



FILE COPY

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

**Viking Homes
Preliminary Plat Subdivision**

**Notice of Application and Optional Mitigated Determination of Non-significance
posted December 31, 2019**

Type of Application: SEPA Checklist / Preliminary Plat Subdivision
Date of Application: December 23, 2019
Name of Applicant: Viking Homes
Location of Project: Parcel 110844000006000

Description of proposed project: Applicant has previously submitted a request and environmental review for a rezone of a portion of the property identified above from Steep Slope Residential (SSR) to Residential Medium Density (RM). Applicant is proposing a preliminary plat subdivision for approximately 289 lots.

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 **Mitigated Determination of Non-significance (MDNS)** 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.

Preliminary Mitigation Measures;

1. Require appropriate traffic studies to address impacts to existing streets and the intersection of SR 22 and Kelandran Drive and then mitigate those impacts.
2. Require appropriate buffers between development and SVID canal

3. Require appropriate storm water retention to ensure hillside stability and prevent watershed to adjacent parcels.

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 December 31, 2019**. All public comments received on the Notice of Application must be received by the City of Prosser **no later than 5:00 pm, January 16, 2020**. 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).

Dated: December 24, 2019



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: December 31, 2019

FILE COPY

City of Prosser
NOTICE OF PUBLIC HEARING
January 16, 2020 6:00 p.m.

NOTICE IS HEREBY GIVEN by the undersigned City Planner of the City of Prosser, Washington, that the Planning Commission will hold Meeting on **January 16, 2020 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 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).
2. Application for Preliminary Plat for a 289 lot residential subdivision on 94.5 acres, Parcel 110844000006000.

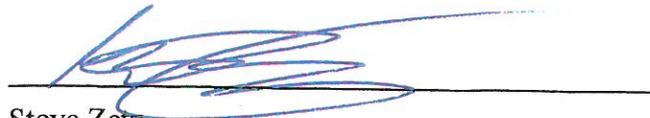
Discussion Items will include changes to Chapter 17 and Chapter 18 of the Prosser Municipal Code

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.

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 January 7, 2020 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: December 24, 2019



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: December 31, 2019



LAND USE APPLICATION SUBDIVISION CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Knutzen Engineering

PROJECT NAME Viking Homes Prosser

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): #110844000006000

Legal Description: SECTION 10, TOWNSHIP 8 NORTH, RANGE 24: PORTION DESCRIBED AS FOLLOWS: COMMENCING AT A ONE-INCH IRON PIPE THAT IS THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 24, EAST, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON; THENCE SOUTH 21'

PROPERTY OWNER INFORMATION

Name: Ina Honarkhah and Wilma Leyendekker-Cobb

Address: 23210 SE 24th ST City: Sammamish State: WA Zip: 98075

Phone: _____ Cell Phone: 206-755-9980 (Ina), 253-653-8223 (Wilma)

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

OWNERS AUTHORIZED AGENT: Scott Krajack

Address: 19425 East Broadway Ave City: Spokane Valley State: WA Zip: 99016

Phone: 509-241-3555 Cell Phone: 208-659-4833

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

PROJECT INFORMATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Alterations to Preliminary Plat | <input type="checkbox"/> Vacation of Subdivision |
| <input type="checkbox"/> Vacation of Street | <input type="checkbox"/> Final Subdivision Plat |
| <input type="checkbox"/> Short Plat with Dedication of Right-of-Way | <input type="checkbox"/> Alteration of Subdivision |
| <input type="checkbox"/> Short Plat w/o Dedication of Right-of-Way | <input type="checkbox"/> Planned Area Development (PAD) |

PROJECT DESCRIPTION We are requesting the approval of a residential subdivision with associated utilities and stormwater drainage

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

PMC-18

Revised 12-29-07

PLEASE ATTACH THE REQUIRED VICINITY MAP

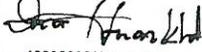
ESTIMATED PROJECT VALUATION: \$ TBD

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.

Applicant Signature _____ Date _____

DocuSigned by:

489269028BF547B...
Date 12/23/2019
DocuSigned by:
Owner Signature 
Date 12/23/2019

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

ADDITIONAL INFORMATION: _____

CITY USE ONLY

RECIEVED BY _____ DATE _____
APPROVED BY _____ DATE _____
RETURNED BY _____ DATE _____

CRITICAL AREAS WORKSHEET			
Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the site have steep slopes with little to no vegetation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the site contain high percentages of silt and/or very fine sand?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the site contain ground water seepage or springs near the surface of the ground?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any indications of any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Please indicate which line best represents the steepest slope found on your property. (Check appropriate slope percentage box and mark correct box on diagram). <input type="checkbox"/> 0%-5% <input type="checkbox"/> 5%-10% <input type="checkbox"/> 10%-15% <input type="checkbox"/> 15%-20% <input type="checkbox"/> 20%-25% <input checked="" type="checkbox"/> 25%+	
Are there any fish and wildlife habitat conservation areas on or adjacent to the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the land development within an Aquifer Recharge Area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the site conditions for any "yes" answers:			
The site is currently zoned SSR and has steep slopes on the south half of the property encompassing approximately 43.5 acres.			
The steepest slope on site is approximately 40% in the area that will remain undeveloped. The steepest slope in the future development area is approximately 20%. Approximately 3.9 acres of the northeast corner of the site is located in the Aquifer Recharge Area.			
Who prepared this information?			
<u>Knutzen Engineering</u>			

How to Determine the Slope of a Hillside

The slope is considered the vertical ↑ measure as it relates to the horizontal → measure. For example, if a slope has a rise of one foot over a four foot horizontal distance, the slope would be 1:4 or a 25% slope (1÷4).

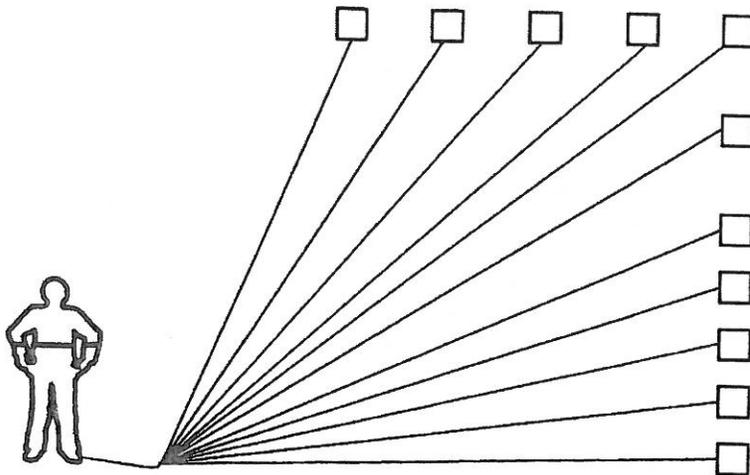


EXHIBIT A

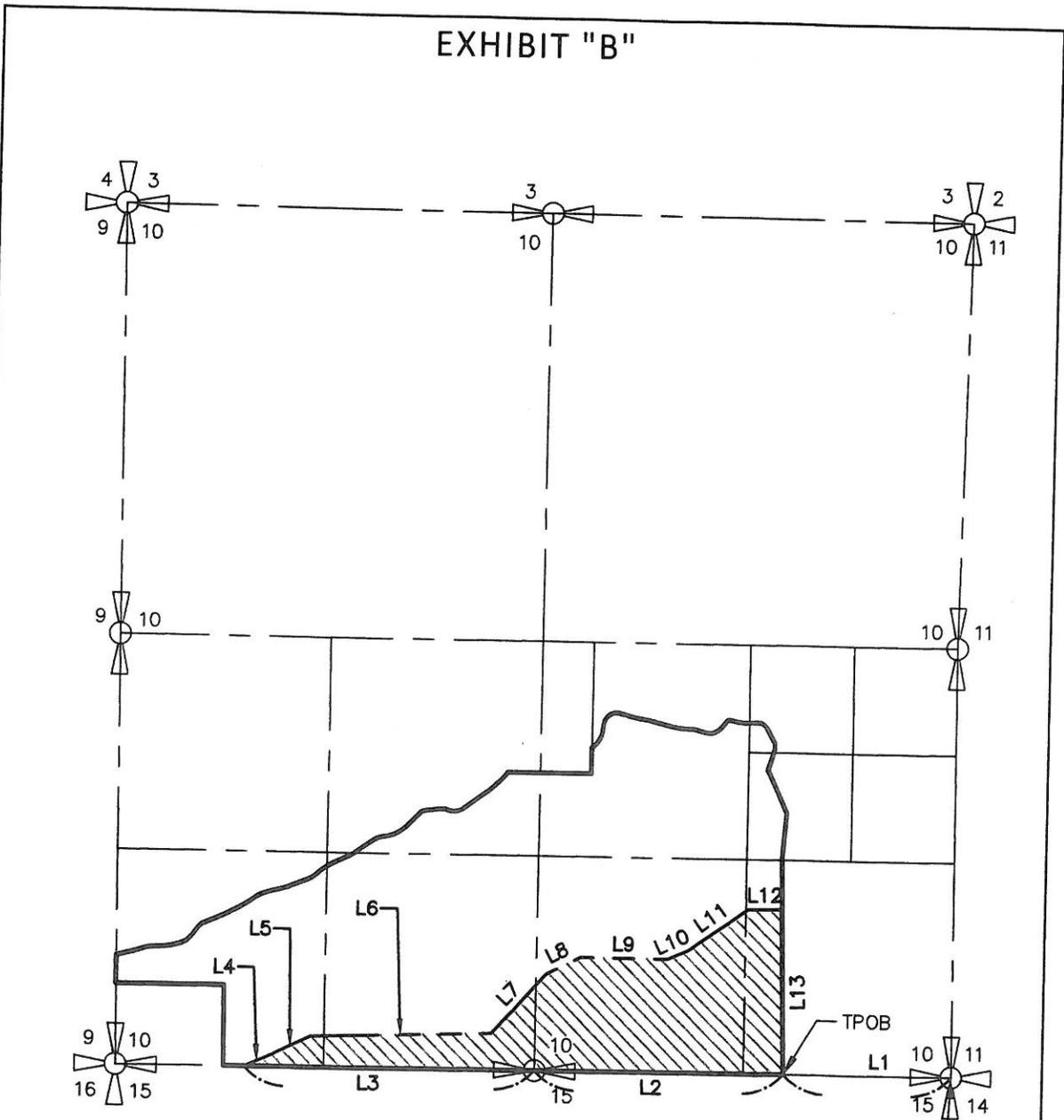
PARCEL NUMBER: 110844000006000

STEEP SLOPE AREA

THAT PORTION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

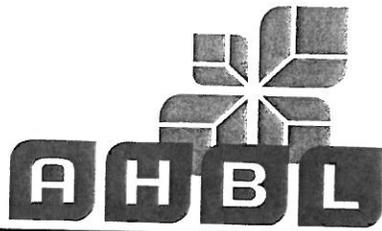
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°39'58" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1039.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°39'58" WEST A DISTANCE OF 1525.55 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, SOUTH 89°38'44" WEST A DISTANCE OF 1776.42 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 66°37'47" EAST A DISTANCE OF 176.97 FEET; THENCE NORTH 63°24'03" EAST A DISTANCE OF 271.14 FEET; THENCE NORTH 87°52'33" EAST A DISTANCE OF 1102.85 FEET; THENCE NORTH 41°42'07" EAST A DISTANCE OF 502.04 FEET; THENCE NORTH 63°24'03" EAST A DISTANCE OF 229.17 FEET; THENCE NORTH 89°59'31" EAST A DISTANCE OF 538.44 FEET; THENCE NORTH 65°41'19" EAST A DISTANCE OF 139.41 FEET; THENCE NORTH 54°12'32" EAST A DISTANCE OF 442.79 FEET; THENCE NORTH 88°55'43" EAST A DISTANCE OF 208.12 FEET; THENCE SOUTH 01°19'14" EAST A DISTANCE OF 1010.62 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

EXHIBIT "B"



1"=1000'

JOB NO. 2191026.50
 December 9, 2019
 STEEP SLOPE AREA
 LEGAL BY: TD EXHIBIT BY: TD
 w:\edekproj\2019\2191026\steep slope exhibit.dwg



5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

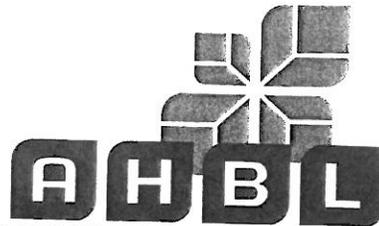
THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

EXHIBIT "B"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1039.45	S89° 39' 58"W
L2	1525.55	S89° 39' 58"W
L3	1776.42	S89° 38' 44"W
L4	176.97	N66° 37' 47"E
L5	271.14	N63° 24' 03"E
L6	1102.85	N87° 52' 33"E
L7	502.04	N41° 42' 07"E
L8	229.17	N63° 24' 03"E
L9	538.44	N89° 59' 31"E
L10	139.41	N65° 41' 19"E
L11	442.79	N54° 12' 32"E
L12	208.12	N88° 55' 43"E
L13	1010.62	S1° 19' 14"E

JOB NO. 2191026.50
December 9, 2019
STEEP SLOPE AREA
LEGAL BY: TD EXHIBIT BY: TD
w: \\edakprof\2019\2191026\steep slope exhibit.dwg



5804 Road 90,
Suite H,
Pasco, WA 99301
509.380.5883 TEL
509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

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

1. Name of proposed project, if applicable:
Viking Homes Prosser
2. Name of applicant:
Knutzen Engineering

3. Address and phone number of applicant and contact person:
Nathan Machiela; 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338.
4. Date checklist prepared:
10/11/2019
5. Agency requesting checklist:
City of Prosser
6. Proposed timing or schedule (including phasing, if applicable):
Change of zone 12/2019, Preliminary Plat 3/2020, Construction 6/2020-12/2026
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, the project will include a change of zone request, a preliminary plat, and approximately 6 phases of construction of roads and infrastructure for 289 single family residential homes.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A geotechnical survey will be prepared. An archaeological study will be prepared if required by the local jurisdiction.
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 known of.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Prosser Grading Permit; City of Prosser Building Permit, City of Prosser Right of way and utility permits, Washington State Department of Transportation 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 a major subdivision with 289 lots on 138 acres. Approximately 94.5 acres will be developed and 43.5 acres of property on the south half of the site will remain undeveloped due to the steep slopes. City standard residential streets will be constructed to serve the subdivision. Access to the site will be from Kelandren Drive and Richards Road. The project is bounded on a majority of the northern property line by an irrigation canal known as Prosser West Lateral operated by Sunnyside Valley Irrigation District. Public sewer, water, power, gas and communication mains and services will be constructed to service the new housing. Storm water conveyance and infiltration facilities will be constructed to collect and dispose of storm water.
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 #110844000006000, Parcel located at the corner of SW Kelandren Dr and the Prosser West Lateral Canal. Parcel extends South of the Prosser West Lateral canal and West of SW Kelandren Dr until you reach S 1500 Pr SW.

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)?
42% slope.
- 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.
Finley stony fine sandy loam and Warden silt loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The steep slopes appear stable and minimal sluffing has taken place on-site.
- 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.
Approximately 94.5 acres would be graded to accommodate the new subdivision. We anticipate between 300,000 and 450,000 CY of material to be moved on-site. The site is expected to balance without import or export of material.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Wind and stormwater erosion could occur as a result of clearing and construction activity but will be minimized with the use of BMP's, such as silt fencing, construction entrance and dust control watering.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 40% of the site will be impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control and BMP methods will be used, such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

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 dust and exhaust may occur. The final project will have vehicular traffic which will contribute to vehicle emissions.

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

None known.

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

Dust control measure will be implemented in accordance with recommendations by the Department of Ecology and the Benton County Clean Air Authority. Measures include but are not limited to watering, lowering speed limit of construction vehicles, dust control with a watering truck and reducing the amount of dust-generating activities on windy days.

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, the Yakima river is approximately 0.34 miles away 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.

Groundwater will not be withdrawn in this site. Stormwater generated by impervious surfaces will be captured and disposed of via surface and subsurface infiltration.

- 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.

N/A.

c. Water runoff (including stormwater):

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

The new impervious area's on site will generate increased stormwater runoff. The stormwater system for disposal will consist of catch basins, conveyance pipes and subsurface infiltration trenches and above ground stormwater ponds.

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

No, the proposed system has a built-in water oil separator device (Inverted tee) to eliminate storm water contamination.

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

The drainage patterns will be altered within the project boundaries by constructing roads and grading the lots and directed drainage different than the natural pattern. The drainage collected through catch basins will be routed to infiltration trenches or ponds to mimic the natural drainage patterns as close as possible.

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

Runoff generated from previous surfaces will either infiltrate into underlying soils or flow to on-site infiltration facilities. Stormwater disposal will be designed by a licensed engineer and submitted for review to the City of Prosser.

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?
Sage brush and desert grasses will be removed as needed for construction. The south 43 acres will remain natural vegetation.

c. List threatened and endangered species known to be on or near the site.
None known per the Washington Department of Fish and Wildlife.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Plants and trees will be planted in interior landscaped areas and around the perimeter of the site improvements. A large portion of the southern half of the site will remain undeveloped and in its natural state.

e. List all noxious weeds and invasive species known to be on or near the site.
None known.

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, 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 have been observed on-site. The Washington State Department of Fish and Wildlife Priority Habitat Species Maps do not identify the site as a priority habitat for any wildlife species.

c. Is the site part of a migration route? If so, explain.
Yes, the Columbia Basin is part of a migration route for a number of fowl.

d. Proposed measures to preserve or enhance wildlife, if any:
None proposed.

e. List any invasive animal species known to be on or near the site.
None known.

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.

Electrical will be used for lighting and all appliances. Natural gas may also be used for the completed project for heating and cooling.

- 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:
Use of LED light fixtures and energy efficient infrastructure. Daylighting of spaces to reduce need for artificial lighting. Project will be in compliance with the current State of Washington energy codes.

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.

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.
N/A.

- 4) Describe special emergency services that might be required.
Typical emergency services provided through the City will be used for this site.

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

None at this time.

b. Noise

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

Noises in the area are traffic and railroad. These noises are not expected to affect the project negatively.

- 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: Construction noises during working hours only while construction is taking place.

Long term: Traffic noise from residents.

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

Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with City of Prosser Policies and Washington State Maximum Environmental Noise Levels(Chapter 173-60-040 WAC).

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.

Currently the site is undeveloped land. Future development will not affect current land uses on nearby or adjacent properties.

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

There is farm land nearby, but it is not expected to effect or be effected by the proposal.

c. Describe any structures on the site.

None.

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

N/A.

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

SSR

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

Steep Slope 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.

Yes, it is classified as a steep slope critical area, and an aquifer recharge area by the City of Prosser.

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

Approximately 722 people.

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

None.

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

N/A.

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

The project will be permitted through the local jurisdictions with all applicable zoning ordinances.

- m. 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.

Approximately 289 units of medium income housing would be provided.

- 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:

The correct impact fees will be paid to the City of Prosser.

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?

Approximately 30'.

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

Partial views of the nearby hills would be partly obstructed for pre-existing nearby home owners.

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

All materials and required landscaping will be in accordance with local ordinances. A significant amount of open space will be retained as natural and undeveloped.

11. Light and Glare

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

There will be street and house lighting during the dark hours of the day.

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

No.

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

None known of.

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

Proposed lighting will be appropriately screened to direct light downward. All lighting will be in accordance with local codes.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Wine tasting is common in the general area. The Yakima River is near the site. A local airport is approximately 3 miles from the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A.

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.
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.
None known.
- 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.
Internet search for project site Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.
- 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.
Upon any discovery of potential or known archaeological resources at the subject property prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, and shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Prosser Community Development Department of said discovery.

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 site is serviced by SE Kelandren Dr as well as W Richards Rd.

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, the nearest transit stop is about 1.45 miles.

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

Driveways and offstreet parking would be created. No parking spaces would be eliminated.

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, the existing canal crossing on Kelandren Drive will be improved. No other existing streets are planned to be improved at this time.

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?

Approximately 289 AM trips and 2,751 ADT according to ITE Trip Generator Manual, land use code 210.

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:

The development will pay impact fees as determined by the City of Prosser and provide street improvements as required by WSDOT and the City of Prosser.

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.

Yes, the subdivision will need public services such as fire and police protection. And the new residents will need public services such as public transit, health care, and schools.

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

The project will pay impact fees for development and the completed project will provide additional tax revenue for the City.

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.

Natural Gas – Cascade Natural Gas Company
Electricity – Benton PUD
Sewer – City of Prosser
Water – City of Prosser
Internet/Phone/Cable – Charter
Irrigation – City of Prosser

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: 
Name of signee Nathan Machiela
Position and Agency/Organization Senior Engineer/Knutzen Engineer
Date Submitted: 11/6/2019

D. supplemental sheet for nonproject actions

(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?

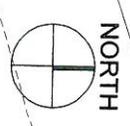
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

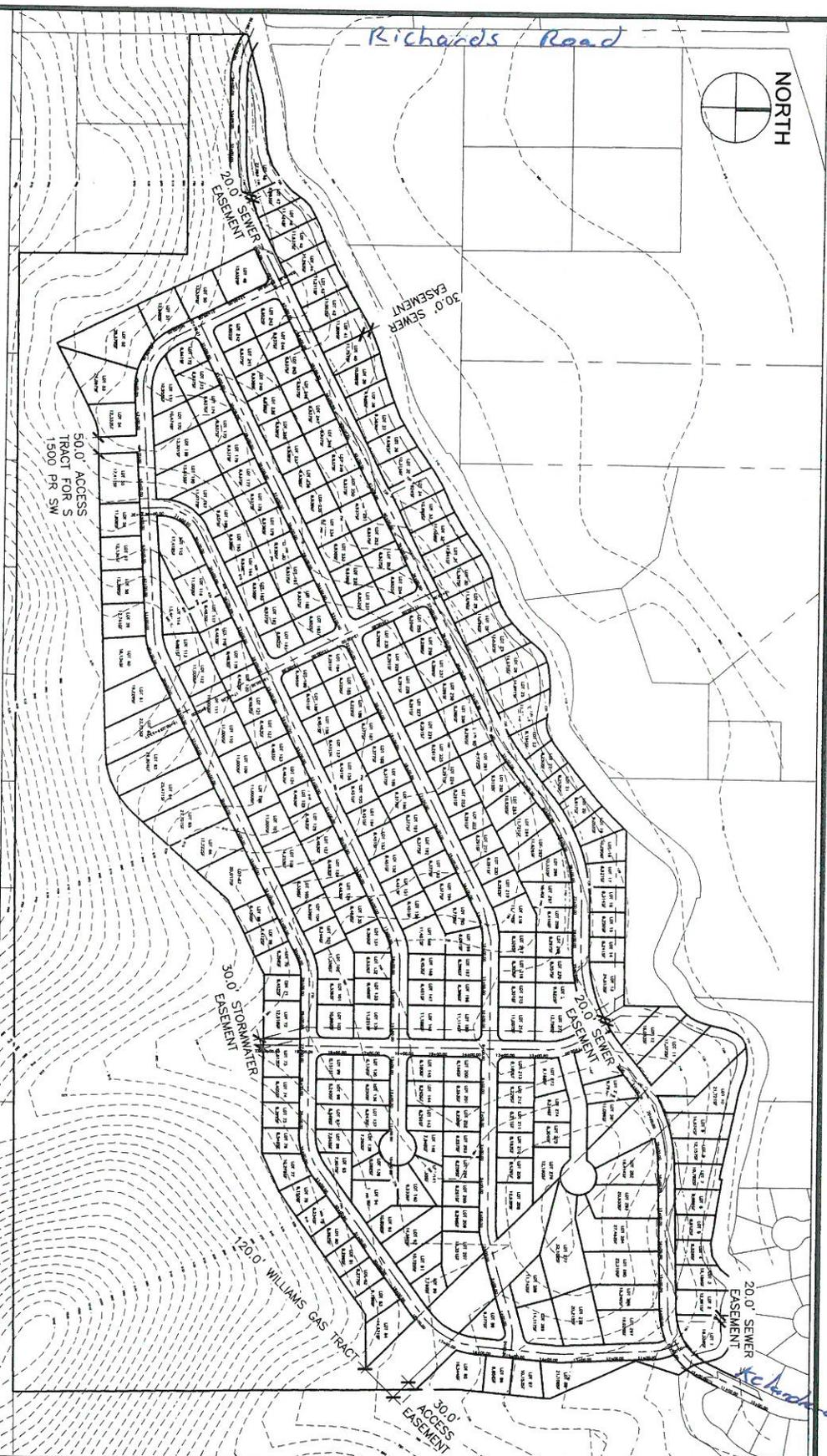
Proposed measures to reduce or respond to such demand(s) are:

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

July 22

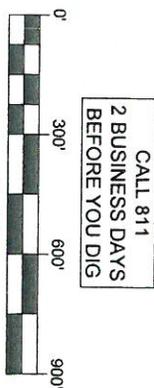


Richards Road



SUBDIVISION PARCEL SUMMARY

TOTAL LOT COUNT	289
MINIMUM LOT SIZE	7,545 SF
MAXIMUM LOT SIZE	32,109 SF
AVERAGE LOT SIZE	8,400 SF



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CADFILE: 19155XC01

VIKING HOMES PROSSER SUBDIVISION
PRELIMINARY LAYOUT
PROSSER, WA

DESIGN	JCF
APPD	NJM
DATE	9/17/2019
NO.	SK01

