

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The preliminary plat of McCall Estates a subdivision of 38.47 acres into 7 lots with an average lot size of 5 acres.

Proponent	Brion Beaver 19604 S. 1591 PR SW Prosser WA 99350	Linda Mercer 21 Linda Lane Prosser WA 99350	File No. <b>EA 2018-001</b>
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Location of proposal, including street address, if any: The site is located in the Southeast corner of the intersection of Pioneer and Biggam Roads and northerly of the BNSF Railroad in Section 29, Township 9 North, Range 25 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.

**THERE IS NO COMMENT PERIOD FOR THIS DNS.**

If you have questions about this DNS or the details of the proposal, contact Clark A. Posey 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](mailto:planning.department@co.benton.wa.us)
- Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: March 16, 2018

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



**THERE IS NO AGENCY APPEAL.**

**DISTRIBUTION:**

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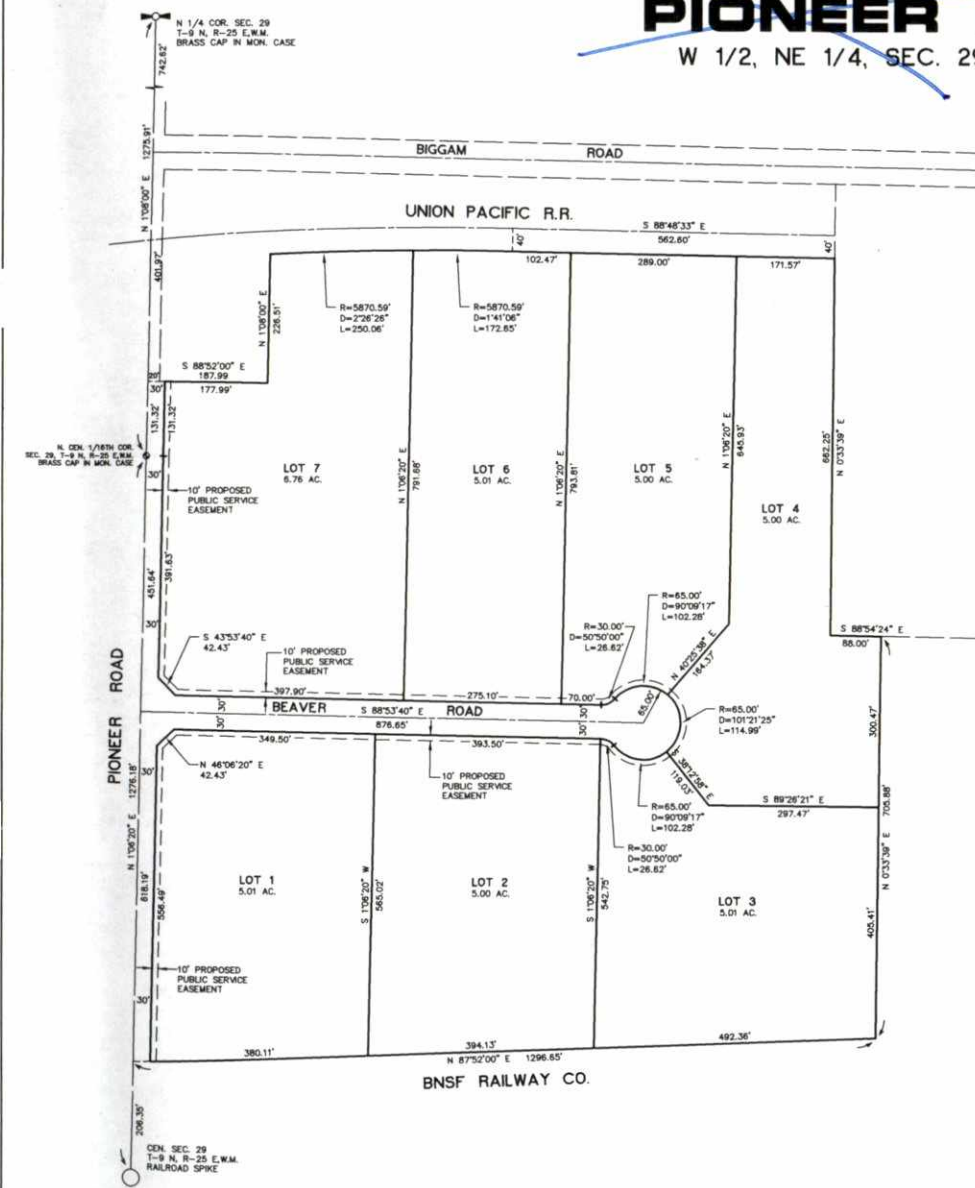


119 723 46,236 Degrees

*McCall*

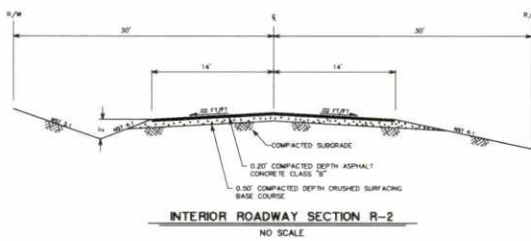
RECEIVED  
 JAN 16 2018  
 Benton Co. Planning Dept.

PRELIMINARY PLAT OF  
**PIONEER ESTATES**  
 W 1/2, NE 1/4, SEC. 29, T-9 N, R-25 E.W.M.



LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF UNION PACIFIC RAILROAD, AND NORTH OF THE RIGHT OF WAY OF NORTHERN PACIFIC RAILROAD;  
 EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT OF WAY AND THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 208 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 208 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;  
 AND EXCEPT THAT STRIP OF LAND 88 FEET IN WIDTH LYING ADJACENT TO THE WEST LINE OF LOT 1 OF SHORT PLAT 2197, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SHORT PLAT 2197; THENCE ALONG THE WEST LINE THEREOF SOUTH 00°33'39" WEST 371.09 FEET; THENCE SOUTH 00°33'39" WEST 291.01 FEET; THENCE NORTH 88°54'24" WEST 88.00 FEET; THENCE NORTH 00°33'39" EAST 662.25 FEET; THENCE SOUTH 88°48'50" EAST 88.00 FEET TO THE POINT OF BEGINNING;  
 AND EXCEPT COUNTY ROAD.



NOTES

1. THE TOTAL AREA OF THE PROPOSED PLAT 38.47 ACRES WITH 1.41 ACRES DEDICATED FOR STREET RIGHT OF WAY.
2. POWER, TV CABLES, AND TELEPHONE CABLES ARE TO BE LOCATED FROM THE EDGE OF THE TOP COURSE SURFACING TO THE BACK OF THE PUBLIC SERVICE EASEMENT. THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
3. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
4. P.S. ESM'T DESIGNATES A PUBLIC SERVICE EASEMENT. THE PUBLIC SERVICE EASEMENT IS AVAILABLE BUT NOT LIMITED TO THE FOLLOWING USES: POWER, TV, TELEPHONE, IRRIGATION, STORM DRAINAGE, SEWER AND NATURAL GAS.

**PLSA** ENGINEERING-SURVEYING-PLANNING  
 821 NORTH 20TH AVENUE, SUITE 3  
 YAKIMA, WASHINGTON 98902  
 (509) 575-6990

PRELIMINARY PLAT OF PIONEER ESTATES  
 OF PARCEL ID NO. 293842  
 PREPARED FOR  
 BRION BEAVER

OWNER: DELBERT MCCALL  
 DEVELOPER: BRION BEAVER  
 ENGINEER/SURVEYOR: RICK WEHR FOR PLSA ENGINEERING AND SURVEYING

DRAWN BY: RICK WEHR  
 DATE: 12/20/2017  
 JOB NO. 17387  
 SHEET NO. 1 OF 1

W 1/2, NE 1/4, SEC. 29, T-9 N, R-25 E.W.M.