



**CITY OF PROSSER, WASHINGTON
NOTICE OF COMPLETE APPLICATION AND
OPTIONAL DETERMINATION OF NONSIGNIFICANCE [DNS]**

FILE COPY

**Hidden Park Villas
Change of Zone**

**Notice of Application and Optional Determination of Non-significance posted
November 20, 2019**

Type of Application: SEPA Checklist / Change of Zone

Date of Application: November 12, 2019

Name of Applicant: Kohne QRP

Location of Project: Parcel 111841012288006

Description of proposed project: A rezone of property from Residential Medium Density (RM) to Residential High Density. The parcel is approximately 1.68 acres in size and is of irregular shape.

Other permits: NA

The following additional permits are associated with this application: SEPA Checklist

The following studies have been required pursuant to RCW 36.70B.070: NA

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 **Determination of Non-significance (DNS)** 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 lead agency, the City of Prosser, will not act on this proposal for 14 days from the published date below.

City of Prosser Contact: Steve Zetz
Planning Director City of Prosser
601 7th Street, Prosser, WA, 99350

Comments: The public is invited to comment on the application and environmental review. The public comment period shall be **15-days and will begin November 20, 2019**. All public comments received on the Notice of Application must be received by the City of Prosser **no later than 5:00 pm, December 5, 2019**. Comments may be mailed or personally delivered to the;

Attn: Prosser City Clerk
601 7th Street,
Prosser, Washington, 99350

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 St, 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.

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).

City of Prosser NOTICE OF PUBLIC HEARING Special Meeting December 12, 2019

NOTICE IS HEREBY GIVEN by the undersigned City Planner of the City of Prosser, Washington, that the Planning Commission will hold a Special Meeting on December 12, 2019 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 the following applications

1. Application for change of zone from Commercial to Residential High Density for parcel 135943000004001 commonly known as the property located east of Northwest Farm Supply.
2. Application for change of zone for a portion of parcel 110844000006000 commonly known as the land south and west of Kelandren Drive from Steep Slope Residential (SSR) to Residential Medium Density (RM).
3. Application for change of zone from Residential Medium Density (RM) to Residential High Density (RH) for parcel 111841012288006 commonly known as the land south of Park Avenue between Guernsey Street and Market Street.

Discussion Items will include changes to Chapter 17 and Chapter 18 of the Prosser Municipal Code

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.

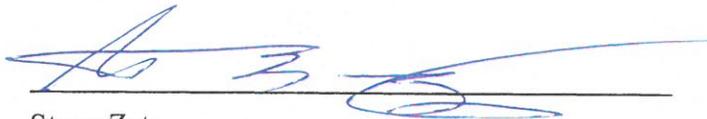
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Written comments not received by December 5, 2019 will not be included in the Commission Packet.

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).

Dated: November 15, 2019



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: November 20, 2019



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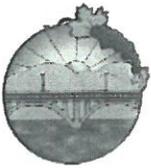
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Dated: November 15, 2019



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
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LAND USE ZONING & PERMIT APPLICATION

CITY OF PROSSER, WASHINGTON

RECEIVED

NOV 12 2019

CITY OF PROSSER

APPLICANT'S NAME Karl Kohne - Kohne QRP

PROJECT NAME Hidden Park Villas

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

Project Address: _____
(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 111841012288006

Legal Description: see attached

PROPERTY OWNER INFORMATION

Name: Kohne QRP

Address: 5715 Roosevelt Ct City: Pasco State: WA Zip: 99301

Phone: _____ Cell Phone: Karl Kohne: 509-528-0713

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

OWNERS AUTHORIZED AGENT: Christine Batayola, Harms Engineering, Inc.

Address: 1632 W Sylvester St. City: Pasco State: WA Zip: 99301

Phone: 509-547-2679 Cell Phone: 509-308-0805

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

PROJECT INFORMATION

- | | |
|--|---|
| <input type="checkbox"/> Site Review | <input type="checkbox"/> Conditional Use (requires Conditional Use form LUA-S1) |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance (requires Variance request form LUA-S2) |
| <input checked="" type="checkbox"/> Change of Zone | <input type="checkbox"/> Similar Use |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Overlay Zone | <input type="checkbox"/> Adult Family Home |
| <input type="checkbox"/> Right-of-Way Use Permit | <input type="checkbox"/> Continuation and/or Minor Alteration of Non-Conforming Use |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> SEPA |

PROJECT DESCRIPTION Change zoning on a 1.68-acre site from medium-density residential to high-density residential. Construct 14 to 18 new condominiums or townhouses on the site with associated access roads, parking, and utilities.

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

PLEASE ATTACH THE REQUIRED VICINITY MAP

ESTIMATED PROJECT VALUATION: \$ _____

CONTRACTOR INFORMATION

Company Name: TBD Email: _____

Contact Person: _____ Contact Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contractor's Registration No.: _____ Expiration Date: _____

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.

Karl Kolme 11-9-19
Applicant Signature Date

Karl Kolme 11-9-19
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	\$250.00 Deposit
VARIANCE	\$300.00 Deposit
SEPA	\$500.00 Deposit
ANNEXATION	\$500.00 Deposit
ZONE CHANGE	\$750.00 Deposit
CONDITIONAL USE	\$500.00 Deposit

CITY USE ONLY

RECIEVED 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:

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:
Hidden Park Villas
2. Name of applicant:
Kohne QRP – Karl Kohne

3. Address and phone number of applicant and contact person:
5715 Roosevelt Ct., Pasco, WA 99301
4. Date checklist prepared:
11/4/2019
5. Agency requesting checklist:
City of Prosser
6. Proposed timing or schedule (including phasing, if applicable):
1/1/2020 – 12/31/2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
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.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
Construction permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Change zoning from median density residential to high density residential and construct 14 – 18 new single-family attached dwellings on a 1.68-acre lot.
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.
Parcel #1-1184-101-2288-006. Project is located on the south side of Park Ave. between Main St. and Guernsey St. in the NE ¼, S11, T8N, R24E, WM, City of Prosser, Washington.

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

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

a. General description of the site:

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

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

50%

- 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.

Silt loam

- 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 site has a steep slope on the south end. Grading will be necessary to construct an access road and building pads. No outside fill is anticipated. Approximately 1,000 cy of grading will be needed on the site.

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

Yes, erosion could occur due to rain or wind on unstabilized soils.

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

Approximately 45% of the site will be impervious.

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

BMP's such as silt fences and water trucks during construction. All disturbed areas will be stabilized upon project completion.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and exhaust during construction, minimal emissions after construction.

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

None.

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

None.

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

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

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

There is an irrigation canal uphill from the project.

- 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.

Yes, the canal borders the south side of the project area.

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: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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.

Stormwater runoff will be collected and infiltrated on-site.

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:

Landscaping will reduce runoff.

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

The grasses, shrubs, and small trees on the site will be cleared.

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

None known

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

Landscaping will be provided for the site.

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

None known

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

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

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

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

None known.

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

Yes, the area is part of 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 known.

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

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

Electricity will be used for the project's energy needs.

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:

Project will follow energy code requirements.

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

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

No

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

None known

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

None known

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

Typical household cleaning and yard maintenance products

4) Describe special emergency services that might be required.

Typical emergency services such as police, ambulance, and fire will be required.

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)?

Noises typical of residential neighborhoods including vehicles, lawnmowers, etc.

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.

Typical construction noises will be present during construction phase of the project, with minimal noise after completion similar to existing noises.

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

Construction to follow noise ordinance in Prosser.

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

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

Lot is undeveloped.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

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

No

c. Describe any structures on the site.

There are some short block retaining walls.

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

The retaining walls will be demolished.

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

Medium Density Residential

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?

Not Applicable

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

The site is within the aquifer recharge area for the City of Prosser's wells.

A portion of the site is designated as steep slope.

- i. Approximately how many people would reside or work in the completed project?
28 to 45
- 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:
Follow zoning ordinance and any conditions of approval
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
14 to 18 units, middle-income
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None would be eliminated
- c. Proposed measures to reduce or control housing impacts, if any:
None

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35 ft or lower (maximum in Residential High Density zoning code)
- b. What views in the immediate vicinity would be altered or obstructed?
None
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lights would be provided for safety and security, lights would be on during non-daylight hours.
- 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:
Direct downward and shield.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No
- 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.
None
- 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.
If any items of historic, cultural, or archaeological significance are uncovered during construction, the work will be stopped and the appropriate authorities will be notified.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Park Ave. is along the north side of the project. There will be a new private access road that connects to Park Ave.
- 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?
There is a Benton Franklin bus route that serves Prosser. It runs about 1/3 of a mile away from the site.

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

The zoning code requires 2 spaces per unit. Approximately 28 to 46 parking spaces would be created.

- 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).

The project will require a private access road with a fire-truck turn around. Park Ave., a public street, is already constructed, but the City may require frontage improvements.

- 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?

The ITE Trip generation manual for Multi-Family (Low-Rise), Code 220, give a average daily trip generation rate of 7.32 trips per unit. Therefore the project would likely generate between 102 and 132 trips per day.

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

No

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

None.

15. Public Services [\[help\]](#)

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

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

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

- a. Circle utilities currently available at the site:

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

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

Project will require water, sewer, electricity, communications, and refuse service.

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: Karl Kohne
Name of signee Karl Kohne
Position and Agency/Organization Administrator / Kohne QRP
Date Submitted: 11-12-19

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

Hidden Park Villas

Kohne QRP

Parcel 111841012288006

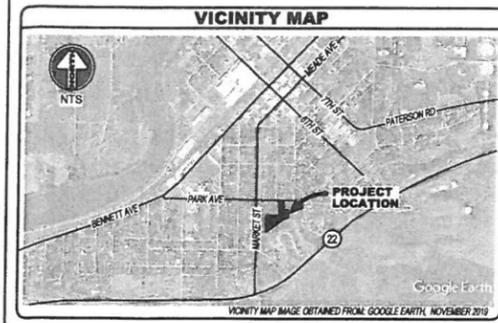
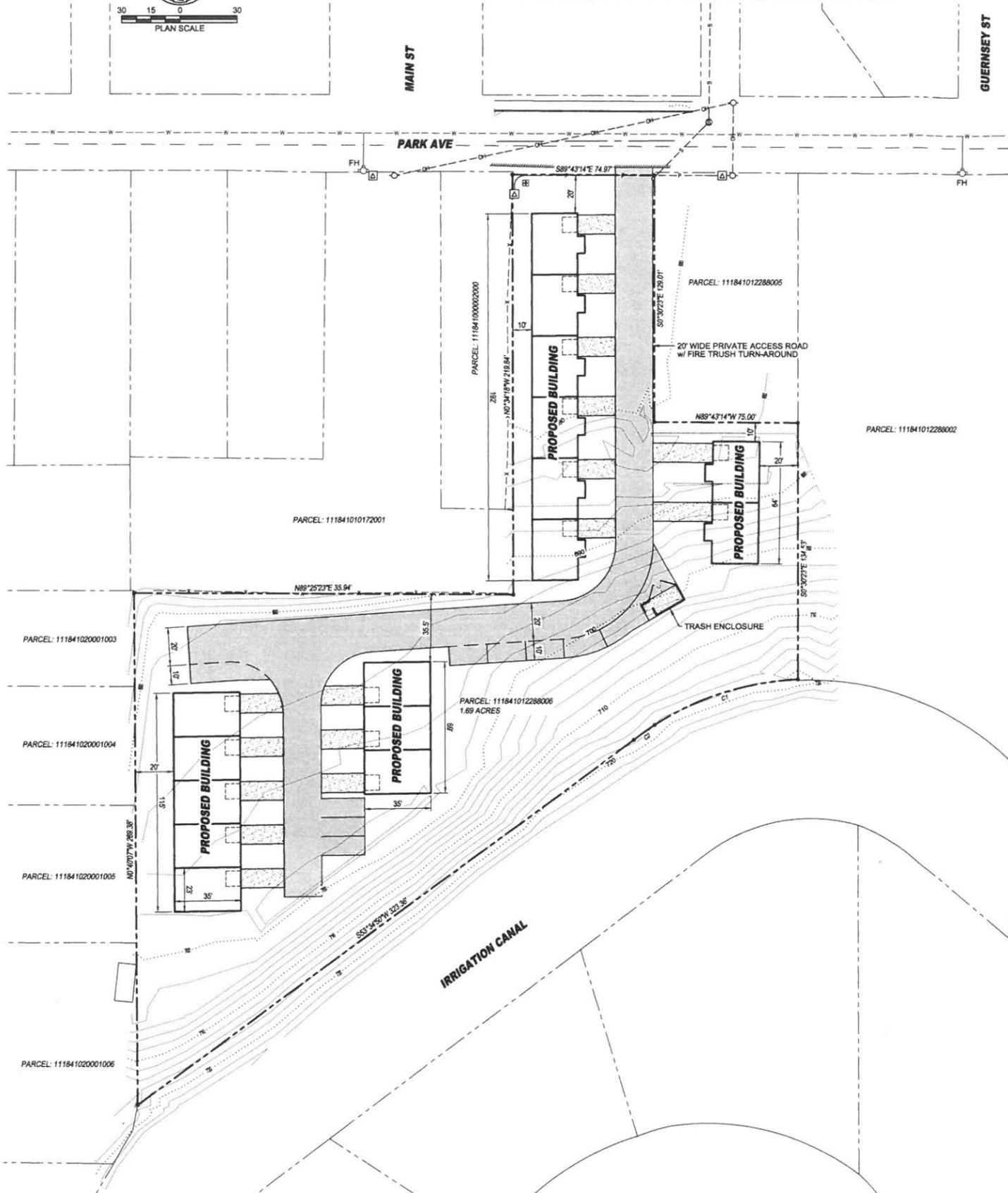
LEGAL DESCRIPTION

THAT PORTION OF SHORT PLAT #172, LYING WITH THE FOLLOWING DESCRIBED LEGAL: PARCEL B AND THE SOUTH 50 FEET OF PARCEL A, SHORT PLAT #172, ACCORDING TO THE SURVEY THEREOF, RECORDED UNDER AF#700202, RECORDS OF BENTON COUNTY, WASHINGTON. TOGETHER WITH: LOT 1, SHORT PLAT #2288, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AF#2003-034201. EXCEPT; THE NORTH 134.01 FEET OF THE EAST 75.00 FEET. (BOUNDARY LINE ADJUSTMENT PER, AF#2011-032499, 11/16/2011, SEE SURVEY #3858).

HIDDEN PARK VILLAS - PRELIMINARY SITE PLAN
 PORTION NE 1/4, SECTION 11, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M.
 PROSSER, BENTON COUNTY, WASHINGTON



30 15 0
 PLAN SCALE



SURVEYOR
 ROGERS SURVEYING, INC
 DAVID BAALMAN (509) 783-4141
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA 99352

DATUM - BENCHMARK
 HORIZONTAL DATUM:
 NAD83 WSPCS, SOUTH ZONE
 VERTICAL DATUM: NAVD88
 BENCHMARK: ALUMINUM CAP IN
 MONUMENT CASE, NORTHEAST
 CORNER OF SECTION 11, EL: 682.81

REFERENCE MATERIALS
 1. TOPOGRAPHICAL SURVEY BY ROGERS SURVEYING INC, JOB NO. 29419,
 DATED 10-24-19

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
CENTER LINE	---	---	COMMUNICATIONS		
EASEMENT	---	---	TELEPHONE RISER	⊠	⊠
PHASE LINE	---	---	TELEPHONE VAULT	⊠	⊠
PROPERTY LINE	---	---	CABLE/FIBER RISER	⊠	⊠
RIGHT OF WAY	---	---	GAS		
SECTION LINE	---	---	GAS METER	⊠	⊠
CONTOUR MAJOR	---	---	VALVE - GAS	⊠	⊠
CONTOUR MINOR	---	---	WATER / IRRIGATION		
PAVEMENT	---	---	BENDS		
CONCRETE	---	---	BLOW-OFF	⊠	⊠
GRAVEL EDGE	---	---	CAP	⊠	⊠
GRADE BREAK	---	---	COUPLER	⊠	⊠
SWALE	---	---	CROSS	⊠	⊠
CABLE	---	---	REDUCER	⊠	⊠
GAS	---	---	TEE	⊠	⊠
IRRIGATION	---	---	THRUST BLOCK	⊠	⊠
JOINT TRENCH	---	---	VALVE - BUTTERFLY	⊠	⊠
POWER OVERHEAD	---	---	VALVE - CHECK	⊠	⊠
POWER BURIED	---	---	VALVE - GATE	⊠	⊠
ROOF DRAIN	---	---	POST INDICATOR	⊠	⊠
SEWER	---	---	IRRIGATION SERVICE	⊠	⊠
STORM	---	---	WATER METER	⊠	⊠
STORM INFILTRATION	---	---	FIRE HYDRANT	⊠	⊠
TELEPHONE	---	---	FIRE DEPT CONN	⊠	⊠
WATER	---	---	DCVA	⊠	⊠
FENCE	---	---	RPBA	⊠	⊠
SILT FENCE	---	---	SEWER / STORM		
LANDSCAPING	---	---	CLEANOUT	⊠	⊠
POWER / LIGHTING			CATCH BASIN	⊠	⊠
DISCONNECT	⊠	⊠	MANHOLE - SEWER	⊠	⊠
JUNCTION BOX	⊠	⊠	MANHOLE - STORM	⊠	⊠
PULL BOX / HAND HOLE	⊠	⊠	DRYWELL - STORM	⊠	⊠
METER	⊠	⊠	MISCELLANEOUS		
TRANSFORMER	⊠	⊠	BENCH MARK	⊠	⊠
VAULT	⊠	⊠	MAIL BOX	⊠	⊠
UTILITY POLE	⊠	⊠	MONUMENT (IN CASE)	⊠	⊠
PARKING LOT LIGHT	⊠	⊠	SIGN	⊠	⊠
STREET LIGHT	⊠	⊠			

ABBREVIATIONS

AP	ANGLE POINT	N	NORTH, NEW
BM	BENCHMARK	OC	ON CENTER
CL	CENTERLINE	P	POWER
C	CURVE	PC	POINT OF CURVATURE INTERSECT
CB	CATCH BASIN	PE	POLYETHYLENE
CF	CUBIC FEET	PL	PROPERTY LINE
CD	CLEANOUT	PN	POINT NUMBER, POINT OF TANGENCY
CONN	CONNECTION	R	RADIUS, RIGHT
CONT	CONTINUOUS	RFCA	RESTRAINED FLANGED COUPLING
CSBC	CRUSHED SURFACE BASE COURSE	ADP	ADAPTER
CSTC	CRUSHED SURFACE TOP COURSE	RP	RADIUS POINT
CY	CUBIC YARD	RPBA	REDUCED PRESSURE BACKFLOW
DCVA	DOUBLE CHECK VALVE ASSEMBLY	ASSEMBLY	ASSEMBLY
DI	DUCTILE IRON	R/W	RIGHT OF WAY
DTL	DETAIL	S	SOUTH, SEWER, SLOPE
DWG	DRAWING	SD	STORM DRAIN
E	EAST, EXISTING	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SF	SQUARE FEET
EL	ELEVATION	SI	STREET OR STATION INTERSECTION
ESMT	EASEMENT	SL	STREET LIGHT
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FR	FEMALE IRON PIPE	STA	STATION
FL	FLOW LINE / FLANGE(D)	STD	STANDARD
FND	FOUND (SURVEY RELATED)	S/W	SIDEWALK
FT	FEET	TA	TOP OF ASPHALT
GB	GRADE BREAK	TBC	TOP BACK OF CURB
H, HORIZ	HORIZONTAL	TBM	TEMPORARY BENCHMARK
HMA	HOT MIXED ASPHALT	TC	TOP OF CONCRETE
HP	HIGH POINT	TG	TOP OF GRAVEL
IE, INV	INVERT ELEVATION	TEL	TELEPHONE
IF	IRRIGATION FITTING	TYP	TYPICAL
IR	IRRIGATION	TV	TELEVISION / CABLE
L	LEFT LENGTH	UTL	UTILITY
LF	LINEAL FEET	V, VERT	VERTICAL
MAX	MAXIMUM	W, WTR	WEST, WATER
MH	MANHOLE	WF	WATER FITTING
MIN	MINIMUM	WM	WATER METER
MIP	MALE IRON PIPE	WSPCS	WASHINGTON STATE PLANE
MJ	MECHANICAL JOINT		COORDINATE SYSTEM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES		

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	79.43	152.30	78.53	S72°13'31"W	29°52'56"	40.64'
C2	13.58'	152.30'	13.58'	S54°43'38"W	5°06'51"	6.80'

NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH UTILITY COMPANIES PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

HARM'S ENGINEERING, INC.
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 P/N: 19-142 Prelim Layout 03
 Date: 10-25-2019
 Project: 19-142-1
 Sheet: C1P

HIDDEN PARK VILLAS PRELIMINARY SITE PLAN
 PARK AVE PARCEL: 1-1184-101-2288-006, PROSSER, WA

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 5715 ROOSEVELT CT., PASCO, WA 99301
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