silt loam. No soils will be removed from the site as a result of this application. See *Attachment 3: USDA Soil Survey*.

A portion of the residential parcel is currently used for pasture. There are no other known historical uses of agriculture for this property.

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

No indications of unstable soils in the vicinity.

- 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.**

There are no current plans for excavation, filling, or grading at this time.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Limited wind erosion from blowing dust may occur.

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

No additional impervious surfaces are planned to be installed at this time.

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

No measures will be implemented to reduce or control erosion, as no construction is scheduled to take place at this time.

2. Air [Find help answering air questions](#)

- 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.**

Not applicable – no construction is scheduled to take place at this time.

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

There are no other known sources of emissions or odor that would affect this proposal.

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

Not applicable – no construction is scheduled to take place at this time.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.**

The park area borders the Yakima River on the south side of the parcel. See *Attachment 1: Parcel Map with Flood Plain* for location of floodplain.

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 work will be done within 200 feet of any water bodies.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

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

Not applicable.

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

The 100' stretch of land along the bank of the Yakima River lies within the 500-year flood zone. See *Attachment 1: Parcel Map with Flood Plain* for location of floodplain.

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.**

Not applicable.

b. **Ground Water:** [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.**

The current residence utilizes an existing well as the source of potable water. It is estimated that approximately 138 gallons of water is utilized per day for a single residence. No other groundwater will be withdrawn, nor will any water be discharged to groundwater.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

The current residence utilizes an existing septic tank for sewage waste. Only domestic sewage will be discharged into the ground as a result of this septic tank.

c. **Water Runoff (including stormwater):**

- a) **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.**

Storm water is the only known source of runoff for this area. No methods of collection and disposal are planned for this project. The current storm water remains onsite and percolates into the ground naturally.

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

No foreseeable potential for waste materials to enter the ground and surface waters.

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

No drainage patterns are affected as a result of this proposal.

- c) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

No measures are needed to control runoff water, as the project does not alter the ground in any way.

4. **Plants** [Find help answering plants questions](#)

- 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**

WDFW Website labels this area is a shrubsteppe habitat.

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

No vegetation will be removed or altered as a result of this proposal.

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

No known threatened or endangered species on or near site.

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

No landscaping proposal or plan will be provided for this project.

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

Quackgrass, puncturevine, and cheat grass have been located on or near the site.

5. **Animals** [Find help answering animal questions](#)

- a. **List any birds and other animals that 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:

The following animals have been observed on or near the site, although it is assumed that native species are located throughout the site, as it is undeveloped and river accessible:

Birds: Killdeer, Sparrow, Starling

Mammals: Deer

Fish: None

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

WDFW lists the area as a known territory for Ferruginous Hawk, which is listed as threatened at state level, although none have been observed near the site. (See *Attachment 4: Priority Habitats and Species on the Web*)

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

Yes, it lies in the Pacific Flyway.

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

None needed.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

No energy will be used for this project.

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

No.

3. 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.

N/A

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No. No environmental health hazards could occur because of this proposal.

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

None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals will be stored, used or produced for this project.

4. **Describe special emergency services that might be required.**

None required for this project.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None required for this project.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Traffic noise from nearby roads and adjacent business operations will not impact the project.

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)?**

No noise will be created as a result of this project.

3. **Proposed measures to reduce or control noise impacts, if any.**

Minimal noise anticipated, no uncommon or excessive noise will occur.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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.**

Parcel # 113964011991001: This smaller parcel contains a residence, several out-buildings, and fenced pasturelands.

Parcel # 113964011991002: This larger parcel consists of un-developed parklands, with an asphalt pathway weaving through the northern half of the parcel, and an asphalt parking lot installed on the northeast corner.

Updating the comprehensive plan and zoning classifications will better align the properties with their current uses.

This will have no impact on nearby or adjacent properties.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?**

Not applicable.

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?**

This proposal will not affect surrounding farm or forest lands.

c. Describe any structures on the site.

Parcel # 113964011991001: Residential property containing:

- Manufactured home, 1408 SF with a covered deck
- Storage Shed, 160 SF
- Pole Building with a Lean-to, 1750 SF

Parcel # 113964011991002: Park Sign kiosk located next to the asphalt pathway.

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

No structures to be demolished as a result of this proposal.

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

Parcel 113964011991002 – Light Industrial

Parcel 113964011991001 – Light Industrial

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

Parcel 113964011991002 – Rural Industrial

Parcel 113964011991001 – Rural Industrial

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

Not applicable

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

A portion of parcel 91002 has been classified within a 500-Year Flood Zone.

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

Parcel 91001 currently houses an occupied residence. There are no plans to modify this property.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The project will be permitted through Benton County as a Comprehensive Plan amendment and future zoning revision.

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

None needed.

9. Housing [Find help answering housing questions](#)

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

Not applicable

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

Not applicable

- c. Proposed measures to reduce or control housing impacts, if any.**

Not applicable

10. Aesthetics [Find help answering aesthetics questions](#)

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

Not applicable.

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

None, no new structures to be built on site.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

Not applicable.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable.

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

No, no new structures on site.

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

None known.

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

None necessary.

12. Recreation [Find help answering recreation questions](#)

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

Parcel 113964011991002 – Currently used as a park facility, with asphalt walking path. Future development plans include a disc golf course and exercise stations, pending funding opportunities.
Parcel 113964011991001 – Used as residential property, no recreational opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. It would allow for potentially additional recreational opportunities

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 [Find help answering historic and cultural preservation questions](#)

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.

There are no eligible structures on site.

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.

There is no evidence of any historic use or occupation onsite. A Cultural Resources Survey (CRS) was completed in 2022 for the placement of kiosks along the walking path. See *Attachment 5: Cultural Resources 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.**

A search was conducted on the Department of Archaeological and Historic Preservation's online database to verify that no cultural resources have been located on this site. The Kendall Holstein Dairy is constructed near the site, and labeled as an eligible Heritage Property (see *Attachment 6: Historic Site Map*).

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A, as DAHP's online search found no cultural resources on this site or surrounding area. Should funding opportunities allow for installment of future park amenities, a new CRS would be completed prior to any excavation on the park site.

14. **Transportation** [Find help with answering transportation questions](#)

- 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 parcels are currently accessible to 14th street on the east side of each property. There are currently driveways at each site to provide access.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Geographic area is currently served by Benton Franklin Transit. Nearest transit stop is approximately 2200 ft from site.

- c. **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).**

Proposal will not require any improvements to existing roadway infrastructure.

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

Project will not occur in vicinity of alternate transportation methods.

- e. **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?**

As this is an amendment to Comprehensive Plan and zoning revision, no traffic would increase or decrease as a result of this proposal.

- f. **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.**

Project will not interfere or affect agricultural or forest transport.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

None.

15. Public Services [Find help answering public service questions](#)

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

Project will not increase need for public services.

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

Not applicable.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No new utilities or modification to existing utilities proposed for this project.

C. Signature [Find help about who should sign](#)

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.

X Nathan Radach

Type name of signee: Nathan Radach

Position and agency/organization: Project Manager, Spink Engineering

Date submitted: 11/30/2023

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section 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?

Very unlikely to increase any discharges, emissions, etc.

- Proposed measures to avoid or reduce such increases are:

N/A

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

Very unlikely to affect wildlife.

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

N/A

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

Very unlikely to deplete energy or natural resources.

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

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks,

X

Type name of signee: Nathan Radach

Position and agency/organization: Project Manager, Spink Engineering

Date submitted: 11/30/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

Very unlikely to increase any discharges, emissions, etc.

- **Proposed measures to avoid or reduce such increases are:**
N/A

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

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
N/A

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

- **Proposed measures to protect or conserve energy and natural resources are:**
N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

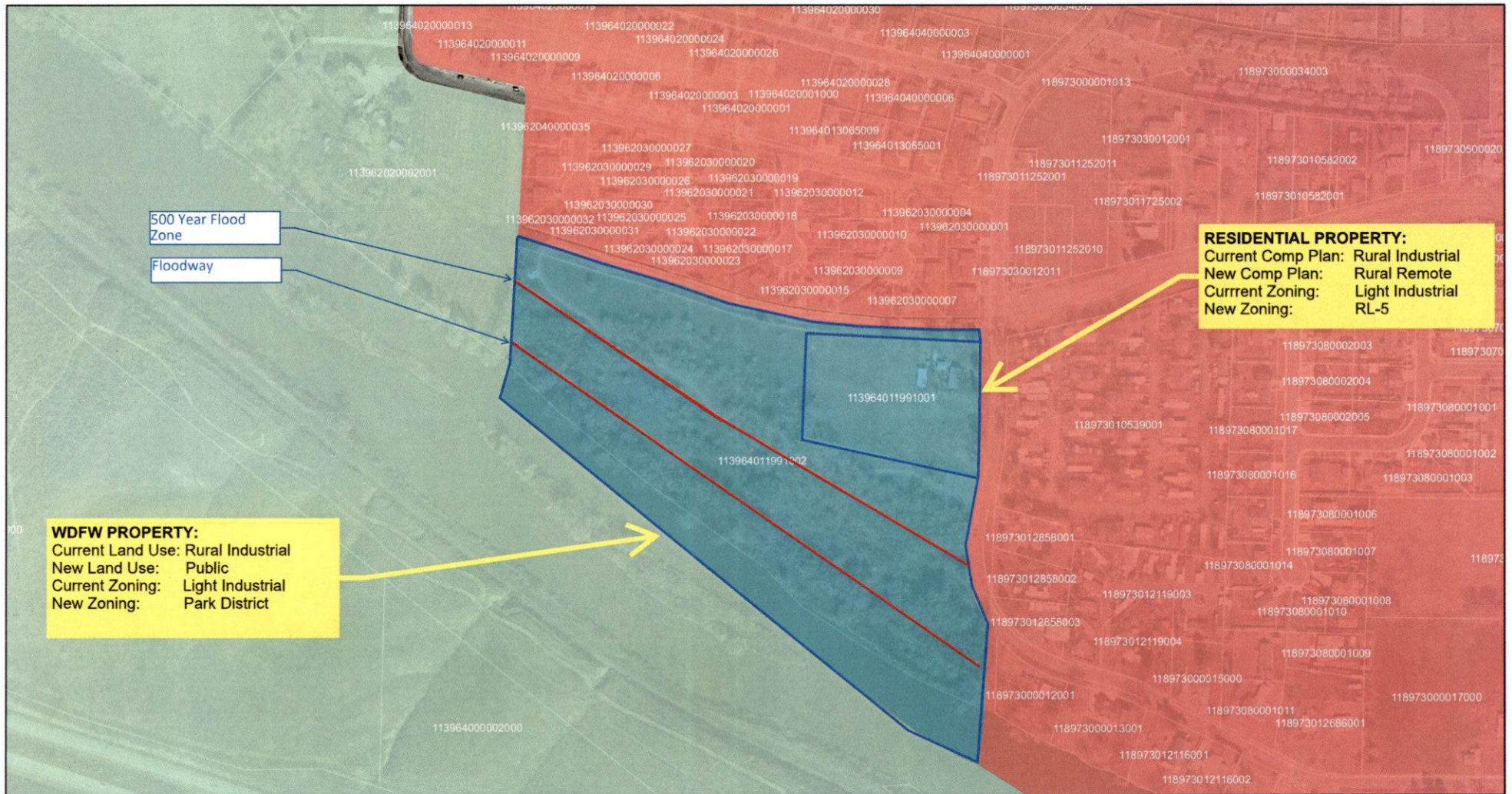
Use of existing park will continue as currently utilized by the public. No increase in public use is anticipated as a result of this proposal.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
None
- 5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
Proposal is not anticipated to allow or encourage use incompatible with plans.
- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
None
- 6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
Very unlikely to increase demands on transportation, public services, or utilities.
- **Proposed measures to reduce or respond to such demand(s) are:**
None
- 7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
Proposal will not conflict with laws or requirements for protection of the environment.

Attachment 1

Parcel Map with Flood Plain

14th Street Park in County: Rural Industrial



500 Year Flood Zone
Floodway

RESIDENTIAL PROPERTY:
Current Comp Plan: Rural Industrial
New Comp Plan: Rural Remote
Current Zoning: Light Industrial
New Zoning: RL-5

WDFW PROPERTY:
Current Land Use: Rural Industrial
New Land Use: Public
Current Zoning: Light Industrial
New Zoning: Park District

11/12/2023, 11:15:29 PM

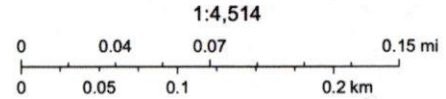
Comp Plan

- RURAL REMOTE
- URBAN
- RURAL INDUSTRIAL

City Limits

- Benton City

Parcels and Assess



Geophex Surveys Ltd., Maxar

Attachment 2

Future Site Plan

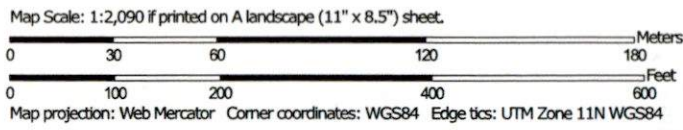
Attachment 3

Soil Map

Soil Map—Benton County Area, Washington
(Attachment 3: USDA Soil Survey)







































Soil Map may not be valid at this scale.



Soil Map—Benton County Area, Washington
(Attachment 3: USDA Soil Survey)

MAP LEGEND

- | | | | | |
|-------------------------------|---|------------------------|---|-----------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
| |  | Soil Map Unit Lines |  | Very Stony Spot |
| |  | Soil Map Unit Points |  | Wet Spot |
| Special Point Features |  | Blowout |  | Other |
| |  | Borrow Pit |  | Special Line Features |
| |  | Clay Spot | Water Features | |
| |  | Closed Depression |  | Streams and Canals |
| |  | Gravel Pit | Transportation | |
| |  | Gravelly Spot |  | Rails |
| |  | Landfill |  | Interstate Highways |
| |  | Lava Flow |  | US Routes |
| |  | Marsh or swamp |  | Major Roads |
| |  | Mine or Quarry |  | Local Roads |
| |  | Miscellaneous Water | Background | |
| |  | Perennial Water |  | Aerial Photography |
| |  | Rock Outcrop | | |
| |  | Saline Spot | | |
| |  | Sandy Spot | | |
| |  | Severely Eroded Spot | | |
| |  | Sinkhole | | |
| |  | Slide or Slip | | |
| |  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County Area, Washington

Survey Area Data: Version 19, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeB	Finley fine sandy loam, 2 to 5 percent slopes	13.8	64.6%
PaA	Pasco fine sandy loam, 0 to 2 percent slopes	1.5	6.9%
PcA	Pasco silt loam, 0 to 2 percent slopes	0.0	0.2%
W	Water	2.4	11.2%
WdB	Warden silt loam, 2 to 5 percent slopes	3.7	17.2%
Totals for Area of Interest		21.4	100.0%

Attachment 4

Priority Habitats and Species on the Web



Priority Habitats and Species on the Web

Report Date: 11/21/2023, **Parcel ID:** [113964011991002](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Ferruginous hawk	N/A	Threatened	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE

Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

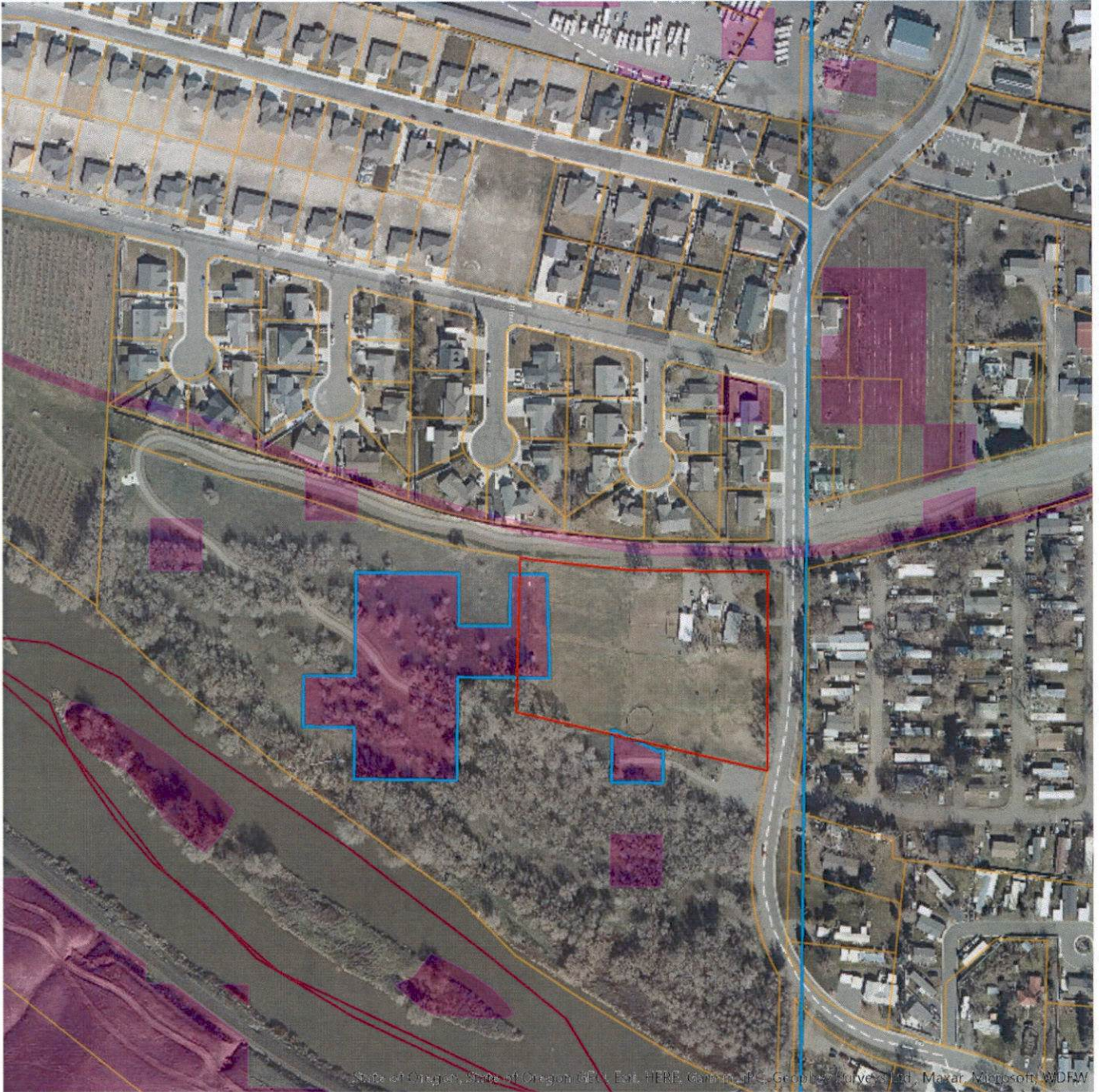
Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Ferruginous hawk	
Scientific Name	<i>Buteo regalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Threatened
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



Priority Habitats and Species on the Web



Report Date: 11/21/2023, Parcel ID: [113964011991001](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Ferruginous hawk	N/A	Threatened	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Ferruginous hawk	
Scientific Name	<i>Buteo regalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Threatened
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Attachment 5

Cultural Resources Survey

CULTURAL RESOURCES REPORT COVER SHEET

Author: Megan Bridge

Title of Report: Benton City River Access Revitalization Project

Date of Report: August 25, 2021 (revised June 28, 2022)

County(ies): Benton Sections: 13 Township: 09 Range: 26 E
Sections: 19, 20 Township: 09 Range: 27 E

Quad: Benton City, WA Acres: >1
Corral Canyon, WA >1

PDF of report submitted (REQUIRED): Yes No

Historic Property Inventory Forms to be Approved Online? Yes No

Archaeological Site(s)/Isolate(s) Found or Amended? Yes No

TCP(s) found? Yes No

Replace a draft? Yes No

Satisfy a DAHP Archaeological Excavation Permit requirement? Yes No

Were Human Remains Found? Yes DAHP Case # _____ No

DAHP Archaeological Site #
N/A

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

BENTON CITY RIVER ACCESS REVITALIZATION PROJECT



Prepared by: Megan Bridge (WDFW)

Principal Investigator: Katherine M. Kelly (WDFW)



Washington
Department of
**FISH and
WILDLIFE**

DAHP WISAARD Project Reference No. 2021-09-06190
June 28, 2022

ACKNOWLEDEMENTS

The author would like to thank Washington State Fish and Wildlife staff, Patrick Kaelber, Ashley Rodgers, Trina Byers, Joey Barbosa, Jorge Garcia, and Benton City Revitalization Organization's Sarah Funk for all their assistance during the survey.

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MANAGEMENT SUMMARY

Benton City proposes safety improvements to two access areas (Benton City Recreation Area and Boat Launch and Benton City 14th Street Wildlife Area) which are part of Washington State Department of Fish and Wildlife (WDFW) Snake-Sunnyside Wildlife Area.

The proposed project was planned, funded, and permitted by the City.

The City is the regulatory and project lead. The project is funded via the Benton City Revitalization organization.

WDFW personnel provided technical expertise and assistance with kiosk post installation, lighting, general use and performed the cultural resources survey for the proposed project as a training exercise for the Cultural Resources Intern, Megan Bridge. The report was provided to Benton City.

The survey did not result in the identification of cultural resources.

CONSULTATION

The City's Project Manager was advised to initiate consultation with the Yakama Nation on the Area of Potential Impacts (API), and to follow consultation on the Area of Potential Impacts with consultation on the results of the survey, presented here.

PROJECT BACKGROUND

Benton City is constructing four kiosks at two separate access areas in conjunction with the installation of two utility poles. Three kiosks will be constructed at the 14th Street Access Area (14th Street); the remaining kiosk and two utility poles would be installed at the Benton City Recreation Area and Boat Launch (Boat Launch).

The two City project areas of potential impact (API) are part of WDFW's Snake-Sunnyside Wildlife Area (Figure 1). Benton City Parks and Recreation Department (City) has operated the Access Areas since 2006 via an Operation and Maintenance Agreement with WDFW.

The purpose of this project is to direct user traffic, provide educational information about the local area, and increase evening visibility for user safety.

ROLES

The City is responsible for maintenance and regulatory compliance under the Agreement, including all permits and surveys.

WDFW personnel provided technical expertise and assistance with kiosk post installation, lighting, general use and performed the cultural resources survey for the proposed project as a training exercise for the Cultural Resources Intern, Megan Bridge.

14TH STREET PROJECT

The City's proposed project at the 14th Street API (Figure) involves the installation of informational kiosks. Figure 4 shows the proposed locations for these project elements.

A total of *three kiosks* have been proposed. All would be placed riverward of the trail.

Each of the three 14th Street kiosks would require the installation of four 4-x-4-inch (in.) x 8-foot-long wooden posts. The planned method for installing the posts was to use an PT-80 Posi Track powered auger (Figure 6) to excavate holes approximately three feet deep, place posts in the holes, and refill the holes with cement (Figure 7). The auger is 3 ft. long and 1 ft. in diameter. Soil conditions did not allow for excavation of holes stable enough to permit using this installation method. The WLA staff's recommended solution is to clear vegetation and pour concrete to create a small "pad." The kiosk supports would be set on metal footers. Figure 8 shows a typical solution.

BOAT LAUNCH PROJECT

The City's proposed project at the Boat Launch API (Figure) includes the installation of a kiosk for informational signage and two utility poles for overhead power supply to two floodlights that will provide light to the driveway and boat launch area at night. Figure 5 shows the proposed locations for these project elements.

The kiosk would require the installation of four 4-x-4-inch (in.) x 8-foot-long wooden posts. The planned method for installing the posts was to use an PT-80 Posi Track powered auger (Figure 6) to excavate holes approximately three feet deep, place posts in the holes, and refill the holes with cement (Figure 7). The auger is 3 ft. long and 1 ft. in diameter. Soil conditions did not allow for excavation of holes stable enough to permit using this installation method. The WLA staff's recommended solution is to clear vegetation and pour concrete to create a small "pad." The kiosk supports would be set on metal footers. Figure 8 shows a typical solution.

The utility poles would be installed by the City in cooperation with the Public Utility District to provide overhead power supply for two floodlights. The floodlights, which will provide better light to the driveway and boat launch area at night will add a layer safety and visibility to those utilizing the boat launch at night.

At the time of the writing of this report, the PUD Engineer had not reached a decision regarding the use of overhead wiring versus in-ground installation, which would require trenching. WDFW has offered to provide an Archaeological Monitor should that need be identified in consultation.

RESEARCH DESIGN

Prior to engaging in consultation and fieldwork, WDFW Cultural Resources staff completed a preliminary review of the proposed projects. The primary focus of the research for this project was to reach an understanding of the probability for archaeological, cultural, and historic built environment resources to be located within the project area. The estimation of this probability was based on review and analysis of past environmental and cultural contexts; the results of previous cultural resource studies; and the location and character of known archaeological sites.

Research conducted for this assessment included review of environmental and cultural contexts from a variety of sources, including: tribal cultural resources staff, local historical societies, former land owners, the Washington Information System for Architectural and Archaeological Records Data (WISAARD), Bureau of Land Management's General Land Office (GLO) Survey Records database, LiDAR, aerial photography, HistoryLink, WDFW Wildlife Area Management Plans, County Assessor's databases, Natural Resources Conservation Service soil survey data, Department of Natural Resources' Geologic Information Portal, Historic Map Works, University of Washington's Digital Collection, and Washington State University's Early Washington Maps Collection.

The resulting field research methodology was designed to encompass a review of previously recorded cultural resources, if any, located within the project area which could be impacted during project construction and to categorize the potential of the projects to encounter previously unrecorded cultural resources.

WDFW's field methodology included the presence on-site of a Principal Investigator who meets the requisite minimum disciplinary qualifications defined in the Secretary of Interior's "Professional Qualifications Standards" (36 CFR Part 61). Additionally, the WDFW PI has at least five years full-time professional experience or equivalent specialized training in the study of prehistoric and historic archeological resources. Field investigations were conducted in a manner consistent with Washington Senate Bill 5282 amending 27.53.030 RCW and included inspection techniques to identify both surface and subsurface archaeological resources.

This report includes:

- A summary of existing knowledge about the location
- A discussion of the significance of the regional/local geomorphological and environmental settings
- A narrative outlining the implications of past and present land-use patterns
- A summary of field research

Additionally, this report provides a reasoned and consistent assessment of all the identified project elements based on background research, review of historic contexts, and, as appropriate, consultation with local landowners, tribal members, and WDFW technical staff.

Fieldwork procedures included the following.:

1. ***Pedestrian survey*** consisting of:
 - a. Two transects at 2-meter intervals at the 14th Street API and close inspection of the 10-x-10-foot areas proposed for kiosk installation.
 - b. Meandering transects designed to catch topographic variation in the field near the Boat Launch API, and close inspection of the 10-x-10-foot area proposed for kiosk installation.
 - c. Information about surface conditions, weather, vegetation, and evidence of prior disturbance was collected.

2. ***Subsurface test units*** were placed at both APIs for the following reasons:
 - Proximity to documented precontact and ethnohistoric period village and activity areas
 - Proximity to geologic features typically understood to be of high potential for precontact use (e.g., terraces, game trails, south-facing slopes, landslide, springs, water channels, river confluences, alluvial fans)
 - Proximity to historically mapped features (e.g., field margins, allotments, structures, trails, roads)
 - a. 4 STPs were excavated.
 - b. STPs were not smaller than 40 cm in diameter.
 - c. Excavated materials were screened using ¼-inch hardware cloth mesh.
 - d. STPs were broad and collapsing, due to the nature of the soils. Excavation was terminated at 50 cm due to conditions.
 - e. Excavated sediments were documented and analyzed in the field and returned to the shovel test of origin prior to backfilling. No materials were reserved for additional testing.

AREA OF POTENTIAL IMPACTS DESCRIPTION

Physiographic Zone	Columbia Plateau
Regional Geomorphology	<p>Both project APIs are located along a bend in the Yakima River. The river flows southeastward about 200 miles (320 km) past Ellensburg and Yakima to join the Columbia River near Kennewick in Benton county.</p> <p>Columbia Plateau region has a history of lava flow followed by catastrophic flooding. Starting between 17.5 and 6 million years ago fissure faults in southeastern Washington released numerous flows of lava which then covered central Washington in a layer of basalt. This basalt layer dominated the landscape until around 16,000 and 13,000 before present (BP) when an ice dam located in Montana breached and released water from the massive Lake Missoula onto the region. There were numerous flooding events that swept away much of the topsoil and carved out deep canyons to the bedrock. It was due to this flooding that created many of the lakes and rivers that we see in central and eastern Washington today (Lasmanis 1991:268).</p>
Local Geomorphology	<p>To south, there is a gradual slope leading up to large plateau overlooking the Yakima River. To the west, the river created a valley between the Rattlesnake Hills and Horse Heaven Hills. To the east, the Yakima River flows into the Columbia River. Due to its location, Benton City seems an ideal place for traffic and trade between the eastern and western halves of the state, as it is situated right where the valley opens up towards the east.</p>
Soil Survey	<p>Both APIs experience flooding during high water events.</p> <p>The 14th Street API is within an area mapped as Finley fine sandy loam, 2 to 5 percent slopes (NRCS 2022).</p> <p>The Launch API is mapped as “riverwash;” the area encompassing the Boat Launch parking lot is mapped as Quincy loamy sand, 0 to 2 percent slopes.</p>
Existing Conditions	<p>Both APIs are located along the northwestern shore of the Yakima River near River Mile 30 in southeastern Benton City.</p> <p>The terrain is flat. The area is a riparian landscape that had been disturbed by previous development. Vegetation present includes non-native plants and grasses, cottonwood, blackberry, willow and dried grasses</p> <p>The general location but has a long history of increased development in the post-Contact era, with a number of neighborhoods, small farms and orchards located near the APIs.</p> <p>The areas surrounding both APIs have experienced increased development in recent years, with recent addition of several neighborhoods in the vicinity.</p>

LITERATURE REVIEW

DAHP's Predictive Model Rating: Very high risk Confidence : Not given

CULTURAL RESOURCES RECORDED WITHIN ONE MILE OF THE PROJECT

Archaeological sites recorded within one mile of the project	<input checked="" type="checkbox"/> None
Archaeological or Historic Districts recorded within one mile of the project	<input checked="" type="checkbox"/> None
Historic Built-Environment recorded within one-quarter mile of the project	<input checked="" type="checkbox"/> None
Historic Properties recorded within one-quarter mile of the project	<input checked="" type="checkbox"/> None
Cemeteries recorded within one-quarter mile of the project	<input checked="" type="checkbox"/> None
GLO Layer Features recorded within one mile of the project	Trail systems

HISTORIC MAP FEATURES

14TH STREET API (T09N R27E S19)

GLO (1863) Trail systems on south side of the river

USGS Pasco Quad (1917a) rail line running east-west, north of Kendall Road

USGS Prosser Quad (1917) Kiona canal running east-west south of Kendall Road, portions continue through what is now river channel; three structures, two of which in what is now river channel; rail line running east-west, north of Kendall Road.

USGS Prosser Quad (1951) landform matches modern landform.

BOAT LAUNCH API (T09N R26E S13)

GLO (1870) Trail systems on either side of the river

Historic canal running NW-SE, parallel to the river, directly through the Access Area (but not the API)

REFERENCES OF PREVIOUS SURVEYS

14TH STREET API

Ellis, Susan M (2012) Horse Heaven Hills Geotech Project Cultural Resources Survey Report. 1682596

Fitzpatrick, Justice (2020) Cultural Resource Survey for the Mountain View Meadows, Phase 2 Project, Benton County, Washington. 1694327

Harder, David A (2007) Benton City Aquatic Center Project Cultural Resources Survey. 1349927

Harder, David A. (2007) Benton City Bike Path Project Cultural Resource Survey. 1349636

Tracy, Ray L (1995) Benton City Public Fishing Area Development. 1342311

Womack, Bruce (2012) Cultural Resource Investigation for Benton Irrigation District Irrigation System Improvements, Construction Phase 3B. 1682509

Womack, Bruce (2011) Cultural Resource Investigation for Benton Irrigation District, SEPA Phase 6, Construction Phase 3, Pipeline Pressurization Project. 1681417

BOAT LAUNCH API

Harder, David (2007) Benton City-Yakima River Public Access Project Cultural Resource Survey, Benton City. 1349606

Landreau, Christopher (2006) Section 106 Archaeological Review and Inventory at the North Webber Canyon Roadway Re-Alignment, Phase 2: Kiona Re-Alignment. 1347584

Sackman, Adam (2020) Benton City Dollar General Project, Benton County, Washington. 1693922

Weaver, Dean (2011) Cultural Resources Survey for the Washington State Department of Transportation's SR224/225 Benton City Construct Roundabout Project, Benton County, Washington. 1681594

The APIs are within the traditional territory of the Yakama people, now part of the Confederated Tribes and Bands of the Yakama Nation, and the Umatilla people, now part of the Confederated Tribes of the Umatilla Indian Reservation.

ARCHAEOLOGICAL EXPECTATIONS

ARCHAEOLOGICAL IMPLICATIONS OF LOCAL LAND-USE HISTORY

In the premodern era, Indigenous people congregated in the river valleys for large intertribal gatherings (Ray 1936). These gatherings varied in length and purpose, but numbers in the thousands had been mentioned. Ray also discusses the presence of a village of twelve to sixteen lodges located on both sides of the river, north of the wildlife areas (Ray 1936). This village matched the description of a site investigated by Hunn et al. (2015). See Figure 34.

Given historic and ethnohistoric accounts, and our current understanding of the precontact period in the region, it may be assumed that this area was used extensively by tribes for trade and subsistence. The Columbia River is well known and documented as a route for spawning salmon, and the Yakima River would have been an ideal location for salmon fishing along with the collection and harvesting of other aquatic resources, waterfowl and mammals that would have been drawn towards the Yakima River. Proximity to water also allowed easy access to water transportation and the river valley would have offered some protection against the elements.

Site types and materials representing these activities would include trail systems, hearths, middens, weirs, cairns, lithic materials, and evidence of excavations for dwellings. Given the trade routes, exotic materials might be expected.

The area was purchased by the US Army Corps of Engineers to develop as a public fishing area, prior to this, approximately half of the area was used for cultivation (Tracy 1995:2). In the late history era, a levee was constructed along the length of the river at the 14th Street Access Area, resulting in moderate to heavy disturbance along the river's edge. This structure also served to stabilize the landform, inadvertently protecting any deeper features or deposits that might be present.

Portions of each project area have been substantially modified for parking lot, boat ramp, and walking trail construction. Nearby disturbances include bridge and road construction, as well as housing developments. These activities would have been the primary impact to any archaeological deposits that might have been present in the surface or near surface portions of the project area. Deeply buried archaeological materials, if present, would not have been disturbed by this historic and modern era construction.

Given that the proposed actions are not expected to extend below 30 cm, expectations would be low, in general, that project activities would disturb deeply buried features or deposits.

The project areas are surrounded by urban developments and the park has a history of increased use going back to its development in the late 20th century. The area has an extensive history of farming and irrigation by locals. This on-going disturbance, coupled with the makes it unlikely that intact, shallow precontact cultural features remain.

Given the type of land use in the late historic period, cans, bottles, and other casually deposited or flood-borne detritus would be anticipated along the shoreline.

ARCHAEOLOGICAL IMPLICATIONS OF LOCAL GEOMORPHOLOGICAL SETTING

To south of both project areas, there is a gradual slope leading up to large plateau overlooking the Yakima River. To the west, the river created a valley between the Rattlesnake Hills and Horse Heaven Hills. To the east, the

Yakima River flows into the Columbia River. Due to its location, Benton City seems an ideal place for traffic and trade between the eastern and western halves of the state, as it is situated right where the valley opens up towards the east.

Up until the historic and early modern eras, ground conditions and technology constraints precluded extensive, deep landscape modification within the cobble bars. If archaeological deposits were present within the project area, they are more likely to be at the surface or very shallowly buried. Prior to the construction of the levee, historic maps show the river channel at the 14th Street API was steadily migrating landward. Since it has been demonstrated to have impacted features built in the historic era, it can be presumed that precontact features on this landform were similarly impacted.

On-going disturbance from flooding, makes it unlikely that intact, shallow precontact cultural features remain. However, deposits of lithic debitage, shell midden, and charcoal would not be unexpected, both in areas protected from scouring floods and as flood-borne deposits from upstream.

Post-Settlement land use in the area is locally represented in the archaeological record by surficial or near-surface features such as structural foundations, roads, and fence lines or by archaeological materials such as metal tools and/or tool fragments, and/or metal hardware, and ceramic and/or glass fragments. Given the type of land use in the late historic period, cans, bottles, and other flood-borne detritus would be anticipated along the shoreline.

SUMMARY OF FIELD OBSERVATIONS

On August 25, 2021, WDFW Cultural Resource Specialist Katherine Kelly and Archaeology Intern Megan Bridge surveyed both project locations in the company of:

Patrick Kaelber, WDFW Wildlife Area Manager
Ashley Rodgers, WDFW Wildlife Area Assistant Manager
Trina Byers, WDFW Natural Resource Technician
Joey Barbosa, WDFW Access Program
Jorge Garcia, WDFW Water Access Manager
Sarah Funk, Benton City Revitalization Organization

The weather was clear and sunny; temperatures were around the mid-80s when work began.

Project Name: 14th Street Access
Parcel Number: 230584
Location: Section 13 T9N, R26E
Acres: >1 acres

The 14th Street API is a flat, riparian landscape; cottonwood trees and some small shrubs are present. The Yakima River flows west to east south of the API.

The Access Area facilities include a small gravel parking lot at the entrance to the east, a paved path that goes through the center of the Access Area, and a tri-panel kiosk on a concrete pad to the west. The API was located adjacent to the paved walking path.

WDFW Lands Archaeologist Katherine Kelly and Archaeology Intern Megan Bridge performed a pedestrian survey of the API, which included transects to 10 feet on either side of the paved walkway. No cultural materials or features were identified.

The proposed kiosk locations had sparse grasses atop mineral soils (cobbles in a sandy matrix). The location looked very similar to the adjacent undeveloped landscape, which is composed nearly entirely of vegetated and stabilized and cobble bars.

The WLA staff planned to excavate holes for the kiosk posts using a PT-80 Posi Track auger (operated by Ashley Rodgers). The excavation protocol required augering to stop a) at notice from the monitoring archaeologists and b) at 12-inch increments. At every stoppage, the excavated materials were to be screened by the monitoring archaeologists.

The equipment operator attempted to auger a “clean” unit, but immediately reported difficulty with stabilizing the auger in the cobbly conditions. The excavated materials were screened (see results below). After several attempts to continue, the WLA staff identified that the subsurface conditions of the proposed kiosk installation were unsuitable for the planned installation.

Based on the subsurface condition, the kiosk installation plans were altered, and it was determined that a concrete pad (measuring 6-8in) would be placed on top of the API, with the kiosk secured within that pad.

No cultural materials were observed.

Soil description	The unit identified loose cobbles and gravels in a sandy matrix.
Local Soils	Soils at the proposed project location <input checked="" type="checkbox"/> met <input type="checkbox"/> did not meet expectations.
Surface visibility	<input type="checkbox"/> Poor (0 – 25%) <input type="checkbox"/> Fair (25 – 50%) <input type="checkbox"/> Good (50 – 75%) <input checked="" type="checkbox"/> Excellent (75 – 100%)
Limiting factors	<input checked="" type="checkbox"/> None <input type="checkbox"/> (Description)
Vegetation	Cottonwood trees, willow, wheat grass and other riparian vegetation.

Project Name: Benton City Recreation Area and Boat Launch
Parcel Number: 230584
Location: Section 19 T9N, R27E
Acres: >1 acres

The Boat Launch API is adjacent to the Yakima River and the surrounding landscape shows evidence of seasonal flooding. No large structures are within the floodplain; shoreward vegetation shows flood wrack and sediment deposition. The surrounding area holds some larger trees, and some well-developed sage brush persists in areas with higher elevation.

The Boat Launch facilities include two boat ramps, two outdoor (port-a-potties) restrooms, two picnic tables, and a small, mowed, grassy area. These are enclosed with a large gravel parking lot with a paved entrance.

The kiosk and light poles will be placed on the apron of the parking lot.

The WLA staff planned to excavate holes for the kiosk posts using a PT-80 Posi Track auger (operated by Ashley Rodgers). The excavation protocol required augering to stop a) at notice from the monitoring archaeologists and b) at 12-inch increments. At every stoppage, the excavated materials were to be screened by the monitoring archaeologists.

The proposed kiosk location had no vegetation and had mineral soils at the surface (cobbles in a sandy matrix). The location looked very similar to the adjacent undeveloped landscape, which is composed nearly entirely of lightly vegetated, stabilized cobble bars, with undulating channels of varying depths.

At 10 inches, after the equipment operator reported difficulty with stabilizing the auger, augering was halted by the monitoring archaeologist. The excavated materials were screened (see results below). At this point, WLA staff identified that the subsurface conditions of the proposed kiosk installation were unsuitable for the planned installation.

Based on the subsurface condition, the kiosk installation plans were altered, and it was determined that a concrete pad (measuring 6-8in) would be placed on top of the API, with the kiosk secured within that pad. Given the modification to the project design, no ground disturbing activities need to be monitored moving forward.

Soil description	The unit identified loose cobbles and gravels in a sandy matrix.
Local Soils	Soils at the proposed project location <input checked="" type="checkbox"/> met <input type="checkbox"/> did not meet expectations.
Surface visibility	<input type="checkbox"/> Poor (0 – 25%) <input type="checkbox"/> Fair (25 – 50%) <input type="checkbox"/> Good (50 – 75%) <input checked="" type="checkbox"/> Excellent (75 – 100%)
Limiting factors	<input checked="" type="checkbox"/> None <input type="checkbox"/> (Description)
Vegetation	Cottonwood trees, willow, wheat grass and other riparian vegetation.

RECOMMENDATIONS

Given the modification to the project design, which eliminates excavation, and the fact that intensive survey of the APIs did not result in the identification of cultural materials or features, it is my professional assessment that the project as described should be considered to have very little potential to adversely impact cultural resources.

This assessment takes into consideration the scope and nature of the proposed project and the current understanding of precontact and historic settlement patterns and land use. Should the project scope change, reassessment of the project’s potential to impact cultural resources must be reconsidered.

Should the project result in the identification of any cultural resources, the Inadvertent Discovery plan will be enacted.

In the event of the discovery or human remains (or suspected human remains, the Project Sponsor and contractors are directed to immediately contact the County Sheriff’s Office and follow (RCWs 68.50.645, 27.44.055, and 68.60.055), which provide that:

If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State

Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

For inadvertent discoveries on WDFW lands, please contact the Wildlife Area Manager and Lands Archaeologist after contacting the County Sheriff's office.

The City is advised to require staff and contractors associated with the project to view the Department of Ecology's Inadvertent Discovery video, which can be accessed here: <https://www.youtube.com/watch?v=ioX-4cXfbDY>

Or through The Department of Archaeology and Historic Preservation's webpage, here: <https://dahp.wa.gov/archaeology/human-remains/recommended-inadvertent-human-remains-discovery-language>

Future Projects

The author understands that future work at the 14th Street Access Area and the Benton City Boat Launch may include activities such as:

- Sprinklers on the apron
- Above ground disc golf course
- Ongoing deferred maintenance and rehabilitation efforts

These activities have not been reviewed by WDFW Cultural Resources staff for possible impacts to cultural resources.

WDFW recommends that these ground disturbing activities are reviewed or monitored by a professional archaeologist and the City engage in consultation with area Tribes prior to engaging in this work.



Katherine M. Kelly, WDFW Lands Archaeologist

REFERENCES

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1959 History of Benton City, Washington 1853 – 1959 in *Washington Rural Heritage*. Electronic resource, <https://archive.ph/XOx1A> , accessed September 2021.

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2012 *Horse Heaven Hills Geotech Project Cultural Resources Survey Report*. Columbia Historical Consulting, Coulee Dam, Washington. On file DAHP, Olympia.

Fitzpatrick, Justice

2020 *Cultural Resource Survey for the Mountain View Meadows, Phase 2 Project, Benton County, Washington*. Plateau Archaeological Investigations, LLC. Pullman, Washington. On file at the DAHP, Olympia.

General Land Office (GLO)

1870 *Township No. 9 North Range No 26 East Willamette Meridian*. General Land Office, Department of the Interior, Washington, D.C.

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FIGURES

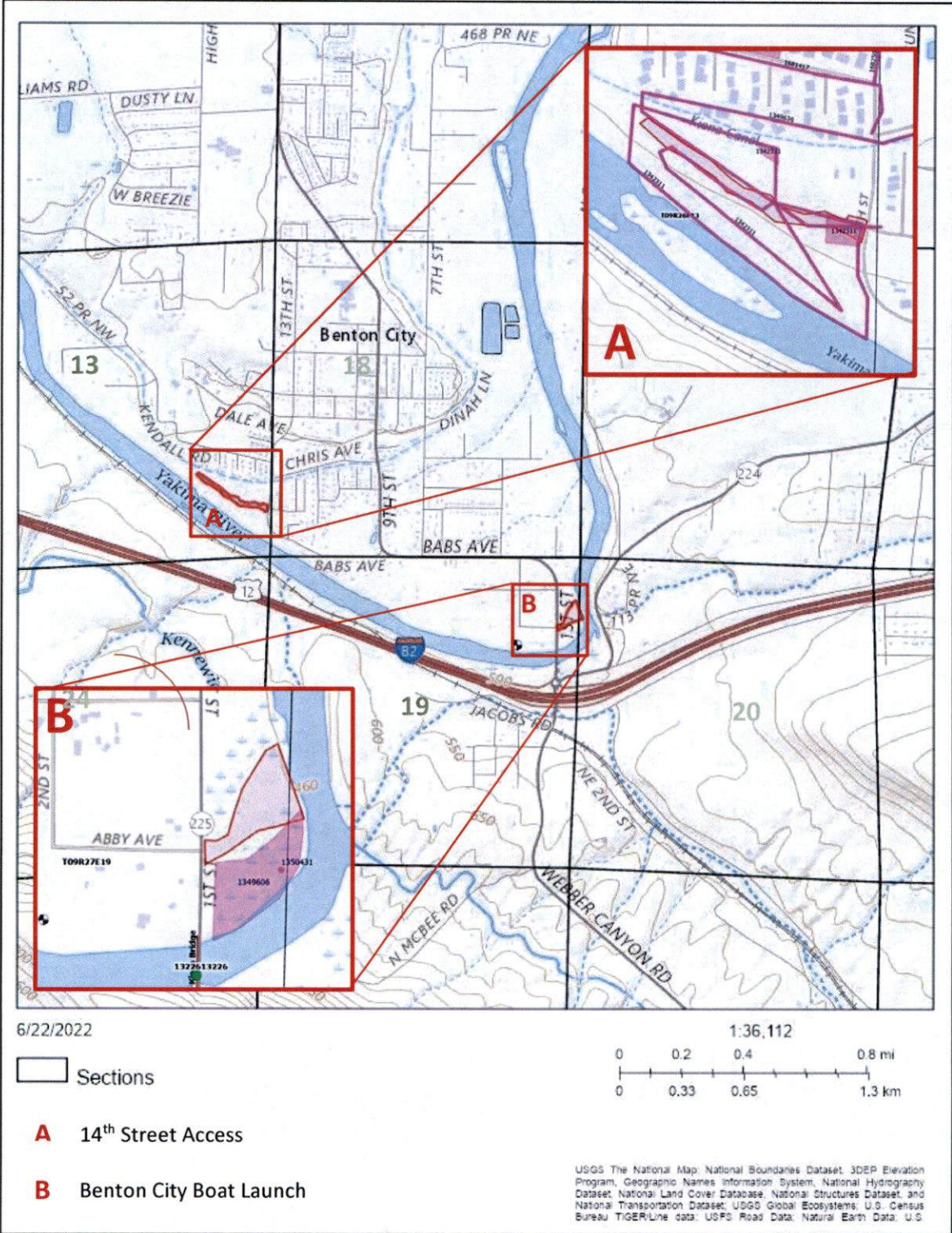


Figure 1. DAHP’s topographic map overlay showing the relationship between the two APIs in T09NR26E and T09NR27E.



Figure 2. Benton City's 14th Street API at the proposed location of Kiosk 2. View to the west.



Figure 3. Boat Launch API, proposed kiosk location. View to the southeast and river.



Figure 4. Location of proposed kiosks at Benton City's 14th Street API in T09NR27E19

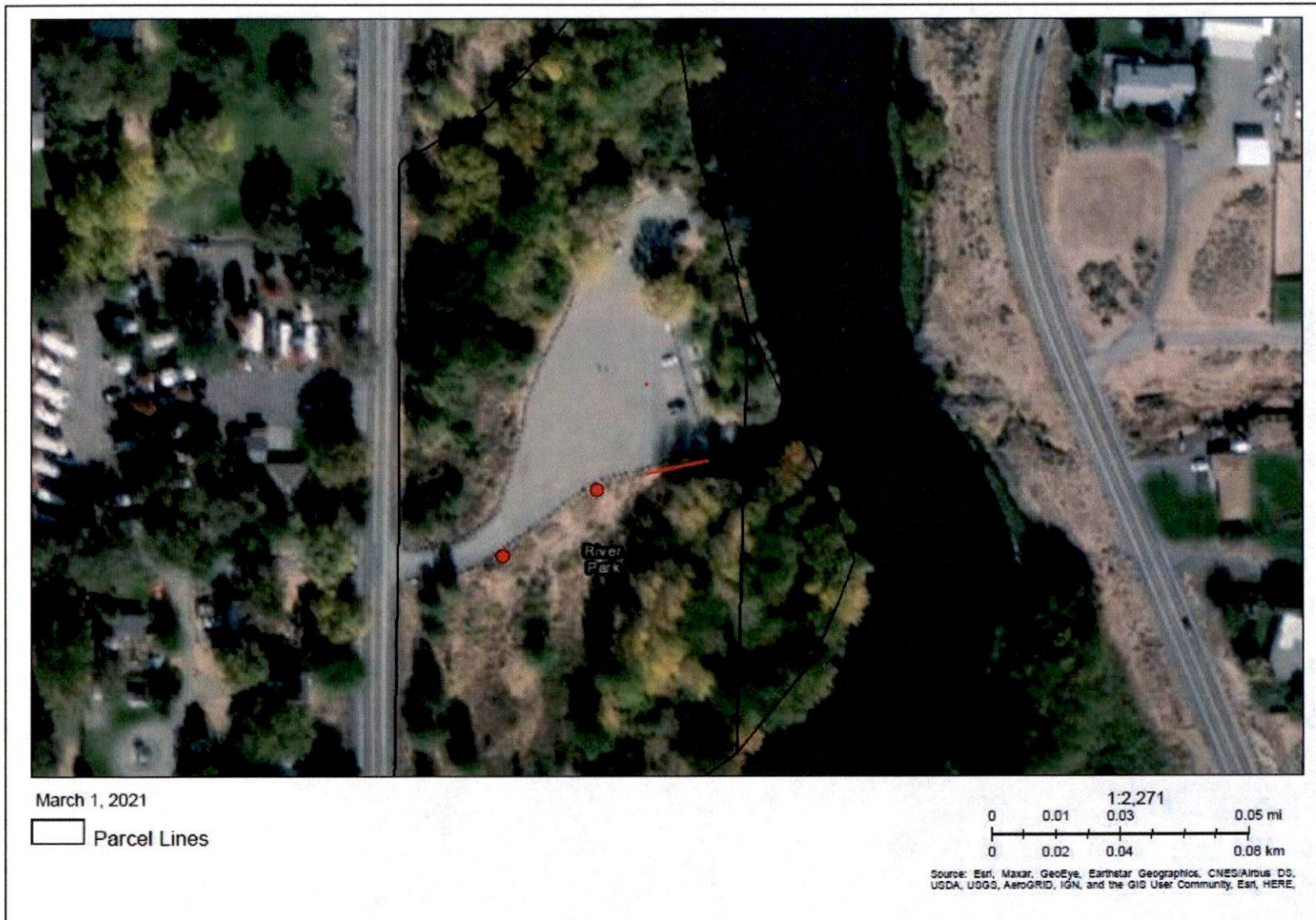


Figure 5. Figure 1. Proposed utility poles and kiosk locations at the Boat Launch API in T09NR26E.



Figure 6. PT-80 Posi Track powered auger. Inset shows driver (Assistant WLA Manager Ashley Rodgers).



Figure 7. Sample kiosk installed with excavated post holes (image source: naturalstructures.com).



Figure 8. Sample kiosk installed using a concrete pad (image source: naturalstructures.com).

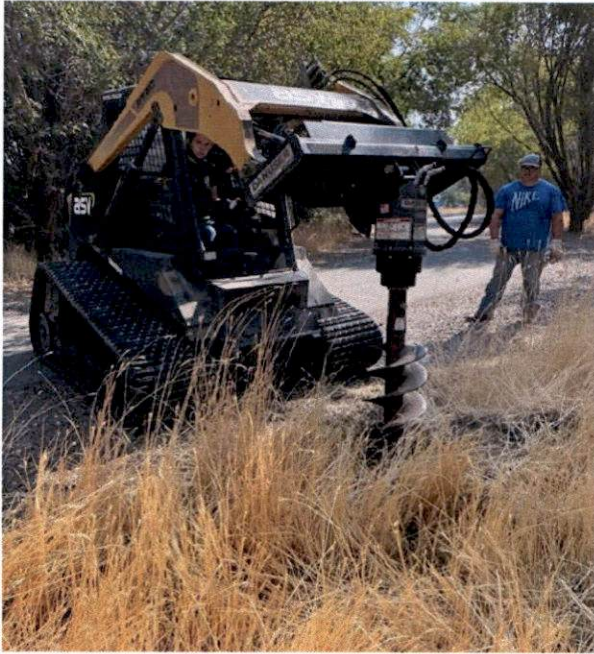


Figure 9. 14th Street API. Proposed Kiosk #2 location off paved trail. View to the north.



Figure 10. Soils were uniformly loose sand and cobbles, too unstable to allow for a "clean" excavation.



Figure 11. Excavated materials were screened. No cultural materials were observed.



Figure 12. Each unit was refilled and tamped down.



Figure 13. Boat Launch API. Proposed kiosk location. View to the southwest.



Figure 14. Soils were uniformly loose sand and cobbles, too unstable to allow for a "clean" excavation.

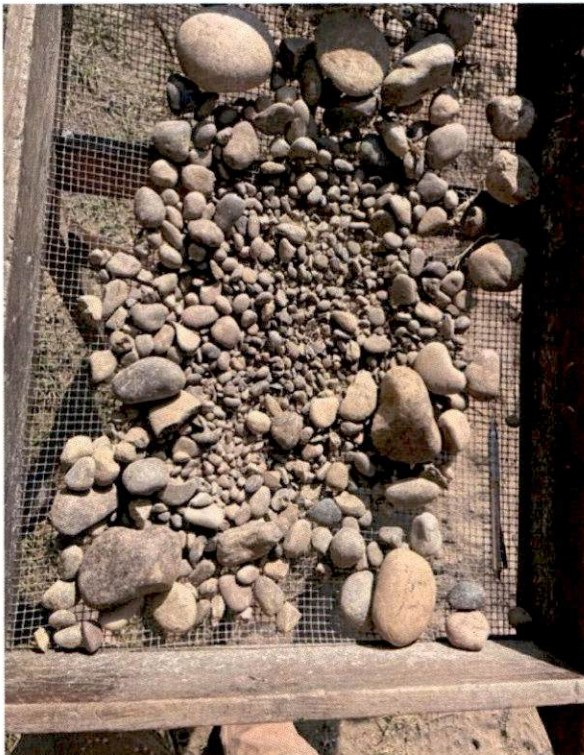


Figure 15. Excavated materials were screened. No cultural materials were observed.

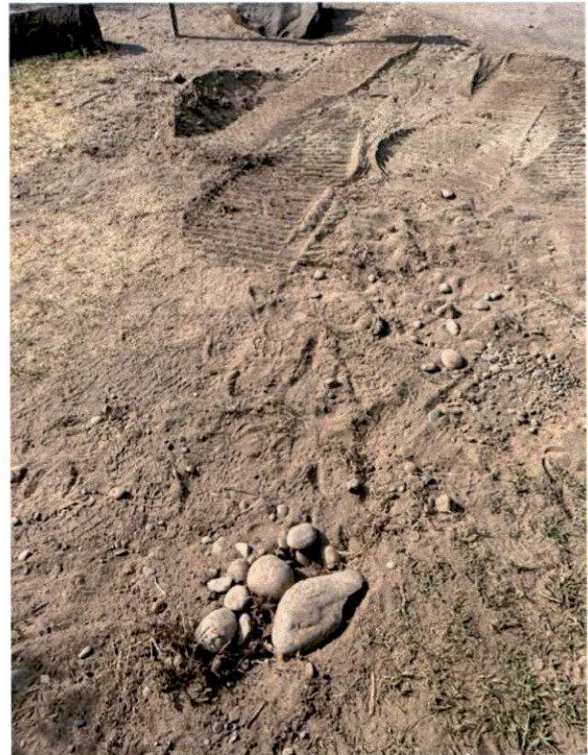


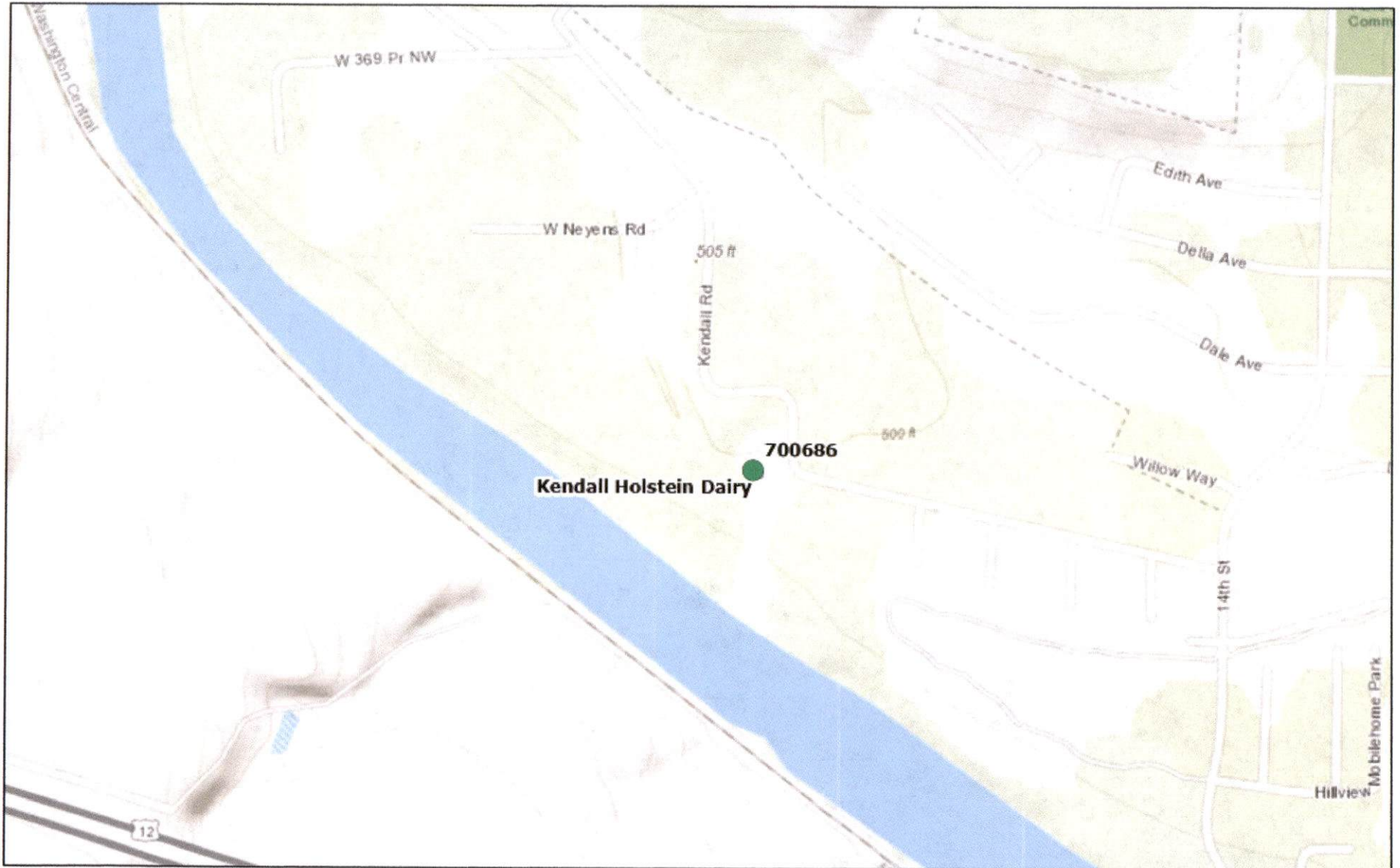
Figure 16. The unit was refilled and tamped down.

Attachment 6

Historic Site Map

HISTORIC SITE MAP

14th Street Park, Benton City



5/23/2020

Inventories (points)

● Determined Eligible

● Register Properties (Points)

— Register Properties (Lines)

▨ Heritage Barns

■ Register Properties (Polygons)

▨ Register Districts

▭ County

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Community Development Department
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division
(509) 786-5612
planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of County planning at a special meeting on September 24, 2024, at 6:00 p.m., via in person and virtual meeting format in the meeting room on the first floor of the Courthouse, 620 Market Street, Prosser WA. The entry to the meeting room is located off Main Street on the east side of the Courthouse. To find information on virtual attendance options, including streaming video, WebEx video conferencing, and telephone, please visit www.tinyurl.com/BCPublicNotice.

NOTICE IS HEREBY GIVEN that public comment will be taken on the following proposed application before the Planning Commission at this meeting:

ZC 2024-002 - A proposal by the City of Benton City, requesting a rezone of parcel 113964011991002 from Light Industrial to Park District and a rezone of parcel 113964011991001 from Light Industrial to RL-5.

NOTICE IS FURTHER GIVEN that the proposed zone change application has been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) was issued for EA 2024-002 on February 21, 2024. Accordingly, an Environmental Impact Statement was not required for this proposal. Any comments regarding the determination and the environmental impacts of the proposal can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, September 23, 2024.

At this hearing, the Planning Commission may recommend approval or disapproval of the proposal to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the application. Information concerning the application can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser) or by visiting www.tinyurl.com/BCPublicNotice.

Dated this 26th day of August 2024.

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Manager
Planning Division

PUBLISH: September 11, 2024



BENTON CLEAN AIR AGENCY

February 23, 2024

Re: EA 2024-002

Donna Hutchinson
Rural Water Supply Coordinator
102206 E. Wiser Parkway
Kennewick, WA 99338

Applicant/Proponent: Nathan Radach
1623 Terminal Dr
Richland, WA 99352

Dear Ms. Hutchinson:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector

**Community Development
Building Division**
102206 E. Wiser Parkway
Kennewick, WA 99338



Fire Marshal
Gary Tiplady
(509) 735-3500
Gary.Tiplady@co.benton.wa.us

Fire Marshal Comments:

Date: February 23, 2024

Parcel #: 1-1396-401-1991-002, 1-1394-401-1991-001

Donna,

From the perspective of the Fire Marshal, I have no comments in regard to EA 2024-002.

If you have questions on these requirements, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: EA 2024-002, Benton City

**Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us**



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

March 4, 2024

Donna Hutchinson
Planning Division
PO Box 910
Prosser, WA 99350

RE: 202400779; EA 2024-002

Dear Donna Hutchinson:

Thank you for the opportunity to comment during the Determination of Non Significance process for the Comprehensive Plan Amendment - Land Use Designation changes. The Department of Ecology (Ecology) has the following comments.

Water Resources

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov

Brittany Merrill

From: Cristina Woods
Sent: Wednesday, August 14, 2024 1:09 PM
To: Brittany Merrill
Subject: RE: Benton County Zone Change

Good afternoon

Public Works has no comments.

Thank you.



Cristina Woods, PE • *Civil Engineer I*
 Benton County Public Works
 102206 Wiser Parkway , Kennewick WA, 99338
 (509) 786-5611 Ext: 5684

From: Brittany Merrill <Brittany.Merrill@co.benton.wa.us>
Sent: Tuesday, August 13, 2024 3:55 PM
To: lburton@ci.benton-city.wa.us; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; FireChief@bcfpd2.org; AsstFireChief@bcfpd2.org; DistrictAdmin@bcfpd2.org; KIID@owt.com; Jodeer@bfhd.wa.gov; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <scplanning@wsdot.wa.gov>; 'Dept. of Transportation-Jacob Prilucik' <PrilucJ@wsdot.wa.gov>
Subject: Benton County Zone Change

The attached copy of a Petition for a Zoning Reclassification is being submitted to you for review and any response that you may have concerning it. Please send your comments to our office by August 21, 2024.

This application will be heard at a hearing before the Benton County Planning Commission on September 10, 2024. Please note that a SEPA Checklist (EA 2024-002) was prepared for the proposed zone change.

If you have any questions, please feel free to call this office.



Brittany Merrill
 Office Assistant II
 Community Development Dept.
 Planning Division
 102206 E. Wiser Parkway
 Kennewick WA 99338
Phone: (509)786-5612 Ex. 3007
Brittany.Merrill@co.benton.wa.us