

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Preliminary Plat of Cross Valley Estates - the subdivision of 55.61 acres into 10 lots with an average lot size of 5.25 acres

Proponent Czebotar & Peterson LLC
1030 N. Center Parkway Ste. 215
Kennewick WA 99336

File No. **EA 2017-009**

Location of proposal, including street address, if any: The site is located in the Southwest Corner of the intersection of Badger Road and Badger Canyon Road and North of the Kennewick Irrigation District Canal in the East Half of Section 7, Township 8 North, Range 28 East, W.M.

Lead agency: **BENTON COUNTY**

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

This DNS is issued under WAC197-11-340(2); the lead agency will not act on this proposal until June 29, 2017. Please submit any comments by 5 p.m. June 28, 2017.

If you have questions about this DNS or the details of the proposal, contact the Planning Department using the information below.

Responsible Official: Jerrod MacPherson

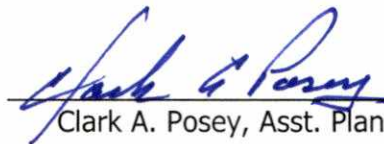
Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

- Email planning.department@co.benton.wa.us
- Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: June 9, 2017

Signature: _____



Clark A. Posey, Asst. Planning Mgr.

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

Applicant
News Media
Benton County Building Office
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
Benton Franklin Dist. Health Dept.
Kennewick Irrigation District

Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Fire District 1
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Office of Arch. & Historic Preservation
Futurewise

Benton County

New Parcels:

1-0788-200-0001-002

1-0788-200-0001-003

Section 07, Township 8, Range 28

Printed 06/07/2017

No Scale

Orthos Flown 2012

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RECEIVED

SUB 2017-002
EA 2017-009

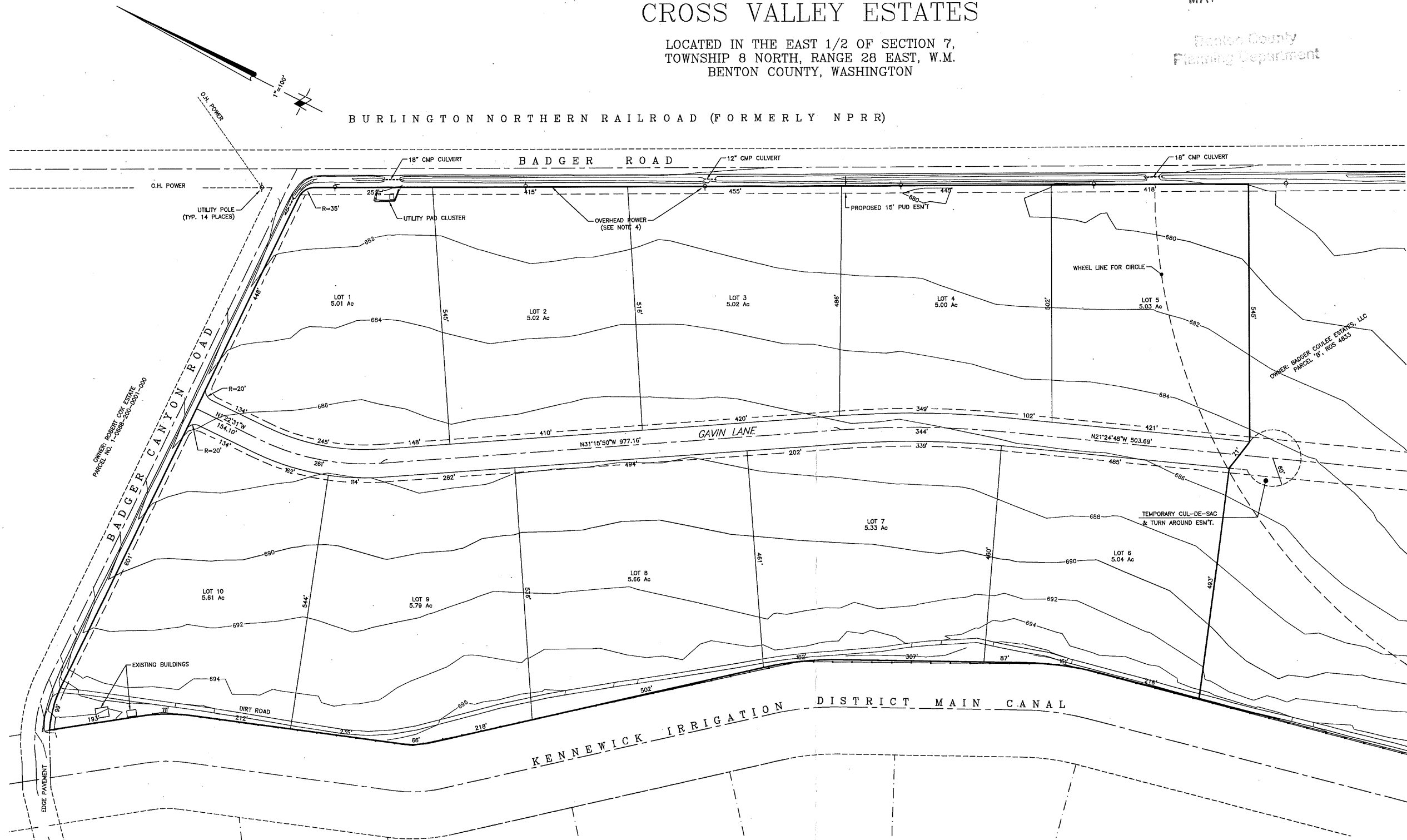
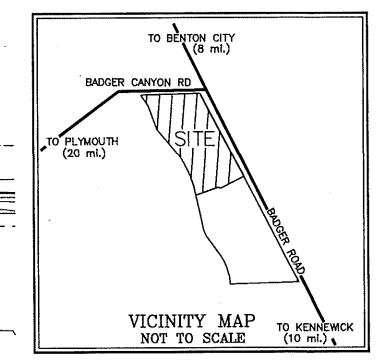
PRELIMINARY PLAT CROSS VALLEY ESTATES

LOCATED IN THE EAST 1/2 OF SECTION 7,
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

MAY 25 2017

Benton County
Planning Department

BURLINGTON NORTHERN RAILROAD (FORMERLY N PRR)



LAND USAGE

GROSS PLANNING AREA = 55.61 ACRES
 2,239 LINEAR FEET OF PLAT ROADS = 3.09 ACRES
 NET PLANNING AREA = 52.52 ACRES

52.52 NET ACRES = 5.25 ACRES AVERAGE LOT SIZE
 10 LOTS
 SMALLEST LOT = 5.00 ACRES

ZONING

RURAL LANDS 5

LEGEND

— PROPERTY LINE
 - - - PLAT BOUNDARY
 - - - CENTERLINE ROAD
 - - - EASEMENT
 - - - RIGHT-OF-WAY
 - - - MINOR CONTOUR
 - - - MAJOR CONTOUR
 - - - SECTION LINE

○ = UTILITY POLE

DEVELOPER/OWNER
CZEBOTAR & PETERSON PROPERTIES, LLC

CONTACT PERSON
NATHAN MACHIELA
Themachiel@msn.com
(509) 579-1887
C/O CZEBOTAR & PETERSON PROPERTIES, LLC
1030 N. CENTER PARKWAY
KENNEWICK, WA 98535

PLAT NOTES:

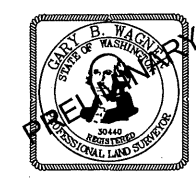
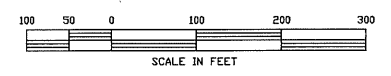
1. CONTOURS ARE BASED ON FIELD SURVEY PERFORMED IN AUGUST 2016.
2. CONTOUR INTERVAL IS 2.0' BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
3. PLAT BOUNDARY BASED ON RECORD SURVEY NO. 4833, RECORDED MARCH 9, 2017 IN A.F.#2017-006162.
4. PUD RECORDS DO NOT INDICATE ANY RECORDED EASEMENTS FOR EXISTING OVERHEAD POWER LINE PARALLELING BADGER ROAD. A 15' WIDE EASEMENT WILL BE NEEDED FOR A PROPOSED RE-BUILD OF THE POWER LINE.
5. NO BUILDING OR FAS OCCUPANCY PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS PLAT UNTIL A ROAD APPROACH PERMIT FOR THAT LOT HAS BEEN OBTAINED FROM THE BENTON COUNTY ROAD DEPARTMENT.

LEGAL DESCRIPTION:

ALL THAT PORTION OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF BADGER CANYON ROAD RIGHT OF WAY, EASTERLY OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL RIGHT OF WAY, WESTERLY OF BADGER ROAD RIGHT OF WAY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT BEARS SOUTH 1°11'19" EAST, 2660.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 89°21'41" EAST, 2734.89 FEET ALONG THE SOUTH LINE OF THEREOF TO SOUTHWEST CORNER OF PARCEL "B" AS SHOWN AND DESCRIBED ON RECORD SURVEY NO. 4744 RECORDED IN A.F.#2016-015774; THENCE CONTINUING NORTH 89°21'41" EAST, 1455.18 FEET ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE WEST RIGHT OF WAY OF BADGER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 27°18'28" WEST, 2842.54 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 62°42'03" WEST, 545.25 FEET; THENCE NORTH 79°00'07" WEST, 71.07 FEET; THENCE SOUTH 70°17'17" WEST, 492.94 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 55.61 ACRES.



RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
 PHONE (509) 785-4141
 FAX (509) 783-8904
 www.rogerssurveying.com

CLIENT	CZEBOTAR-PETERSON PROPERTIES	JOB	19316
PROJECT	PRELIMINARY PLAT		
	SECTION 7, T.8N., R.28E., W.M.		
DRN. BY	MFH/BAG	SCALE	1"= 200'
APPROVED	GBW	DATE	8/22/16
		F. B. NO.	NONE
		ACAD VER	-C3015
		FILE	19316-PREPLAT
		SHEET	1
		OF	1

REV: 4/20/17 BAG