

City of Prosser, WA
601 7th Street
Prosser, WA 99350

**CITY OF PROSSER, WASHINGTON
BOARD OF ADJUSTMENT SPECIAL MEETING
AGENDA
6:00 P.M.
THURSDAY, January 8, 2015**

1. **Call to Order by Chair**

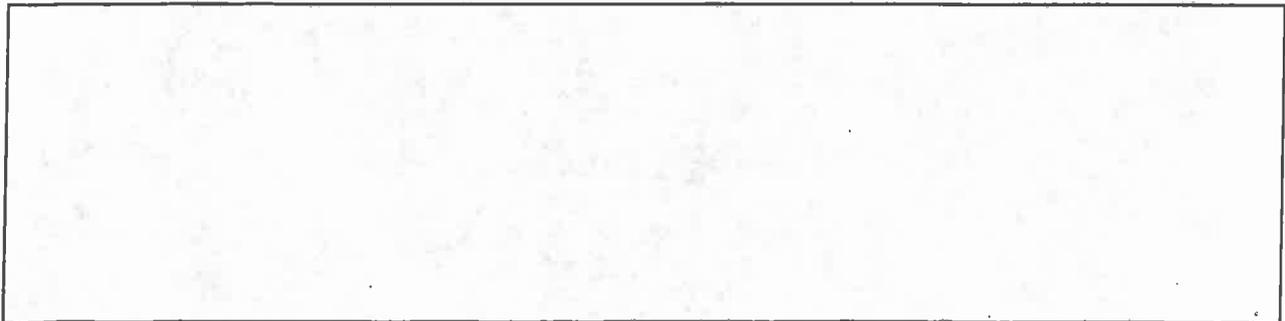
2. **Roll Call**

3. **Public Hearing Site Plan Review 480 North River Road. 51 unit multi-family housing complex**

NOTE: This is a quasi-judicial hearing. See attached documents.

ACTION: Approve, deny or make changes, or provide direction to staff.

4. **Adjournment**





CITY OF PROSSER STAFF REPORT

Variance Sign Deviation Conditional Use Temporary Use Other

Meeting Date: January 8, 2015	Prepared by: Steve Zetz
Applicant: CCHS, Genesis Housing	Location: 480 North River Road

Hearing Type: Quasi-Judicial

This is a quasi-judicial hearing. This means that the hearing must not only be fair but appear to be fair. If you have had any ex parte contact with the applicant or anyone, other than City Staff, then you must disclose that contact and the nature of that contact. In the event that you have already made up your mind regarding the subject of this hearing and cannot rely on the evidence presented to make that decision, then you must disclose that fact. In the event that conflicts would prevent a quorum from making a decision in this matter, then, under the doctrine of necessity, you would be able to hear this matter notwithstanding any conflicts. Before you take testimony at the hearing, the Chair will ask you whether you have any conflicts and will also ask any public present whether they believe that any member has a conflict?

Description: Applicant has applied for site review and site plan review providing for a 51 unit multi-family housing project. The applicant will construct a new road (Petra Ave) as required by the City of Prosser.



Purpose of the Hearing: Site Plan review under the Prosser Municipal Code (PMC) is a Type III land use process with the final decision being made by the Board of Adjustment. Typically the City has treated all site reviews as a type II application, however, the Prosser Municipal Code requires the highest decision body considering a proposal make the decision on site review. Because the site plan is a Type III procedure, site review also becomes a Type III procedure with the final decision being made by the Board of Adjustment. The Board of Adjustment will review the site plan and determine if the proposed project site plan is adequate. The Board of Adjustment will conduct site review and site plan review and take testimony from the public and the applicant. This hearing will not address the State Environmental Policy Act (SEPA) checklist or the SEPA determination. Any appeal of the Board of Adjustment's decision must be appealed to the City Council in accordance with PMC 19.01.040. City of Prosser's determination (Mitigated Determination of Non-Significance) must be appealed pursuant to the Land Use Petition Act (LUPA) in Superior Court (this appeal must be filed within 21 days from the City's final decision on the land use application).

Attachments:

- Site Plan
- Short Plat
- Elevations
- SEPA Determination
- SEPA Findings
- Letter from CCHS
- Letter from Prosser School District

Comments related to site review: The City of Prosser received a request from the Prosser School District for a bus turn-out. The City of Prosser has addressed the issue in its findings of fact.

SEPA: The City of Prosser believes that the proposed site plan is consistent with Prosser Municipal Code and the Comprehensive Plan. The following conditions have been placed on the project through the SEPA process.

18.75.030 Conditions of approval.

A. Permits may be made subject to any condition which the administrator, board of adjustment or city council finds necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include, but are not limited to: special setbacks, buffers, landscaping, fences and walls; lighting; surfacing of parking areas; the installation of drainage; the construction of service roads and alleys; the regulation of the time and type of various activities, points of vehicular ingress and egress; noise, vibration, odors and similar conditions; signs and

obstructions to visibility; and such other conditions as will make possible the development of the city in an orderly and efficient manner.

B. Conditions may be imposed in accord with the State Environmental Policy Act, RCW Chapter 43.21C. These conditions may be as the result of, or in lieu of, an environmental impact statement. (Ord. 1917 § 1 (part), 1997).

The City of Prosser has imposed the following mitigation measures in order to ensure compliance with all applicable codes. All of the measures are required in order to mitigate impacts created by the project, or to comply with rules and regulations established by other agencies with permitting jurisdiction such as the Clean Air Authority and Department of Ecology.

- 1. In order to mitigate the impacts to the High School the applicant will provide payment of \$21,959.95 to the Prosser School District for their fair share of a portable classroom at the High School within 30 days from when the Prosser School District purchases and installs the portable at the High School. The Prosser School District must purchase and install the portable classroom within 5 years of this determination. In the event that the Prosser High School passes a bond for the construction of a new High School within 5 years from this determination, the amount may be used for new construction to offset the fair share costs of the proposed CCHS development in lieu of purchasing a portable.*
- 2. A Storm Water Drainage Retention Plan (Erosion Sediment Control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.*
- 3. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code.*

4. *Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.*
5. *Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.*
6. *All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas and must be accessible by Basin Disposal Inc.*
7. *All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.*
8. *A buffer whether it be a fence or vegetation must be installed between the project parcel and the Les Schwab facility to the east in order to mitigate the impact of noise from the commercial operation on the proposed residential units.*
9. *The City of Prosser is proposing Payment in Lieu of Taxes (PILT) in order to mitigate the impact of additional persons with disabilities. Payments must be used to improve or construct ADA ramps, sidewalks, or walking paths within 1 mile of the applicants proposed site in order to better serve residents with disabilities and encourage pedestrian and bicycle travel. The PILT will use a formula for payment based on the property tax rate prior to its tax exempt status on a declining scale over 5 years in order to slowly absorb the costs to services and improvements. The applicant may at its discretion pay the entire amount upfront.*

2016	2017	2018	2019	2020
\$5000	\$4000	\$3000	\$2000	\$1000

Criteria for approval:

18.30.040 Development standards.	Proposed project	Complies Yes/No
A. Minimum lot area: six thousand square feet required for the first unit, and one thousand five hundred square feet for each additional unit. The minimum number of dwelling units is three per lot.	198402 sq ft lot size calculations allow 129 units however Section J further restricts the number of units to a maximum of 68.25 Proposed project units 51	Yes
B. Minimum lot width: sixty feet.	Complies 455 feet	Yes

C. Setbacks: street frontage, twenty feet; sides, five feet and ten feet on the garage side; rear, twenty feet.	Setbacks greater than 20 feet on all sides	Yes
D. Building height: thirty-five feet. Approval of a conditional use in accord with Chapter 18.75 is required for any structure higher than thirty-five feet. In developments with three or more dwelling units, the administrator may limit the building height to one story pursuant to subsection G of this section.	Less than 35 feet	Yes
E. Off-Street Parking. Off-street parking shall be provided in accordance with Chapter 18.63.	Parking spaces 126. Required spaces 102.	Yes
F. Signs. Signs must conform to Chapter 18.72.	No application for sign permits has been submitted	NA
G. Site Review. Site review, in accord with Chapter 18.75, will be required for developments having three or more units per parcel and in addition to the provisions of Chapter 18.75 a site plan shall be submitted which shows the scale and location of all buildings, parking areas, driveways, recreational facilities, building elevations, landscaping, screening and fencing. In addition to the provisions of Chapter 18.75, the administrator may require the following measures to mitigate the impact of development upon adjacent RR, RL, or RM districts in developments having three or more dwelling units per parcel: <u>additional setbacks, buffers, fencing, screening, landscaping</u> to conform with the character of adjacent districts; limiting building height to one story to conform with the character of the adjacent districts; and exterior architectural design to conform with the character of the adjacent districts.	A mitigated Determination of Non-Significance (MDNS) was issued. The mitigation measures adequately address impacts identified during site review and SEPA review. (See attached findings)	Yes
H. Solid Waste Receptacles. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot-high sight-obscuring fence or wall.	Applicant has shown receptacles with fencing on three sides.	Yes

Such enclosures and receptacles are not permitted within required street frontage areas		
I. Each development must provide for usable common open space or a public park in an amount determined through review pursuant to Chapter 16.04. The city and developer may agree to a cash payment to the city in lieu of the provision for open space; provided, that such payment is sufficient for the city to construct or enhance a park elsewhere in the city. Any agreement between the city and the developer shall comply with RCW 82.02.020 as now codified or as hereafter amended. If the open common space is private, it must be concentrated in a large, homogenous, centrally located parcel designed to provide for active or passive recreation.	Applicant has provided open space on site. The removal of the existing house is proposed to add more open space.	Yes
J. The maximum permitted number of dwelling units for any development in the RH zoning district is determined by dividing the gross area of the parcel in square feet by forty-three thousand five hundred sixty square feet, multiplied by the allowed maximum density of fifteen. The closest or next lowest whole number is the permitted maximum number of lots. If the maximum density limitation would prevent a triplex from being built in the RH zoning district, on a lot which was legally existing at the time this section was enacted, then maximum density shall not apply to that lot, and a triplex may be constructed on such lot.	$198,402 / 45560 = 4.55$ $4.55 \times 15 = 68.25$ maximum allowed units Proposed Units = 51	Yes

City of Prosser Recommendation: The City of Prosser believes that the proposed site plan is adequate and complies with the Prosser Municipal Code and recommends approving the site plan with the following conditions of approval:

- Petra Avenue to be constructed as per City of Prosser standards prior to occupancy.



Motivated by Christ's love
We bring hope to life
Especially for those most in need

Motivados por el amor de Cristo
Llevamos esperanza a la vida
Especialmente a los más necesitados

December 24, 2014

City of Prosser
601 Seventh Street
Prosser, WA 99350
Attn: Steve Zetz, Planning Director

RE: Amended Mitigation Determination of Non-Significance &
The Board of Adjustment Hearing

Dear Mr. Zetz:

Thank you for forwarding the Amended Determination of Non-Significance for our review ahead of the Open Record Hearing before the Board of Adjustment January 8, 2015. At the Hearing, CCHS will provide more detailed information about the project in relation to the SEPA and Site Plan and stand ready to address any questions that might be raised.

Also, please find enclosed a brief a brief description of our proposed project, along with the project Site Plan. We would appreciate your distributing this material to the Board of Adjustment members in advance of our hearing. In the meantime, if you have any questions or if we can provide any additional information, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'John M. Probst', is written over a light blue horizontal line.

John M. Probst
Development Manager

Attachment



5301 Tieton Drive, Suite G Yakima, WA 98908-3479 • P: 509.853.2800 F: 509.853.2805 • www.cchsyakima.org



CCHS HOUSING PROJECT

480 North River Road, Prosser, Washington

I. BACKGROUND

Catholic Charities Housing Service (“CCHS”) proposes to develop a 51-unit low income housing project (“Project”) to provide affordable housing for local workers and reduce overcrowded housing conditions for families in the Prosser area.

CCHS is a faith-based, non-profit corporation established in December 1998 to offer locally-based affordable housing solutions to communities in the 7-county jurisdiction of the Catholic Diocese of Yakima. This area includes Klickitat, Yakima, Benton, Kittitas, Grant, Chelan and Douglas Counties. CCHS provides affordable housing options to meet the continuum of housing needs in the communities we serve.

Working with local Catholic parishes, community groups and others sponsors, CCHS develops, owns and manages a variety of affordable housing developments that serve low-income, vulnerable and underserved populations. These affordable housing options include workforce, senior and special needs housing, and single-family homeownership. In addition to housing, CCHS provides a service-enriched living environment at each development where education, self-empowerment and self-sufficiency are promoted to benefit all residents and clients.

CCHS also promotes partnerships with local communities, collaborates and networks with other housing and community development entities as well as advocates for affordable housing and other issues; giving voice to the clients we serve at the federal, state, and local policy levels.

CCHS' involvement in the City of Prosser began in 2003 when it was asked by La Clinica, a leading health services provider to the farmworker community, to consider building affordable homes for first-time homebuyers. Soon thereafter, the City inquired about CCHS' interest in helping to address the City's severe shortage of affordable housing, a condition evidenced in part by overcrowded residences in a number of locations.

In 2008, CCHS entered into a contract to purchase 20 acres of land on Wamba Road, which at the time was zoned to accommodate high density residential development. CCHS withdrew its offer after the Port of Prosser and local businesses indicated their interest in expanding wine-related businesses on the site. Shortly thereafter, with the City's encouragement, CCHS entered into an agreement to purchase the current project site. The U.S. Department of Agriculture awarded CCHS a Rural Development grant, which enabled it to close on the property purchase in November 2011. CCHS has since been awarded funding by Benton-Franklin County and the Washington State Housing Finance Commission, sufficient to complete the project.

In 2011, the City of Prosser (the "City") annexed the project site and amended its comprehensive plan and zoning map to accommodate the proposed multifamily residential development. During this time, from 2008-2014, CCHS has appeared at public meetings and hearings before the Planning Commission and City Council to discuss the need for affordable housing and the current project, presented its proposal at two well-attended public design charrettes, and met with interested neighbors to better understand and address the issues expected to arise from the project. It also has engaged in conversations with the School District since at least 2009.

II. DESCRIPTION OF PROPOSAL

The CCHS Project site is located north and west of the Yakima River on North River Road, less than a mile from downtown Prosser. The formerly rural farmland comprising the project site consists of approximately 4.61 acres of a larger 12 ½ acre site, which is currently vacant. The land on the project side of the river is developed primarily with rural residential uses; a few light industrial and commercial uses also are located in the vicinity. The Prosser City Council annexed the project site in mid-2011.

The proposed project is a 51-unit multi-family residential development. It would include seven, two-story residential buildings, with a combination of 17-two and 34-three bedroom units, together with a 3,240 square foot building that will serve as a community center. Site improvements include paved parking for 115 vehicles, open space areas, on-site sidewalks, bike racks and landscaping.¹

In addition to meeting all of the City's development standards, the proposed project will incorporate many "green" – environmentally friendly – features. Exterior landscaping will employ extensive xeriscaping (low water demand plantings). The housing units will be well insulated and use high efficiency lighting and heat pumps to reduce energy usage. CCHS intends to achieve Energy Star, Green Communities, LEED for Homes Gold as well as conform to the Evergreen Sustainable Development Standard. The project will place a high emphasis on long life-cycle materials.²

CCHS submitted a complete building permit application to the City of Prosser Planning Department ("PPD") on June 30, 2014. The application included an environmental checklist

¹ Mark King, the project architect, will testify as to specific design features of the project.

² See Staff Report (Staff Report).

pursuant to the State Environmental Policy Act ("SEPA"), RCW ch. 43.21C. The PPD issued a Notice of Application on August 27, soliciting public comments on the proposal.

On December 8, 2014, following examination of the environmental checklist and review of additional comments from the School District and related resource materials, the PPD issued a Mitigated Determination of Non-Significance ("MDNS"), concluding the CCHS proposal is not likely to cause more than a moderate effect on the environment and, accordingly, did not require an environmental impact statement (EIS). In response to various concerns about the project, the PPD imposed several conditions designed to mitigate some of the environmental impacts. In particular, the responsible official will require CCHS to pay to the School District almost \$22,000 to assist with the acquisition of a new portable classroom should the District decide one is needed in the future.

The City staff has reviewed the applicable criteria for the site plan and recommended approval based on the criteria and standards of the Prosser Municipal Code (PMC).

We urge the Board of Adjustment to accept the staff's recommendation and approve the proposed site review and site plan. In the meantime, we look forward to answering any questions you may have at the public hearing on January 8.



FILE COPY

**City of Prosser
NOTICE OF
PUBLIC HEARING
SPECIAL MEETING
January 8, 2015 6:00 p.m.**

**PROJECT NAME: CCHS Housing Project
Address: 480 North River Road, Prosser WA 99350
Parcel # 10284000020000**

**Applicant: Catholic Charities Housing Service (CCHS) and Genesis Housing Services.
Applicant Address: 5301 Tieton Drive Suite G, Yakima WA
Application Date: June 30, 2014
Issued Date: December 8, 2014**

NOTICE IS HEREBY GIVEN by the undersigned City Clerk of the City of Prosser, Washington, that the Board of Adjustment will hold a Public Hearing at a **SPECIAL MEETING** on January 8, 2015 at 6:00 p.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 601 7th Street, Prosser, Washington, for the purpose of receiving public comment on a site plan review and site review for a 51 unit multi-family complex located at 480 North River Road. The City Hall Council Chambers is wheelchair accessible. American with Disabilities Act (ADA) accommodations are available upon request to the City Clerk at least 2 days in advance by calling (509) 786-2332.

The public is encouraged to comment and or attend the hearing. All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th Street, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays or may be viewed at www.cityofprosser.com. All interested persons may appear and provide testimony or provide written testimony at the public hearing or prior to the public hearing.

Written comments not received by Friday, December 26, 2014, will not be included in the Board of Adjustment Packet.

The person(s) receiving this notice may request a copy of the final decision in this matter.

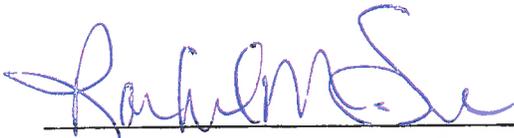
The final decisions may be appealed to the Prosser City Council and then to Superior Court in accordance with the Land Use Petition Act (RCW 36.70C).

A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies will be provided at the city's cost or may be viewed online at www.cityofprosser.com. The application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the city's cost upon request.

Contact:

Steve Zetz
Prosser City Planner
601 7th Street, Prosser, WA 99350
Phone: 786-2332
szetz@cityofprosser.com

Related Municipal Codes: Chapter 19, 18.30, 16, and 15.



Rachel Shaw, CMC
City Clerk
City of Prosser

Published: Prosser Record Bulletin
Publish Date: December 17, 2014



**CITY OF PROSSER, WASHINGTON
FINDING AND CONCLUSIONS SUPPORTING
THE ISSUANCE OF A MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

AMENDED 12-19-2014

I. PROJECT INFORMATION

PROJECT NAME: CCHS Housing Project

PROJECT DESCRIPTION: Multi-Family Housing, 51 units.

Address: 480 North River Road

Parcel # 10284000020000 prior to short plat.

Current Parcel # 102842013437001

Applicant: Catholic Charities Housing Service (CCHS) and Genesis Housing Services.

Zoning: Residential High Density (RH)

Comprehensive Plan Designation: High Density Residential (HDR)

Application Date: June 30, 2014

Issued Date: December 8, 2014

The City of Prosser received a SEPA checklist and site Review Application on June 30, 2014. The City determined that the application was incomplete. A completed application was received and determined to be complete August 27, 2014. The application and SEPA checklist was routed to surrounding property owners and affected agencies and published in the Prosser Record Bulletin August 27, 2014.

Property posted and confirmation photo was emailed to Steve Zetz on October 27, 2014.

The application is for a project consisting of a 51 unit low income multi-family apartment complex. The project is sited on parcel 102842013437001 having the common address of 480 North River Road, Prosser, WA 99350 also known as lot 1 of Short Plat 2437. The project is designed to provide affordable housing and reduce substandard housing impacting low income residents. The project consists of 51-dwelling units of town home style apartment units located on North River Road, and dedication and construction of a new lateral road identified as Petra Avenue. The project has adequately dedicated open space. Parking will be limited to on-site parking and will not include on street parking.

The project removes an existing 3 bedroom single family home. For the purposes of determining impacts a 3 bedroom apartment unit is deducted from the proposed project. The City of Prosser has determined the maximum occupancy of the proposed apartment units based on the data provided by Catholic Charities Housing Services.

17 2-Bedroom units = 2 children per unit = 34 children

33 3-Bedroom units = 4 children per unit = 132 children

Total children under age 18 = 166

The Comprehensive Plan designation for the site is Residential High Density Residential (HDR). The zoning classification for the site is Residential High Density (RH) and is consistent with the Comprehensive Plan Land Use Designation and Land Use Map. The parcel site is 4.61 acres. Prosser Municipal Code 18.30.040(J) allows for a maximum density of 15 units per acre. The 4.61 Acre site could accommodate up to 69 units.

II. IDENTIFIED POTENTIAL IMPACTS

A. Staff Identified Impacts.

City Staff identified impacts to Police services and ADA compliant sidewalks and ramps within walking distance of the proposed project. Also identified were impacts to existing and future bonds relating to property tax assessments. The applicant and the city have agreed to enter into a voluntary mitigation agreement in order to specifically address pedestrian and ADA issues.

B. Impacts Identified from Comment Letters.

Four (4) comment letters were received from the public.

1. Bev Stone adjacent property owner. Dated September 9, 2014
Requested a fence that would match an 8' gate. Ms. Stone has since stated that she and John Probst from CCHS have worked out an agreement on what portions of fencing will be removed. Steve Zetz City Planner had a conversation with Ms. Stone and she indicated that she was satisfied with the agreement that she has made with CCHS.
2. Basin Disposal Inc. BDI Dated September 4, 2014
BDI is the business that the City of Prosser garbage utility contracts with for garbage services.
BDI requested that dumpsters be located so that they can be accessed. Mitigated below in section IV (7).
3. Sunnyside Valley Irrigation District. Dated September 3, 2014.
The property lies within SVID's jurisdiction. SVID has requested that all applicable permits for work in SVID easements and rights-of-ways be complied with.
4. Rocky Jackson (rep) Prosser School District Dated September 9, 2014

The Prosser Public School District raised issues it identified as project specific impacts on the School District:

1. School District facilities needed as a result of School District anticipated significant additional student enrollment; and
2. Transportation – Additional bus route and another bus to transport additional students identified by CCHS living in the project.

To mitigate these impacts, the School District has proposed that CCHS pay mitigation fees to the School District for the cost of a new bus, approximately \$100,000 and the cost of five (5) portable classrooms at a cost of \$500,000 or \$1.5 million if five classrooms were constructed.

In making this request, the School District enrollment records show 2013/14 total enrollment of 2,808. The School District has not indicated how it accommodated previous enrollment levels that were in excess of the OPSI recommended capacity.

A search of the OPSI website shows the following enrollment data.

Enrollment - Enrollment

			October Enrollment	May Enrollment
Prosser High School	Prosser School District	2004-05	827	794
Prosser High School	Prosser School District	2005-06	873	872
Prosser High School	Prosser School District	2006-07	894	861
Prosser High School	Prosser School District	2007-08	922	882
Prosser High School	Prosser School District	2008-09	902	869
Prosser High School	Prosser School District	2009-10	920	864
Prosser High School	Prosser School District	2010-11	885	835
Prosser High School	Prosser School District	2011-12	841	804
Prosser High School	Prosser School District	2012-13	879	846

The City requested additional information from the Prosser School District as well as Catholic Charities Housing Service. Additional information was supplied by both the applicant and the Prosser School District.

- | | |
|--|--------------------------|
| 1. Rocky Jackson (rep) Prosser School District | Dated November 21, 2014 |
| 2. Rocky Jackson (rep) Prosser School District | Dated November 26, 2014 |
| 3. Sunburst Engineering | Dated September 23, 2014 |
| 4. CCHS Email John Probst | Dated December 4, 2014 |

III. THRESHOLD DETERMINATION

197-11-444(2)(c) & (d)(iii). Elements of Environment includes transportation and schools.

197-11-712. Affecting.

“Affecting” means having, or may be having, an effect on. For purposes of deciding whether an EIS is required and what an EIS must cover, “affecting” refers to having probable, significant adverse environmental impacts.

197-11-794. Significant.

- (1) means a reasonable likelihood of more than a moderate adverse impact on environmental quality.
- (2) Significance involves context and intensity and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of the impact. The severity of the impact should be weighted along with the likelihood of its occurrence.

The City of Prosser is the lead agency based on the authority to issue building permits for the proposed project. The proposed project site is within the city limits of Prosser and is subject to the Prosser Municipal Code.

A. Determination: The lead agency for this proposal has determined that with mitigation the project 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). This decision was made after review of the completed environmental checklist, comment letters, and other information on file with the lead agency. This information is available to the public on request.

B. Mitigation:

1. The Prosser School District has requested a bus turn-out on North River Road to accommodate the pick-up of students at the proposed location. Catholic Charities Housing Service has suggested that the school bus could use its internal parking and travel lane for this purpose. The School District responded that it does not travel on internal parking lots and requires the students to board on public roadways. The referenced letter from William Petersen states “...Prosser School District buses do not go off public roadways to pick up students.”

Public Works Director LJ DaCorsi has observed Prosser School District buses traveling off public right of way to include the use of unimproved private property near the Barn Restaurant. City staff is not aware of a mandate for the use of

private property so while the statements from the School District about its current bussing practices on private property appear to be in error, we recognize that the School District may in the future opt to uniformly adhere to a policy prohibiting its buses from traveling on private property.

The proposed turn-out on North River Road would have to be dedicated to the City of Prosser. This would require future maintenance as a public space. The City of Prosser has already begun planning for future roads and expansion near the proposed site. The traffic data submitted by CCHS shows that it is unlikely that there would be an adverse impact to traffic if the bus stop was located on North River Road. The School buses currently stop on North River Road as well as other county roads that have much higher speed limits.

Determination: Based on this information, the city finds that there is no probable impact to the city 's transportation system caused by a school bus stopping on North River Road to the South of the project. The City of Prosser has adequately planned for future transportation impacts in the area by requiring the applicant to construct and dedicate a new road (Petra Ave). Long term planning will connect this road via a system of extensions and internal looping. Any proposed bus turn-out on North river Road would be obsolete upon continued development along Petra Avenue. The School District may at its discretion enter into an agreement with Catholic Charities or Genesis Housing for a School owned, or Catholic Charities or Genesis Housing owned turn-out and provide all future maintenance.

2. AMENDMENT: 12-19-2014. The City of Prosser reviewed the request for a new bus, or a portion of the cost of a new bus at the Prosser School District. Unlike impacts to the individual schools as stand-alone resources, the districts bussing must take into account the entire district it serves in determining impacts. The School district submitted OPSI recommended service numbers. Staff has reviewed those numbers and per OPSI guidelines has corrected the calculations submitted by the Prosser School District. In particular the calculations for elementary versus middle school students (Grade 6). The corrected formula is listed below.

Sq Ft	sqft/student	OPSI	School Reported Enrollment (10/1/14)	Difference (OPSI - PSD)
Whitstran	25,217.00	90 280.1888889	272	8.188888889
Kenne	52,262.00	90 580.6888889	486	94.68888889
Heights	45,324.00	90 503.6	466	37.6
HMS	89,698.00	108 830.537037	648	182.537037
PHS	106,537.00	130 819.5153846	898	-78.48461538
		3014.530199 Total w/ Whitstran	2770	244.5301994
		SQFT #s from WAC 392-343-035 2734.341311 Total w/o Whitstran	2498	236.3413105
		K-6 = 90 Sq Ft		
		7 & 8 = 117		
		9-12 = 130		

Assuming even distribution for HMS of students (6-8)
for that SQ FT student, using (90 + 117 + 117) / 3
average

Based on the calculations above the Prosser School District can absorb 236-244 more students based on OPSI recommended levels. The Prosser School District should have adequate bussing to serve the maximum recommended OPSI service numbers. CCHS may not be required to provide or mitigate for existing deficiencies.

Determination: The City finds that there is no probable impact to the Schools bus service.

3. The City of Prosser finds that with mitigation there is not a “probable significant adverse impact” on the School Districts student population, in particular the Prosser High School. The City does not find that the proposed methodology for determining the value of the impact submitted by the Prosser School District is the correct way to measure the impact caused by the project..

The School District response letter dated November 21, 2014 initially uses a formula that omits the portable classrooms. The City finds that page 5 of 6 of the letter accurately notes the impacts as being limited to the High School when including portable classroom space. The letter states that the High School is currently over recommended student population by 79 students. It is also noted in the same response letter on page 3 that there are 24 out of district High School Students enrolled.

In the School District’s letter dated November 21, 2014, the School District disclosed the following additional information:

- 42 out of district students
- 24 out of district students enrolled in the High School
- Recommended High School Capacity with portables 819

Supplemental information provided by CCHS shows that for five (5) CCHS projects in similar communities, initial occupation is comprised on average by 87.6% in-district families. CCHS also suggests that by providing low income housing, their new tenants are vacating unpermitted or substandard housing and, in many instances, will not be back filled once vacated. CCHS has not submitted data that substantiates any percentage of back-fill.

The City of Prosser agrees that there are substandard housing conditions within the Prosser School District. The City has an active code enforcement program as well as rental licensing and inspections. It is unlikely that there will be any significant reduction in backfill within the city limits due to the reduction of substandard housing through the rental inspection program. The City believes that there is a significant substandard dwelling unit problem within the unincorporated County that may not backfill when vacated. This likelihood is based on the geographic size, rural nature, and lack of a rental inspection program within the County. While it is likely that a reduced number will be back filled in the unincorporated county there are no studies

to show what the percentage is likely to be. Therefore, the City will use 100% back fill in its formula.

A capital facility plan or a capital improvement plan was not submitted by the Prosser School District that shows maximum capacity and capital improvement strategies. The School district has based its determination on recommendations from OPSI. During the 2007/2008 school year the October enrollment was 922. The previous 10 years October enrollment data shows that the Prosser High School student population was in excess of the OPSI recommended 819 students. The High School enrollment data also shows a random fluctuation of students from year to year. It can be established that the Prosser High School capacity is 922 students based on its previous 2007/2008 enrollment however this does not comply with the OPSI recommended number identified by the Prosser School District. Therefore the City accepts the capacity number of 819 as recommended but not definitive for the purpose of determining capacity and subsequent impacts.

It is unknown how many of the residents at the CCHS project will be of school age and exactly what grades those students will attend prior to construction and occupancy. The most reasonable approach to calculating the potential impact is to divide the maximum number of age 18 and under residents allowed by the project and dividing them equally among age 1-18 and subsequently dividing those age groups equally among all applicable grades K-12 (13).

The Prosser School District did not provide any evidence of the cost of a portable classroom, or justification for using a figure of \$100,000. The City of Prosser contacted Pacific Mobile Structures (www.pacificmobile.com) to get a cost estimate for portable classrooms. This is the same manufacturer of other portable classrooms used at Prosser School District. The cost estimate for purchase and installation of a 28' x 32' standard size classroom is about \$69,000.00. This estimate includes taxes, ramps, foundation, set-up, and delivery.

With the updated figures, mitigation will be based on the following:

- 1) Whistran Elementary serves an area outside the area of the CCHS project and will not be included in determining impacts
- 2) OPSI High School Recommended Capacity 819
- 3) Current High School Population 898
- 4) High School out of district students 24
- 5) Cost of portable \$69,000.00 (based on estimate from Pacific Mobile)
- 6) The Portable has one classroom
- 7) 119 students at CCHS project (per CCHS email dated 12/4/2014)
- 8) 9.22 new students per grade (see formula below)

FORMULA

17 2-Bedroom units = 2 children per unit = 34 children

33 3-Bedroom units = 4 children per unit = 132 children

Total children age 18 and under = 166

166 children divided equally by age 1-18 (18) = 9.22 students per each age group 1-18.

School grades K-12 = 13

9.22 students x 13 = 119 maximum students.

High School grades 9-12 (4) 9.22 students x 4 grades = 36.88 students at High School.

OPSI recommended capacity for High School 819 students.

Current enrollment at High School 898

819-898 = 79 students over OPSI recommended capacity

79 students + 36.88 new CCHS students resulting from project = 115.88 students over OPSI recommended capacity (LESS STUDENTS FROM ELIMINATED RESIDENCE)

Note: Because there is an existing deficiency the total number of students above capacity should be used in determining the per student cost of portable. This methodology ensures that the developer is not paying for existing deficiencies but rather is paying for their fair share of improvements.

Cost of portable = \$69,000.00

$\$69,000 \div 115.88$ students (total students over OPSI recommended capacity) = \$595.44 per student cost.

595.44×36.88 CCHS students = \$21,959.83

CCHS Impact to High School = \$21,959.83

NOTE: Using the same per grade formula there are no impacts to the other identified Schools listed below.

Facility	Total Area	OSPI ideal # of students	10/1/14 Actual # students	CCHS Additional students	Total
Keene Riverview	52,262	581	486	27.66	513.66
Prosser Heights	45,324	504	466	27.66	493.66
Housel Middle School	89,698	831	648	27.66	675.66
Prosser High School	106,537	820	898	36.88	934.88

Totals		2736		2498		

Determination: In order to mitigate the impacts to the High School the applicant will provide payment of \$21,959.83 to the Prosser School District for their fair share of a portable classroom at the High School within 30 days from when the Prosser School District purchases and installs the portable at the High School. The Prosser School District must purchase and install the portable classroom within 5 years of this determination in order to be entitled to the mitigation payment. In the event that the Prosser High School passes a bond for the construction of a new High School within 5 years from this determination, the amount may be used for new construction to offset the fair share costs of the proposed CCHS development in lieu of purchasing a portable.

IV. OTHER CONDITIONS OF APPROVAL

4. A Storm Water Drainage Retention Plan (Erosion Sediment control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.

5. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code.

6. Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.

7. Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.

8. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas and must be accessible by Basin Disposal Inc.
9. All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.
10. A buffer whether it be a fence or vegetation must be installed between the project parcel and the Les Schwab facility to the east in order to mitigate the impact of noise from the commercial operation on the proposed residential units.
11. The City of Prosser and Applicant have agreed on a Payment in Lieu of Taxes (PILT) in order to mitigate the impact of additional persons with disabilities. Payments must be used to improve or construct ADA ramps, sidewalks, or walking paths within 1 mile of the applicants proposed site in order to better serve residents with disabilities and encourage pedestrian and bicycle travel. The PILT will use a formula for payment based on the property tax rate prior to its tax exempt status on a declining scale over 5 years in order to slowly absorb the costs to services and improvements. The applicant may at its discretion pay the entire amount upfront.

2016	2017	2018	2019	2020
\$5000	\$4000	\$3000	\$2000	\$1000

V. COMPREHENSIVE PLAN

The proposed project is consistent with the Prosser Comprehensive Plan, Chapter VII. Page 63.

Goal HH 2 - To allow a variety of densities and housing types so that the City can provide housing opportunities to meet a variety of needs, including affordable housing and housing which meets the special needs of age or disability.

Policy HH 2.9. Promote a diversity of housing types to satisfy a variety of lifestyles and economic capabilities.

The proposed project provides low income housing and affordable housing options for residents. The low income housing market has not seen an increase in its capacity in Prosser for over 10 years. This project complies with goal HH2 by providing a higher density than more recent housing developments and serves the low income population. The project also complies with Policy HH2.9 by providing affordable options to low income residents and fixed income seniors.

This mitigation measure is necessary to ensure the safety of the traveling public and is necessary to meet the goals as stated in PMC 16.08.130(d)(1)(a)(b)(c)(d)(e) and (f). Specifically the mitigation protects the natural environment by providing open space, provides safe, healthy, affordable housing for low income residents. Promotes economic diversity within the City of Prosser. Mitigates the impact to existing levels of service at the Prosser High School and City of Prosser services. Improves ADA accessibility allowing better access to core public services for disabled residents of the proposed project, Ensures that light, and sound generated by the proposed project will not adversely affect surrounding properties. Ensures that the residents of the proposed project will not adversely be impacted by light and noise from surrounding commercial uses. Does not impact cultural and historic resources. Achieves a balance between existing resources and the need to provide safe living conditions for low income residents.

VI. FINDINGS OF FACT / CONCLUSIONS OF LAW

- I. Any Finding of Fact determined to be a Conclusion of Law is hereby adopted as such. Any provision herein, not specifically identified as a Finding of Fact or Conclusion of Law, shall be labeled as applicable and is hereby adopted as such.
- II. Prosser Municipal Code Chapter 16.08 is the correct SEPA procedure to evaluate the environmental impacts caused by the proposed development. Administration plans to issue a MDNS which may or may not be retained depending upon Council action.

EFFECTIVE DATE: December 8, 2014



Paul Warden, City Administrator
City of Prosser



Date

CITY OF PROSSER, WASHINGTON
601 7th Street Prosser WA 99350
(509)786-2332



**City of Prosser
Washington
Mitigated Determination of Non-significance (MDNS).**

Description of proposal: 51 unit multi-family residential complex

Proponent: Catholic Charities Housing Service, Genesis Housing Service

Location of proposal: 480 North River Rd. Prosser, WA 99250

Lead Agency: The City of Prosser, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

 This DNS is issued under WAC 197-11-350(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 23, 2014.

Responsible Official: Steve Zetz
Position/Title: City Planner
Address: 601 7th Street, Prosser, WA
Date: December 8, 2014

The environmental review and related documents pertaining to this project are available to the public upon request at the City of Prosser Planning Department or may be available for review on the City of Prosser Website www.cityofprosser.com

The identified mitigation measures include mitigation for potential impacts to the following:

Earth, air, environmental health, land and shoreline uses, light and glare, transportation, utilities, and services.

The full text of the identified mitigation measures are set forth below and are available for review at the City of Prosser Planning Department and are also available on the City of Prosser Website www.cityofprosser.com

1. In order to mitigate the impacts to the High School the applicant will provide payment of \$21,959.95 to the Prosser School District for their fair share of a portable classroom at the High School within 30 days from when the Prosser School District purchases and installs the portable at the High School. The Prosser School District must purchase and install the portable classroom within 5 years of this determination. In the event that the Prosser High School passes a bond for

the construction of a new High School within 5 years from this determination, the amount may be used for new construction to offset the fair share costs of the proposed CCHS development in lieu of purchasing a portable.

2. A Storm Water Drainage Retention Plan (Erosion Sediment Control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.
3. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code.
4. Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.
5. Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.
6. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas and must be accessible by Basin Disposal Inc.
7. All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.
8. A buffer whether it be a fence or vegetation must be installed between the project parcel and the Les Schwab facility to the east in order to mitigate the impact of noise from the commercial operation on the proposed residential units.

9. The City of Prosser is proposing Payment in Lieu of Taxes (PILT) in order to mitigate the impact of additional persons with disabilities. Payments must be used to improve or construct ADA ramps, sidewalks, or walking paths within 1 mile of the applicants proposed site in order to better serve residents with disabilities and encourage pedestrian and bicycle travel. The PILT will use a formula for payment based on the property tax rate prior to its tax exempt status on a declining scale over 5 years in order to slowly absorb the costs to services and improvements. The applicant may at its discretion pay the entire amount upfront.

2016	2017	2018	2019	2020
\$5000	\$4000	\$3000	\$2000	\$1000

Final MDNS Issuance Date: December 8, 2014



Paul Warden
PROSSER CITY ADMINISTRATOR



CITY OF PROSSER, WASHINGTON
MITIGATION MEASURES
PROJECT NAME: CCHS Housing Project
Address: 480 North River Road
Parcel # 10284000020000

Applicant: Catholic Charities Housing Service (CCHS) and Genesis Housing Services.

Application Date: June 30, 2014
Issued Date: December 8, 2014

1. In order to mitigate the impacts to the High School the applicant will provide payment of \$21,959.95 to the Prosser School District for their fair share of a portable classroom at the High School within 30 days from when the Prosser School District purchases and installs the portable at the High School. The Prosser School District must purchase and install the portable classroom within 5 years of this determination. In the event that the Prosser High School passes a bond for the construction of a new High School within 5 years from this determination, the amount may be used for new construction to offset the fair share costs of the proposed CCHS development in lieu of purchasing a portable.
2. A Storm Water Drainage Retention Plan (Erosion Sediment control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.
3. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code.

4. Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.
5. Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.
6. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas and must be accessible by Basin Disposal Inc.
7. All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.
8. A buffer whether it be a fence or vegetation must be installed between the project parcel and the Les Schwab facility to the east in order to mitigate the impact of noise from the commercial operation on the proposed residential units.
9. The City of Prosser is proposing Payment in Lieu of Taxes (PILT) in order to mitigate the impact of additional persons with disabilities. Payments must be used to improve or construct ADA ramps, sidewalks, or walking paths within 1 mile of the applicants proposed site in order to better serve residents with disabilities and encourage pedestrian and bicycle travel. The PILT will use a formula for payment based on the property tax rate prior to its tax exempt status on a declining scale over 5 years in order to slowly absorb the costs to services and improvements. The applicant may at its discretion pay the entire amount upfront.

2016	2017	2018	2019	2020
\$5000	\$4000	\$3000	\$2000	\$1000

This mitigation measure is necessary to ensure the safety of the traveling public and is necessary to meet the goals as stated in PMC 16.08.130(d)(1)(a)(b)(c)(d) and (f).

EFFECTIVE DATE: December 8, 2014



 Paul Warden, City Administrator
 City of Prosser



 Date

CITY OF PROSSER, WASHINGTON
601 7th Street Prosser WA 99350
 (509)786-2332



**CITY OF PROSSER, WASHINGTON
FINDING AND CONCLUSIONS SUPPORTING
THE ISSUANCE OF A MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

I. PROJECT INFORMATION

PROJECT NAME: CCHS Housing Project
PROJECT DESCRIPTION: Multi-Family Housing, 51 units.
Address: 480 North River Road
Parcel # 10284000020000 prior to short plat.
Current Parcel # 102842013437001
Applicant: Catholic Charities Housing Service (CCHS) and Genesis Housing Services.
Zoning: Residential High Density (RH)
Comprehensive Plan Designation: High Density Residential (HDR)
Application Date: June 30, 2014
Issued Date: December 8, 2014

The City of Prosser received a SEPA checklist and site Review Application on June 30, 2014. The City determined that the application was incomplete. A completed application was received and determined to be complete August 27, 2014. The application and SEPA checklist was routed to surrounding property owners and affected agencies and published in the Prosser Record Bulletin August 27, 2014.

Property posted and confirmation photo was emailed to Steve Zetz on October 27, 2014.

The application is for a project consisting of a 51 unit low income multi-family apartment complex. The project is sited on parcel 102842013437001 having the common address of 480 North River Road, Prosser, WA 99350 also known as lot 1 of Short Plat 2437. The project is designed to provide affordable housing and reduce substandard housing impacting low income residents. The project consists of 51-dwelling units of town home style apartment units located on North River Road, and dedication and construction of a new lateral road identified as Petra Avenue. The project has adequately dedicated open space. Parking will be limited to on-site parking and will not include on street parking.

The project removes an existing 3 bedroom single family home. For the purposes of determining impacts a 3 bedroom apartment unit is deducted from the proposed project. The City of Prosser has determined the maximum occupancy of the proposed apartment units based on the data provided by Catholic Charities Housing Services.

17 2-Bedroom units = 2 children per unit = 34 children
33 3-Bedroom units = 4 children per unit = 132 children
Total children under age 18 = 166

The Comprehensive Plan designation for the site is Residential High Density Residential (HDR). The zoning classification for the site is Residential High Density (RH) and is consistent with the Comprehensive Plan Land Use Designation and Land Use Map. The parcel site is 4.61 acres. Prosser Municipal Code 18.30.040(J) allows for a maximum density of 15 units per acre. The 4.61 Acre site could accommodate up to 69 units.

II. IDENTIFIED POTENTIAL IMPACTS

A. Staff Identified Impacts.

City Staff identified impacts to Police services and ADA compliant sidewalks and ramps within walking distance of the proposed project. Also identified were impacts to existing and future bonds relating to property tax assessments. The applicant and the city have agreed to enter into a voluntary mitigation agreement in order to specifically address pedestrian and ADA issues.

B. Impacts Identified from Comment Letters.

Four (4) comment letters were received from the public.

1. Bev Stone adjacent property owner. Dated September 9, 2014
Requested a fence that would match an 8' gate. Ms. Stone has since stated that she and John Probst from CCHS have worked out an agreement on what portions of fencing will be removed. Steve Zetz City Planner had a conversation with Ms. Stone and she indicated that she was satisfied with the agreement that she has made with CCHS.
2. Basin Disposal Inc. BDI Dated September 4, 2014
BDI is the business that the City of Prosser garbage utility contracts with for garbage services.
BDI requested that dumpsters be located so that they can be accessed. Mitigated below in section IV (7).
3. Sunnyside Valley Irrigation District. Dated September 3, 2014.
The property lies within SVID's jurisdiction. SVID has requested that all applicable permits for work in SVID easements and rights-of-ways be complied with.
4. Rocky Jackson (rep) Prosser School District Dated September 9, 2014

The Prosser Public School District raised issues it identified as project specific impacts on the School District:

1. School District facilities needed as a result of School District anticipated significant additional student enrollment; and
2. Transportation – Additional bus route and another bus to transport additional students identified by CCHS living in the project.

To mitigate these impacts, the School District has proposed that CCHS pay mitigation fees to the School District for the cost of a new bus, approximately \$100,000 and the cost of five (5) portable classrooms at a cost of \$500,000 or \$1.5 million if five classrooms were constructed.

In making this request, the School District enrollment records show 2013/14 total enrollment of 2,808. The School District has not indicated how it accommodated previous enrollment levels that were in excess of the OPSI recommended capacity.

A search of the OPSI website shows the following enrollment data.

Enrollment - Enrollment

			October Enrollment	May Enrollment
Prosser High School	Prosser School District	2004-05	827	794
Prosser High School	Prosser School District	2005-06	873	872
Prosser High School	Prosser School District	2006-07	894	861
Prosser High School	Prosser School District	2007-08	922	882
Prosser High School	Prosser School District	2008-09	902	869
Prosser High School	Prosser School District	2009-10	920	864
Prosser High School	Prosser School District	2010-11	885	835
Prosser High School	Prosser School District	2011-12	841	804
Prosser High School	Prosser School District	2012-13	879	846

The City requested additional information from the Prosser School District as well as Catholic Charities Housing Service. Additional information was supplied by both the applicant and the Prosser School District.

- | | |
|--|--------------------------|
| 1. Rocky Jackson (rep) Prosser School District | Dated November 21, 2014 |
| 2. Rocky Jackson (rep) Prosser School District | Dated November 26, 2014 |
| 3. Sunburst Engineering | Dated September 23, 2014 |
| 4. CCHS Email John Probst | Dated December 4, 2014 |

III. THRESHOLD DETERMINATION

197-11-444(2)(c) & (d)(iii). Elements of Environment includes transportation and schools.

197-11-712. Affecting.

“Affecting” means having, or may be having, an effect on. For purposes of deciding whether an EIS is required and what an EIS must cover, “affecting” refers to having probable, significant adverse environmental impacts.

197-11-794. Significant.

- (1) means a reasonable likelihood of more than a moderate adverse impact on environmental quality.
- (2) Significance involves context and intensity and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of the impact. The severity of the impact should be weighted along with the likelihood of its occurrence.

The City of Prosser is the lead agency based on the authority to issue building permits for the proposed project. The proposed project site is within the city limits of Prosser and is subject to the Prosser Municipal Code.

A. Determination: The lead agency for this proposal has determined that with mitigation the project 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). This decision was made after review of the completed environmental checklist, comment letters, and other information on file with the lead agency. This information is available to the public on request.

B. Mitigation:

1. The Prosser School District has requested a bus turn-out on North River Road to accommodate the pick-up of students at the proposed location. Catholic Charities Housing Service has suggested that the school bus could use its internal parking and travel lane for this purpose. The School District responded that it does not travel on internal parking lots and requires the students to board on public roadways. The referenced letter from William Petersen states “...Prosser School District buses do not go off public roadways to pick up students.”

Public Works Director LJ DaCorsi has observed Prosser School District buses traveling off public right of way to include the use of unimproved private property near the Barn Restaurant. City staff is not aware of a mandate for the use of

private property so while the statements from the School District about its current bussing practices on private property appear to be in error, we recognize that the School District may in the future opt to uniformly adhere to a policy prohibiting its buses from traveling on private property.

The proposed turn-out on North River Road would have to be dedicated to the City of Prosser. This would require future maintenance as a public space. The City of Prosser has already begun planning for future roads and expansion near the proposed site. The traffic data submitted by CCHS shows that it is unlikely that there would be an adverse impact to traffic if the bus stop was located on North River Road. The School buses currently stop on North River Road as well as other county roads that have much higher speed limits.

Determination: Based on this information, the city finds that there is no probable impact to the city 's transportation system caused by a school bus stopping on North River Road to the South of the project. The City of Prosser has adequately planned for future transportation impacts in the area by requiring the applicant to construct and dedicate a new road (Petra Ave). Long term planning will connect this road via a system of extensions and internal looping. Any proposed bus turn-out on North river Road would be obsolete upon continued development along Petra Avenue. The School District may at its discretion enter into an agreement with Catholic Charities or Genesis Housing for a School owned, or Catholic Charities or Genesis Housing owned turn-out and provide all future maintenance.

2. The City of Prosser finds that with mitigation there is not a "probable significant adverse impact" on the School Districts student population, in particular the Prosser High School. The City does not find that the proposed methodology for determining the value of the impact submitted by the Prosser School District is the correct way to measure the impact caused by the project..

The School District response letter dated November 21, 2014 initially uses a formula that omits the portable classrooms. The City finds that page 5 of 6 of the letter accurately notes the impacts as being limited to the High School when including portable classroom space. The letter states that the High School is currently over recommended student population by 79 students. It is also noted in the same response letter on page 3 that there are 24 out of district High School Students enrolled.

In the School District's letter dated November 21, 2014, the School District disclosed the following additional information:

- 42 out of district students
- 24 out of district students enrolled in the High School
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Supplemental information provided by CCHS shows that for five (5) CCHS projects in similar communities, initial occupation is comprised on average by 87.6% in-

district families. CCHS also suggests that by providing low income housing, their new tenants are vacating unpermitted or substandard housing and, in many instances, will not be back filled once vacated. CCHS has not submitted data that substantiates any percentage of back-fill.

The City of Prosser agrees that there are substandard housing conditions within the Prosser School District. The City has an active code enforcement program as well as rental licensing and inspections. It is unlikely that there will be any significant reduction in backfill within the city limits due to the reduction of substandard housing through the rental inspection program. The City believes that there is a significant substandard dwelling unit problem within the unincorporated County that may not backfill when vacated. This likelihood is based on the geographic size, rural nature, and lack of a rental inspection program within the County. While it is likely that a reduced number will be back filled in the unincorporated county there are no studies to show what the percentage is likely to be. Therefore, the City will use 100% back fill in its formula.

A capital facility plan or a capital improvement plan was not submitted by the Prosser School District that shows maximum capacity and capital improvement strategies. The School district has based its determination on recommendations from OPSI. During the 2007/2008 school year the October enrollment was 922. The previous 10 years October enrollment data shows that the Prosser High School student population was in excess of the OPSI recommended 819 students. The High School enrollment data also shows a random fluctuation of students from year to year. It can be established that the Prosser High School capacity is 922 students based on its previous 2007/2008 enrollment however this does not comply with the OPSI recommended number identified by the Prosser School District. Therefore the City accepts the capacity number of 819 as recommended but not definitive for the purpose of determining capacity and subsequent impacts.

It is unknown how many of the residents at the CCHS project will be of school age and exactly what grades those students will attend prior to construction and occupancy. The most reasonable approach to calculating the potential impact is to divide the maximum number of age 18 and under residents allowed by the project and dividing them equally among age 1-18 and subsequently dividing those age groups equally among all applicable grades K-12 (13).

The Prosser School District did not provide any evidence of the cost of a portable classroom, or justification for using a figure of \$100,000. The City of Prosser contacted Pacific Mobile Structures (www.pacificmobile.com) to get a cost estimate for portable classrooms. This is the same manufacturer of other portable classrooms used at Prosser School District. The cost estimate for purchase and installation of a 28' x 32' standard size classroom is about \$69,000.00. This estimate includes taxes, ramps, foundation, set-up, and delivery.

With the updated figures, mitigation will be based on the following:

- 1) Whistran Elementary serves an area outside the area of the CCHS project and will not be included in determining impacts
- 2) OPSI High School Recommended Capacity 819
- 3) Current High School Population 898
- 4) High School out of district students 24
- 5) Cost of portable \$69,000.00 (based on estimate from Pacific Mobile)
- 6) The Portable has one classroom
- 7) 119 students at CCHS project (per CCHS email dated 12/4/2014)
- 8) 9.22 new students per grade (see formula below)

FORMULA

17 2-Bedroom units = 2 children per unit = 34 children

33 3-Bedroom units = 4 children per unit = 132 children

Total children age 18 and under = 166

166 children divided equally by age 1-18 (18) = 9.22 students per each age group 1-18.

School grades K-12 = 13

9.22 students x 13 = 119 maximum students.

High School grades 9-12 (4) 9.22 students x 4 grades = 36.88 students at High School.

OPSI recommended capacity for High School 819 students.

Current enrollment at High School 898

819-898 = 79 students over OPSI recommended capacity

79 students + 36.88 new CCHS students resulting from project = 115.88 students over OPSI recommended capacity (LESS STUDENTS FROM ELIMINATED RESIDENCE)

Note: Because there is an existing deficiency the total number of students above capacity should be used in determining the per student cost of portable. This methodology ensures that the developer is not paying for existing deficiencies but rather is paying for their fair share of improvements.

Cost of portable = \$69,000.00

\$69,000 ÷ 115.88 students (total students over OPSI recommended capacity) = \$595.44 per student cost.

595.44 x 36.88 CCHS students = \$21,959.83

CCHS Impact to High School = \$21,959.83

NOTE: Using the same per grade formula there are no impacts to the other identified Schools listed below.

Facility	Total Area	OSPI ideal # of students		10/1/14 Actual # students	CCHS Additional students	Total
Keene Riverview	52,262	581		486	27.66	513.66
Prosser Heights	45,324	504		466	27.66	493.66
Housel Middle School	89,698	767		648	27.66	675.66
Prosser High School	106,537	820		898	36.88	934.88
Totals		2672	2750	2808		

Determination: In order to mitigate the impacts to the High School the applicant will provide payment of \$21,959.83 to the Prosser School District for their fair share of a portable classroom at the High School within 30 days from when the Prosser School District purchases and installs the portable at the High School. The Prosser School District must purchase and install the portable classroom within 5 years of this determination in order to be entitled to the mitigation payment. In the event that the Prosser High School passes a bond for the construction of a new High School within 5 years from this determination, the amount may be used for new construction to offset the fair share costs of the proposed CCHS development in lieu of purchasing a portable.

IV. OTHER CONDITIONS OF APPROVAL

3. A Storm Water Drainage Retention Plan (Erosion Sediment control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.

4. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code.
5. Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.
6. Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.
7. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas and must be accessible by Basin Disposal Inc.
8. All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.
9. A buffer whether it be a fence or vegetation must be installed between the project parcel and the Les Schwab facility to the east in order to mitigate the impact of noise from the commercial operation on the proposed residential units.
10. The City of Prosser and Applicant have agreed on a Payment in Lieu of Taxes (PILT) in order to mitigate the impact of additional persons with disabilities. Payments must be used to improve or construct ADA ramps, sidewalks, or walking paths within 1 mile of the applicants proposed site in order to better serve residents with disabilities and encourage pedestrian and bicycle travel. The PILT will use a formula for payment based on the property tax rate prior to its tax exempt status on a declining scale over 5 years in order to slowly absorb the costs to services and improvements. The applicant may at its discretion pay the entire amount upfront.

2016	2017	2018	2019	2020
\$5000	\$4000	\$3000	\$2000	\$1000

V. COMPREHENSIVE PLAN

The proposed project is consistent with the Prosser Comprehensive Plan, Chapter VII. Page 63.

Goal HH 2 - To allow a variety of densities and housing types so that the City can provide housing opportunities to meet a variety of needs, including affordable housing and housing which meets the special needs of age or disability,

Policy HH 2.9. Promote a diversity of housing types to satisfy a variety of lifestyles and economic capabilities.

The proposed project provides low income housing and affordable housing options for residents. The low income housing market has not seen an increase in its capacity in Prosser for over 10 years. This project complies with goal HH2 by providing a higher density than more recent housing developments and serves the low income population. The project also complies with Policy HH2.9 by providing affordable options to low income residents and fixed income seniors.

This mitigation measure is necessary to ensure the safety of the traveling public and is necessary to meet the goals as stated in PMC 16.08.130(d)(1)(a)(b)(c)(d)(e) and (f). Specifically the mitigation protects the natural environment by providing open space, provides safe, healthy, affordable housing for low income residents. Promotes economic diversity within the City of Prosser. Mitigates the impact to existing levels of service at the Prosser High School and City of Prosser services. Improves ADA accessibility allowing better access to core public services for disabled residents of the proposed project, Ensures that light, and sound generated by the proposed project will not adversely affect surrounding properties. Ensures that the residents of the proposed project will not adversely be impacted by light and noise from surrounding commercial uses. Does not impact cultural and historic resources. Achieves a balance between existing resources and the need to provide safe living conditions for low income residents.

VI. FINDINGS OF FACT / CONCLUSIONS OF LAW

- I. Any Finding of Fact determined to be a Conclusion of Law is hereby adopted as such. Any provision herein, not specifically identified as a Finding of Fact or Conclusion of Law, shall be labeled as applicable and is hereby adopted as such.
- II. Prosser Municipal Code Chapter 16.08 is the correct SEPA procedure to evaluate the environmental impacts caused by the proposed development. Administration plans to issue a MDNS which may or may not be retained depending upon Council action.

EFFECTIVE DATE: December 8, 2014



Paul Warden, City Administrator
City of Prosser



Date

CITY OF PROSSER, WASHINGTON
601 7th Street Prosser WA 99350
(509)786-2332



LAND USE ZONING & PERMIT APPLICATION

CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Genesis Housing Services

PROJECT NAME GP Opportunity Housing

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: 480 North River Road

Parcel Number (Property Tax Account Number): 10284000020000

Legal Description: See Attached

PROPERTY OWNER INFORMATION

Name: Catholic Charities Housing Services (CCHS) c/o John Probst

Address: 5301 Tieton Drive, Suite G City: Yakima State: WA Zip: 98908

Phone: 509-853-2800 Cell Phone: 509-949-7276

Email: jprobst@ccyakima.org (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: Office of Rural & Farmworker Housing (ORFH) c/o Susan Wilson

Address: 1400 Summitview, Suite 203 City: Yakima State: WA Zip: 98902

Phone: 509-248-7014 Cell Phone: 509-654-8762

Email: susanw@orfh.org (email will not be used for transmittal of official findings)

PROJECT INFORMATION

X Site Review

- Annexation
- Change of Zone
- Accessory Dwelling Unit
- Overlay Zone
- Right-of-Way Use Permit
- Other

- Conditional Use (requires Conditional Use form LUA-S1)
- Variance (requires Variance request form LUA-S2)
- Similar Use
- Encroachment
- Adult Family Home
- Continuation and/or Minor Alteration of Non-Conforming Use

X SEPA

PROJECT DESCRIPTION A 51-Unit Multifamily rental housing development, including a community building, off-street parking and other amenities. (Phase 1)

City of Prosser
601 7th Street
Prosser WA 99350
(509) 786-2332

PLEASE ATTACH THE REQUIRED VICINITY MAP : See attached

ESTIMATED PROJECT VALUATION: \$10,200,000

CONTRACTOR INFORMATION

Company Name: MC Lundgren Construction Email: justindbates@hotmail.com
Contact Person: Justin Bates Contact Phone: 509-276-5889 & 509-220-4182 c
Address: PO Box 2270 City: Deer Park State: WA Zip: 99006
Contractor's Registration No.: MCLUNI-971J9 Expiration Date: April 29, 2015

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed by the City. I have attached, enclosed, or submitted the applicable fees for this application.

Justin Bates 6/27/2014 Justin Bates 6/27/14
Applicant Signature Date Owner Signature Date

If the property owner is other than an individual such as a corporation, partnership or agency, please provide proof of signatory authorization.

<p>SITE REVIEW Application must include the following.</p> <ol style="list-style-type: none"> 1. Critical Areas Worksheet 2. Proof of Legal Lot 3. Proof of ownership or authority 4. 25 year Storm Water Calculations stamped by an engineer 5. Site Plan Drawing which shows.... <ul style="list-style-type: none"> <input type="checkbox"/> All existing and proposed lot lines. <input type="checkbox"/> The location of all existing structures to remain and the location of all proposed structures. <input type="checkbox"/> The location of all utilities proposed to be used. <input type="checkbox"/> The proposed number and location of water meters. <input type="checkbox"/> The location of all solid waste receptacle areas. <input type="checkbox"/> The method of handling storm water removal. <input type="checkbox"/> All easements and right-of-ways. <input type="checkbox"/> All off-street parking and loading areas. <input type="checkbox"/> All driveway locations. <input type="checkbox"/> All landscaping, outdoor lighting and fencing.. <input type="checkbox"/> A north arrow. <input type="checkbox"/> Scale of drawing 	<p>Deposits are required at the time an application is submitted. You will still get a monthly bill for actual costs incurred. Your deposit will not be refunded until the project has closed.</p> <table border="0"> <tr><td>SITE REVIEW</td><td>\$500.00 Deposit</td></tr> <tr><td>VARIANCE</td><td>\$500.00 Deposit</td></tr> <tr><td>SITE REVIEW</td><td>\$500.00 Deposit</td></tr> <tr><td>SEPA</td><td>\$500.00 Deposit</td></tr> <tr><td>ANNEXATION</td><td>\$500.00 Deposit</td></tr> <tr><td>ZONE CHANGE</td><td>\$1000.00 Deposit</td></tr> <tr><td>CONDITIONAL USE</td><td>\$500.00 Deposit</td></tr> </table>	SITE REVIEW	\$500.00 Deposit	VARIANCE	\$500.00 Deposit	SITE REVIEW	\$500.00 Deposit	SEPA	\$500.00 Deposit	ANNEXATION	\$500.00 Deposit	ZONE CHANGE	\$1000.00 Deposit	CONDITIONAL USE	\$500.00 Deposit
SITE REVIEW	\$500.00 Deposit														
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SEPA	\$500.00 Deposit														
ANNEXATION	\$500.00 Deposit														
ZONE CHANGE	\$1000.00 Deposit														
CONDITIONAL USE	\$500.00 Deposit														

CITY USE ONLY

RECEIVED BY _____ DATE _____

APPROVED BY _____ DATE _____

RETURNED BY _____ DATE _____

REASON FOR APPLICATION RETURN _____

CATHOLIC CHARITIES HOUSING SERVICES OF YAKIMA
BOARD OF DIRECTORS

RESOLUTION # 13-02

AUTHORIZATION TO CONDUCT BUSINESS ON BEHALF OF CATHOLIC CHARITIES
HOUSING SERVICES

WHEREAS, the purpose of Catholic Charities Housing Services is to provide and promote services of a social and charitable nature within the Catholic Diocese of Yakima; and

WHEREAS, the purpose of Catholic Charities Housing Services (CCHS) is to establish social and community service programs in the spirit of the mission of the Catholic Diocese of Yakima, in response to the social welfare needs of the community; and

WHEREAS, the purpose of Catholic Charities Housing Services is to develop, own, finance and manage low-income, affordable and special needs housing facilities and to provide and promote housing services to the citizens within the Catholic Diocese of Yakima, and to partner with other groups and individuals in promoting an enhanced community response of people united in concerns for the basic human needs of all citizens and to recommend and support public and private programs of all types and kinds in response to the housing related needs of the community;

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

RESOLVED, that John L. Young, President or Bryan Ketcham, Director are authorized to execute and deliver all applications, agreements, documents, contracts and instruments on behalf of Catholic Charities Housing Services in connection with the day-to-day business functions or other activities that further the purposes of Catholic Charities Housing Services as they relate to its mission of service.

To this end,

Staff authorized to make changes to the following accounts; pursuant to the Financial Policies of Catholic Charities Housing Services are:

Banner Bank - CCHS Operating Account
Banner Bank - CCHS Savings Account
Banner Bank - Fundraising
Banner Bank - Savings - Restricted
Banner Bank - Reserve
Banner Bank - SHOP RLF
Banner Bank - HTF RLF
Banner Bank - New Life Homes - Grandview
Banner Bank - New Life Homes - Granger
Banner Bank - New Life Homes - Prosser
Banner Bank - New Life Home - White Swan
Banner Bank - New Life Homes - Tieton
Banner Bank - New Life Homes - Quincy
Banner Bank - New Life Homes - Wapato
Banner Bank - 523 TA Program
Banner Bank - Rose of Mary CD
Banner Bank - Quincy Family Housing
Banner Bank - Carriage Court
Banner Bank - Genesis Housing Service
Key Bank - George Family Housing
-- John L. Young; Bryan Ketcham;

Staff authorized as signers are:

Banner Bank - CCHS Operating Account
Banner Bank - CCHS Savings Account
Banner Bank - Fundraising
Banner Bank - Savings - Restricted
Banner Bank - Reserve
Banner Bank - SHOP RLF
Banner Bank - HTF RLF
Banner Bank - New Life Homes- Grandview
Banner Bank - New Life Homes - Granger
Banner Bank - New Life Homes - Prosser
Banner Bank - New Life Home - White Swan
Banner Bank - New Life Homes - Tieton
Banner Bank - New Life Homes - Quincy
Banner Bank - New Life Homes - Wapato
Banner Bank - 523 TA Program
Banner Bank - Rose of Mary CD
Banner Bank - Quincy Family Housing
Banner Bank - Carriage Court
Banner Bank - Genesis Housing Service
Key Bank - George Family Housing

-- John L. Young; Bryan Ketcham; Lonnie Montiel; Karen Barnsley; Mike Sliman

Key Bank - Operating Accounts and Reserve Accounts for (Coast):

Buena Migrant Housing
Buena Housing Associates/Buena Nueva Apartments
Cristo Rey Apartments (Sunnyside)
Desert Rose Terrace
Grandview Family Housing LP/Juan Pablo II Apartments (Grandview)
La Amistad Apartments (Warden)
Mabton Migrant Housing/Mabton Housing
New Life Villa (Mabton)
Reino Del Cielo/Royal City Housing (2)
San Isidoro Plaza (Granger)
Villa Santa Maria (Mattawa)
Wapato Family Housing LLC

Bank of America - Operating Account and Reserve Accounts for (Coast):

Casa Guadalupe Apartments (Chelan)
Gonzaga Townhomes (Toppenish)

American West Bank - Reserve Accounts for (Coast)

Royal Family Housing LLC/Reino Del Cielo
St. Martha's Plaza (George)

Banner Bank - Operating Accounts and Reserve Accounts for (Coast)

Rose of Mary Terrace

U.S. Bank of Washington – Operating Account, Reserve Accounts and Resident Services Reserves

Grandview Family Housing LP/Juan Pablo II

St. Martin De Porres

Casa Guadalupe Apartments (Chelan)

Quincy Family Housing

Carriage Court Family Housing

Wells Fargo – Operating Accounts and Security Deposit Accounts for (Coast)

George Family Housing LLC

-- John L. Young; Bryan Ketcham; Shawn Hoban; Thomas Hoban

Solarity (savings account) – Bryan Ketcham; Lonnie Montiel; John L. Young; Karen Barnsley

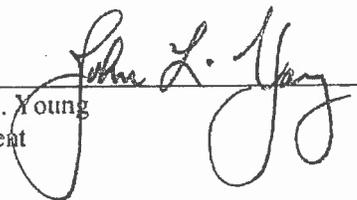
Wire Authority on behalf of the Catholic Charities Housing Services – John L. Young; Bryan Ketcham; Lonnie Montiel; Karen Barnsley

BE IT FURTHER RESOLVED, that the following appointments are made to the Finance Committee of Catholic Charities Housing Services:

John L. Young, President
Mike Sliman, Chairman
Jake Jundt, Board Member
Mike Gilmore (Non-Board Member)
Karen Barnsley, Treasurer

This resolution was passed by unanimous vote by the Board of Directors of Catholic Charities Housing Services at a meeting on June 26, 2013.

I further certify that the persons named above are either duly employed or serve on the Board of Directors for Catholic Charities Housing Services, and occupy the positions set by their names; that the foregoing Resolution now stands of record on the books of the Corporation and that the Resolution is in full force.



John L. Young
President

6/26/13

Date

I, as the Chairman of the Catholic Charities Housing Services Board of Directors, hereby approve the foregoing actions approved in Board Resolution #13-02 of the Catholic Charities Housing Services Board of Directors.



Mike Sliman
Chairman of the Board

6-26-13

Date

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Prosser Family Housing

2. Name of applicant:

Genesis Housing Services

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

Contact Person 1: John Probst
Genesis Housing Services &
Catholic Charities Housing Services
5301 Tieton Drive, Suite G
Yakima, WA 98908-3478
509.853.2800; 509-949-7276 (cell)

Contact Person 2: Susan Wilson
Office of Rural and Farmworker Housing
1400 Summitview, #203
Yakima, WA 98902
509.248.7014

4. Date checklist prepared: **August 8, 2014**

5. Agency requesting checklist: **City of Prosser, Planning Department**

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

Multi-Family Housing, 51 Units: Construction Start – October 2014; Completion – September 2015
This project will be developed on 4.61 acres of a 12.57 acre site. Future development is envisioned to build-out the entire property, but what will be developed in the future is purely speculative. Any future development will be subject to new SEPA application and review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Full funding has been awarded for the 51-unit development in 6 above. An additional 7.58 acres of vacant land remains available for future development. A road right-of-way (0.38 acres) has been dedicated to the City of Prosser to access the remaining land. The specifics of future development have not clearly identified. The timing of additional development is unknown.**

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

A Phase I Environmental Site Assessment was completed on November 25, 2009 in conjunction with the purchase of the property. One on-site recognized environmental condition was cited consisting of site debris, stored (potentially) hazardous materials, and automobiles stored on the site. Removal and proper disposal was recommended and will be accomplished during future construction. Up-gradient of the site are three known sources of petroleum, pesticide and herbicide groundwater contamination associated with the Port of Benton/ Prosser Airport, Waltz South Hangar and Anderson South Hangar. These do not impact the site. No additional recommendations for remediation were given. A Phase II Environmental Site Assessment was not recommended.

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

No

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

The property has recently been platted so that the proposed development will be situated on its own tax parcel. The City of Prosser will be asked to approve new roads and other public infrastructure, as well as the Site Plan for the development; building permits will be obtained; similar miscellaneous permits needed for construction may also be required.

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

Catholic Charities Housing Services acquired a 12.57 acre parcel for the purposes of developing affordable housing of various types. The property has since been platted (Short Plat 3437, Auditor's File No. 2014-019571), with Lot 1 now consisting of 4.61 acres. A new Tax Parcel Number has not yet been assigned - the Parent Parcel Number is 102842000020000. The new project will be developed by Genesis Housing Services, a 501 (c) (3) Washington nonprofit corporation. It will be a 51-unit multi-family housing project that will serve low income agricultural worker and low income workforce families and will be built on 4.61 acres, exclusive of roads.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed property is located at 480 North River Road, Prosser, WA 99350. Parent Parcel No.: 102842000020000. As noted above, the project will be sited on Lot 1 of Short Plat 3437. Please see attached legal description and vicinity map. A legal description and vicinity map were also previously submitted to the City of Prosser with the application for annexation under the Parent Parcel. A topographic map is attached. The property slopes gently from north to south and west to east.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR

AGENCY USE

ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other . .

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

The site is relatively flat with a slight slope from the west to the east and south to north of approximately 1%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to a Preliminary Geotechnical Investigation completed in November 2009, subsurface soils consist of dense gravel and cobbles with silty sand. Per the Natural Resource Conservation Service soil survey, soils on the site are Scooteneey and Wamba soils. Scooteneey covers the west 1/4 of the site and is a deep to moderately deep silt loam soil with moderate infiltration rates, well drained soils and moderately coarse textures. Wamba is located on the east 3/4 of the site and is poorly drained silt loam with slow infiltration rates. Wamba soils are clayey in texture with a high water table.

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

There are no surface indications or history of unstable soils associated with this site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

At present, the site is projected to be relatively neutral in terms of soil removal or addition, other than materials needed for road construction and building site compaction. Imported materials will be derived from approved sources.

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

The site is quite flat. Water erosion is improbable. During construction an approved dust abatement plan will be in place to control dust.

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

Approximately 50% of the site will be impervious upon complete development, including buildings, roads, parking and sidewalks.

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

During construction, water truck(s) will control dust; silt fences will be installed as appropriate and per approved abatement plan(s).

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, internal combustion engine exhaust, limited dust and other emissions typical of residential construction. All adhesives and paints used will be low VOC. Upon completion, emissions will be limited to what is typical for residential neighborhoods: automobile exhaust, household odors, etc.

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

None are known.

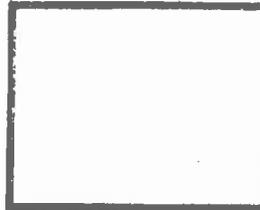
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust abatement measures. Many construction products are delivered to the site(s) pre-cut or installation ready to minimize on-site fabrication.

3. Water

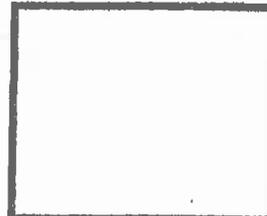
1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, the Yakima River is located approximately 250 feet east of the property. There are no wetlands associated with the property. The property does not lie within the 100 year flood zone. There is also a Sunnyside Valley Irrigation District water delivery point on the property.



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.

The Irrigation delivery point will be re-configured and will be relocated to best meet the irrigation delivery needs of the new development.



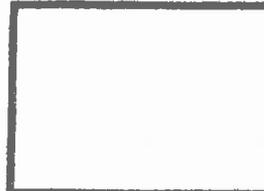
3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.



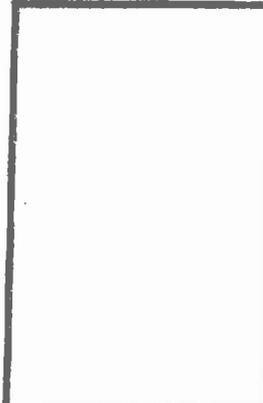
4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. This proposal will not require any surface water withdrawal or diversion.



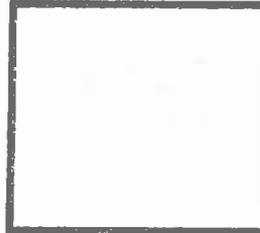
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.



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

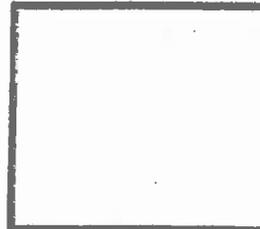
No.



b. Ground:

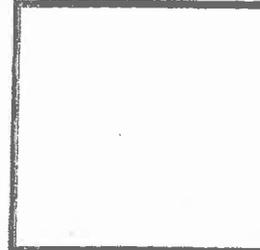
1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn. No water will be discharged to groundwater. During construction, water will be used for dust abatement and incidental clean-up.



2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are **expected** to serve.

No applicable.

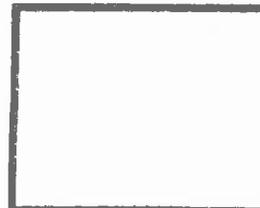


c.

Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

All runoff water will be retained on-site in stormwater basins or in infiltration galleries.



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

No.



d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Stormwater/runoff water retention capacity will be designed and constructed to handle projected flows on-site.

4. Plants

a. Check or circle 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
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

- Russian Olive, Willow
- Maple
-
-
-
-
-
-
-
-

b. What kind and amount of vegetation will be removed or altered?
Construction sites will be grubbed of vegetative duff. Mature trees will be preserved wherever possible.

c. List threatened or endangered species known to be on or near the site.
None known.

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

Native/existing vegetation will remain undisturbed to the degree possible. Upon construction completion, limited areas of grass/sod will be installed, an emphasis on native/adaptive species will be used, particularly xeriscape tolerant grasses, perennials and trees.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: Hawk, heron, eagle, songbirds, other:
- Mammals: Deer, bear, elk, beaver, other:
- Fish: Bass, salmon, trout, herring, shellfish, other:

-
- Rabbits, voles
- None

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

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

No.

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

There are no proposed measures associated with this proposal.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Planned residential units will utilize electrical energy for heating, cooling, cooking, etc. Landscape maintenance will include the use of gasoline power equipment.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All residential units will comply with IBC, WSEC, the Evergreen Sustainable Development Standard and other energy efficiency standards. R-24 walls, R-50 ceilings, U-24 windows, low flow plumbing fixtures, central laundry facilities.

7. Environmental health

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

None known.

1) Describe special emergency services that might be required.

Public Safety Services.

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

None.

b. Noise

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

At present there is minimal traffic noise in the area and some noise associated with the Prosser Airport. During construction, noise typical of a residential construction site, including vehicles, generators, power tools and the like will be present. Thereafter, noise typical of a residential neighborhood will be present.

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.

See b.1) above. During construction, working hours will generally be restricted to Monday through Friday, 7 AM to 7 PM. Occasional Saturday work may occur within the same hours.

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

Restricted hours of construction.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The site currently contains vacant pasture and a single family home and associated garage and outbuildings.

- **Adjoining property to the northeast is a commercial Les Schwab tire center. Other adjoining properties to the north include existing single family homes and Port of Benton commercial/industrial facilities.**
- **Adjoining property to the south is a commercial mini storage facility and vacant pasture land.**
- **Property located directly to the east and across North River Road includes single family residences and a church.**
- **Adjoining property to the west include a newer residential development and vacant land.**

b. Has the site been used for agriculture? If so, describe.

Yes, the site has been used for raising cattle, pasture land and row crops.

--

c. Describe any structures on the site.

There is an existing single-story residential home with a detached garage, shop, well house, and small 8ft x10ft storage building. The pasture is fenced with a barbed wire fence.

--

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

The existing single family home and outbuildings on the site are likely to be demolished or moved during construction.

--

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

The site is currently zoned Residential High Density in the City of Prosser.

--

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

The site is designated as Residential High Density Residential in the City of Prosser Comprehensive Plan.

--

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

Not applicable.

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h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

The likely population of the completed project will be about 200 at initial rent-up.

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

None, the single family home is now vacant.

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

None

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

The Applicant has worked extensively with the community and the City to address the development concerns voiced. The current development plans are in complete compliance with the zoning designation and are therefore compatible with existing and projected land uses and plans.

Chapter 18.30.010 of the Prosser Municipal Code states that the purpose of Residential High Density is to provide a transitional area between commercial and low and medium density residential areas. The subject site fits well within this description, as land to the North is the Les Schwab commercial tire center, as well as single family homes, and to the south of the property are a commercial mini storage facility and other commercial uses. Further to the north of the property is the Prosser airport. This property provides a very suitable transition buffer between the commercial/industrial areas just mentioned and the low/medium residential area to the east and southeast and to the west. Homes to the east are currently a mix of larger single family homes and rental trailers.

9. Housing

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

51-units, all low income housing. Residential High Density zoning, according to the Prosser Municipal Code would allow up to 12 units per acre. Net of probable new roads will leave about 10.5 acres available for development, allowing a maximum number of dwelling of about 126.

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

None immediately. It is likely that the existing single family residence will be removed during construction. The residence is considered to be middle income housing.

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

General Impacts:

CCHS plans to work closely with the City of Prosser staff and community to directly address the impacts of the additional number of units associated with Residential High Density development as required by the City of Prosser. Several methods to control housing impacts are addressed in the City of Prosser development standards, including the potential use of setbacks, buffers, fencing, screening and landscaping.

Traffic:

The 51-unit development will generate about 300 vehicle trips per day. The existing road fronting the property, North River Road, can handle this increase. The project will widen North River Road to include a six foot bicycle lane, along with curb, gutter and sidewalk.

Energy Use:

CCHS housing is built to exceed the IBC, WSEC, Evergreen Sustainable Development Standard and other for energy efficiency standards, as well as reducing water usage and improving air quality. The energy use and water use per dwelling unit are generally about half that of a typical single family home.

Property Tax Revenue:

Impacts to local property taxes are not completely known at this time. Certain funding sources permit exemption from property taxes. The 51-unit development is qualified to be property tax exempt. No final decision has been made, on whether to seek that status. The remaining property – Lot 2 – will continue to be subject to property taxes.

Property Values:

There have been multiple studies of the impact of affordable housing on neighboring property values which demonstrate that affordable housing has no or very little impact on neighboring property values. The high quality of the Applicant's housing may, in fact, help raise the value of properties in the neighborhood.

Schools:

CCHS has had discussions with the Prosser Schools' Superintendent Dr. Ray Tolcacher, as well as the District's Business Manager and Attorney on the potential impacts of affordable housing families' children on the local schools. It is noted that a 50 unit development

for families would likely add about 10 children of varying school ages from outside the local school district. It has been the Applicant's experience (12 projects; 461 units) that most or all of the families who move into its housing come from within the community and whose children are already served by the local school district.

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10. Aesthetics

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

30 feet. Painted lap siding. Architectural asphaltic roofing; cementitious painted siding

--

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

Territorial views.

--

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

The Applicant will comply with all City Codes and will work with City staff to ensure that development meets the aesthetic requirements of the community, including landscaping.

--

11. Light and glare

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

Typical of residential neighborhoods.

--

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

Buildings will obstruct certain views. Proper viewing lanes for traffic will be incorporated into street plans.

--

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

None.

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

Street lighting and exterior residential lighting will conform to Prosser Municipal Code requirements, which contains a "Dark Skies" ordinance.

12. Recreation

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

City of Prosser has a walking path to downtown Prosser located at the intersection of North River Road and Wine Country Road which is within walking distance of the property (about 150 feet).

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

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The development will include a native area that will be connected to the housing units by pathways. The development will also provide social gathering spaces and, if the budget allows, will provide playground equipment for children.

Strategy LOS 1.3.2. requires any new development to provide a minimum of 4.81 acres of parks per thousand population. The absolute maximum population that the development can house is 272. This requires 1.31 acres of open space. The project will have 2.21 acres of open space, which exceeds the requirement.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by North River Road, which is currently a county road. Wine Country Road, is about 200 feet north of the property. This leads easterly into downtown Prosser and westerly to I-82. The development will construct a new public road, Petra Avenue, along its south boundary. The new road will serve the project and also be the road access for new Lot 2.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The City of Prosser is served by one public transportation route provided by Ben Franklin Transit. This line operates 6 days per week on a route between Richland and Prosser. The transit stop for this route is located approximately 1 mile Southeast of the site at the corner of 7th Street and Stacey Avenue in downtown Prosser.

c. How many parking spaces would the completed project have? How many would the project eliminate?

No parking would be eliminated. The Applicant will provide a minimum of 2 off-street parking spaces per dwelling unit, plus additional visitor parking.

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

Yes. A public interior road, off of North River Road will serve the property. North River Road will be improved with curb, gutter and sidewalk along the property. The new interior road – along the southern border of the property off North River Road – will have curb and gutter on both sides and sidewalk on the project side. The new interior road will extend 75 feet beyond the west boundary of the project parcel to serve new Lot 2. The final road design will be approved by the City.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

It is estimated that the property could generate about 300 vehicle trips per day. Peak traffic volumes would likely occur between 6:30AM - 9:00 AM and 3:30PM and 6:00PM.

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

The road improvements planned will accommodate the increased traffic. The project will widen North River Road to include a six foot bicycle lane, along with curb, gutter and sidewalk. The pathways throughout the site that connect to the City sidewalk on Wine Country Road will encourage walking or biking to locations off-site and relatively nearby.

15. Public services

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

Yes: fire protection, police protection, health care, schools, water and sewer, etc.

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

51-Unit Project: Low flow water fixtures, including toilets, and xeriscape landscaping will reduce water usage and sewer treatment impact. Street, parking lot and residential night lighting, along with security-sensitive plantings will improve security conditions; the multi-family housing units will have fire suppression systems installed.

16. Utilities

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

Water is currently supplied through a well and Prosser municipal water is available to the site and will be the source of domestic water use. This is also the case for sanitary sewer. The property has a water right for irrigation purposes with Sunnyside Valley Irrigation District. This will be the primary source of irrigation water. There is a drainfield serving the single family home. It will be decommissioned.

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.

Potable Water: City of Prosser; Irrigation Water: Sunnyside Valley Irrigation District; Sewer: City of Prosser; Electric Power: Benton PUD; Telephone: Charter and others



C.
SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D.

SUPPLEMENTAL SHEET FOR **NON-PROJECT** ACTIONS **Not Applicable**

FILE COPY

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December 23, 2014

Via U.S. Mail and Email

Mr. Steve Zetz
City Administrator
City of Prosser
601 7th Street
Prosser, WA 99350
szetz@ci.prosser.wa.us

RE: Additional Public Comments by Prosser School District No. 116 Regarding Mitigated Determination of Non-Significance and Associated Documents Issued by the City of Prosser for Catholic Charities Housing Services' Proposed Project at 408 N. River Road

Dear Mr. Zetz:

On December 8, 2014, the City of Prosser (the "City") issued a preliminary Mitigated Determination of Non-Significance (the "MDNS") and associated supportive documents regarding Catholic Charities Housing Services' ("CCHS") and Genesis Housing Services' ("Genesis") site plan permit application for a 51-unit multiple family housing development at 408 N. River Road (referred to as "the project"). On December 12, 2014, Prosser School District No. 116 (the "District") submitted a letter commenting on the City's findings regarding the SEPA environmental impacts of the project. That letter focused primarily on the fact that the preliminary documents issued by the City did not address the District's prior assertion that the project will require the District to buy an additional bus to service the school children living in the proposed development. The need for an additional bus is a likely significant adverse impact to the environment requiring mitigation under SEPA. The District's comment letter asked the City to amend the preliminary MDNS and associated documents to address these concerns. The District looks forward to the City's response.

By way of today's letter, the District is submitting additional public comments regarding the preliminary MDNS and associated documents issued by the City regarding the project. Through these preliminary documents, the City has determined that the project will likely have a significant adverse impact on the District's enrollment levels at the high school. In order to mitigate this environmental impact, the preliminary MDNS and associated documents conditionally require CCHS/Genesis to pay the District \$21,959.95. This mitigation payment will only be required if District purchases a new portable for the high school, or passes a construction bond, within the next five (5) years.

Mr. Steve Zetz
December 23, 2014
Page 2

While the City's approach to crafting the mitigation payment for the project's impact on school enrollment differed from the District's proposal, it is clear from reviewing the preliminary MDNS and associated documents that the City's analysis is reasonable and thorough. Accordingly, the District is accepting of the mitigation approach taken by City regarding the project's impact on school enrollment. The District appreciates the City's recognition that project will have a likely significant impact on the high school's enrollment that needs to be addressed and mitigated by CCHS/Genesis.

Thank you for your time and efforts on this matter. If you have any questions or concerns, please do not hesitate to contact me.

Yours truly,



ROCKY L. JACKSON

cc: Dr. Ray Tolcacher, Superintendent, Prosser School District No. 116

