



**CITY OF PROSSER, WASHINGTON  
PLANNING COMMISSION  
AGENDA  
6:00 P.M.  
February 18, 2016**

- 1. Call to Order by Chair.**
- 2. Roll Call.**
- 3. Discussion about changes to sign code.**  
ACTION: Update Only- Draft Ordinance Freeway Signage 1000 ft?
- 4. Public Hearing- Heartland Estates Subdivision**  
ACTION: Approve, deny, or make changes.
- 5. Adjournment**



# effective images, Inc.

## Prosser, WA Sign Survey July 8, 2015

Survey Location: I-82 & Wine Country Road, Southwest Corner  
Prosser, WA: Benton County

Survey Date: June 21, 2015

Surveyed By: James Hillis

Blimp Height: 75' OAH

Blimp Location: Northwest Corner of Property

The blimp used in this survey was at 75' OAH and located in the Northwest Corner of the property. The superimposed sign in the photos is at 103' OAH in the Northeast Corner of the property. The Eastbound photos show the sign visibility beginning at 0.5 miles to 0.4 miles from the property. The Eastbound traffic's view is then obstructed at 0.3, 0.1 and at the exit to the property due to trees and land topography. The Westbound photos show that there will be sign visibility beginning at 0.6 miles from the property to the exit. We recommend a 103' OAH Hi-Rise structure.

The property is under the jurisdiction of the City of Prosser, WA. Their sign code allows for the following:

- Hi-Rise Signs are limited to 70' OAH and 300 sq. ft.
- Street Signs are allowed to be 24' OAH and 100 sq. ft.
- Setbacks are required to be 15' from buildings and 5' from right of ways
- Directional Signs maximum OAH allowed is 3' and 4 sq. ft.
- Monument Signs are limited to 4' OAH and 24 sq. ft.
- Building Signs are limited to 10% of the building
  - If the surface area of the largest building façade is 999 sq. ft. 2 signs are allowed; 1000 – 2,999 sq. ft. 3 signs are allowed; 3000 + sq. ft. 4 signs are allowed
- Canopies may have sign cover on 20% of the face
- Banners require permitting and are only allowed to be up for 14 days and a maximum of 25 sq. ft.

We would recommend putting together a comprehensive sign package to submit to the City for review. The City of Prosser, WA has a variance procedure in place and will consider some reasonable exceptions to their code. The variance and permitting process takes from 6 – 8 weeks. Both variances and permits expire within 1 year.

A preliminary FAA filing was submitted and we found that a formal filing will be required at any height. We have submitted a formal filing and will let you know the final determination once we receive it.

Once you have had a chance to review the photos and information please let us know if you have any questions.

Thank You,

Alisa DePauw  
Project Coordinator  
Effective Images, Inc.

E-mailed 7/8/15: Kym VanDyke  
Greg Love  
Rick Shuffield  
Kari Keup



 = BLIMP

**EASTBOUND  
0.6 MILES FROM EXIT**



**EASTBOUND  
0.5 MILES FROM EXIT**



**EASTBOUND  
0.4 MILES FROM EXIT**



**EASTBOUND  
0.3 MILES FROM EXIT**



**EASTBOUND  
0.2 MILES FROM EXIT**



**EASTBOUND  
0.1 MILES FROM EXIT**



**EASTBOUND  
AT EXIT**



**WESTBOUND  
0.6 MILES FROM EXIT**



**WESTBOUND  
0.5 MILES FROM EXIT**



**WESTBOUND  
0.4 MILES FROM EXIT**



**WESTBOUND  
0.3 MILES FROM EXIT**



**WESTBOUND  
0.2 MILES FROM EXIT**



**WESTBOUND  
0.1 MILES FROM EXIT**



**WESTBOUND  
AT EXIT**



OVERALL HEIGHT: 103'  
 TOTAL SQ. FT.: 1133.45

LOVE'S HI-RISE  
 PROSSER, WA

8' X 10' LED HEART  
 (80 SQ. FT.)

1' SEPARATION

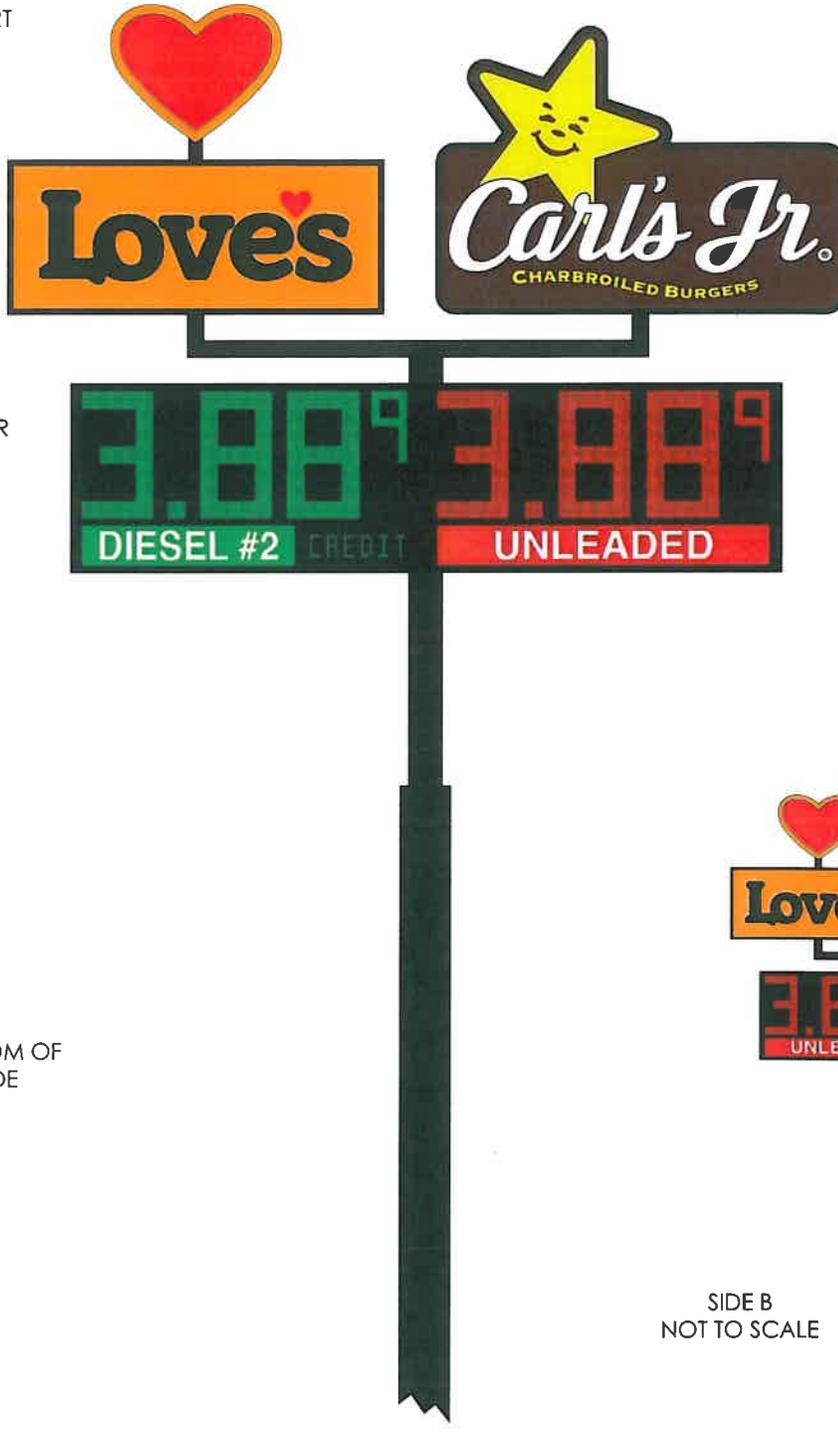
9' X 22' LOVE'S  
 (198 SQ. FT.)

4' SEPARATION

11' X 41' 6" PRICER  
 BY SUNSHINE  
 89" NUMERALS  
 (456.5 SQ. FT.)

16' 9" X 23' 9 -13/16"  
 CARL'S JR  
 (398.95 SQ. FT.)

4' SEPARATION



70' FROM BOTTOM OF  
 PRICER TO GRADE

SIDE B  
 NOT TO SCALE

NOTE: LOVE'S & DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	6/30/15	EI4156-3001	0	CB	





**CITY OF PROSSER, WASHINGTON  
NOTICE OF COMPLETE APPLICATION AND  
OPTIONAL MITIGATED DETERMINATION OF NONSIGNIFICANCE  
Heartland Estates Subdivision  
PRELIMINARY PLAT  
NOTICE OF PUBLIC HEARING  
Thursday February 18, 2016 at 6:00 p.m.**

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**Notice of Application and Optional Determination of Non-significance posted  
January 27, 2016**

**Type of Application:** SEPA / SUBDIVISION PRELIMINARY PLAT  
**Date of Application:** January 14, 2016  
**Date of Notice of Completion:** January 22, 2016  
**Date of Notice of Application:** January 22, 2016  
**Name of Applicant:** Ron Emick  
**Location of Project:** City of Prosser, Nunn Road, Parcel 102842000014000

**Description of proposed project:** The applicant has proposed an 11 lot subdivision, new street, fire department access turn around, curb, gutter, street lighting, water and sewer extensions, and storm water retention.

**Other permits:** The following additional permits are associated with this application: NA. The following studies have been required pursuant to RCW 36.70B.070: SEPA Checklist.

**Preliminary determination of consistency:** The City has determined that this application is consistent with the City's Development Regulations and Comprehensive Plan.

**Environmental Review:** The City is using the optional process contained in Washington Administrative Code (WAC) Section 197-11-355 to make its threshold determination. The City expects to issue a mitigated determination of non-significance for this project. This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the subsequent threshold determination for the project may be obtained upon request. The proposed mitigation measures are as follows;

1. All street lighting must be LED or similar energy efficient technology to be approved by the City.
2. Sidewalks to be installed as per Prosser Municipal Code.

**City of Prosser Contact:** Prosser City Clerk.

**Comments:** The public is invited to comment on the application and environmental review. The public comment period shall be **15-days and will begin January 27, 2016.**

All public comments received on the Notice of Application must be received by the City of Prosser by **5:00 PM, February 12, 2016**. Comments may be mailed or personally delivered to the;

Prosser City Clerk, Prosser City Hall,  
601 7<sup>th</sup> Street,  
Prosser, Washington, 99350

Comments may also be sent by facsimile to **(509) 786-3717**. Comments should be in writing and be as specific as possible. If you have questions about the process you may call City Hall at (509) 786-2332, however, comments on the proposal must be submitted in writing. The person(s) receiving this notice may request a copy of the final decision in this matter.

The final decisions may be appealed in accordance with the Land Use Petition Act (RCW 36.70C).

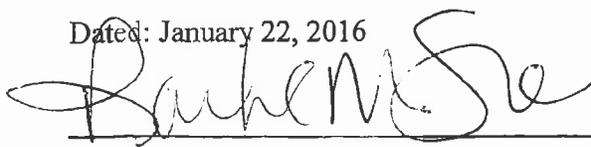
## PUBLIC NOTICE

Notice is hereby given by the City Clerk of the City of Prosser, Washington that the City of Prosser **Planning Commission** will conduct a **Public Hearing** at on **Thursday February 18, 2016 at 6:00 p.m.** at 601 7<sup>th</sup> Street, Prosser, WA. The purpose of this public meeting is to take testimony and to consider **the proposed subdivision**.

Any person may submit written or oral comments or testimony at the public hearing, or may submit written comments prior to the hearing. Written comments may be submitted in person, by mail, or facsimile. Only the applicant and persons who submit written or oral comments prior to the close of the hearing may appeal the decision. Prior to the hearing comments may be mailed or personally delivered to the City Clerk's Office at Prosser City Hall, 601 7<sup>th</sup> Street, Prosser, Washington 99350, between 8:00 a.m. and 5:00 p.m. Monday through Friday excluding official holidays or sent by facsimile to (509) 786-3717.

All available information, including but not limited to the complete application and environmental documents, for the proposed project may be viewed at the Prosser City Hall, City Clerks Office, 601 7<sup>th</sup> Street, Prosser WA 99350, between the hours of 8:00 AM and 5:00 PM, Monday through Friday, excluding legal holidays.

Dated: January 22, 2016

A handwritten signature in black ink, appearing to read "Rachel Shaw", written over a horizontal line.

Rachel Shaw, City Clerk  
City of Prosser

Published: Prosser Record Bulletin  
Publish Date: January 27, 2016



# LAND USE APPLICATION SUBDIVISION CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Ronald J. Emick

PROJECT NAME Heartland Estates

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

Project Address: 1  
(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 102847000014000

Legal Description: PT NE 1/4 SW 1/4 Sec 2 T08N R24E W1M

**PROPERTY OWNER INFORMATION**

Name: Ronald J Emick

Address: 19905 S. 1745 PRSW City: Prosser State: Wa Zip: 99350

Phone: 509-786-8486 Cell Phone: same

Email: Ronemick@yahoo.com (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: above

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ (email will not be used for transmittal of official findings)

**PROJECT INFORMATION**

- Preliminary Subdivision Plat \$1000 Deposit
- Alterations to Preliminary Plat
- Vacation of Street
- Short Plat with Dedication of Right-of-Way
- Short Plat w/o Dedication of Right-of-Way

- Binding Site Plan
- Vacation of Subdivision
- Final Subdivision Plat
- Alteration of Subdivision
- Planned Area Development (PAD)

PROJECT DESCRIPTION 11 lot subdivision

City of Prosser  
601 7<sup>th</sup> Street  
Prosser WA 99350  
(509) 786-2332

**PLEASE ATTACH THE REQUIRED VICINITY MAP**

ESTIMATED PROJECT VALUATION: \$ 500,000<sup>00</sup>

**CONTRACTOR INFORMATION**

Company Name: Emick Const Inc Email: Ronemick@yahoo.com  
Contact Person: Ron Emick Contact Phone: 509-786-8486  
Address: 19905 S. 1745 PRSW City: Prosser State: WA Zip: 99350  
Contractor's Registration No.: Emick C 1084 LD Expiration Date: 5-19-16

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 does 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.

Ronald J. Emick 1-14-16  
Applicant Signature Date

Ronald J. Emick 1-14-16  
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.

**SITE REVIEW**

**Application must include the following.**

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....
  - All existing and proposed lot lines.
  - The location of all existing structures to remain and the location of all proposed structures.
  - The location of all utilities proposed to be used.
  - The proposed number and location of water meters.
  - The location of all solid waste receptacle areas.
  - The method of handling storm water removal.
  - All easements and right-of-ways.
  - All off-street parking and loading areas.
  - All driveway locations.
  - All landscaping, outdoor lighting and fencing..
  - A north arrow.
  - Scale of drawing

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.

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

**CITY USE ONLY**

RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

RETURNED BY \_\_\_\_\_ DATE \_\_\_\_\_

REASON FOR APPLICATION RETURN \_\_\_\_\_



# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable:  
**HEARTLAND ESTATES**
2. Name of applicant: **EMICK CONSTRUCTION**
3. Address and phone number of applicant and contact person:  
**19905 South 1745 PRSW, Prosser, WA 99350**

4. Date checklist prepared: **NOVEMBER 16, 2015**

5. Agency requesting checklist: **CITY OF PROSSER**

6. Proposed timing or schedule (including phasing, if applicable):  
**JUNE 2016 – BEGIN PROJECT, OCTOBER 2018 – COMPLETE PROJECT**

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

**NONE**

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

**NONE**

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

**NONE**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**CITY OF PROSSER – SEPA REVIEW, PRELIMINARY & FINAL PLAT APPROVAL, STREET & UTILITY PLAN APPROVAL, BUILDING PERMIT APPROVAL.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **THE PROPOSAL IS TO CREATE AN 11 LOT MEDIAN INCOME RESIDENTIAL SUBDIVISION IN THE RM ZONE. 9 LOTS WILL BE SINGLE FAMILY HOMES AND 2 LOTS WILL BE DUPLEX HOMES.**

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 PROPOSAL IS LOCATED ON NUNN ROAD, SOUTH OF THE AIRPORT, WHICH CONNECTS TO WINE COUNTY RD., 1/4 MILE TO THE EAST, WHICH CONNECTS TO I-82 ONE MILE TO THE NORTHWEST.**

## **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)?

**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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**THE NRCS SOIL SURVEY OF BENTON COUNTY DESCRIBES THE SOILS AS SCOOTENEY SILT LOAM, GRAVELLY SUBSOIL WITH 0-2 PERCENT SLOPES.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**THE PROPERTY COVERS APPROXIMATELY 2.65 ACRES. THERE WILL BE LITTLE OR NO FILLING. FILLS MAY OCCUR AS A RESULT OF ROAD CONSTRUCTION WITH APPROXIMATE FILLS IN THE 0-1 FOOT RANGE.**

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

**NO – AFTER COMPLETION THE HOMES WILL HAVE LAWNS AND SHRUBS AND THE ROADWAYS WILL BE PAVED.**

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

**APPROXIMATELY 35% OF THE SITE WILL BE COVERED WITH IMPERVIOUS SURFACE.**

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

**ROADWAY RUNOFF WILL BE COLLECTED BY CATCH BASINS AND PIPED TO TWO INFILTRATION GALLERIES UNDER THE SIDEWALK.**

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **DURING CONSTRUCTION SOME DUST AND EQUIPMENT EMISSIONS MAY BE EXPECTED, HOWEVER AFTER COMPLETION THERE SHOULD NOT BE ADVERSE AIR CONDITIONS.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NONE**

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

**WATER WILL BE AVAILABLE ON-SITE TO CONTROL DUST DURING CONSTRUCTION**

### 3. Water

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  
**YES – YAKIMA RIVER IS WITHIN 3/8 MILE FROM THE SITE.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
**NO**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  
**NONE**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
**NO**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**NO**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
**NO**

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.  
**NO**
- 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.  
**NONE**

#### 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.  
**RUNOFF FROM THE SITE WILL BE GENERATED FROM IMPERVIOUS SURFACES, I.E. ROOFS, DRIVEWAYS AND ROADWAYS. RUNOFF FROM THE ROADWAYS AND DRIVEWAYS WILL BE COLLECTED VIA CURBS AND CATCH BASINS AND**

**BE DIVERTED THROUGH PIPES TO AN INFILTRATION GALLERIES. ROOFS WILL DRAIN DIRECTLY TO GROUND.**

2) Could waste materials enter ground or surface waters? If so, generally describe.  
**NO**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**NO**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **A RUNOFF COLLECTION SYSTEM OF CURBS, CATCHBASINS, PIPES AND INFILTRATION GALLERIES WILL BE INSTALLED.**

#### 4. Plants

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

\_deciduous tree: alder, maple, aspen, other

\_evergreen tree: fir, cedar, pine, other

\_shrubs

\_grass

\_pasture

\_crop or grain

\_Orchards, vineyards or other permanent crops.

\_wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_water plants: water lily, eelgrass, milfoil, other

\_other types of vegetation

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

**PASTURE GRASS AND WEEDS WILL BE REMOVED FOR ROADWAYS AND HOMESITES. GRASS LAWNS AND OTHER LANDSCAPING MAY BE PLANTED AROUND HOMESITES.**

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

**NONE**

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

**GRASS LAWNS MAY BE PLANTED AS WELL AS SHADE TREES AND SHRUBS AROUND NEW HOMESITES.**

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

**NONE**

#### 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

**birds:** hawk, heron, eagle, songbirds, **SPARROWS AND MAGPIES**

**mammals:** deer, bear, elk, beaver, other:

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

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

**NONE**

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

**YES – THE US FISH AND WILDLIFE SERVICE HAS LISTED PROSSER WITHIN THE PACIFIC FLYWAY.**

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

**NONE**

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

**NONE**

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **ELECTRICITY OR OTHER SOURCES AS SELECTED BY THE INDIVIDUAL HOMEOWNER.**

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

**NO**

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

**NONE**

## 7. Environmental Health

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

**NONE**

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

**NONE**

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

**NONE**

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

**NONE**

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

**NO SPECIAL SERVICES WILL BE REQUIRED, OTHER THAN NORMAL POLICE AND FIRE PROTECTION.**

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

**NONE**

b. Noise

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

**NONE**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**SHORT TERM NOISE WILL BE PRESENT DURING CONSTRUCTION AND CONSTRUCTION HOURS WILL GENERALLY BE FROM 6AM TO 6PM. LONG TERM BASIS – NORMAL NOISE LEVELS ASSOCIATED WITH AN URBAN HOUSING NEIGHBORHOOD.**

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

**NONE**

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**LAND IS FALLOW WITH GRASS AND WEEDS. NO AFFECT TO ADJACENT LAND USES.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **THE PROJECT SITE HAS NOT BEEN USED AS WORKING FARM LAND IN 20 YEARS. AT THAT TIME IT WAS PASTURE GRASS.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how: **ADJACENT TO THE SOUTH IS PASTURE GRASS. THE PROJECT SHOULD HAVE NO AFFECT TO IT'S USE.**

- c. Describe any structures on the site.  
**THERE IS CURRENTLY A SMALL SHED ON THE PROPERTY THAT WILL BE REMOVED.**
- d. Will any structures be demolished? If so, what?  
**YES A SMALL SHED ON THE PROPERTY.**
- e. What is the current zoning classification of the site?  
**RESIDENTIAL MEDIAN DENSITY (RM)**
- f. What is the current comprehensive plan designation of the site?  
**RESIDENTIAL**
- g. If applicable, what is the current shoreline master program designation of the site?  
**N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**NO**
- i. Approximately how many people would reside or work in the completed project?  
**11 FAMILIES**
- j. Approximately how many people would the completed project displace?  
**NONE**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**NONE**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**EXISTING LAND USES ARE RESIDENTIAL, PROPOSED LAND USE IS RESIDENTIAL.**
- l. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**N/A**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**9 SINGLE FAMILY HOMESITES AND 2 DUPLEX HOMESITES WILL BE CREATED IN THE MIDDLE INCOME RANGE.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**NONE**

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

**NONE**

**10. Aesthetics**

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

**1-2 STORY HOMES, APPROXIMATELY 35 FEET. THE PRIMARY EXTERIOR BUILDING MATERIAL WILL BE WOOD OR BRICK.**

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

**NONE**

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

**NONE**

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **NORMAL LIGHT AND GLARE FROM SINGLE FAMILY RESIDENCES. STREET LIGHTS WILL BE REQUIRED.**

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

**NO**

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

**NONE**

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

**NONE**

**12. Recreation [**

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

**THERE ARE A NUMBER OF PARKS AND/OR SCHOOL GROUNDS WITHIN A TWO MILE RADIUS.**

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

**NO**

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

**NONE**

**13. Historic and cultural preservation**

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

**NONE**

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

**NONE**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**N/A**

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

**N/A**

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
**THE INTERIOR PUBLIC STREET WILL CONNECT TO NUNN ROAD ON THE NORTH. FROM THERE NUNN RD. CONNECTS TO WINE COUNTRY RD. 3/8 MILE TO THE EAST. FROM THERE WINE COUNTY RD CONNECTS TO I-82, AMILE TO THE NORTH.**

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

**NO**

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

**TWO OFF STREET PARKING SPACES FOR EACH HOME – NON ELEMENATED.**

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

**YES – A NEW PUBLIC ROADWAY WITH A SIDEWALK WILL BE CONSTRUCTED WITHIN THE SBUDIVISION.**

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

**NO**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**9 SINGLE FAMILY HOMESITES PLUS 2 DUPLEX HOMESITES = 13 HOMES X 10 TRIPS/DAY = 130 TRIPS/DAY. PEAK VOLUMES WILL PROBABLY OCCUR BETWEEN 7:00 – 9:00 AM AND 4:00 – 6:00 PM.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**NO**

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

**NONE**

#### 15. Public Services

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

**EACH OF THE ABOVE PUBLIC SERVICES WILL BE NEEDED FOR THE COMPLETED PROJECT, HOWEVER THESE SERVICES ARE CURRENTLY AVAILABLE TO THE SITE.**

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

**NONE**

#### 16. Utilities

a. Circle utilities currently available at the site:

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

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

##### **THE UTILITY PURVEYORS ARE:**

- 1. SEWER – CITY OF PROSSER**
- 2. WATER – CITY OF PROSSER**
- 3. POWER – BENTON PUD**
- 4. TELEPHONE – CENTURY LINK**
- 5. GARBAGE – CITY OF PROSSER**

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

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

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

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