

PAID
MAR 28 2016
CITY OF KENNEWICK

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PRD 16-01
PLN-2016-00841

Please complete and return to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. Incomplete applications will not be accepted.

Check one of the following for the type of application you are submitting:

Site Plan Tier I ___ Tier II ___ Tier III ___ Binding Site ___ Plan ___ Short Plat ___ Conditional Use ___ Add Animals ___
Other Planned Residential Development

Name: Don McIntosh - Trendz Real Estate Inc

Address: 13215 C-8 SE Mill Plain Blvd PMB#407, Vanc., WA 98684

Telephone: N/A Cell Phone: 360-907-1038 Fax: N/A E-mail: donalmc9@gmail.cc

Property Owner (if other than applicant): William Smith Properties

Address: 15 SW Colorado Avenue, Suite 1, Bend, OR 97702

Telephone: 541-382-6691 Cell Phone: 541-410-8470 Fax: N/A E-mail: matt@wspi.ne

SITE INFORMATION

Parent Parcel No. 117894010857011,117894000002011,117894000002040 ^{012 x} Zoning: RM

Area of Parcel 50.5 +/- acres Acres 50.5 +/- Parcel No. (if assigned) unassigned

Address of property: 6831 Ridgeline Drive, 6147 Ridgeline Drive

Legal description of property: See Attached

No. of Parking Spaces 0 Present use of property: Agriculture, Vacant

Does the proposal meet the conditions of the present zoning? yes no

Size of existing structure: 6,300 (3 Structures) sq. ft. Size of proposed addition: See Plan sq. ft.

Height of building: 45' +/- Cubic feet of excavation: 75,000+ cy

Current assessed value: \$768,700 Cost of new construction: _____

Proposal requested: Applicant desires to permit a planned residential development (PRD) for a senior living community and senior care facilities. Development plan would consist of single family housing, duplex style homes and town homes, Clubhouse, Senior Care facilities, and Rehab Facility.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

[Signature]
Applicant's Signature

[Signature]
Signature of owner or owner's authorized representative

Date: 2/19/2016

RECEIVED
General Application
July 2012
MAR 22 2016

CITY OF KENNEWICK



Department only

PP 16 - 03 / PLN- 2016 - 01360 Fee \$ 2,000

**City Of Kennewick
Preliminary Plat Application**

Date: May 4th, 2016

Name Or Number Of Plat: The Village at Southridge - Phases 1-4

General Location: Sherman Street and Ridgeline Drive intersection

Parent Parcel Numbers: 117894000002011 and 117894000002012

Applicant Name: William Smith Properties, Inc. - Matt Smith
Golden Pacific Lifestyles LLC - Scott Espedal
William Smith Properties, Inc.

Address: 15 SW Colorado Ave., Suite 1

City, State, Zip: Bend, OR 97702

Phone Number: (541) 382-6691

E-mail: matt@wspi.net

Owner's Name: Golden Pacific Lifestyles LLC - Scott Espedal
William Smith Properties, Inc. - Matt Smith

Address: Golden Pacific Lifestyles LLC
11115 NE 4th St #103

City, State, Zip: Vancouver, WA 98684

Surveyor's Name: HDJ - A Division of PBS - Alex Matarazzo

Address: 6115 Burden Blvd; Suite E

City, State, Zip: Pasco, WA 99301

Engineer's Name: HDJ - A Division of PBS - Jason Mattox

Address: 6115 Burden Blvd; Suite E

City, State, Zip: Pasco, WA 99301

Area Of Plat: 36.20 Acres Zoning: RM #/Lots: 152

Min. Lot Size: 5,154 SF Average Lot Size: 6,216

Proposed Land Use: Planned Residential Development - Residential Subdivision

Plat Will Be Served By: (Check Those Which Apply)

Telephone Co:	Verizon <input type="checkbox"/>	Other _____
Water System:	Well <input type="checkbox"/>	Private <input type="checkbox"/> City <input type="checkbox"/>
Sewer System:	Septic <input type="checkbox"/>	City <input type="checkbox"/>
Natural Gas:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Cable Tv:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Irrigation District: Kennewick Irrigation District Power: PUD Benton

I certify that the information given above is true and complete to the best of my knowledge.

SIGNATURE OF APPLICANT: _____

[Handwritten Signature]

This preliminary plat is being submitted with my consent.

MAH SMITH V.P., William Smith Properties Inc

SIGNATURE OF OWNER: _____

[Handwritten Signature]

MAH SMITH V.P., William Smith Properties Inc

Received by: _____ Date: _____ Fee paid: _____

- ___ SEPA Checklist
- ___ ESA Supplement
- ___ Affidavit of Posting
- ___ Ownership Report
- ___ Receipt No.
- ___ File No.

1000 (optional Stamp)



NOTIFICATION OF MAILING

I, Anna Linn, on 6/27, 2016

Mailed 34 copies of NOPH

for PRD 16-01 / AP 16-03

to APP, PROP OWNERS & agencies

as shown on the attached list.

PRD 16-01/PLN-2016-00841
6831 RIDGELINE DR
THE VILLAGE AT SOUTHRIDGE

PP 16-03
PLN-2016-01360
THE VILLAGE AT SOUTHRIDGE
PHASE 1-4
HDJ DESIGN GROUP


Signature

37
K.I.D.
JASON MCSHANE
2015 S ELY ST
KENNEWICK WA 99337

37
HDJ
ATTN: ALEX MATARAZZO
6115 BURDEN BLVD STE. E
PASCO WA 99301

37
K.I.D.
BEN WOODARD
2015 S ELY STREET
KENNEWICK WA 99337

37
HDJ
ATTN: JASON MATTOX
6115 BURDEN BLVD STE. E
PASCO WA 99301



NOTICE OF APPLICATION

Proposal: An application for "The Village at Southridge" planned residential development (PRD) and preliminary plat (PP) has been submitted by Matt Smith of William Smith Properties, Inc., (15 S.W. Colorado Avenue, Suite 1, Bend, OR 97702). The site is located south of Ridgeline Drive, and to the east and west of the future extension to the south of S. Sherman Street. The project proposes a 55+ senior living community that develops approximately 51.9 acres into 172 lots that include 153 single-family lots, 16 cottage lots, a clubhouse lot, an Independent Living facility, an Assisted Living facility, and a Rehab facility. The preliminary plat application is for phases 1 – 4 which will be a 36.2 acre portion of the planned residential development and have 153 single-family lots. The smallest lot size is 5,154 square feet and the largest lot size is 23,221 square feet. The site is currently zoned Residential Medium Density District (RM). The Comprehensive Plan designation is Medium Density Residential. The file number is PRD 16-01/PLN-2016-00841 & PP 16-03/PLN-2016-01360.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **July 11, 2016** in the Council Chambers in Kennewick City Hall at 210 W. 6th Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting. The Hearing Examiner is expected to make a decision for the Planned Residential Development and Preliminary Plat following this meeting.

Public Comment Period: You may submit comments at any time until **June 28, 2016**, before 4:30 p.m. Comments submitted on or before June 28, 2016 will be included in the Hearing Examiner's meeting packet. Comments after **June 28, 2016** can be submitted at the Public Hearing. If you have questions on the proposal, contact Wes Romine, Development Services Manager at (509) 585-4558 or via e-mail at wes.romine@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Study: A Mitigated Determination of Non-significance No.16-16 was issued on May 6, 2016. The time for appealing SEPA issues is fourteen (14) calendar days from the issue date.

Determination of Completeness: The application was declared complete on March 25, 2016 for the purpose of processing.

Project Permits Associated with this Proposal: None

Preliminary Determination of Regulations Used for Project Mitigation: Title 18 (Zoning), Title 17 (Subdivision), Title 4 of the Kennewick Municipal Code and the land use policies contained in the Kennewick Comprehensive Plan.

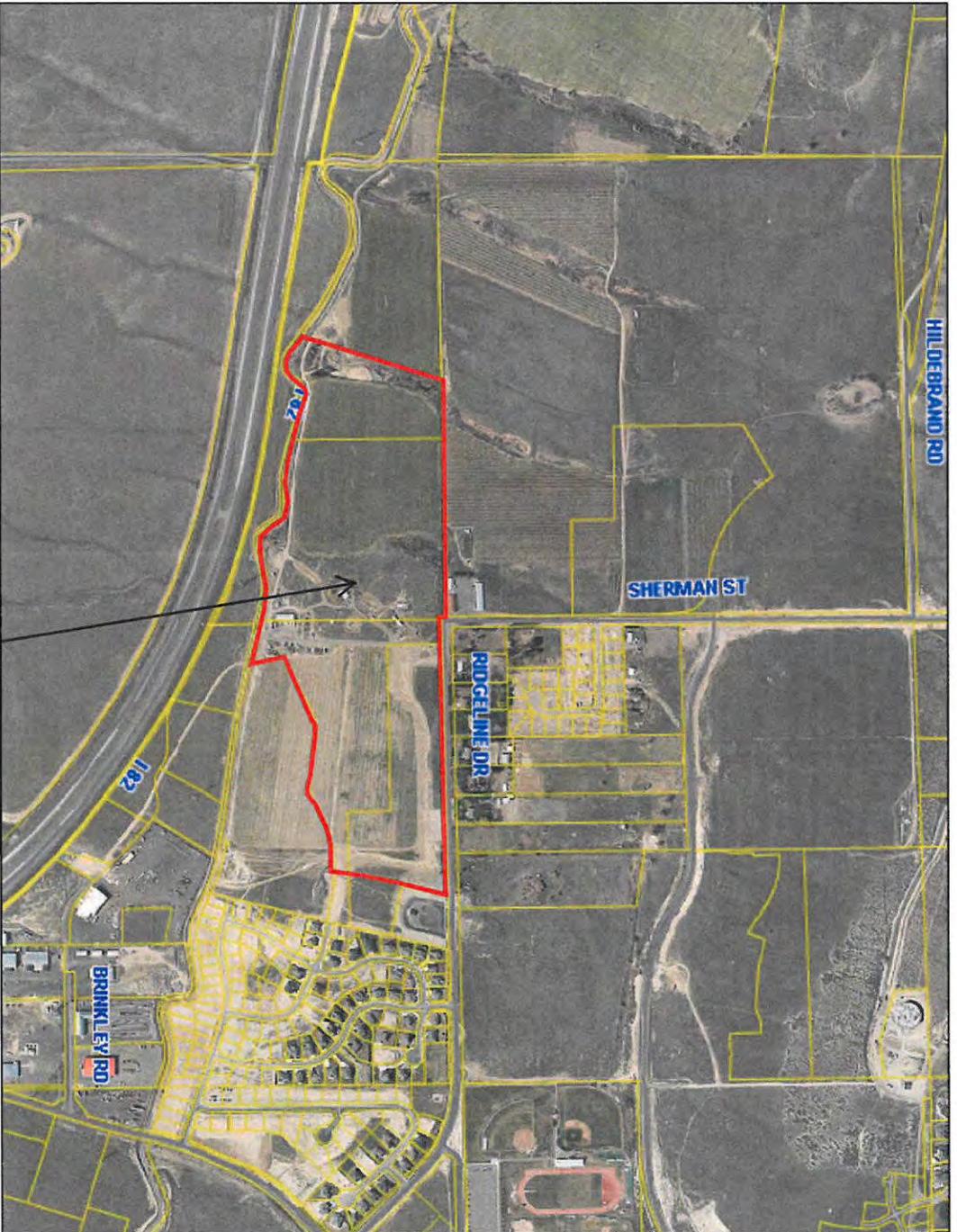
Estimated Date of Decision: Within 10 business days of the Hearing date of July 11, 2016.

To Receive Notification of the Decision and/or the Environmental Determination: Contact the Development Services Division at 210 W. 6th Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4280.

Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

Wes Romine, Development Services Manager

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, Wes Romine, Development Services Department at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



900 ft  1 : 11416 1in : 951.33ft
This plan is suitable for informational use only.
City of Kennewick accepts no liability for any
error whatsoever.

Project Location
PRD 16-01 & PP 16-03

PP 16-03
PLN-2016-01360
THE VILLAGE AT SOUTHRIDGE
PHASE 1-4
HDJ DESIGN GROUP

37
MARK W & ELIZABETH THOMPSON
2317 FERNDAL AVE
RICHLAND, WA 99354-1926

37
JOSE M & PATRICIA E ORTIZ
6700 RIDGELINE DR
KENNEWICK, WA 99338

37
JF & GLADYS MOORE
3514 S SHERMAN ST
KENNEWICK, WA 99337

37
KENNEWICK ACQUISITION CO III
LLC
15 SW COLORADO STE 1
BEND, OR 97702

37
BRINKLEY INVESTMENT COMPANY
LLC
2906 S TACOMA PL
KENNEWICK, WA 99337

37
KENNEWICK SCHOOL DISTRICT
1000 W 4TH AVE
KENNEWICK, WA 99336-5533

37
WILLIAM SMITH PROPERTIES INC
15 SW COLORADO STE 1
BEND, OR 97702

37
MICHAEL L LONGAKER
6614 RIDGELINE DR
KENNEWICK, WA 99338

37
GOLDEN PACIFIC LIFESTYLES LLC
11115 NE 14TH ST STE 103
VANCOUVER, WA 98684

37
ERIC & TANYA MATHISON
15 SW COLORADO AVE STE 1
BEND, OR 97702

37
LEE & FERN MARIE ROBERTS
1010 S TAFT ST
KENNEWICK, WA 99338-1317

37
ARLO E & JUDITH A PAGEL
3746 S MCKINLEY ST
KENNEWICK, WA 99338

37
WEINHAMMER TRUSTEES
FERDINAND R & CH
3768 S MCKINLEY ST
KENNEWICK, WA 99338

37
BRIAN C & TARYN L CONRAD
6102 W 38TH AVE
KENNEWICK, WA 99338

37
FRANK P & GINA N DONANGELO
6124 W 38TH AVE
KENNEWICK, WA 99338

37
DANIEL L & WENDY K MARSOLEK
104 S IDAHO ST
KENNEWICK, WA 99336

37
CALEB & DANIELLE FRANCIS
6147 W 38TH AVE
KENNEWICK, WA 99338

37
THE JN RUSSELL FAMILY LIVING
TRUST
6125 W 38TH AVE
KENNEWICK, WA 99338

37
DALE K & MARLENE OSTENDORF
TRUSTEES
6103 W 38TH AVE
KENNEWICK, WA 99338

37
JOSEPH D & MARCI A RIDINGER
6097 W 38TH AVE
KENNEWICK, WA 99338

37
TORY C & JENNIFER L BROWN
5104 LUCENA DR
PASCO, WA 99301

37
RYAN M & KATIE LYNN BIRNEY
3922 S MCKINLEY ST
KENNEWICK, WA 99338

PRD 16-01/PLN-2016-00841
6831 RIDGELINE DR
THE VILLAGE AT SOUTHRIDGE

37
JOHN W & PATRICIA SCHULTZ
6552 RIDGELINE DR
KENNEWICK, WA 99338

37
CHRISTOPHER C CEJKA
6502 RIDGELINE DR
KENNEWICK, WA 99338

37
ANTHONY J & MARIE D PENNELLA
6436 RIDGELINE DR
KENNEWICK, WA 99338

37
GREEN FROG LLC
103504 E TRIPPLE VISTA DR
KENNEWICK, WA 99338

37
DARELL E STOCKER
85026 SUMMIT VIEW DR
KENNEWICK, WA 99338

37
EARL G & WENDY K GILLIAM
6230 RIDGELINE DR
KENNEWICK, WA 99338

37
FRANK & LAVONNE MADER
TRUSTEES
77226 MADER-RUST LN
ECHO, OR 97826

37
GOLDEN PACIFIC LIFESTYLES LLC
11115 NE 14TH ST STE 103
VANCOUVER, WA 98684



AFFIDAVIT OF PROPERTY POSTING

The **Public Hearing Property Posting**

sign was posted on **June 23, 2016** (date) at this location:

Southwest corner of Ridgline & Sherman, adjacent to **Ridgline Drive** (street)
as depicted in the attached picture(s).

Type of application: **Planned Residential Development PRD 16-01 & Preliminary Plat PP 16-03.**

Proposal **172 lot subdivision**

Applicant name **Wes Romine for Golden Pacific Lifestyles, LLC**

Signature *[Handwritten Signature]* Phone # **509-585-4558**

Date **June 27, 2016**

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that *Wes Romine*

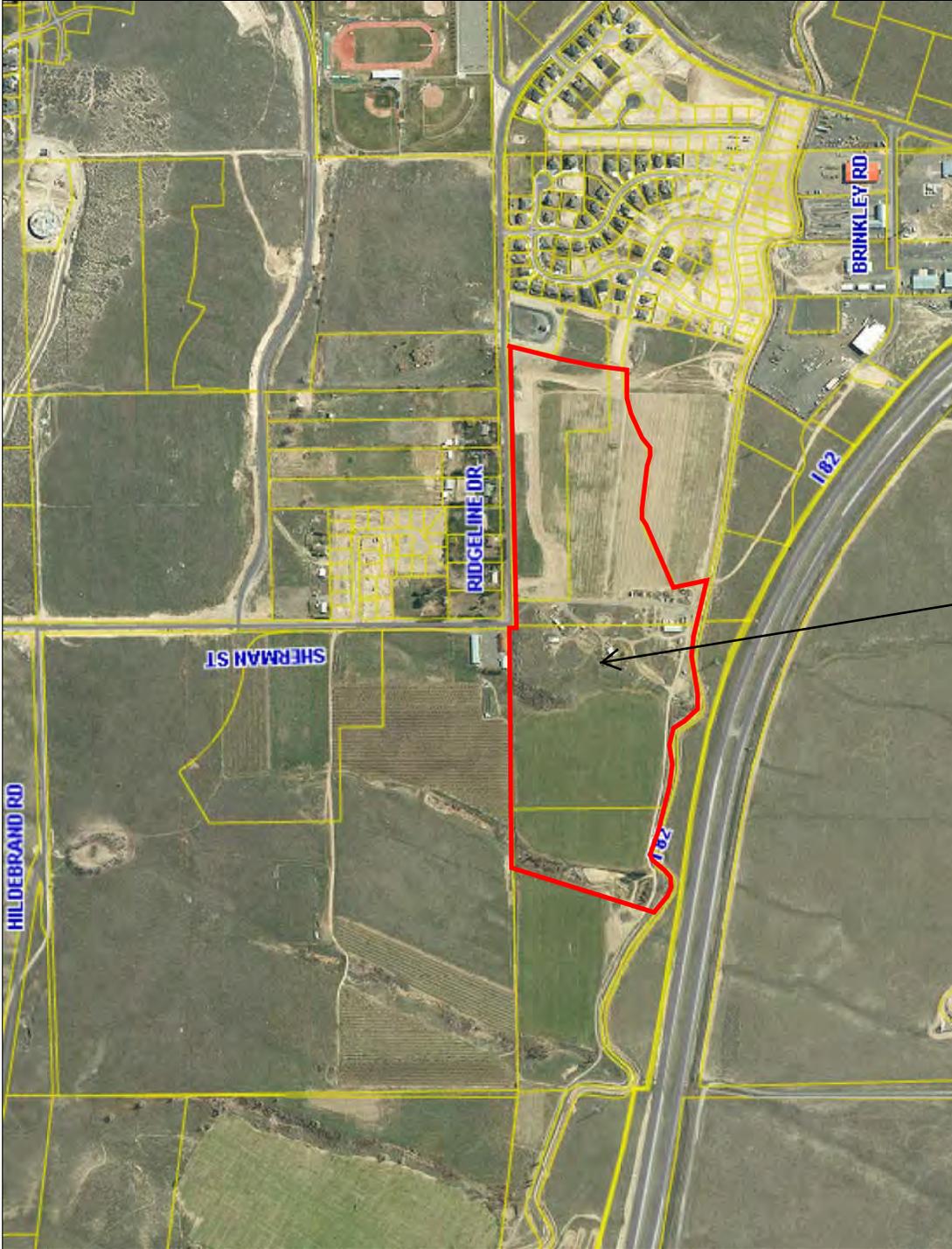
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Melinda L. Didier
Notary Public in and for the State of Washington

Residing at *Eltopia*

My appointment expires *4/29/18*





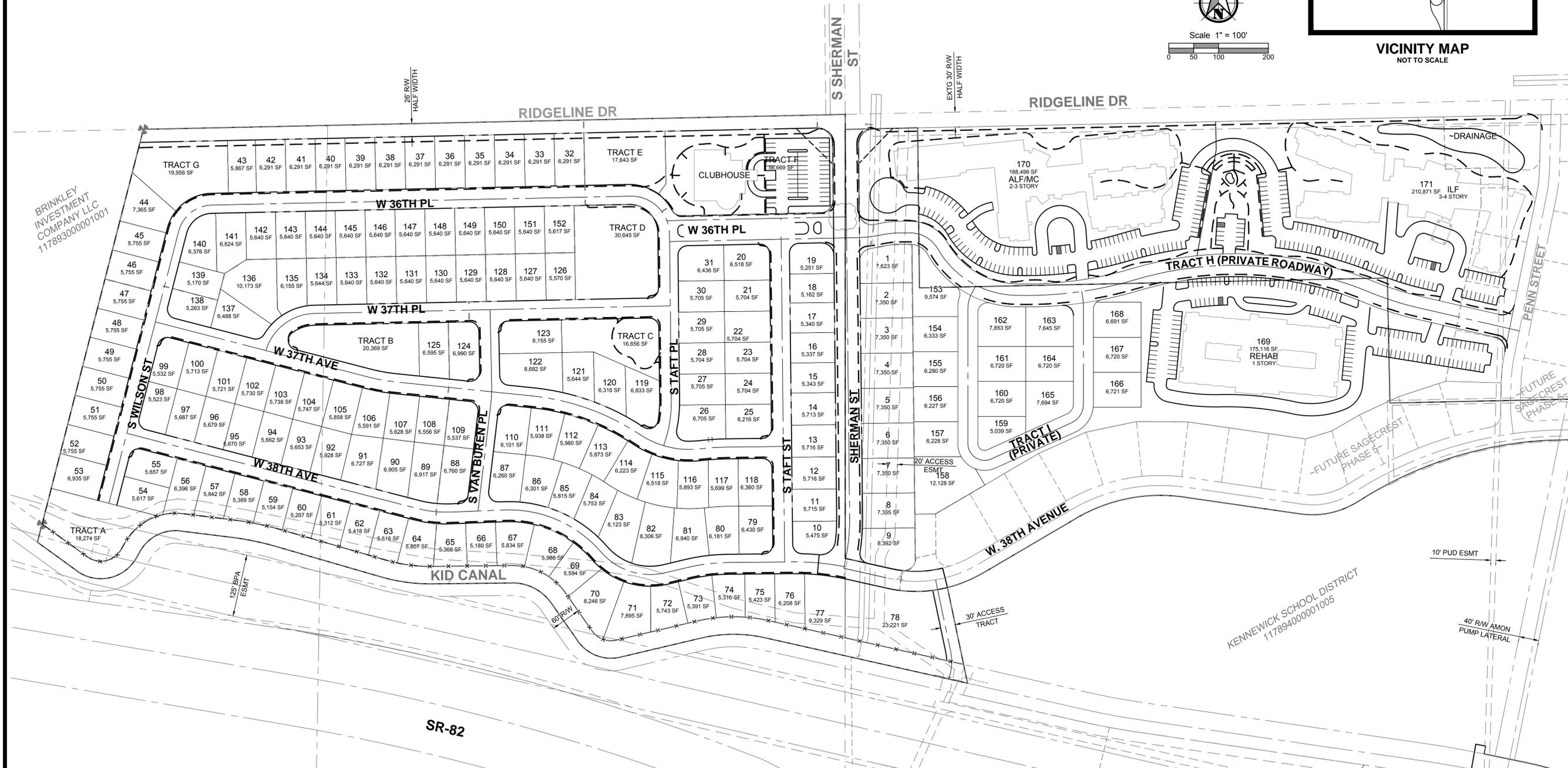
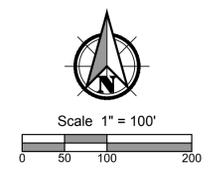
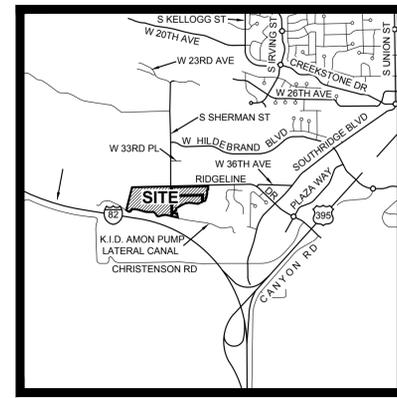
900 ft  1 in : 11416 1 in : 951.33ft

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Project Location
PRD 16-01 & PP 16-03

THE VILLAGE AT SOUTHRIDGE PLANNED RESIDENTIAL DEVELOPMENT

Located In The N 1/2 Of The SW 1/4 and The N 1/2 of The SE 1/4 Of Sec. 17, T. 8 N., R. 29 E., W.M.
City of Kennewick, Benton County, Washington



BRINKLEY INVESTMENT COMPANY LLC
11789300001001

KENNEWICK SCHOOL DISTRICT
11789400001005

LAND USE TABLE	
SITE AREA:	52.49 ACRES
TOTAL LOT COUNT:	171 LOTS + 9 TRACTS
SINGLE FAMILY RESIDENTIAL LOTS:	152 LOTS
COTTAGE LOTS:	16 LOTS (LOTS 153-168)
CLUBHOUSE LOT:	56,669 SF (TRACT F)
MINIMUM LOT AREAS:	SINGLE FAMILY: 5,154 SF COTTAGE: 5,039 SF

LAND USE TABLE (CONTINUED)	
MAXIMUM LOT AREAS:	SINGLE FAMILY: 23,221 SF COTTAGE: 12,128 SF
SINGLE FAMILY, COTTAGE & OVERALL AVG. LOT AREA	SINGLE FAMILY: 6,234 SF COTTAGE: 7,206 SF OVERALL: 6,326 SF
RIGHT OF WAY DEDICATION FOR SHERMAN ST, W 38TH AVE (EAST OF SHERMAN) & RIDGELINE DR:	88,907 SF (2.04 ACRES)

LAND USE TABLE (CONTINUED)	
TRACTS RESERVED FOR PRIVATE ROADS (INTERIOR ROADS & TRACTS H-I):	375,659 SF (8.62 ACRES)
OPEN SPACE TRACTS (A-F, G):	123,543 SF (2.84 ACRES)
LOT 169 DETAILS - SF OF BUILDING/LOT:	44,680 SF
PARKING SPACES:	130 SPACES
NUMBER OF BEDS:	60±
OPEN SPACE:	69,870 SF (1.60 ACRES)

LAND USE TABLE (CONTINUED)	
LOT 170 DETAILS - SF OF BUILDING/LOT:	62,954 SF
PARKING SPACES:	114 SPACES
NUMBER OF BEDS:	120±
OPEN SPACE:	72,506 (1.66 ACRES)
LOT 171 DETAILS - SF OF BUILDING/LOT:	48,129
PARKING SPACES:	108
NUMBER OF UNITS:	120±
OPEN SPACE:	116,108 SF (2.67 ACRES)

OPEN SPACE CALCULATIONS:
RESIDENTIAL PORTION WEST (34.46 ACRES): 2.84 ACRES OPEN SPACE (8.24%)
COTTAGES AND BUILDINGS EAST (18.03 ACRES): 5.93 ACRES OPEN SPACE (32.89%)
TOTAL PROPERTY (52.49 ACRES): 8.77 ACRES OPEN SPACE (16.71%)

--- DENOTES SIDEWALK/MEANDERING PATH

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION

6115 Buren Blvd., Suite E
Kennewick, WA 98501-1850
Phone: 360-336-3488
360-695-3488
509-547-5129 fax
Internet: www.hdjdesigngroup.com



PLANNED RESIDENTIAL DEVELOPMENT FOR:
THE VILLAGE AT SOUTHRIDGE
A DEVELOPMENT LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED:	JLM
DRAWN:	SG
CHECKED:	JLM
SCALE:	H: 1"=100' V: N/A
JUNE 2016	
4190-00	
SHEET	

THE VILLAGE AT SOUTHRIDGE - PHASES 1-4 PRELIMINARY PLAT

Located In The N 1/2 of the SW 1/4 and the SE 1/4 Of Sec. 17, T. 8 N., R. 29 E., W.M.

BASIS OF BEARINGS:
NAD 83 GRID, NORTH 88°48'06" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17, ESTABLISHED BY HOLDING THE COORDINATES OF FOUND MONUMENTS ON THE NORTH 1/4 CORNER & NORTHEAST CORNER OF SECTION 17, T8N. R29E, W.M., AS LISTED IN BOOK 1 OF SURVEYS, PAGE 1540, RECORDS OF BENTON COUNTY, WASHINGTON. SAID MONUMENTS ARE SHOWN AS CONTROL POINTS #0937 & #0927, RESPECTIVELY IN SAID SURVEY NO. 1540.

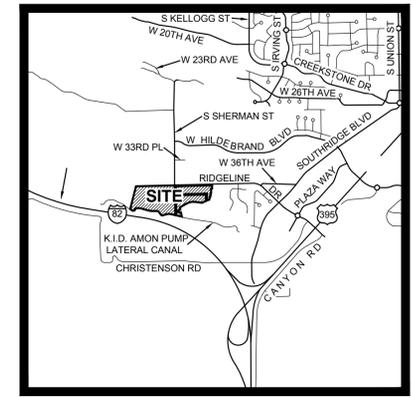
BASIS OF ELEVATION:
VERTICAL DATUM CITY OF KENNEWICK: NGVD 1929, HOLDING 879.59 ON NORTHEAST CORNER SEC. 17, PER SURVEY NO. 1540

APPLICANT/DEVELOPER:
WILLIAM SMITH PROPERTIES, INC.
ATTN: MATT SMITH
15 SW COLORADO AVE., SUITE 1,
BEND, OR 97702
(541) 382-6691

ENGINEER:
HDJ - A DIVISION OF PBS
ATTN: JASON MATTOX, PE
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
PHONE: (509) 547-5119

SURVEYOR:
HDJ - A DIVISION OF PBS
ATTN: ALEX MATARAZZO, PLS
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
PHONE: (509) 547-5119

NOTES:
1.) TRACTS A-E AND G ARE TO BE OPEN SPACE TRACTS, OWNED AND MAINTAINED BY THE HOA.
2.) TRACT F IS RESERVED FOR A CLUBHOUSE.



THE VILLAGE AT SOUTHRIDGE - PHASES 1-4

THE VILLAGE AT SOUTHRIDGE

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 88°48'06" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 2663.08 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°00'29" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIDGELINE DRIVE; THENCE NORTH 88°48'06" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 56.04 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 01°11'54" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 46.83 FEET, WITH A DELTA ANGLE OF 89°25'31", A CHORD BEARING OF SOUTH 44°05'20" WEST, AND A CHORD LENGTH OF 42.22 FEET TO A TANGENT LINE; THENCE SOUTH 00°37'26" EAST A DISTANCE OF 136.84 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.64 FEET, WITH A DELTA ANGLE OF 99°59'53", A CHORD BEARING OF SOUTH 50°37'22" EAST, AND A CHORD LENGTH OF 38.31 FEET TO A NON TANGENT LINE; THENCE SOUTH 09°34'39" WEST A DISTANCE OF 49.02 FEET; THENCE NORTH 79°22'41" EAST A DISTANCE OF 30.94 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 177.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.63 FEET, WITH A DELTA ANGLE OF 10°53'07", A CHORD BEARING OF NORTH 84°49'15" EAST, AND A CHORD LENGTH OF 33.58 FEET TO A TANGENT LINE; THENCE SOUTH 89°44'12" EAST A DISTANCE OF 17.18 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 41.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 3.23 FEET, WITH A DELTA ANGLE OF 04°31'12". A CHORD BEARING OF SOUTH 87°28'36" EAST, AND A CHORD LENGTH OF 3.23 FEET TO A NON TANGENT LINE; THENCE SOUTH 00°37'26" EAST A DISTANCE OF 635.19 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 71°48'27" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 34.44 FEET, WITH A DELTA ANGLE OF 78°55'29", A CHORD BEARING OF SOUTH 57°39'17" WEST, AND A CHORD LENGTH OF 31.78 FEET TO A NON-TANGENT LINE; THENCE SOUTH 07°07'02" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 265.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 07°07'02" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 96.97 FEET, WITH A DELTA ANGLE OF 20°57'56", A CHORD BEARING OF NORTH 86°38'04" EAST, AND A CHORD LENGTH OF 96.43 FEET TO THE NORTHWESTERLY CORNER OF THE KENNEWICK SCHOOL DISTRICT PARCEL PER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-001826, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 11°55'10" EAST ALONG THE WESTERLY BOUNDARY OF SAID KENNEWICK SCHOOL DISTRICT PARCEL A DISTANCE OF 195.46 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER BEING ON THE CENTERLINE OF THE USBR AMON PUMP LATERAL; THENCE ALONG THE CENTERLINE OF THE SAID AMON PUMP LATERAL THE FOLLOWING COURSES NORTH 77°23'30" WEST A DISTANCE OF 417.06 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 286.51 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 129.26 FEET, WITH A DELTA ANGLE OF 25°51'00", A CHORD BEARING OF SOUTH 89°41'00" WEST, AND A CHORD LENGTH OF 128.17 FEET TO A TANGENT LINE; THENCE SOUTH 76°45'30" WEST A DISTANCE OF 166.59 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 81.86 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 97.37 FEET, WITH A DELTA ANGLE OF 68°09'00", A CHORD BEARING OF NORTH 69°10'00" WEST, AND A CHORD LENGTH OF 91.73 FEET TO A TANGENT LINE; THENCE NORTH 35°05'30" WEST A DISTANCE OF 91.81 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 95.50 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 92.68 FEET, WITH A DELTA ANGLE OF 55°36'00", A CHORD BEARING OF NORTH 62°53'30" WEST, AND A CHORD LENGTH OF 89.08 FEET TO A TANGENT LINE; THENCE SOUTH 89°18'30" WEST A DISTANCE OF 159.52 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 358.13 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 105.11 FEET, WITH A DELTA ANGLE OF 16°49'00", A CHORD BEARING OF NORTH 82°17'00" WEST, AND A CHORD LENGTH OF 104.74 FEET TO A TANGENT LINE; THENCE NORTH 73°52'30" WEST A DISTANCE OF 218.62 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 573.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 90.84 FEET, WITH A DELTA ANGLE OF 09°05'00", A CHORD BEARING OF NORTH 78°25'00" WEST, AND A CHORD LENGTH OF 90.75 FEET TO A TANGENT LINE; THENCE NORTH 82°57'30" WEST A DISTANCE OF 104.21 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 81.86 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 96.08 FEET, WITH A DELTA ANGLE OF 67°15'00", A CHORD BEARING OF SOUTH 63°25'00" WEST, AND A CHORD LENGTH OF 90.66 FEET TO A TANGENT LINE; THENCE SOUTH 29°47'30" WEST A DISTANCE OF 15.70 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 81.86 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 137.20 FEET, WITH A DELTA ANGLE OF 96°02'00", A CHORD BEARING OF SOUTH 77°48'30" WEST, AND A CHORD LENGTH OF 121.70 FEET TO A TANGENT LINE; THENCE NORTH 54°10'30" WEST A DISTANCE OF 98.20 FEET TO THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-019472, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 14°26'50" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 852.74 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88°47'16" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1,410.21 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 1,573,285 SQUARE FEET, 36.12 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



6115 Burden Blvd, Suite E
Pasco, WA 99301-8930
509/547-5119
509/547-3406
509/547-7129 fax
Internet: www.hjdjdesigngroup.com

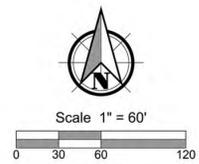


PRELIMINARY PLAT FOR:
THE VILLAGE AT SOUTHRIDGE - PHASES 1-4
A DEVELOPMENT LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED: SG/JLM
DRAWN: SG
CHECKED: JLM
SCALE: H: 1"=80' V: N/A
JUNE 2016
4190-00

SHEET
2 / 2

THE VILLAGE AT SOUTHRIDGE PLANNED RESIDENTIAL DEVELOPMENT



LEGEND			
SYM	NAME	PLANT TYPES	
	TREE 'A'	<i>Ginkgo biloba</i> 'Princeton Sentry' (Princeton Sentry Ginkgo) <i>Acer rubrum</i> 'Armstrong' (Armstrong Red Maple) <i>Zelkova serrata</i> 'Green Vase' (Green Vase Zelkova)	
	TREE 'B'	<i>Fraxinus pennsylvanica</i> 'Marshall' (Marshall Ash) <i>Acer platanoides</i> 'Crimson King' (Crimson King Norway Maple) <i>Liquidambar styraciflua</i> (American Sweetgum)	
	TREE 'C'	<i>Gleditsia triacanthos</i> 'Inermis' (Sunburst Honey Locust) <i>Tilia cordata</i> (Littleleaf Linden) <i>Cercidiphyllum japonicum</i> (Japanese Katsura Tree)	
	TREE 'D'	<i>Acer griseum</i> (Paperbark Maple) <i>Quercus rubra</i> 'Maxima' (Red Oak) <i>Acer macrophyllum</i> (Big Leaf Maple)	
	TREE 'E'	<i>Pinus sylvestris</i> (Scotch Pine) <i>Abies concolor</i> (White Fir) <i>Chamaecyparis nootkatensis</i> (Alaska Cedar)	

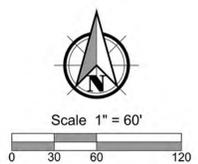
S.R. 82

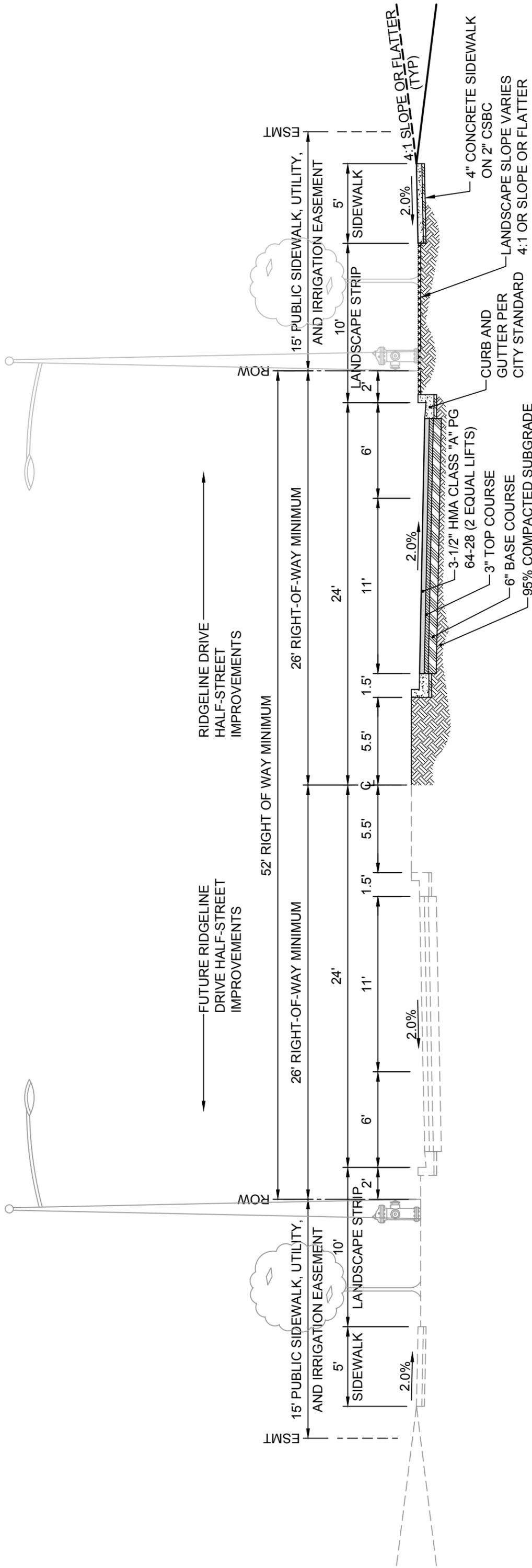


THE VILLAGE AT SOUTHRIDGE PLANNED RESIDENTIAL DEVELOPMENT



LEGEND					
SYM	NAME	PLANT TYPES			
TREE 'A'	TREE 'A'	<i>Ginkgo biloba</i> 'Princeton Sentry' (Princeton Sentry Ginkgo)	TREE 'D'	TREE 'D'	<i>Acer griseum</i> (Paperbark Maple)
		<i>Acer rubrum</i> 'Armstrong' (Armstrong Red Maple)			<i>Quercus rubra</i> 'Maxima' (Red Oak)
		<i>Zelkova serrata</i> 'Green Vase' (Green Vase Zelkova)			<i>Acer macrophyllum</i> (Big Leaf Maple)
TREE 'B'	TREE 'B'	<i>Fraxinus pennsylvanica</i> 'Marshall' (Marshall Ash)	TREE 'E'	TREE 'E'	<i>Pinus sylvestris</i> (Scotch Pine)
		<i>Acer platanoides</i> 'Crimson King' (Crimson King Norway Maple)			<i>Abies concolor</i> (White Fir)
		<i>Liquidambar styraciflua</i> (American Sweetgum)			<i>Chamaecyparis nootkatensis</i> (Alaska Cedar)
TREE 'C'	TREE 'C'	<i>Gleditsia triacanthos</i> 'Inermis' (Sunburst Honey Locust)			
		<i>Tilia cordata</i> (Littleleaf Linden)			
		<i>Cercidiphyllum japonicum</i> (Japanese Katsura Tree)			





TYPICAL RIDGELINE DRIVE SECTION

PER CITY OF KENNEWICK STANDARD 2-4

ED #16-16

CITY OF KENNEWICK
MITIGATED DETERMINATION OF NON-SIGNIFICANCE



FILE/PROJECT NUMBER: ED 16-16 FOR PRD 16-01

DESCRIPTION OF PROPOSAL: PLANNED RESIDENTIAL DEVELOPMENT FOR 172 LOT DEVELOPMENT

PROPONENT: DON MCINTOSH, TRENDZ REAL ESTATE, INC.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: SOUTH OF RIDGELINE DRIVE AND ON THE EAST AND WEST SIDE OF THE FUTURE EXTENSION OF S. SHERMAN STREET.

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact o the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by **May 21, 2016**. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

No conditions.

See attached condition(s).

Date: May 6, 2016

Signature: 

Wes Romine for Gregory McCormick

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, CTUIR, PRD 16-01

ED #16-16

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**E. D. File #16-01
Action: PRD 16-01**

**Reviewed by: Wes Romine
May 6, 2016**

The City of Kennewick has reviewed the checklist and made additions & corrections to it.

Please note the following condition(s):

1.) Park Fees

For this proposal, PRD 16-01/PLN-2016-00841, conditions include the mitigation fees for impacts for the addition of 169 dwelling units in Park Planning Zone 6W – Southridge. In lieu of land dedication, fees are required to be paid to Park Planning Zone 6W in the amount of **\$20,577.68** as calculated per the City's Park Fee Determination Process form. This fee must be paid at the time of final plat as a percentage of lots in each final plat phase.

SEPA ENVIRONMENTAL CHECKLIST

ED 16-16
for
PRD 16-01

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: [\[help\]](#)

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:

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: [\[help\]](#)
The Village at Southridge

2. Name of applicant: [\[help\]](#)
Trendz Real Estate Inc.
13215 C-8 SE Mill Plain Blvd PMB #407
Vancouver, WA 98684

3. Address and phone number of applicant and contact person:
[\[help\]](#)

Don McIntosh
donalmc9@gmail.com
(360) 907-1038

4. Date checklist prepared: [\[help\]](#)
March 21, 2016

5. Agency requesting checklist: [\[help\]](#)
City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable):
[\[help\]](#)

Phase 1: Summer 2016
Retirement Community: Summer 2016
Phase 2: Spring 2017

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

[\[help\]](#)

The project will be developed in multiple phases and will require subsequent reviews by the City of Kennewick under the preliminary plat process and the Tier III site plan application process.

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

[\[help\]](#)

- A geotechnical study has been completed at the site with detailed observation of the on-site soil characteristics and will seek to address development of any defined critical areas

- An engineered stormwater plan and grading plan will be fully developed with each phase of construction drawings.

Evaluation for Agency Use Only

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. [\[help\]](#)
None at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Engineering plans would be permitted through City of Kennewick for infrastructure improvements necessary to construct public/private streets and utilities with service to individual lots. Building permits will be issued for each residential unit within the development.

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.) [\[help\]](#)
The proposed PRD will develop approximately 51.9 acres into a mix of single family homes, duplex housing, townhomes senior care facilities, a rehab facility, common areas and open spaces. The project will complete a necessary roadway and utility extension in order to support development. Roadway networks will be a mix of public and private. The PRD will be an age restricted senior community.

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.

[\[help\]](#)

The development is at the intersection of Sherman Street and Ridgeline Drive.

The property is a portion of parent parcels identified as Parcel #11789401085700, Parcel #117894000002011, and Parcel #117894000002010

Evaluation for Agency Use Only

The proposal will require a future submittal of a Preliminary Plat application for subdivision of land to create lots for development.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**Evaluation for Agency Use Only****1. Earth**a. General description of the site [\[help\]](#)

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

While most of the site is hilly between 5-10% there are portions of the site less than 5%

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Within the boundaries of the preliminary plat the steepest slope is approximately 15%

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. [\[help\]](#)

The soils in the site boundary are a mixture of Warden and Prosser silt loams.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

The City of Kennewick GIS indicates areas of steep slopes within the site boundary, there are no critical areas identified within the plat boundary.

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. [\[help\]](#)

Project development would seek to regrade as necessary for street, utility and residential development. The fill and excavation would be limited to the site and would be conducted in accordance with the recommendation of a geotechnical engineer. The approximate volume of excavation is unknown at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Kennewick.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
The development will be approximately 35%-45% impervious area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
During construction erosion control measures will be implemented such as person operated watering devices and silt fencing. After construction the majority of the pervious surface on the site will be grass and landscaping consistent with single family yards. The site will also have landscape open spaces consisting of live ground cover and trees.

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. [\[help\]](#)
During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
The are no known off-site sources of emissions that will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
During construction, emissions will be limited to working hours and dust will be controlled by person operated watering devices.

3. Water

- 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. [\[help\]](#)
There are no bodies of water located within the site boundary.

Evaluation for Agency Use Only

- 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. [\[help\]](#)

There will be potential for mass grading within 200 feet of the KID canal. The canal is located up-gradient from the site in which runoff would not impact the canal.

- 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. [\[help\]](#)

No fill or dredge material would be placed in or removed from the canal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The overall development does not propose or require any surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The project does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

The proposal does not involve any discharges of waste materials to surface waters.

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. [\[help\]](#)

No groundwater will be withdrawn for development of the project. No water will be directly discharged to the groundwater with the project.

- 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.

[\[help\]](#)

No waste material will be discharged into the ground with the development of the project.

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. [\[help\]](#)

Stormwater runoff will be collected within the roadway prism and disposed of via surface and subsurface methods consistent with City of Kennewick standards for stormwater disposal. There will be no off-site discharges of stormwater proposed with the project. All stormwater plans will be developed consistent with the Eastern Washington Stormwater Manual.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

It is not anticipated that will occur since waste materials are not allowed to be discharged to City of Kennewick owned and maintained storm systems.

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

There is an existing drainage on the west side of the site that will need to be altered. There are no upstream contributing flows or culverts under the highway discharging to it.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The stormwater disposal methods will be in compliance with the City of Kennewick standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder maple aspen other
 evergreen tree: fir cedar pine other

shrubs

grass

pasture bullrush
 crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail buttercup
 skunk cabbage

other water plants: water lily eelgrass milfoil
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
[\[help\]](#)

Existing crops and native vegetation will be removed during the course of the development.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The single family residential lots will be landscaped with grass and trees. The open areas and common areas will be landscaped with ground cover and trees. An overall Landscape Development Plan has been submitted with the PRD outlining the locations and types of landscaping to be used within the PRD.

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

There are not any noxious weeds or invasive species known to be on or near the site.

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: [\[help\]](#)

birds: hawk heron eagle songbirds
other:
mammals: deer bear elk beaver
other:
fish: bass salmon trout herring shellfish
other

Planned Residential Development

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Canada Geese and ducks are known to migrate through the Columbia Basin.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

There are no direct measures being proposed to solely enhance wildlife. There will be open spaces within the development in which wildlife will continue to use.

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

No known invasive animal species are known to be on or near the site to the applicant's knowledge.

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. [\[help\]](#)

The project will require energy in order to serve the proposed homes and senior care centers with electricity and gas.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This project is not anticipated to have any impacts to adjacent properties potential solar use.

- 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: [\[help\]](#)

The proposed homes will be constructed in accordance with all applicable building and energy codes as recognized by the City of Kennewick.

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. [\[help\]](#)

There are no recognized toxic health hazards usually associated with the development of Residential homes within a defined urban area.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

There are no known contaminants at the site from present or past uses to the applicant's knowledge.

- 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.

There are no known hazardous chemicals/conditions located within the property boundary, to the applicant's knowledge. There is an existing Williams Gas Pipeline that is located east of the project boundary.

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

No storage, use or production of toxic or hazardous chemicals is being proposed with the development.

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

The project will require police, fire and ambulance services, but would not be considered special services.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

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)? [\[help\]](#)

There are no known sources of noise in the area that will affect this proposal. The project is located near S. Sherman Street and Ridgeline Drive, which will have noise from traffic.

- 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. [\[help\]](#)

During each phase of construction, there will be construction noise due to equipment and home construction. At full build out, noise would be typical of urban homes with traffic entering and exiting the site.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction hours will be limited to working hours defined by the City of Kennewick and the City of Kennewick noise ordinances.

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. [\[help\]](#)

The current use of the PRD is vacant land zoned RM. The proposal is not anticipated to affect land uses nearby.

- 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 non-forest use? [\[help\]](#)

The property in the past has been used for irrigated crops.

- 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:

The proposal will not affect surrounding working farms or forest lands. The proposal could be affected by the application of pesticides depending on the application technique used and weather conditions.

- c. Describe any structures on the site. [\[help\]](#)

There are currently mobile structures, outbuildings, and shops on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The mobile structures, outbuildings, and shops on site will be removed and/or relocated.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is currently zoned RM, per the City of Kennewick zoning maps.

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

[\[help\]](#)

Medium density residential per City of Kennewick maps.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

None.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Not to the applicant's knowledge.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

It is anticipated that between 600-700 people could reside in the finished project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

No people reside within the area of development.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No measures are being proposed with this project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The site is to be built in accordance with City of Kennewick RM zoning requirements.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This project will not seek to alter the nearby agricultural and forest lands of long term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any?

Indicate whether high, middle, or low-income housing. [\[help\]](#)
At full build out the project would have approximately 169 single family and cottage units. 1 clubhouse, 2 care facilities and 1 rehab facility. These would all be age restricted senior units.

- b. Approximately how many units, if any, would be eliminated?

Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units would be eliminated by this project.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Housing impacts and density within the PRD will be controlled by City of Kennewick zoning code for an RM designation and the City's Planned Residential Development Code.

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? [\[help\]](#)

Maximum height of any proposed structure would be seeking 45 feet, a deviation from the 30 feet maximum per the zoning code.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views in the immediate vicinity would be altered by rooftops.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The aesthetic impacts will be controlled by the City of Kennewick zoning code for an RM designation. The overall PRD will dictate the plan of development guidelines for future phases as well as where the open space and area of common use will be for the development.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from the residential street lights adjacent to the roadways. Light would also be produced from fixtures on the outside of homes. Light would be present in the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to the applicant's knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None to the applicant's knowledge.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Any light would be directed downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Existing recreation opportunities exist at the Southridge Sports Complex and at Southridge High School. The Canyon Lakes Golf Course is within 5 miles of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No existing recreation uses will be displaced with this project.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The PRD plans to include open spaces. A club house will be built for residents and their guests. The site would also have walking trails and a dog park.

Park Fees in lieu of dedication of park land will be required for impacts to park zone 6W

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. [\[help\]](#)

No buildings of historical significance are located on the site.

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

Not to the applicant's knowledge.

- 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. [\[help\]](#)

No areas of cultural significance are identified on the City of Kennewick's GIS mapping.

- 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.

No impacts to resources are anticipated.

If historic artifacts are found work will be stopped immediately and the City of Kennewick and appropriate agencies will be notified.

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. [\[help\]](#)

The site is located at the intersection of S. Sherman Street and Ridgeline Drive

- 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? [\[help\]](#)

The site is not currently served by public transit. The closest transit stop is located at the Southridge Sports Complex.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project would have the ability to provide on-street parking as well as a driveway at each individual home. There would be a parking lot provided at the clubhouse and at the ALF, ILF and Rehab facilities east of Sherman Street. The development would not eliminate any existing parking spaces.

- 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). [\[help\]](#)

The PRD will require the development of new public streets within the overall plan of development. It is anticipated that existing Ridgeline Drive will require improvement.

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

The site is not in the immediate vicinity of water, rail, or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A Trip Generation letter has been provided with this submittal. See attached.

- 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. [\[help\]](#)

The proposal will not interfere with or affect the movement of agricultural and forest products in the area.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project would be subject to transportation impact fees issued by the City of Kennewick.

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. [\[help\]](#)

This project would increase the need for public services as population in the area increases due to the number of residential units increasing. The PRD is phased, so the demand for public services will increase incrementally.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The residents of the development will be subject to local taxes and levies used to support public services.

16. Utilities

a. Check utilities currently available at the site: [\[help\]](#)

- 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. [\[help\]](#)

The development will require public water and sewer, power from Benton PUD, gas from Cascade Natural Gas, communication from Charter and Frontier, and irrigation from Kennewick Irrigation District.

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 Jason M. Hox, P.E.

Position and Agency/Organization HDSJ Design Group

Date Submitted: 3/21/2016

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.

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

The project is located approximately 3.6 miles to the Columbia River, 4.4 miles to the Yakima River by the Amon Basin, 200 feet to an irrigation canal to the south and 1500 feet to an irrigation canal to the north.

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

The land use to the south of the site is being developed for a school, land to the north is vacant land. Land between the site and the major Rivers is a densely developed urban city and undeveloped land.

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

At full build out, the site will be approximately 35%-45% impervious area.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No _____
Amount
Name of surface water body

b. Ground water? Yes _____ No _____
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No _____
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No _____
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

The project may implement the use of surface infiltration ponds on-site. There will not be a direct discharge to a surface water body.

If to a surface water discharge, please give the name of the waterbody.

N/A

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

Yes, the proposal requires building new roads

B5. Are culverts proposed as part of this project? Yes _____ No _____

B6. Are stormwater drywells proposed as part of this project? Yes _____ No _____

B7. Will topography changes affect the duration/direction of runoff flows? Yes No

If yes describe the changes.

The site will be graded to direct roadway runoff to on-site infiltration facilities while home runoff will be directed to surface infiltration

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes No

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes No (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes No

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes No

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes No

Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES NO

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

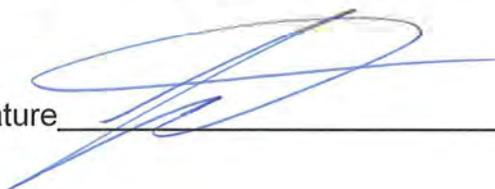
D2. If any vegetation is removed, do you plan to re-plant? YES NO

If yes, what types of plants will you use?

E. SIGNATURE

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

Signature _____



Date _____

3/21/2016