


Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: October 18, 2022	PREPARED BY: Aaron Gunderson
Meeting Date Requested: October 25, 2022	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: Closed Record Public Hearing (Quasi-Judicial Item) - A Conditional Use Permit (CUP) to allow for the construction of the Pasco Resource Recovery Center. (File # CUP 2022-08 and SEPA 2022-24)	
FISCAL IMPACT: None	
BACKGROUND: The applicant proposes to build the Pasco Resource Recovery Center (PRRC), which will be built adjacent to Pasco Process Water Reuse Facility (PPWRF). Features of the facility are to assist in water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.	
RECOMMENDATION: The County Building and Planning Department staff provided the Planning Commission with a written recommendation of approval for the application. Subsequently, at their meeting on October 4, 2022, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion (6-0) to forward a recommendation of approval, based on six findings of fact and with ten suggested conditions of approval. There were no appeals. Per FCC 17.82.110, the Board can pass a resolution to take action without further review (a draft proposed resolution is attached) or the Board can schedule a future closed record appeal hearing. <u>Suggested Motion:</u> Pass Resolution #_____, granting approval of CUP 2022-08, based on the six findings of fact and subject to ten conditions of approval.	
COORDINATION: The Conditional Use Permit application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA MDNS was issued. The County Planning Commission, after an open record public hearing and consideration on CUP 2022-08 recommended approval of the CUP, with six findings of fact and subject to ten conditions of approval.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution (2) Staff Report to the Planning Commission including attachments (3) Draft Planning Commission Minutes	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.

 Derrick Braaten

FRANKLIN COUNTY RESOLUTION _____
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

***Conditional Use Permit (CUP) 2022-08 to allow for the construction of the Pasco
Resource Recovery Center***

WHEREAS, on October 25, 2022, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to grant a conditional use permit for the proposed use under file CUP 2022-08; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **CUP 2022-08** did recommend approval of the Conditional Use Permit with six findings of fact and ten conditions of approval; and

WHEREAS, there were no appeals filed; and

WHEREAS, it appears to be in the public use and interest to approve the conditional use permit.

NOW, THEREFORE, BE IT RESOLVED that CUP 2022-08 is hereby approved in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

APPROVED THIS 25th DAY OF OCTOBER, 2022.

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

Chair

Chair Pro-Tem

Attest: _____
Clerk of the Board

Member

**FRANKLIN COUNTY BOARD OF COMMISSIONERS
CONDITIONAL USE PERMIT # 2022-08**

RESOLUTION NUMBER _____

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on October 25, 2022:

APPLICANT: Walker Dimmig, C/O Burham-SEV Pasco LLC, 1201 Wilson Blvd., 27th Floor
Arlington, VA 22209

LEGAL DESCRIPTION: S2NW4 4-9-30

NON-LEGAL DESCRIPTION: The project has an address of 957 E. Foster Wells Rd., Pasco, WA 99301. Property is located East of HWY 395, North of E. Foster Wells Rd., and West of Blasdel Rd.

SEPA REVIEW: A SEPA Checklist was submitted with the CUP application. Planning Staff [*Lead Agency Responsible Official*] reviewed the checklist and issued a Determination of Non-Significance (DNS) on August 25, 2022 under WAC 197-11-340(2) which was published on April 28, 2022. Comments on the Threshold Determination were due by September 8, 2022 and no SPEA specific comments or appeals were received.

CONDITIONAL USE DESCRIPTION: This is a Conditional Use Permit application to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be producing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

An attached site plan (Exhibit A) shows the location of the following features:

- ADI-BVF Digesters
- Location of 8ft. chain link fence
- Proposed access road/maintenance road
- Location of biogas flare/blowers
- Covered EQ tank
- Parking and building access
- Control building
- Sequencing Batch Reactors (SBR)
- Location of existing City of Pasco facilities

**FRANKLIN COUNTY BOARD OF COMMISSIONERS
CONDITIONAL USE PERMIT # 2022-08**

RESOLUTION NUMBER _____

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural.
 - b. The County Zoning map designates the land as Agricultural Production 20 (AP-20).
 - c. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel will be from East Foster Wells Road.
 - b. Public Works has determined that the proposed use would not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of farms, open space, existing wastewater treatment plant and large-lot, residential homes.
 - b. The existing and intended character of the immediate area is Agricultural. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.
 - c. The zoning of the site and most of the parcels near the site is either AP-20 or RR-5.
4. The location and height of the proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The proposed facility is in conformance with, and integrated with, the existing PWWR facility located nearby.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. Proposed development will have reduced odors in comparison to the adjacent existing wastewater facility.

**FRANKLIN COUNTY BOARD OF COMMISSIONERS
CONDITIONAL USE PERMIT # 2022-08**

RESOLUTION NUMBER _____

- b. The proposed facility's operations will have limited, if any, negative impact to the County's transportation infrastructure.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received no written comments from the public.

Conditions of Approval:

- 1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
 - b. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
 - c. Application for Franklin County Building Permit shall be submitted for fencing and structures.
 - d. Applicant will need to comply with any other Local, State and Federal regulations pertaining to this development.
- 2. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

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- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
3. **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval.
4. Shall comply with **fire code** requirements as stated in Franklin County Chapter 8.40.
5. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris, weeds and/or garbage.
6. Future expansions and improvements at the site shall comply with the submitted and approved site plans (and any building plans submitted and approved). To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
8. In accordance with the County's Zoning Code, any special permit may be reviewed for potential termination and revocation by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
9. This permit applies to the described lands and shall run with the land. Any transferring of this permit to another party will require that notice be provided to the Franklin County Planning Department and Board of County Commissioners. It cannot be transferred to another site.
10. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this

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permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

This Conditional Use Permit is issued this 25th day of October, 2022.

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

**Attest: _____
Clerk of the Board**

Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

RESOLUTION NUMBER _____

PC SUMMARY

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center

FACT SHEET/STAFF SUMMARY
Meeting before the Franklin County Planning Commission

THIS IS A QUASI-JUDICIAL ACTION
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file: CUP 2022-08 (Conditional Use Permit) and SEPA 2022-24

PC Meeting Date: October 4, 2022

See the staff report for the application details, description, explanation of public notice, etc.

SUMMARY OF THE PUBLIC HEARING:

The proposal for major adjustment to previously approved feedlot under file CUP 2022-08 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on October 4, 2022. Planning Commission provided opportunity for the applicant to speak, to which they spoke in support of the project. A person from the public spoke in support of the proposal as well.

Findings of Fact Criteria Used by Planning Commission: The Planning Commission made and entered findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

At the October 4th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation of approval to the Franklin County Board of Commissioners for Application CUP 2022-08, with the findings of fact and conditions of approval (as provided below).

Findings of Fact – Planning Commission: The Planning Commission (with assistance from Planning Staff) made and entered the following findings from the record, and conclusions thereof:

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural.
 - b. The County Zoning map designates the land as Agricultural Production 20 (AP-20).
 - c. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel will be from East Foster Wells Road.
 - b. Public Works has determined that the proposed use would not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of farms, open space, existing sewer treatment plant and large-lot, residential homes.
 - b. The existing and intended character of the immediate area is Agricultural. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.
 - c. The zoning of the site and most of the parcels near the site is either AP-20 or RR-5.
4. The location and height of the proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The proposed facility is in conformance with, and integrated with, the existing PWWP facility located nearby.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. Proposed development will have reduced odors in comparison to the adjacent existing wastewater facility.
 - b. The proposed facility's operations will have limited, if any, negative impact to the County's transportation infrastructure.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received no written comments from the public.

Suggested Conditions of Approval:

1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
 - b. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
 - c. Application for Franklin County Building Permit shall be submitted for fencing and structures.
 - d. Applicant will need to comply with any other Local, State and Federal regulations pertaining to this development.
2. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

3. **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval.
4. Shall comply with **fire code** requirements as stated in Franklin County Chapter 8.40.
5. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris, weeds and/or garbage.
6. Future expansions and improvements at the site shall comply with the submitted and approved site plans (and any building plans submitted and approved). To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
8. In accordance with the County's Zoning Code, any special permit may be reviewed for potential termination and revocation by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
9. This permit applies to the described lands and shall run with the land. Any transferring of this permit to another party will require that notice be provided to the Franklin County Planning Department and Board of County Commissioners. It cannot be transferred to another site.
10. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2022-08, based upon the written findings of fact and conditions of approval."

**PC MEETING MINUTES
POWERPOINT PRESENTATION**

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center

ITEM UNDER REVIEW FROM OCTOBER 4TH PC MEETING

ITEM #2 – CUP 2022-08/SEPA 2022-24

Proposal is to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be providing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

REPRESENTATIVE: Walker Demmig (Burnham-SEV Pasco, LLC)

OWNER/APPLICANT: Walker Demmig (Burnham-SEV Pasco, LLC)

OPEN PUBLIC HEARING:

Commissioner Corrales opened the public hearing at 6:57 PM.

STAFF REPORT:

Mr. Braaten presented the staff report at 6:57 PM. Presentation lasted approximately 11 minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- No questions for Staff from the Planning Commission.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Walker Demmig of Burnham-SEV gave statement regarding the project.

COMMISSIONER QUESTIONS FOR APPLICANT:

- No questions from the Commissioners to the Applicant.

PUBLIC COMMENTS:

- No public, call-in, or email comments, against or neutral about this agenda item.
- In-Person public comments for the project came from:
 - Steve Worley, City of Pasco Public Works Director
 - Case VanderMulen
 - Doug Pettinger, Senior Director of Environmental Affairs for Darigold

STAFF FINAL COMMENTS:

- No final comments were made by staff for this agenda item.

CLARIFICATION OF STATEMENTS:

- No clarification of statements were needed from the public regarding this agenda item.

CLOSING PUBLIC HEARING ITEM:

- Commissioner Vincent closed the public hearing portion of this item at 7:19 PM.

PLANNING COMMISSION FURTHER DISCUSSION:

- No further discussion amongst the Planning Commission prior to a motion.

Commissioner Corrales entertained a motion for this agenda item.

Commissioner Kniveton made a motion to forward to the Board of County Commissioners a recommendation of approval for CUP 2022-08/SEPA 2022-24 with the six (6) adopted findings of fact and ten (10) conditions of approval.

Commissioner Gutierrez seconded the motion.

ITEM UNDER REVIEW FROM OCTOBER 4TH PC MEETING

PLANNING COMMISSION FURTHER DISCUSSION:

- No further discussion amongst the Commissioners after the motion was made.

ROLL CALL VOTE:

Mike Corrales:	Yes
Melinda Didier:	Absent
Mike Vincent:	Yes
Layton Lowe:	Yes
Peter Harpster:	Yes
Manny Gutierrez:	Yes
Stacy Kniveton:	Yes

The motion has been approved for CUP 2022-08/SEPA 2022-24 at 7:21 PM.

The remainder of the meeting minutes are being EXCLUDED, as the next part of the meeting addressed an item will go to the Board of County Commissioners at a future date, which is subject to the state Appearance of Fairness Doctrine.

AGENDA ITEM # 2

CUP 2022-07

CONDITIONAL USE PERMIT

BURHAM-SEV PASCO LLC



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, October 04, 2022

CUP 2022-08

DESCRIPTION



- ☐ **Address:** 957 E. Foster Wells Road
- ☐ **Parcel Number:** 113-090-085
- ☐ **Zoning:** Agricultural Production 20 (AP-20)
- ☐ **Comp. Plan:** Agricultural
- ☐ **Property size:** Approximately 82.49 acres.

CUP 2022-08

DESCRIPTION

- **Location:** East of U.S. Highway 395, North of Foster Wells Road, and West of Blasdel Road.
- **Area to be Used:** Approximately 28.6 of the western portion of the property
- **Request:** To allow construction of the Pasco Resource Recovery Center.
- **Site Plan Features:** ADI-BVF Digesters, 8 ft. chain link fence, access/maintenance road, location of biogas flare/blowers, covered EQ tank, parking and building access, control building, Sequencing Batch Reactors (SBR), and location of existing City of Pasco facilities.

CUP 2022-08

VICINITY MAP

SUBJECT AREA



CUP 2022-08

ASSESSOR'S PHOTOS



CUP 2022-08

SITE PHOTOS



CUP 2022-08

AGENCY / PUBLIC NOTICE

- On, or about, August 25, 2022, staff sent notices to:
 - Technical agencies
 - Property owners within 1 mile
 - The Franklin County Graphic
- Staff also:
 - Posted a “Pending Land Use Action” sign on the property
 - Made a SEPA Determination of Non-Significance (DNS)
 - SEPA Registry # 202204270
- No public comments were received during the comment period.

CUP 2022-08

AGENCY COMMENTS

☐ U.S. Bureau of Reclamation

☐ Franklin County Public Works:

- ☒ An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
- ☒ Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Right-of-Way for more information (Resolution #2000-330).

CUP 2022-08

STAFF ANALYSIS

- The proposal is for the creation of the Pasco Resource Recovery Center (PRRC), which will be built adjacent to, and complement, the already existing Pasco Process Water Reuse Facility (PPWRF).
- Key features of the proposal are to:
 - ▣ Replace the water pre-treatment function of the PPWRF to capture natural gases produced at the facility;
 - ▣ Convert said gas to usable natural gas, using two (2) anaerobic digesters (ADs), two (2) sequential batch reactors (SBRs), a gas upgrade system, gas compressors, and a gas pipeline connection to an off-site interconnect natural gas facility.

CUP 2022-08

STAFF ANALYSIS



- Main functions of the facility are to:
 - ▣ Reduce odors;
 - ▣ Produce renewable natural gas from biogas;
 - ▣ Provide nitrogen removal for industrial food processors.

- Staff recommends approval of the proposal based upon review of utilities goals and policies contained within the Franklin County Comprehensive Plan, and review of the Franklin County Code.

CUP 2022-08

STAFF ANALYSIS



- Based upon information provided by the applicant, the project will be a net benefit due to a reduction of greenhouse gasses being released to the atmosphere, a reduction in odors, and the production of renewable natural gas.

CUP 2022-08

RECOMMENDED FINDINGS OF FACT



1. The proposed use in the AP-20 Zoning District IS in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
2. The proposal **WILL NOT** adversely affect public infrastructure.

CUP 2022-08

RECOMMENDED FINDINGS OF FACT



3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
4. The location and height of the structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

CUP 2022-08

RECOMMENDED FINDINGS OF FACT

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

CUP 2022-07

CONDITIONS OF APPROVAL

In addition to “standard” CUP language:

1. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
2. Should archaeological materials (e.g. bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44, and WAC 25-48) is required.

CUP 2022-08

CONDITIONS OF APPROVAL



3. Application for Franklin County Building Permit shall be submitted for fencing and structures.
4. Applicant will need to comply with other local, state, and federal regulations pertaining to this development.
5. Comply with the requirements of **Franklin County Public Works**.

CUP 2022-08

SUGGESTED MOTION



- “I move that the Franklin County Planning Commission recommend that the Board of County Commissioners **adopt** the **six (6)** findings of fact and ten **(10)** conditions of approval, detailed in the staff report, and **APPROVE** case-file **CUP 2022-08 / SEPA 2022-24.**”

Agenda Item #2

STAFF REPORT

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

NOTE TO PLANNING COMMISSIONERS:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file: CUP 2022-08 (Conditional Use Permit) and SEPA 2022-24

Hearing Date: October 4, 2022

Applicant: Walker Dimmig
C/O Burnham-SEV Pasco LLC
1201 Wilson Blvd., 27th Floor
Arlington, VA 22209

Owner: City of Pasco
C/O Steve Worley
525 N. 3rd Ave,
Pasco, WA 99301

Location: The property is located East of HWY 395, North of E. Foster Wells Rd., and West of Blasdel Rd., with an address of 957 E. Foster Wells Rd., Pasco, WA 99301.

Legal Description: S2NW4 4-9-30

VICINITY MAP:

SUBJECT PARCEL



Property size: The current property (parcel) size is approximately 82.49 acres in size.

Property to be used: Approximately 28.6 acres of the western portion of the property.

Comp. Plan: Agricultural

Zoning: Agricultural Production 20 (AP-20)

Suggested

Recommendation: Positive recommendation with six (6) suggested findings of fact and ten (10) suggested conditions of approval

Suggested Motion: I move to forward CUP 2022-02 to the Board of County Commissioners with a positive recommendation based on the six (6) findings of fact and ten (10) suggested conditions of approval.

APPLICATION DESCRIPTION:

Application is to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be producing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

The applicant provided a **site plan**, which shows the location of the following features:

- ADI-BVF Digesters
- Location of 8ft. chain link fence
- Proposed access road/maintenance road
- Location of biogas flare/blowers
- Covered EQ tank
- Parking and building access
- Control building
- Sequencing Batch Reactors (SBR)
- Location of existing City of Pasco facilities

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on August 25, 2022.
- The Planning staff mailed notices to Property Owners within **one (1) mile** on August 25, 2022.
- A Public Notice was published in the *Franklin County Graphic* on August 25, 2022.
- A sign was posted on the property on August 25, 2022.

SEPA:

- A SEPA Checklist was included in the application. Planning Staff [Lead Agency Responsible Official] reviewed the checklist and issued a Determination of Non-Significance (DNS) on August 25, 2022 under WAC 197-11-340(2) which was published on August 25, 2022.
- The Washington State Department of Ecology filed the notice under **SEPA #202204270** in the statewide SEPA register.
- Comments on the DNS Threshold Determination were due by September 8, 2022. As of the date of this staff report, no SEPA specific comments or appeals have been received.

APPLICABLE STANDARDS/CODES:

1. County Zoning-- County Code:
 - a. Chapter 17.10 Agricultural Production 20 (AP-20) Zone
 - b. Chapter 17.82 Special Permits
 - c. Chapter 18.04 State Environmental Policy Act Guidelines (SEPA)
 - d. Title 14 Development Code Administration
2. Franklin County Comprehensive Plan

PUBLIC COMMENT:

No public comments have been received as of September 22, 2022.

STAFF ANALYSIS:

The proposal is for the creation of the Pasco Resource Recovery Center (PRRC), which will be built adjacent to, and compliment, the already existing Pasco Process Water Reuse Facility (PPWRF). Key features of the proposal are to replace the water pre-treatment functions of the PPWRF to capture natural gases produced at the facility, and convert said gas to usable natural gas, using two anaerobic digesters (ADs), two sequential batch reactors (SBRs), a gas upgrade system, gas compressors and a gas pipeline connection to an off-site interconnect natural gas facility. Main functions of the facility are to reduce odors, produce renewable natural gas from biogas and provide nitrogen removal for industrial food processors.

Staff recommends approval of the proposal based upon review of utilities goals and policies contain within the Franklin County Comprehensive Plan, along with review of the Franklin County Code. Based upon information provided by the applicant, the project will be a net benefit due to a reduction of green-house gasses being released to the atmosphere, a reduction in odors, and the production of renewable natural gas.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **Public Works Department:** Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following comments:
 - An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
2. **Franklin PUD:** *No comments received.*
3. **Benton-Franklin Health District:** *No comments received.*
4. **Cascade Natural Gas:** *No comments received.*
5. **City of Pasco:** *No comments received.*
6. **Franklin County Assessor's Office:** *No comments received.*
7. **DAHP:** *No comments received.*

8. **Confederated Tribes of the Colville Reservation:** *No comments received.*
9. **Confederated Tribes of the Yakama Nation:** *No comments received.*
10. **Nez Pearce Tribe:** *No comments received.*
11. **Fire District #3:** *No comments received.*
12. **South Columbia Basin Irrigation District:** *No comments received.*
13. **US Bureau of Reclamation:** *Comments received on September 7, 2022. Please see agency comment section for more information.*
14. **Department of Ecology:** *No comments received.*
15. **Franklin County GIS/E-911 Addressing:** *No comments received.*
16. **Planning and Building Department:** The Planning Department has determined the following suggested findings and provided comments for this application:
 - The property is located in the Agricultural Production 20 (AP-20) zone. A conditional use permit is required for the facility.
 - Franklin County Building Permit shall be required for fencing and structures.
 - The Comprehensive Plan designation for the property is Agricultural.
 - Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
 - Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

RECOMMENDATION:

According to the Franklin County Code, Chapter 17.82 Special Permits, the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof;
2. Shall render a recommendation to the Board of County Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

Findings of Fact Criteria by Planning Commission: The Planning Commission shall make and enter findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;

CUP 2022-08/SEPA 2022-24

2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Planning and Building Department Staff Assistance: Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP 2022-08.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of County Commissioners for application CUP 2022-08/SEPA 2022-24, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural.
 - b. The County Zoning map designates the land as Agricultural Production 20 (AP-20).
 - c. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel will be from East Foster Wells Road.
 - b. Public Works has determined that the proposed use would not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of farms, open space, existing sewer treatment plant and large-lot, residential homes.
 - b. The existing and intended character of the immediate area is Agricultural. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.
 - c. The zoning of the site and most of the parcels near the site is either AP-20 or RR-5.
4. The location and height of the proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

- a. The proposed facility is in conformance with, and integrated with, the existing PWWR facility located nearby.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. Proposed development will have reduced odors in comparison to the adjacent existing wastewater facility.
 - b. The proposed facility's operations will have limited, if any, negative impact to the County's transportation infrastructure.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received no written comments from the public.

Suggested Conditions of Approval:

1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
 - b. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
 - c. Application for Franklin County Building Permit shall be submitted for fencing and structures.
 - d. Applicant will need to comply with any other Local, State and Federal regulations pertaining to this development.
2. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

3. RIGHT TO FARM: Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval.
4. Shall comply with **fire code** requirements as stated in Franklin County Chapter 8.40.
5. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris, weeds and/or garbage.
6. Future expansions and improvements at the site shall comply with the submitted and approved site plans (and any building plans submitted and approved). To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
8. In accordance with the County's Zoning Code, any special permit may be reviewed for potential termination and revocation by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
9. This permit applies to the described lands and shall run with the land. Any transferring of this permit to another party will require that notice be provided to the Franklin County Planning Department and Board of County Commissioners. It cannot be transferred to another site.
10. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Agenda Item #2

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2022-08/SEPA 2022-24)

DATE: August 25, 2022

RE: CUP 2022-08/SEPA 2022-24

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
US Bureau of Reclamation
DAHP
Conf. Tribes of Umatilla Indian Res.
Colville Conf. Tribes
Nez Pearce Tribes

Irr. Dist.(FCID X SCBID X)
Fire Dist. # 3
Elec.Utility (PUD X BBEC)
County Building Official
City of Pasco
Yakama Valley Nation
Cascade Natural Gas

FROM: Derrick Braaten, Planning & Building Director

CC: Ryan Nelson, Rebeca Gilley, Aaron Gunderson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for application is to allow for the construction of the Pasco Resource Recovery Center.

We would appreciate your review and comments **within ten (10) working days of the above listed date, if possible**. If it will take longer to review the CUP, please contact this office at (509) 545-3521.

Sincerely,

Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Burnham-SEV Pasco LLC**, on behalf of **City of Pasco** 525 N. 3rd Ave., Pasco, WA 99301, is seeking approval of Conditional Use Permit (CUP), file # **CUP 2022-08** and **SEPA 2022-24**.

Said application is to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be providing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

The subject parcel is described as follows:

LOCATION:

Property is located East of HWY 395, North of East Foster Wells Rd. and West of Blasdel Rd. (Parcel #113-090-085). One of the parcels has a building addressed as 957 E. Foster Wells Rd., Pasco, WA 99301.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **October 4, 2022** at **6:30 PM.** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@franklincountywa.gov, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written comments will need to be submitted by **4:00 PM, September 16, 2022**, in order to be included in the agenda packet. Further information on how to participate in the meeting is provided below.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Mitigated Determination of Non-Significance (MDNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **August 25, 2022** and comment period for determination and environmental impacts of proposal will close on **September 8, 2022**.

HOW TO WATCH/PARTICIPATE ONLINE: You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.franklincountywa.gov/AgendaCenter/Planning-Commission-2>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

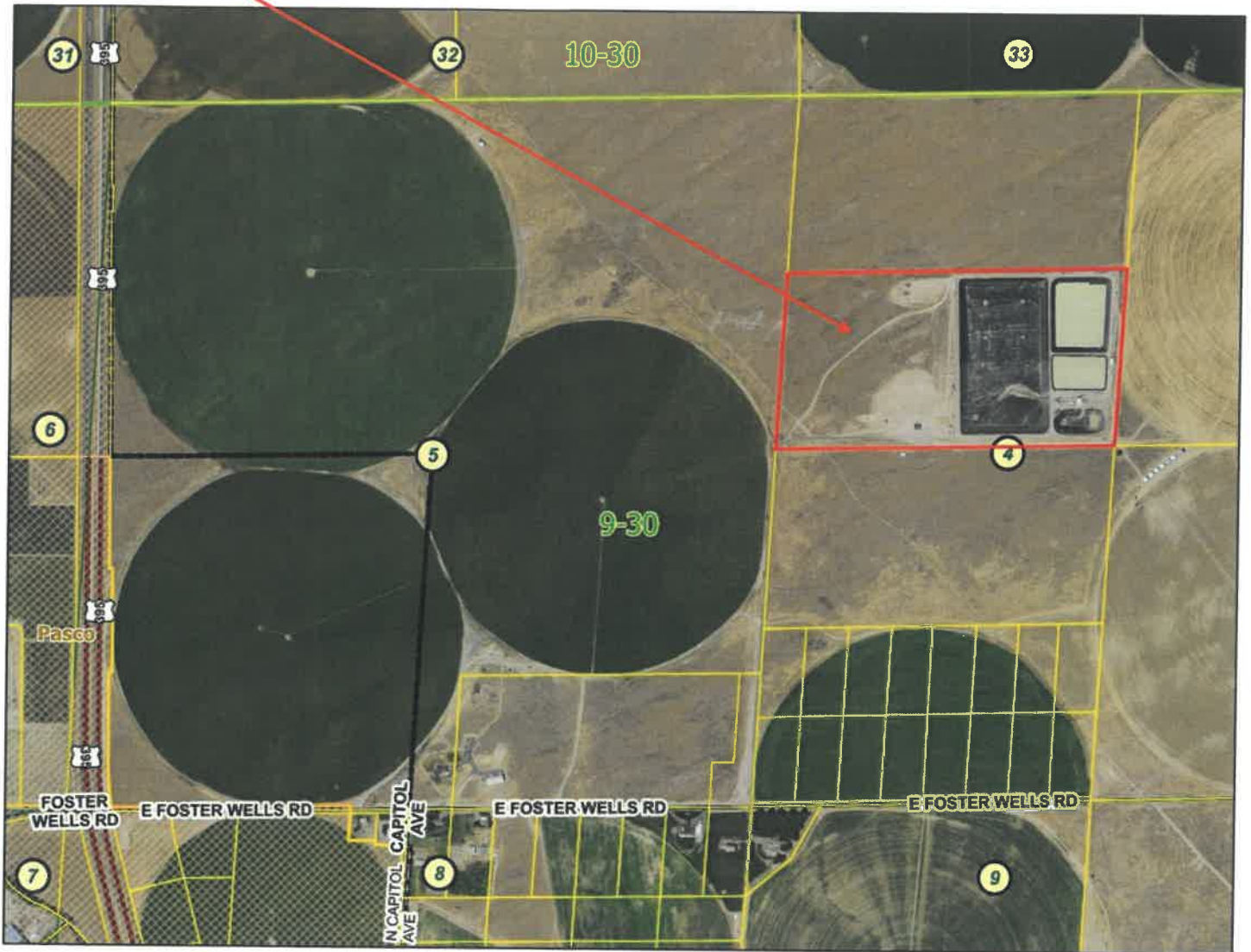
Information concerning the proposal can be obtained by email at planninginquiry@franklincountywa.gov or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 25th DAY OF AUGUST 2022.

PUBLISH:

Franklin County Graphic: August 25, 2022

Subject Parcel





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Burnham-SEV Pasco LLC**, on behalf of **City of Pasco** 525 N. 3rd Ave., Pasco, WA 99301, is seeking approval of Conditional Use Permit (CUP), file # **CUP 2022-08** and **SEPA 2022-24**.

Said application is to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be providing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

The subject parcel is described as follows:

LOCATION:

Property is located East of HWY 395, North of East Foster Wells Rd. and West of Blasdel Rd. (Parcel #113-090-085). One of the parcels has a building addressed as 957 E. Foster Wells Rd., Pasco, WA 99301.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **October 4, 2022 at 6:30 PM.** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@franklincountywa.gov, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written comments will need to be submitted by **4:00 PM, September 16, 2022**, in order to be included in the agenda packet. Further information on how to participate in the meeting is provided below.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Mitigated Determination of Non-Significance (MDNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **August 25, 2022** and comment period for determination and environmental impacts of proposal will close on **September 8, 2022**.

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Information concerning the proposal can be obtained by email at planninginquiry@franklincountywa.gov or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 25th DAY OF AUGUST 2022.

PUBLISH:

Franklin County Graphic: August 25, 2022

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen
cc: Craig Erdman, PE, Director / County Engineer
Date: August 29, 2022
Re: CUP 2022-08 - Pasco Resource Recovery Center

Derrick,

We have reviewed the application for a Conditional Use Permit along with SEPA 2022-24 to allow for the construction of the Pasco Resource Recovery Center to provide water treatment services, odor reduction, production of renewable natural gas from biogas, and nitrogen removal. Property is located East of HWY 395, North of East Foster Wells Rd. and West of Blasdel Rd. (Parcel #113-090-085).

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following general comments:

1. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
2. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.



IN REPLY REFER TO:

United States Department of the Interior
BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823-0815



Sep 7, 2022

EPH-2324
2.2.3.18

VIA ELECTRONIC MAIL ONLY

Aaron Gunderson, Planner I
Franklin County Planning and Building Department
502 W Boeing St
Pasco, WA 99301
agunderson@franklincountywa.gov

Subject: SEPA 2022-24 Pasco Resource Recovery Center

Dear Mr. Gunderson:

We appreciate the opportunity to review and comment on the subject proposal located in South Columbia Basin Irrigation District (SCBID) in Section 04, Township 09 North, Range 30 East, Willamette Meridian, Columbia Basin Project (Project), Franklin County, Washington. This letter is in response to your request for comments due September 8, 2022.

Reclamation requests the permit issued to the proponent by Franklin County includes all appropriate and necessary Best Management Practices for environmental protection of the open surface irrigation facilities that ultimately return irrigation flows to the Columbia River. This request pertains to activities that would occur before, during, and after construction. Examples of Best Management Practices include but are not limited to plans for spill prevention, dust abatement, stormwater control, and air emissions. Reclamation's request is to ensure the subject proposal does not adversely affect lands, operations, waters, facilities, and/or resources of the Project.

Stormwater runoff of any type, including runoff from a construction site or developed property should not enter any of Reclamation's lands or facilities at any time due to potential adverse effects on water quality. A Construction Stormwater General Permit from the Washington State Department of Ecology may be required for any construction project one acre or greater in size. Construction activities should cause no adverse effects to the lands, operations, waters, facilities, and resources of the Project.

Landowners should be aware of existing Reclamation and SCBID rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and SCBID must review and approve any work that would involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing

rights-of-way corridors without prior approval from Reclamation and SCBID. This includes, but is not limited to, temporary improvements such as on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there would be no encroachments upon Project facilities or rights-of-way.

Thank you for your assistance and cooperation. If you have any questions, please contact Ms. Chloe Nelson, Ephrata Field Office, Natural Resource Specialist, at cnelson@usbr.gov or Mr. Clyde Lay, Ephrata Field Office, Deputy Field Office Manager, at clay@usbr.gov or (509) 754-0216. For the hearing impaired, please call the Federal Relay System at (800) 877-8339.

Sincerely,

CLYDE LAY Digitally signed by CLYDE LAY
Date: 2022.09.07 11:51:42 -07'00'

Clyde Lay
Deputy Field Office Manager

cc: John O'Callaghan
South Columbia Basin Irrigation District
P.O.Box 1006
Pasco, WA 99301
jocallaghan@scbid.org

Walker Dimmig
Burnam-SEV Pasco, LLC
1201 Wilson Blvd., 27th Floor
Arlington, VA 22209
walker@sev.energy



7130 W. Grandridge Blvd., Ste. A
Kennewick, WA 99336-7725

(509) 735-1000
TryTri-Cities.org

September 26, 2022

Mike Corrales
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Melinda Didier
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Manny Gutierrez
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Peter Harpster
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Stacy Kniveton
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Layton Lowe
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Mike Vincent
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Dear Franklin County Planning Commissioners:

I write to express TRIDEC's formal support of the proposed the Pasco Resource Recovery Center (PRRC) and to convey the project's importance to the growth and vitality of our region. TRIDEC understands the Franklin County Board of Commissioners will be considering a Conditional Land Use Permit (CUP) for the PRRC project and encourage your support by recommending the approval of such a permit. We believe the county will find the requested conditional land use is modest in its scope and will be consistent with current uses of adjoining land parcels.



The success of the PRRC is very important to the continued economic growth of the Tri-Cities, particularly in the agribusiness and food processing sector. As enterprises continue to announce plans for expansion in our region, it is critical to ensure our Cities and Counties are equipped with the necessary wastewater treatment infrastructure to support these businesses. The Darigold expansion, which relies heavily on the success of this project, is expected to create over 300 jobs in the Tri-Cities. Moving this project forward in a responsible and thoughtful manner will help capture the direct and indirect economic benefits of the Darigold project. It will also provide the additional wastewater treatment capacity needed to spur further growth in the processing industry while supporting our local farmers, agribusinesses, and the high-yield crops on which they depend.

In addition to the robust economic benefits that the PRRC will deliver to the Tri-Cities, the project also implements an integrated and sustainable process with important environmental benefits. In particular, the project will collect biogas that is produced by the water treatment process and convert it to renewable natural gas (RNG) for local utilization, as opposed to flaring it as is typical at water treatment plants. Additionally, it will utilize a unique form of nitrogen removal involving algae, which generates fewer emissions than conventional processes, absorbs carbon, and can be marketed as a natural soil amendment.

Regional efforts groups like MyTri 2030, and the Mid-Columbia Energy Initiative have made it clear that their goal is the facilitate the development of the Tri-Cities as a national clean energy leader, including efforts focused on fuels and agricultural energy. Minimizing the emissions impact, odor, and nitrogen levels of the city's treated wastewater, while producing RNG as an end product aligns closely with this overall vision.

The Pasco Resource Recovery Center is an overwhelmingly beneficial project for the Tri-Cities and is deserving of the County's support as it seeks a Conditional Use Permit. Ultimately, the project is consistent with surrounding land uses, will support retention of current employers, and support future economic growth. Should you have any questions or would like to talk further about our organization's support for the project please do not hesitate to reach out.

Best Regards,



Karl Dye
President & CEO



CONNECTING HERE WITH THERE

September 27, 2022

Port of Pasco Administrative Office
Phone: 509.547.3378
Fax: 509.547.2547
portofpasco@portofpasco.org
1110 Osprey Pointe Blvd.
Suite 201
P.O. Box 769
Pasco, Washington U.S.A. 99301

Port Commissioners
Jean Ryckman
James T. Klindworth
Vicki Gordon

Executive Director
Randy Hayden

Mike Corrales
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Melinda Didier
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

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Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Mike Vincent
Planning Commissioner
Franklin County
1016 N 4th Avenue
Commissioners Meeting Room
Pasco, WA 99301

Dear Honorable Franklin County Planning Commissioners:

The Port of Pasco is writing to express our formal support of the proposed Pasco Resource Recovery Center (PRRC) and to convey the project's critical importance to the growth and vitality of our region. The Port understands the Franklin County Board of Commissioners will be considering a Conditional Land Use Permit (CUP) for the PRRC project and encourages your support of such a permit. After appropriate due diligence, we believe the county will find the requested conditional land use is modest in its scope and will be consistent with current uses of adjoining land parcels.

The success of the PRRC is essential to the near- and long-term economic growth of the Tri-Cities, particularly in the agribusiness and food processing sector. As enterprises continue to announce plans for expansion in our region, it is critical to ensure our Cities and Counties are equipped with the necessary wastewater treatment infrastructure to support these businesses. The new Darigold Pasco milk processing facility, which relies heavily on the success of this project, is projected to introduce approximately 300 local jobs in the Tri-Cities. Moving this project forward in a responsible and thoughtful manner will help capture the direct and indirect economic benefits of the Darigold project. It will also provide the additional wastewater treatment capacity needed to spur further growth in the processing industry while supporting our local farmers, agribusinesses, and the high-yield crops on which they depend.

In addition to the robust economic benefits that the PRRC will deliver to the Tri-Cities, the project also implements an integrated and sustainable process with important environmental benefits. In particular, the project will collect biogas that is produced by the water treatment process and convert it to renewable natural gas (RNG) for local utilization, as opposed to flaring it as is typical at water treatment plants. Additionally, it will remove nitrogen from the treated clean water so that the water can be applied nearby to farmland in an environmentally friendly way that does not overload the land with too many nutrients.

Regional efforts groups like MyTri 2030, and the Mid-Columbia Energy Initiative have made it clear that their goal is to facilitate the development of the Tri-Cities as a national clean energy leader, including efforts focused on fuels and agricultural energy. Minimizing the emissions impact, odor, and nitrogen levels of the city's treated wastewater, while producing RNG as an end product aligns closely with this overall vision.

The Pasco Resource Recovery Center is an overwhelmingly beneficial project for the Tri-Cities and is deserving of the County's support as it seeks a Conditional Use Permit. Ultimately, the project is consistent with surrounding land uses, will support retention of current employers, and support future economic growth. Should you have any questions or would like to talk further about our organization's support for the project and the benefits it will bring our community, please do not hesitate to reach out.

Best Regards,

A handwritten signature in black ink, appearing to read "Randy Hayden", followed by a horizontal line.

Randy Hayden
Executive Director
Port of Pasco

Agenda Item #2

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: CUP 2022-08 + SEPA 2022-24	RECEIVED AUG 16 2022 FRANKLIN COUNTY PLANNING DEPARTMENT	
	Total Fees: \$ 400.00		Reviewed by:
	Receipt #: PL 22-00852		Hearing Date:
	Date of Pre-App meeting:		
	Date deemed complete:		

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Boundary Line Adjustment
	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input checked="" type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION Walker Dimmig, Applicant
<input type="checkbox"/>	Property Owner Name: City of Pasco, c/o Steve Worley Mailing Address: 525 N. 3rd Avenue, Pasco WA 99301 Phone: (509) 543-5738 Email: worleys@pasco-wa.gov
<input checked="" type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Burnham-SEV Pasco LLC Name: Walker Dimmig Address: 1201 Wilson Blvd, 27th Floor, Arlington, VA 22209 Phone: (919) 819-4213 Email: walker@sev.energy
<input type="checkbox"/>	Surveyor / Engineer Company: Evoqua Water Technologies Name: Jamie Killam Address: 370 Wilsey Road, Fredericton, New Brunswick E3B 6E9 Phone: +1 (506) 292-8631 Email: jamie.killam@evoqua.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Burnham-SEV is seeking a Conditional Use Permit to build the Pasco Resource Recovery Center on parcel 113090085, which is owned by the City of Pasco. The City will be pursuing a subdivision of the parcel according to the approximate boundaries described in the attached Site Plans. The facility will be located adjacent to the City's Process Water Reuse Facility and will be providing water treatment services, odor reduction, production of renewable natural gas from biogas, and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

PROPERTY INFORMATION:

Parcel number(s) (9-digit tax number):

113090085

Legal Description of Property:

S2NW4 4-9-30

Site Address (*describe location if no address is assigned*):

957 E FOSTER WELLS RD, PASCO 99301

- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.
- This application, including attachments, must be completed in its entirety for all items applicable to your project.
- Supplemental information is generally required for land use approvals. Ensure that all required information is submitted along with this application form.
- If the property is owned by a corporation or LLC please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the corporation or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.



This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

Steve M. Worley 8/9/22 T. Walker Dimmig 8/9/22
Owner Date Applicant/Representative Date

Print Name: STEVE M. WORLEY Print Name: T. Walker Dimmig

CONDITIONAL USE PERMIT INFORMATION

<p>ZONING: AP-20 Agricultural Production Zone</p>
<p>PROJECT NAME: Pasco Resource Recovery Center (PRRC)</p>
<p>WHAT ARE YOU PROPOSING? <i>(ex: Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Accessory Building deviating from standards, Wireless Communication Facility, etc.)</i></p> <p>Processing of agricultural products: wastewater treatment and resource recovery plant, including anaerobic digestion, nitrogen removal, and renewable natural gas (RNG) production.</p>
<p>LOT/PARCEL SIZE: Existing Parcel: approx. 82 acres / Anticipated subdivided new lot: approx. 37 acres</p>
<p>SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING: Approximately 28.6 acres within the proposed easements will include the proposed developments, surrounded by a fence-line, containing all structures, buildings, and operations.</p>
<p>PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:</p> <p>The present parcel is owned by the City of Pasco and includes the City's Process Water Reuse Facility (PWRF). The overall parcel has storage ponds, influent and effluent pump stations, pretreatment systems, and operations buildings owned by the City and associated with the PWRF.</p> <p>The current parcel will be subdivided by the City according to the approximate boundaries provided in Exhibit A to create the Project Site identified in Exhibit B. The proposed Project Site subdivision has no structures on it. The land is undeveloped but is disturbed.</p>
<p>DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (ATTACH ADDITIONAL SHEETS IF NEEDED):</p> <p>See attached Detailed Project Description and Exhibits A-C.</p>
<p>WILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYGROUND, PARK):</p> <p>Primary activities will be conducted in an enclosed control building. Outdoor activities will include periodic monitoring and maintaining of the equipment on site.</p> <p>B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF YOUR OUTDOOR USE AREA(S)?</p> <p>N/A: the site has no dedicated outdoor use areas.</p> <p>C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, MACHINERY, VEHICLES)?</p> <p>Noise generation will be minimal and will be associated with the operation of treatment equipment, including blowers, pumps, and compressors. Machinery may be periodically used for maintenance. Construction noise will take place during daytime hours.</p>
<p>PROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SEASONAL):</p> <p>The facility will operate 24 hours per day, 7 days a week.</p>

PROPOSED STRUCTURES AND USE (SIZE, HEIGHT, ETC.):

The following structures are proposed:

- Control Building: approx. 20,000 sq. ft. of impervious surface; approx. 42 ft. in full height; includes operations room, lab testing, staff rooms, offices, restrooms.
- Low Rate Anaerobic Digesters: two in-ground basins totaling approx. 360,000 sq. ft. and extending 21 ft. above the existing grade (earthen berm and concrete apron wall) used for primary treatment, odor reduction, and biogas collection from process water.
- Sequencing Batch Reactors: two concrete basins totaling approx. 28,000 sq. ft. and 24 ft. in height; used for removal of nitrogen from process water.
- Equalization Tank: approx. 10,000 sq. ft. of impervious surface; 22 ft. high; used for receiving and mixing the process water prior to being fed into the anaerobic digesters.
- Miscellaneous structures and equipment pads: 3,000 sq. ft. of impervious surfaces; equipment no higher than approx. 20 ft.; used for placement of equipment such as pumps, compressors, gas conditioning systems.
- Paved parking area: approx. 6000 sq. ft. of impervious surface; used for parking 5-10 staff vehicles.

HOW WILL THE PROPOSED DEVELOPMENT BE COMPATIBLE WITH THE USES PERMITTED IN THE SURROUNDING ZONE(S)?

The surrounding land is zoned AP-20. The proposed development is on disturbed land that is not currently used for, and is not well-suited for, agricultural production. The proposed development will not interfere with the permitted use of the surrounding zone. It will not result in materially increased traffic, noise, or any other potentially interfering impacts. The current PWRF facility is on an adjacent parcel, has operations similar to the proposed development, and has not created interference. The proposed development will have reduced odors and cleaner effluent water as compared to the PWRF. The proposed development is treating the process water created from the processing of the agricultural products grown in the surrounding zones, supporting the stated purpose of the AP-20 zone. The proposed development supports Franklin County's Comprehensive Plan Natural Environment Goals and Policies, including Goal 4: Protect and enhance surface water and groundwater quality for human health, drinking water supply, and to meet water quality standards.

DESCRIBE HOW THE SUBJECT PROPERTY IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY AND/OR INTENSITY OF THE USE BEING PROPOSED:

The property is sufficiently large to site the proposed buildings and equipment with necessary easements, fence-lines, and access. The property is set back from all public roadways by several parcels and is not visible from public roadways. The proposed activities will not result in materially increased density of the subject property, with only 5-10 facility employees to be active on site.

Any facilities constructed on site will comply with the necessary Development Standards of Franklin County. Structures similar to what is being proposed are presently located at the PWRF adjacent to the subject property, and the proposed structures, including in-ground ponds and concrete basins, a control building, and various small equipment skids, are similar to other types of structures within the AP-20 zone.

PROPOSED MEASURES TO ENSURE COMPATIBILITY WITH PERMITTED USES IN THE SURROUNDING ZONE (EXAMPLE: FENCES, LANDSCAPE BUFFERS, BERMS, ETC):

The facility will include an 8 foot chain link security fence around the entire property. The facility will meet the required Development Standards of the zone, including any landscape or buffer requirements to ensure compatibility.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

None known.

IRRIGATION SOURCE:

☒ NONE ☐ PRIVATE ☐ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☐ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):
☒ OTHER (SPECIFY): Potable water provided by City of Pasco.

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power — Franklin PUD
Telephone — N/A
Natural Gas — Cascade Natural Gas
Cable / Broadband — Franklin PUD
Sanitary waste disposal - Future Septic System / Garbage: Basin Disposal

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.



This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

<u>Steve M. Worley</u>	<u>8/9/22</u>	<u>T. Walker Dimmig</u>	<u>8/9/22</u>
Owner	Date	Applicant/Representative	Date
Print Name: <u>STEVE M. WORLEY</u>	Print Name: <u>T. Walker Dimmig</u>		

Rev. Jan 2019

DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL, SITE PLAN, AND ASSOCIATED EXHIBITS

Conditional Use Permit Application

Burnham SEV Pasco

Background

The proposed use is the Pasco Resource Recovery Center ("PRRC"), an industrial wastewater treatment and resource recovery facility that will be developed on City of Pasco ("City") owned land adjacent to its Process Water Reuse Facility ("PWRF"). The PRRC will provide water treatment services to the City as part of the City's broader industrial process water treatment program. The new treatment facility will result in cleaner water for local crop irrigation, significant odor reductions, and substantial air emissions reductions through the capture and conversion of naturally occurring biogas to renewable natural gas ("RNG").

The City currently operates a system to transport, store, pre-treat, and treat via land application the process water from industrial food processors in Pasco. The core of the City's system is the PWRF, which is located on Franklin County parcel 113090085 and includes light pre-treatment processes, winter storage ponds, and influent and irrigation pump systems. In order to meet future permit requirements while also enabling new processors to develop facilities in Pasco and existing processors to expand operations, the City is seeking to enhance its industrial water treatment services at the PWRF. In March 2022, the City issued a Request for Proposals for entities to provide these enhanced water treatment services to its industrial customers by providing anaerobic digestion, nitrogen removal, and RNG production. Burnham SEV Pasco ("Burnham") was awarded the RFP, and the proposed development encompasses the system and services that the City is contracting with them to provide.

Location

The PRRC will be located on a Project Site that is to be leased from the City. The Project Site is currently part of the City-owned parcel that also contains the PWRF, and the City will pursue a subdivision of that property with Franklin County. The approximate proposed subdivision that the City will pursue is depicted in Exhibit A (the City may make slight alterations prior to submittal of the subdivision), with an approximately 37.3-acre parcel subdivided for the Project Site, labelled as Lot B. The existing PWRF facility will be on Lot A and is approximately 45.7 acres. Once the subdivision is obtained, Lot B, the Project Site, will be leased to Burnham. The Project Site does not currently host any City buildings or operations, but the land is disturbed.

The Project Site Plan is provided in Exhibit B. The Site Plan includes a new access road from the current City of Pasco access road to the PWRF and equipment and buildings described in this Description and elsewhere in the Conditional Use Application.

Development Structures and Activities

As part of its overall industrial water treatment program, the City will continue to operate its influent pump system to transport process water from the industrial food processor facilities, its

winter storage ponds to store treated water when land application is not possible, and its land treatment irrigation system. The City is also pursuing an expansion of these facilities in parallel to this proposed development on separate parcels to be obtained by the City. The PRRC will be installed on the Project Site as an intermediate step in the City's overall industrial water treatment program, but it will be operated by Burnham and/or its contractors.

The process water will be brought by the City the fence-line of the Project Site, where Burnham will accept it for treatment. The project will accept an expected annual average of approximately 4.4 million gallons per day (MGD) of process water for treatment. Once the water is treated, all liquid effluent will be returned to the City at the Project Site fence-line for temporary winter storage and/or land application by the City according to its relevant Washington State permits.

Within the Project Site boundary, Burnham-SEV will operate a water treatment system that includes the following processes:

- An equalization ("EQ") tank for the initial collection and mixing of industrial process water delivered by the City
- Two 36.5 million gallon in-ground, fully enclosed, low-rate anaerobic digesters ("LRADs") to provide primary water treatment and odor reduction
- A nitrogen removal system to further reduce nitrogen levels in the treated water
- Effluent pumps to return the treated, clean water to the City

In addition to the core water treatment steps described above, the PRRC will include the production of a renewable fuel called RNG in order to further improve the environmental performance of the facility. When waste streams are treated via anaerobic digestion, biogas is inherently generated. Often this biogas, which is largely methane, is either emitted or converted to CO₂ by combusting it in a flare. To eliminate these emissions, the PRRC will instead capture that biogas, upgrade it to renewable natural gas, and transfer it to Cascade Natural Gas for injection into their natural gas pipeline. The PRRC is expected to produce an annual average of approximately 900 MMBtu/day of RNG from the biogas generated by the water treatment process. This process will include the following steps:

- Biogas that is naturally generated by anaerobic digestion will be collected by membranes that cover the LRADs
- The biogas will be sent to a conventional gas upgrading pad on the Project Site so that it can be purified into RNG
- The RNG will then be sent to a gas compression, metering, and injection station that will be developed and operated by Cascade Natural Gas through an easement provided on the Project Site; permits, approvals, and other development requirements will be obtained by Cascade Natural Gas.
- A flare will be provided in the event that biogas must be combusted on site for safety and maintenance purposes, such as in instances where gas conditioning equipment is not operable
- Cascade will inject the RNG into a pipeline that they will develop, own, and operate, and that will run from the Project Site to an interconnection point on their system near the intersection of Foster Wells Road and US-395

Cascade Natural Gas is separately and independently responsible for the development of the gas interconnection pipeline, which is depicted in Exhibit C. The RNG can also be trucked from the Project Site if needed at any point in time. The Cascade-developed pipeline will also provide gas service to the proposed project, with the primary purpose of keeping the LRADs heated to an appropriate temperature to adequately treat the water in colder months.

The PRRC will also include a control building from where a total staff of 5-10 operators will operate and maintain the facility. Septic sewage will be developed for on-site personnel, with a drain field shown in Exhibit B.

Impacts

The proposed development is in line with the current approved City PWRP operations taking place on the Project Site parcel. Compared to the PWRP:

- The activities to be performed are similar in type, purpose, and impact
- The buildings and treatment facilities are similar in overall size and footprint
- The activities will result in significant odor reduction
- The activities will not result in increased noise
- The activities will not result in material traffic increases outside of construction

Property Information

There are no Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property known at this time.

Benton-Franklin Health District Written Approval

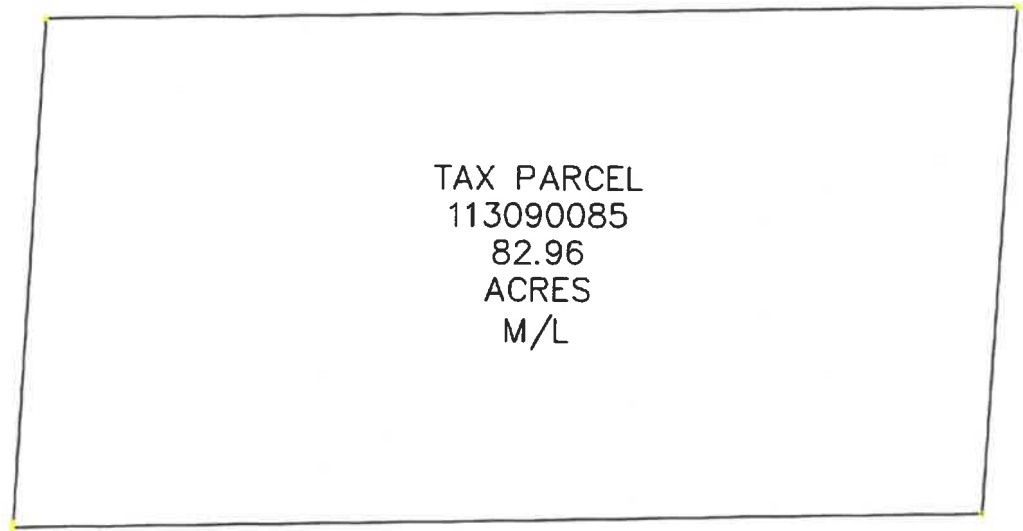
The project has been in communication with Benton-Franklin Health District. The Health-District advised that the proposed project should proceed with a Conditional Use Permit application and separately pursue the appropriate septic permits with the Health District.

Exhibit A

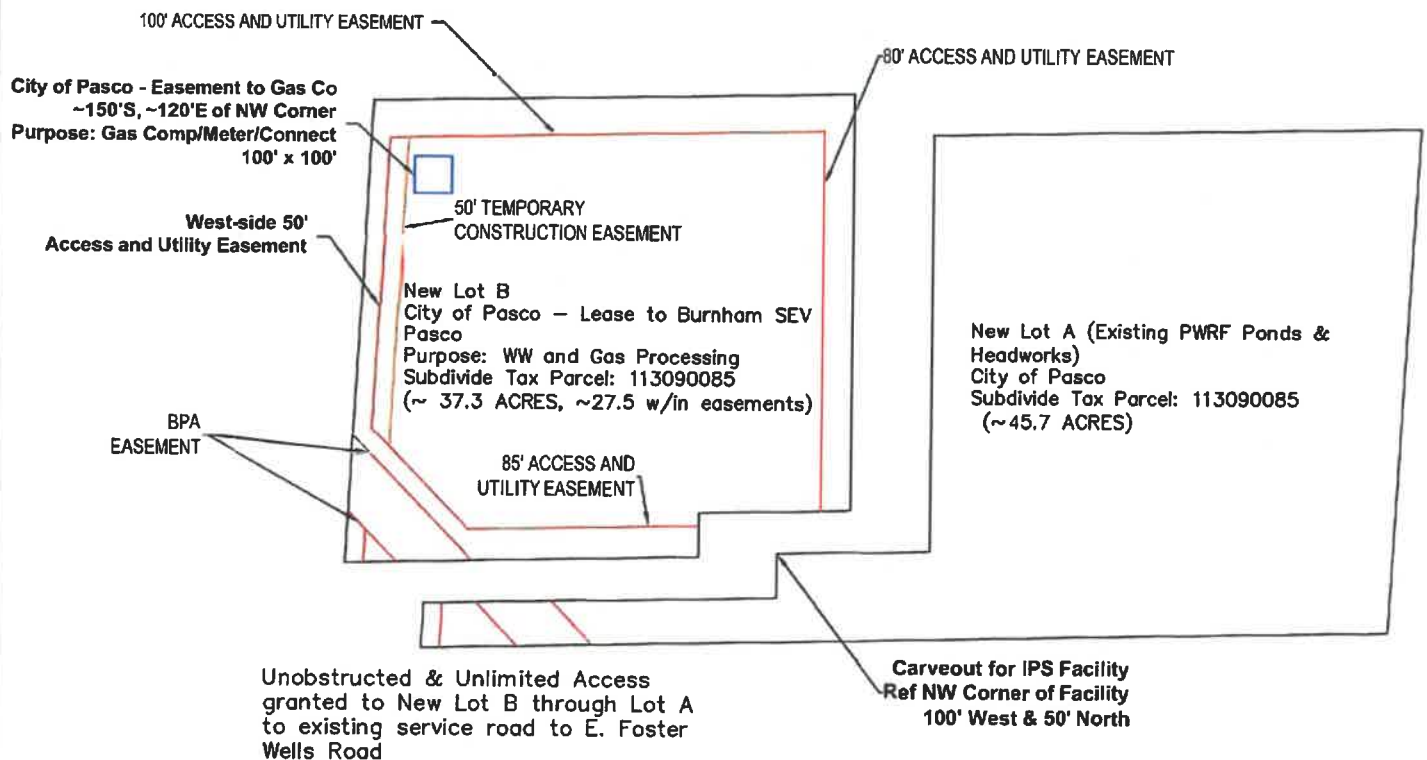
Parcel Subdivision

The Project Site will be subdivided from Franklin County Parcel 11309085. The existing parcel is depicted, along with a proposed subdivision into Lot A and Lot B. Lot A is approximately 45.7 acres, will remain in the ownership and control of the City, and contains the current PWRF infrastructure. Lot B is approximately 37.3 acers, will remain owned by the City and will be leased to Burnham, and will be the Project Site. The City is separately pursuing the proposed subdivision with Franklin County.

[Drawing on following page.]



EXISTING PARCEL



PROPOSED PARCEL SPLIT


 BURNHAM	Pasco PRRC	Drawn By	MC	Date	08/05/2022
	Parcel Split Proposal	Scale	N/A	Revision	1

Exhibit B

Project Site Plan

The Project Site Plan is provided, including:

- *North arrow, Legend stating the Owner/Applicant name, date the site plan was drawn, tax parcel number, and scale;*
 - Provided.
- *Exterior property lines and any adjacent public street or alley rights-of-way;*
 - Property lines and easements provided in Parcel Subdivision Proposal (Exhibit A).
- *Existing and proposed buildings and other structures;*
 - Proposed buildings and structures provide.
 - No existing structures on proposed parcel subdivision.
- *Existing and proposed retaining walls or fences (indicate material, if the fencing provides visual screening, the height of the fence, and if there is barbed wire);*
 - Provided; 8 ft. chain link fencing provides limited visual screening; barbed wire not anticipated.
- *Existing and proposed points of ingress and egress, drives and driveways and circulation pattern;*
 - New proposed single point of entry access road shown.
 - Existing City of Pasco Access Road between Foster Wells Road and the PWRF shown.
- *The location of existing and proposed parking areas with each parking space shown and surface type indicated and lighting noted;*
 - Asphalt parking area and parking spaces shown.
 - Lighting sources unknown at this time; likely a blend of exterior building lighting and pole mounted lighting throughout the site.
- *Existing and proposed open spaces and landscape areas;*
 - No currently proposed landscape areas.
 - Open spaces surround the southwest side of the facility between the facility fence-line and the proposed property line.
- *Water (Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone) and sewerage facilities (Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines)*
 - Drain field shown.
 - Potable water to be provided by the City from current PWRF facility.
 - Environmental Database Report for project site indicates three wells on the parcel; wells will not be utilized by the facility.
- *Storm water drainage;*
 - Disturbed areas and new berms will be hydroseeded; soils are free draining and site slopes north to south so no special drainage features required.
 - All required stormwater permits will be obtained.
- *Sidewalks and streetlights;*
 - Not yet identified.
 - Sidewalks and streetlights will be planned according to title and code.

- *Fire protection devices, with sufficient water storage and flows;*
 - Sprinkler system will be provided in the control building.
 - City will be providing sufficient water for fire protection; required fire code permits and approvals will be obtained.
- *Facilities or improvements to address compatibility with adjacent dissimilar land uses;*
 - Land is being used in a similar manner to the adjacent property.
- *Location of structures on the adjoining lots, which may cause compatibility issues;*
 - All adjacent structures are City-owned and part of the PWRP operations; no compatibility issues are known.
- *All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site;*
 - No major features known.
 - Site is generally flat with a slight slope to the south.
- *Proposed contours and grading as they affect lot layout, streets, and drainage ways.*
 - Grading plan not available at this time; natural slope of site north to south and free draining soils will provide adequate drainage without need of special features.

[Drawing on following page.]

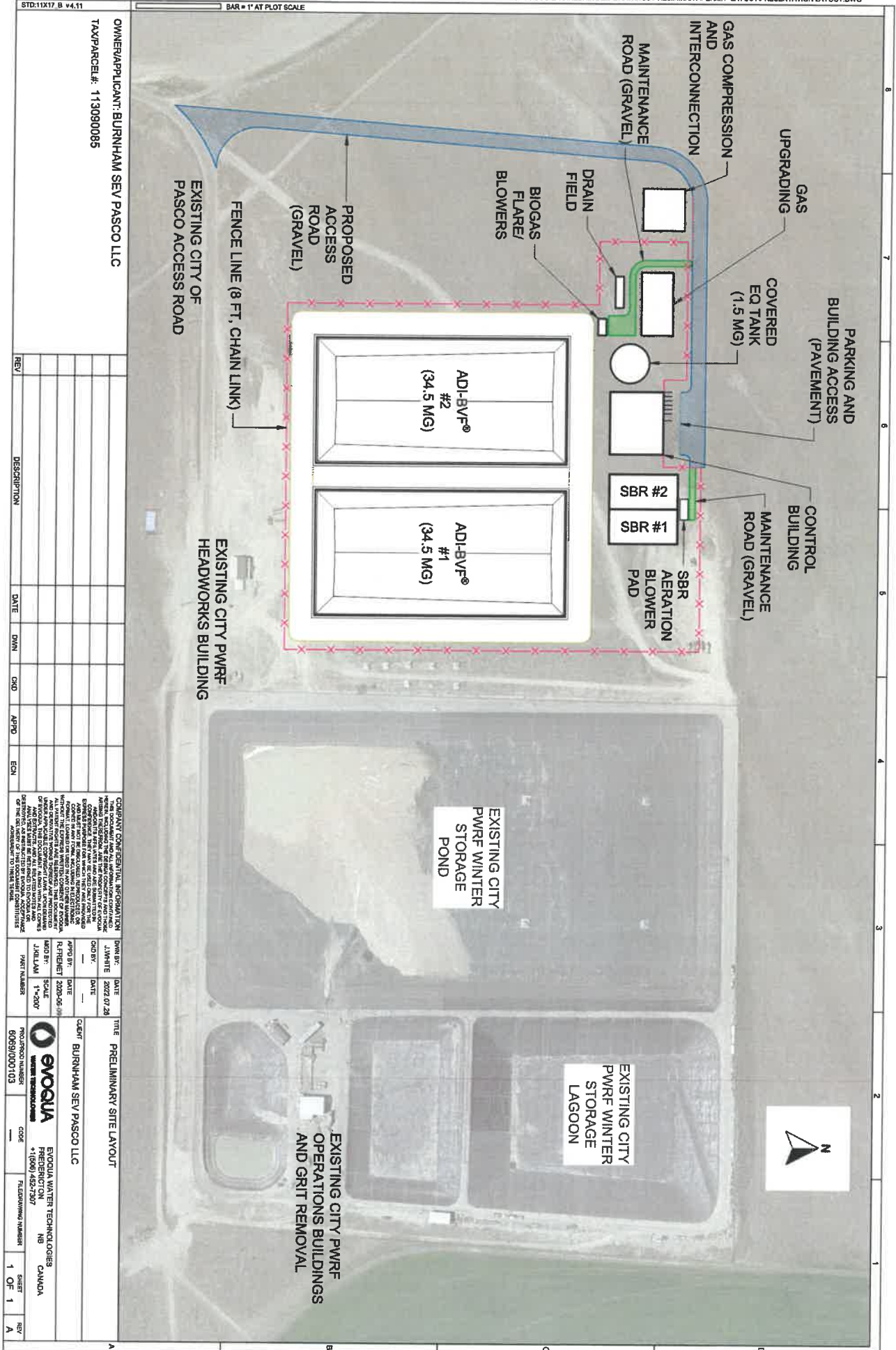


Exhibit C

Cascade Natural Gas Pipeline Interconnect Plan

Cascade Natural Gas' proposed natural gas pipeline for the project is provided. The development, and any related permits, easements, and other approvals, are being separately pursued by Cascade Natural Gas and not by Burnham.

[Drawing on following page.]





Pasco Resource Recovery Center

Project Overview



BURNHAM



SUSTAINABLE ENERGY VENTURES

October 2022



Pasco Resource Recovery Center

Overview:

Pasco Resource Recovery Center ("PRRC") is a partnership with the City of Pasco to expand the city's wastewater treatment capabilities, which are currently at capacity. This new and integrated facility will turn wastewater into clean water for crop irrigation and will generate Renewable Natural Gas (RNG), helping the region's agribusinesses grow jobs and expand opportunities.

Project Details:

- Proposed on City of Pasco-owned land adjacent to the city's existing Process Water Reuse Facility.
- Project will enhance Pasco's water treatment services to growing industrial customers by providing anaerobic digestion, nitrogen removal, and RNG production.
- Approx. \$110 million capital investment will create 300+ local construction jobs and up to 12 permanent jobs.



Challenge: Urgent Expansion & Environmental Demands



Current facility requires more capacity to meet growing demand and environmental standards

- **PWRF water treatment facility has reached capacity**
 - Nitrogen limit allowed by WA Dept. of Ecology has been reached
 - Odor can be further reduced
 - More water volume cannot be processed while remaining within WA Dept. of Ecology limits without expanding treatment capabilities
- **Existing facility cannot meet current and future expansion demands**
 - Four of five existing food processors are expanding
 - Entrance of a new processor representing \$500m regional investment requires added capacity in 2024



Solution: Pasco Resource Recovery Center



An improved facility with an economically sustainable business model

- **The proposed facility will expand capacity, reuse water & nutrients, and produce clean energy**
 - More fully treats wastewater, enabling reuse of hundreds of millions of gallons
 - Generates renewable natural gas as a byproduct of water treatment
 - Substantially mitigates odors
 - Extracts nutrients that can then be applied to local crops
- **Meets the current and future demand of the food processing industry**
 - Capacity to meet current & future growth in food processing sector
 - Demonstrates lasting commitment to the regional agribusiness economy through investment in a long-term, modern water treatment facility



Pasco Resource Recovery Center Value Proposition



Benefits:

PRRC will bring significant economic, environmental and community benefits.

- Supports growth of food processing jobs and the associated regional agricultural and farming industries
- Improves current PWRF facilities by adding capacity, lowering nitrogen levels, reducing odor, and capturing and converting biogas from water treatment into RNG
- Improves water quality and quantity for irrigated land
- Creates hundreds of construction jobs, direct and induced economic impacts.



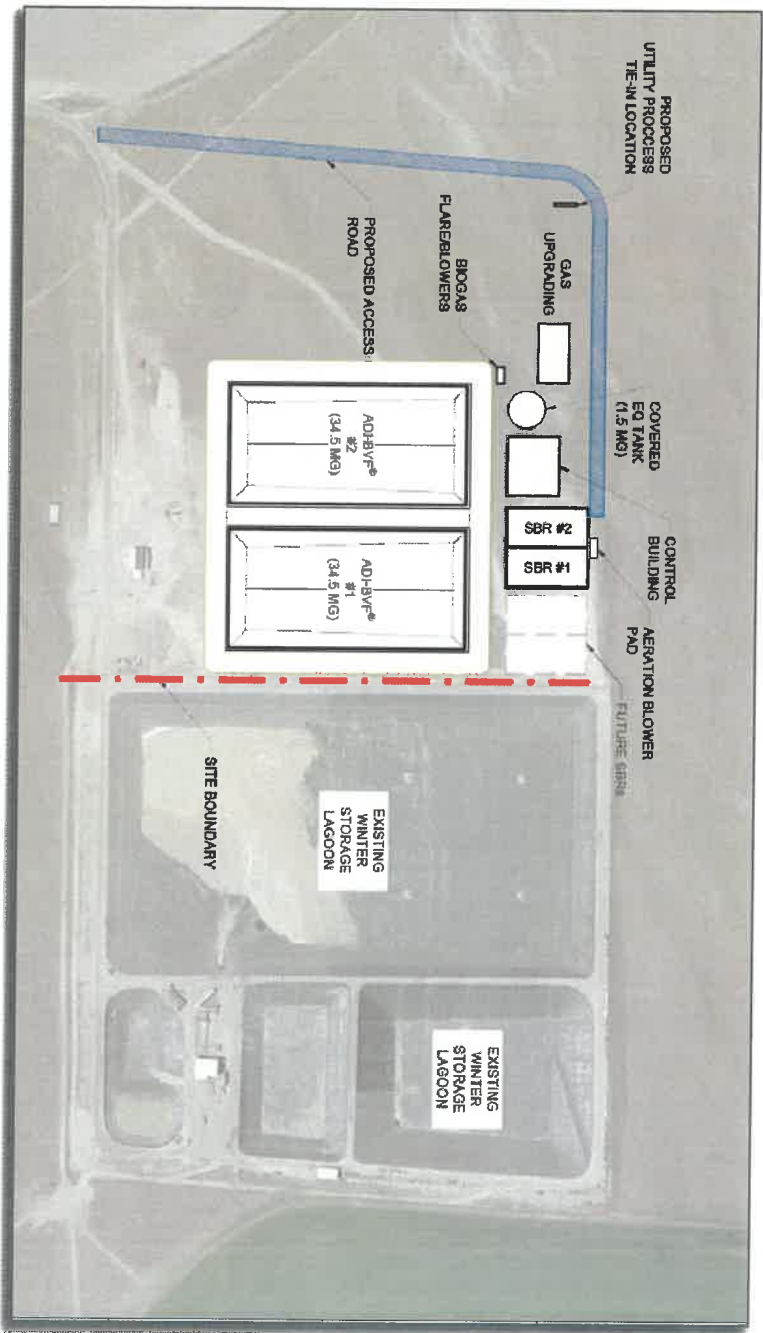


Project Overview





Pasco Resource Recovery Center Site Overview



Quick Stats			
Location		Pasco, WA	
Project Type		Ag. Water Treatment	
RNG Production (MMBtu/day)		900	
Financial Close (Expected)		Q4 2022	
Full Completion (Expected)		Q4 2024	

PRRC: Conditional Use Permit Overview



The PRRC is well-sited and fits within Franklin County's planning goals.

- **The proposed PRRC site is well-suited for the facility and is compatible with the surrounding zone**
 - The proposed site is on City of Pasco-owned property, adjacent to the current PWRP, on currently un-occupied, un-used land
 - The facility will be similar in size, character, and operational profile to the current PWRP; it will not result in new visual impacts, increased noise, or significant traffic changes
 - Odor will be significantly improved as compared to the current PWRP
 - The facility is an integrated part of the surrounding AP-20 land, treating the wastewater from the processing of the products grown on surrounding fields, and returning water and nutrients back to those fields
- **The PRRC helps Franklin County achieve its Comprehensive Plan goals**
 - **Economic:** The facility will be a key long-term asset for the regional agricultural industry, ensuring that agribusinesses continue to invest in the community and that farmers have lasting market for their products
 - **Environmental:** The facility will protect and improve regional groundwater, particularly through the removal of excess nitrogen from the food processor wastewater.

The PRRC is Well-Aligned with Franklin County's Comprehensive Plan

Economic Development

✓ Goal 2: "Encourage, sustain, and enhance the existing agricultural economic base through diversification...Encourage the location of value-added processing plants."

✓ Goal 4: "Encourage the economic diversification of the County and its municipalities as well as strengthening existing businesses and industries...Strive to maintain adequate public facilities and service levels."

Natural Environment

✓ Goal 4: "Protect and enhance surface water and groundwater quality for human health, drinking water supply, and to meet water quality standards."

Project Developer and Owner: Burnham RNG



An entrepreneurial team that drives projects to completion

- Led by seasoned professionals with decades of combined experience developing and operating renewable energy projects
- Backed by Edge Natural Resources, a Dallas-based energy private equity firm with >\$1 billion under management

Burnham builds, owns, and operates RNG projects

- Manages development, construction, and start-up
- Finances and owns projects
- Serves as the long-term project asset manager

Partnership with Sustainable Energy Ventures ("SEV")

- Tightly integrated partnership with sister company SEV, which focuses on finding and originating projects for Burnham
- SEV's team members have been marketing RNG since 2012 and have closed over \$500 million in RNG purchase and sale transactions

*Burnham takes projects from
ideas to steel in the ground*

Excellence in Development

Seasoned professionals with decades of development experience

Financial and Operational Acumen

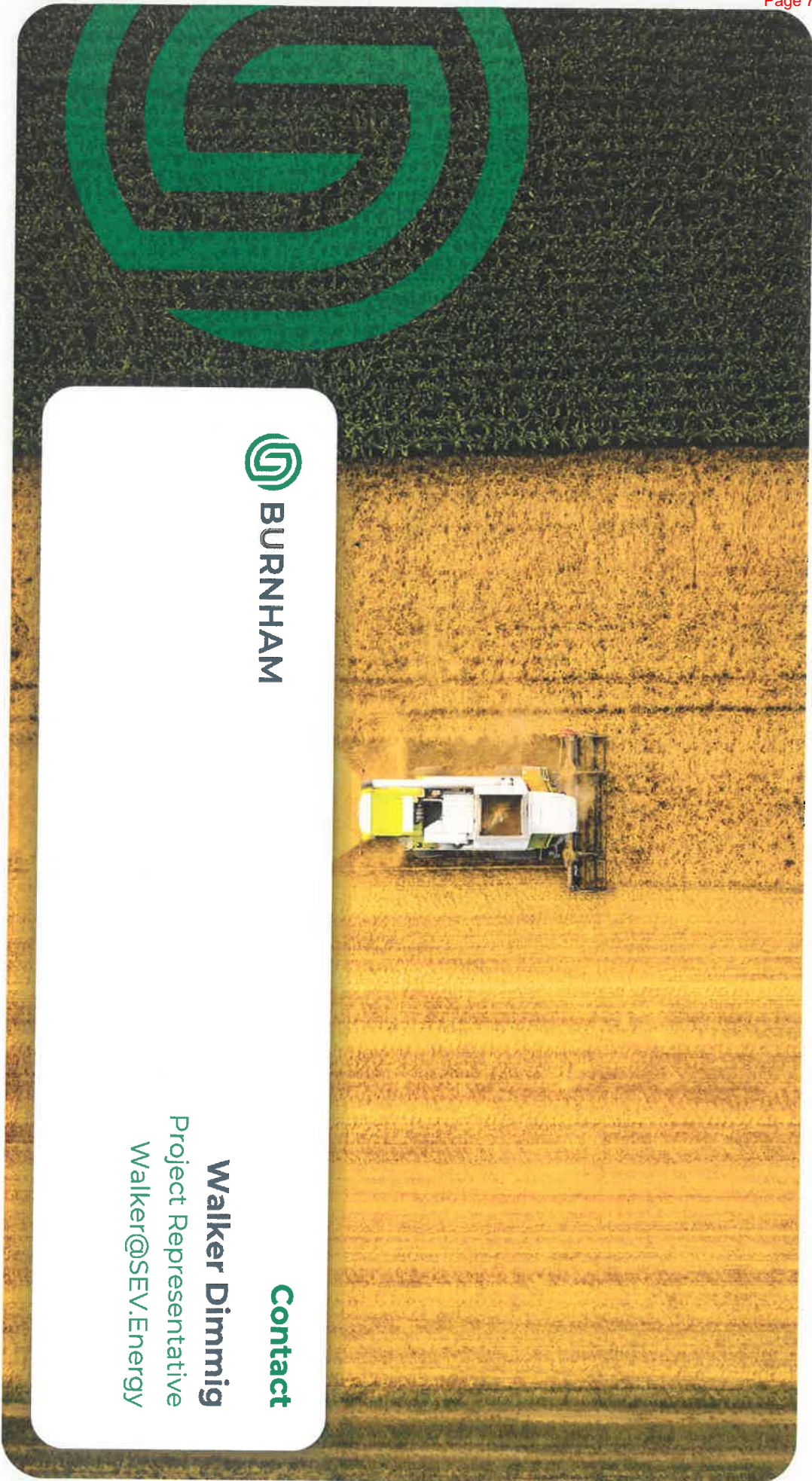
Skilled team that has financed and operated many large energy projects

Comprehensive Solutions

From origination to operations, full in-house execution minimizes risk, speeds development, and increases project value

A Focus on Partnerships

Dedicated to working with project participants as partners, not just suppliers, to maximize project benefits to all



Contact

Walker Dimmig

Project Representative

Walker@SEV.Energy

**FRANKLIN COUNTY, WASHINGTON
STATE ENVIRONMENTAL POLICY ACT (SEPA)
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Description of proposal:

Application is to allow for the construction of the Pasco Resource Recovery Center. The facility will be located adjacent to the City's Water Reuse Facility and will be providing water treatment services, odor reduction, production of renewable natural gas from biogas and nitrogen removal for industrial food processors in Pasco under a contract with the City of Pasco.

File Number: SEPA 2022-24 (CUP 2022-08)

Proponent: Burnham-SEV Pasco LLC, Walker Dimming as Agent Representative

Location: Property is located East of HWY 395, North of East Foster Wells Rd. and West of Blasdel Rd. (Parcel #113-090-085). One of the parcels has a building addressed as 957 E. Foster Wells Rd., Pasco, WA 99301.

Legal Description: Please contact department for complete legal description.

Lead Agency: Franklin County, Washington

Findings:

1. Earth (grading) impacts:
 - a. Soil Erosion: There is minimal potential of soil erosion due to the minimal elevation of slopes.
 - b. Dust : Topsoil will be removed, which could result in a nuisance and result in impacts due to fugitive dust if not properly managed.
2. Air quality impacts:
 - a. Short-term: There will be impacts to air quality from construction.
 - b. Long-term: There will be impacts to air quality from occasional gas flaring and equipment.
3. Transportation impacts: This proposal will result in additional vehicle trips to, from, and within the development site.
4. Impacts to surrounding land uses: There are potential impacts to surrounding land uses by increased traffic, noise and dust on a short-term basis from construction activities and on a long basis from workers visiting the site.
5. Aesthetic impacts: There are no impacts on aesthetics.
6. Public service impacts: Development will result in minimal increase to public services. Mostly due to increase in work traffic to and from site.
7. Stormwater impacts: There will be minimal impacts from stormwater run-off. This is due to various safeguards proposed by the applicant in the SEPA checklist.

Mitigation Measures:

1. Apply for and obtain a Franklin County Conditional Use Permit for land use approval.
2. If land use approval is granted by Franklin County, the applicant shall:
 - a) Comply with all conditions of the Franklin County Conditional Use Permit.

- b) Apply for Franklin County Building Permit for fence and structures.
 - c) Comply with the Washington State Department of Ecology's applicable permit requirements, including air and water quality standards.
 - d) Comply with Benton-Franklin Health District septic permit requirements.
3. Nothing in the MDNS shall excuse the applicant from complying with all other local, state and Federal regulations pertaining to this development.

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 MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of publication (August 25, 2022). Comment must be submitted by: **September 8, 2022**.

Responsible Official: *Derrick Braaten*

Position/Title/Phone: *Planning and Building, Director – (509) 545-3521*

Address: *502 W. Boeing St., Pasco, WA 99301*

Date/Signature: *8/25/2022 -*



Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **September 8, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.



**ENVIRONMENT
& HEALTH**

Attention: Derrick Braaten
Planning and Building Director
Franklin County Planning and Development Department
502 W Boeing Street
Pasco, WA 99301

SEPA Checklist Submittal on behalf of Burnham SEV Pasco LLC.

Dear Mr. Braatten

Date: August 9, 2022

Kindly find attached for your review and approval, a completed State Environmental Policy Act (SEPA) Checklist and associated attachments for construction of the proposed Pasco Resource Recovery Center (PRRC) project. Also included with this submission is a Conditional Use Permit (CUP) application.

This checklist and CUP Application are being submitted on behalf of Burnham SEV Pasco LLC for the proposed project. The proposed project site is located on the western portion of Franklin County Washington sub-divided parcel number 113090085. The proposed project will occur in tandem with the Pasco Process Water Reuse Facility expansion and a Cascade Natural Gas pipeline extension project, each of which will be submitting separate SEPA Checklists and permit applications for their respective projects.

Ramboll
350 South Grand Avenue
Suite 2800
Los Angeles, CA 90071
USA

T +1 213 943 6300
<https://ramboll.com>

List of Appendices:

Appendix A: Draft Project Schedule
Appendix B: Cascade Pipeline Extension
Appendix C: Air Calculations
Appendix D: Geomembrane Specifications
Appendix E: Threatened & Endangered Species
Appendix F: Cultural Resources Study

List of Attached Figures:

Figure 01: Utility Easement Layout
Figure 02: Site Location Map
Figure 03: Preliminary Site Layout
Figure 04: USDA Soil Map

If you have any questions regarding the SEPA Checklist and associated attachments, please feel free to reach out to Shannon Fluharty at (213) 943-6320 or sfluharty@ramboll.com or Sarah Stoneking at (703) 516-2407 or ssoneking@ramboll.com.

Yours sincerely,

Shannon Fluharty, MS

Sr. Consultant 2
Pronouns: she/her

D +012139436320
M +014846433943
sfluharty@ramboll.com

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Pasco Resource Recovery Center (here-in referred to as "the proposed facility" or "the proposed project")
2. Name of applicant: Burnham SEV Pasco LLC. (referred to here-in as "Burnham" or "the Applicant")

3. Address and phone number of applicant and contact person:

Walker Dimmig

Address: 1201 Wilson Blvd, 27th Floor, Arlington, VA 22209

Phone: +1 919-819-4213

Email: walker@sev.energy

4. Date checklist prepared:

August 8, 2022

5. Agency requesting checklist: Franklin County Building and Planning Department;
Washington Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable): Please see **Appendix A** for the associated project schedule. Phases 1 and 2 will be executed by the City of Pasco as an associated project and Phase 3 will be executed by Burnham. Not all phases are contingent upon full completion of the preceeding phase.

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

As displayed in **Appendix A**, the Applicant does not plan to acquire additional sites, or expand the property other than the construction plans outlined until December 2024, at which point, facility operational capacity will be reviewed and expansion activities considered. Such expansions, if any, would be permitted separately.

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

- Cultural Resource Consultants. 2022. *Cultural Resources Assessment for the PWRF Improvements Project, Pasco, Franklin County, Washington*. July 6.
- RH2 Engineering. 2022. *Technical Memorandum re: PWRF Endangered Species Act Listed Species and Critical Habitats*. July 19.
- RH2 Engineering. 2022. *Process Water Reuse Facility Improvements Biological Survey Report*. August (under completion).
- EDR. 2022. *Environmental Database Report*. August 5.
- National Environmental Policy Act (NEPA) Review (to be completed by the City of Pasco).
- *Phase I Environmental Site Assessment* (to be prepared by City of Pasco).
- *Future Permit Applications*.

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.

Cascade Natural Gas (Cascade) is preparing an application to seek approvals to extend a natural gas pipeline to connect to the proposed facility operations. See **Appendix B** for the preliminary natural gas pipeline extension route from Cascade Natural Gas; if significant issues with the proposed routing of the pipeline are identified during the permitting process, alternative

routes are available. The proposed locations of the easements are also cited in a map found in **Figure 01**.

Although not anticipated, if Cascade were denied the pipeline extension, natural gas will be trucked to and from the proposed project site, as needed, and if necessary, excess produced natural gas will be flared.

The City of Pasco will be separately submitting a SEPA checklist for portions of the overall project for which the City is responsible, which include the construction of treated wastewater storage ponds (also referred to in figures and by the City as 'lagoons').

10. List any government approvals or permits that will be needed for your proposal, if known. Burnham is in the process of evaluating a complete list of government approvals, authorizations and permits required for the construction and operation of the proposed facility. To date, Burnham has identified the following authorizations that will or may apply to the project.

- Industrial Wastewater Discharge Authorization and/or Beneficial Use Determination (for wastewater) – City of Pasco
- Possible Beneficial Use Determination for land application of sludge (alternatively, sludge would be disposed off-site and an approved disposal facility)
- Conditional Use Permit
- Notice of Construction
- Construction Stormwater Permit
- Dam Safety Permit (for Anaerobic digesters)
- Industrial Stormwater Permit
- Septic permit
- Other permits or approvals may be required; Burnham SEV is in the process of evaluating requirements.

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 proposed facility will provide water treatment to agricultural food processor wastewater (including potatoes, onions, other vegetables, and dairy) and produce renewable natural gas (RNG) from the water treatment process. The project will replace the water pre-treatment functions of the presently active Pasco Process Water Reuse Facility, but it will not replace the process water collection, winter storage ponds, or land application functions of that facility. Major components will include two anaerobic digesters (ADs), two sequential batch reactors (SBRs) and a gas upgrading system (GUS), gas compressors and a gas pipeline connection to an off-site interconnect facility. The proposed facility will be situated on land located adjacent west of the current Pasco PWRf, which is currently used to collect, store, moderately treat (i.e., remove grit; balance pH), and land apply the industrial wastewater on City-owned land. Effluents from the proposed facility will include treated industrial wastewater and sludge that is periodically removed from the ADs.

In conjunction with the project, the City of Pasco will construct and operate additional treated water holding ponds, which will be situated on the parcel located adjacent the existing PWRf to the north and south.

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.

The proposed project is located in the NE¼ of the SW¼ of Section 04 Township 11 North, Range 31 East Willamette Principal Meridian. The project site is located in Franklin County and includes a currently vacant portion of Parcel No. 113090085 located west of the existing PWRP (the County plans to subdivide Parcel No. 113090085 and as such the parcel number associated with the proposed project may change).

The proposed facility will be situated on land adjacent west of the current Pasco PWRP. A site location map is included as **Figure 02** and a preliminary site layout is included as **Figure 03**.

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

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

- a. General description of the site: The Project site consists of a single parcel of land (113090085) which will be subdivided into two sections located approximately 5.5 miles north of the Columbia River. Surface elevation at the site is approximately 540 to 550 feet above sea level. The Project area is situated on an undeveloped lot used for unpermitted recreational motorsports and lies adjacent to agricultural land used for grazing and vegetable and grain growth.

The City of Pasco is submitting a separate SEPA application to develop additional water storage ponds to their facility to accommodate the Burnham proposed project activities on parcel number 113090058 which is divided into two sections adjacent north and south of parcel 113090085.

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

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

The steepest percent slope is approximately 0.22%.

- 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. The four types of soil found in the Project area are approximately 61.5% Quincy loamy fine sand (0-15 percent slopes), 30.8% Quincy loamy fine sand, loamy substratum (0 to 10 percent slopes), 7.0% Royal fine sandy loam (0 to 2 percent slopes), and 0.7% Sagemoor very fine sandy loam (0 to 2 percent slopes).

There will not be diminished commercial agricultural land as a result of the proposed project. The proposal involves ground disturbance activities to dig digesters and which involves grading. Alternative 1 does not anticipate hauling soil offsite. Alternative 2 proposes 243,000

cubic yards of excavated soil be hauled offsite. See **Figure 04** for the USDA soil map of the parcel.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No. **FCP: None known (8/18/22)**
- 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.
Grading and excavation are planned to occur in the proposed project construction operations. There will be a soil borrow requirement for the overall site. It is anticipated borrow material will come from adjacent storage pond(s) construction. Any cut material will be stored within the site boundaries, if required, and reused for construction of berms and final grading.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Generally speaking, erosion could occur during the earthwork phases of project construction, however an erosion and sediment control plan will be developed prior to construction. To assist with erosion prevention, best management practices will be put in place.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 3 percent of the 30-acre parcel site will be covered by impervious surfaces. The proposed maintenance roads will be gravel. As shown in **Figure 02** there will be one building on the northern portion of the parcel which will have a small paved walkway leading to the entrance of the control building.

An approximation of the impervious areas includes:

- A control building: 20,000 square feet (SF)
- Equalization Tank: 10,000 SF
- Paved parking areas: 6,000 SF
- Miscellaneous structures and pads: 4,000 SF
- Total impervious area: 40,000 SF

The two anaerobic reactors, approximately 360,000 SF, will have membrane covers. Rainwater will collect and drain into the reactor so area should not be considered impervious.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
An erosion and sediment control plan will be developed prior to the initiation of construction activities at the site and will include erosion control measures and best management practices.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Appendix C provides preliminary conservative estimations of air emissions for the anticipated operations emissions. These calculations include a conservative estimate of

emissions in the event that the produced gas from the ADs cannot be sent off-site via a future Cascade Natural Gas utility line, and must be either trucked offsite or flared.

Available in **Appendix C** are conservative reasonable worst-case scenario estimations of emissions. It is expected that the values will change slightly when the engineering design is finalized and specific equipment is identified. Emissions estimates will be revisited during the air permitting process, once equipment selections have been made and supplier inputs are available.

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

No, no known offsite sources of emissions or odor are known in the surrounding area.

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

Please see **Appendix C** for all controlled and uncontrolled emissions estimations. The purpose of this proposed project is to capture Biogas for re-sale.

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.

According to the U.S. Fish and Wildlife Service, the closest water features to the site include intermittent manmade channels and unnamed manmade ponds. These features are within two miles of the site. The closest is an intermittent channel (riverine) approximately 0.9 miles due north from the northwestern corner of the site. This channel runs east to west to an unnamed freshwater pond located approximately 1.5 miles northwest of the northwest corner of the site. There is a second intermittent channel (riverine) approximately 1.9 miles southeast of the southeast corner of the site. This channel runs northwest to an unnamed manmade freshwater pond located approximately two miles southeast of the southeast corner of the site. Also located at this pond is a freshwater emergent wetland.

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 for any use in conjunction with the project. Produced wastewater may be land-applied by the City of Pasco under an approved permit if supported by the quality of the wastewater.

- 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.

Burnham SEV plans to apply for a septic permit to allow for discharge of sanitary wastewater from restrooms and office areas. The system is anticipated to be small as the anticipated number of employees is in the range of 6 to 10 persons. The septic design is anticipated to be an on-site drain field and septic tank.

Produced wastewater from the anaerobic digesters may be land-applied by the City of Pasco under an approved permit if supported by the quality of the wastewater.

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.

Most stormwater runoff will fall onto unpaved surfaces and infiltrate into the ground. The anaerobic digesters will be equipped with membrane covers that are permeable to water and thus allow stormwater falling onto the ADs to infiltrate into the ADs. Activities at the future facility may include pavement washing; such activities are not anticipated to use chemicals and would be addressed as part of the operational stormwater permit.

The project area gradually slopes south-southeast, as such storm water that does not infiltrate into the ground would flow overland to the south-southeast.

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

It is unlikely waste materials could enter surface waters given the relatively flat terrain and the distance to the nearest surface water bodies. The anaerobic digesters will be lined with a XR Geomembrane, ethylene interpolymers alloy (EIA) liner made by Seaman Corporation. See **Appendix D** for the liner supplier specifications. Although the liner is high quality and is rated for reinforced weight and tear strength, there is a small possibility that a rip in the liner could result in leakage to the underlying soil. Untreated wastewater will enter the facility via a series of underground pipes, which if cracked could release materials into the ground. The piping however will be double-walled to prevent against such releases.

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

No.

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

Where applicable, fencing, shoring, signage, proper visibility, and surveying will be put in place to ensure there is not an excess of runoff and current drainage patterns are not negatively impacted.

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

a. Check the types of vegetation found on the site: See biological survey report included as Appendix E.

- ☐ 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?

Grasses are common on the parcel, including cheatgrass, crested wheatgrass (*Agropyron cristatum*), cereal rye, bulbous bluegrass, native Indian rice grass (*Achnatherum hymenoides*), and squirreltail (*Elymus elymoides*). Dense forb communities include tumble mustard, fiddleneck, Russian thistle, rush skeletonweed (*Chondrilla juncea*), and native wild lemonweed (*Ladeania lanceolata*). A strand of basin big sagebrush is present near the center of the bisected parcel, and common rabbitbrush sparsely populates the parcel throughout. The proposed area also lies within the shrub-steppe vegetation zone (big sagebrush/bluebunch wheatgrass), but the parcel was vegetatively disturbed and does not predominantly support sagebrush-steppe areas.

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

There are 10 Federally listed and threatened species of plants in Franklin County, however during the threatened and endangered species assessment, there were no suitable habitat for those listed species. Please see **Appendix E** for the biological assessment.

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

The proposed project intends to follow best management practices in terms of run-off resistant landscaping. The currently active PWRP (on the eastern portion of the parcel) does not have extensive landscaping and the proposed project intends to mirror the landscape style already on site.

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

According to the biological, endangered species, and critical habitat assessment, there are no noxious weeds or invasive species known to be on or near the site.

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: owl, lark sparrow
mammals: deer, bear, elk, beaver, other: coyote
fish: bass, salmon, trout, herring, shellfish, other _____

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

Although State-listed shrub-steppe habitat was identified in and around the site, the parcel was disturbed vegetatively and does not predominantly support sagebrush-steppe. Seven ground burrows have been observed on the parcel. Three are suitable habitat for State Candidate burrowing owl (*Athene cunicularia*), three could have been created by American badgers, and four have the potential to have been created by coyotes, but none of the burrows were active.

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

No. **FCP: Pacific Migratory Flyway (8/18/22)**

- d. Proposed measures to preserve or enhance wildlife, if any:

No measures to preserve or enhance wildlife at the site are currently planned. However, the anaerobic digesters will be covered and sealed so there is minimal to no risk to animals from the anaerobic digesters.

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

Invasive animal species were not identified on or near the site.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Natural gas heating for ADs; gas line for off-take.
- Natural gas will be provided by Cascade Natural Gas and will be utilized for heating processes. The proposed project will generate more natural gas than the facility consumes.
 - Electric service is provided by Franklin PUD and will be minimal.

There are no set plans in place, but Burnham envisions the potential future inclusion of limited solar energy into the site operations at some future point, if determined to be feasible. Solar will be evaluated in detail as a replacement for a portion of natural gas usage in future stages of project engineering.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- b. 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:

The proposed project is focused on sustainable energy production. The main by-products will be biogas, which will be compressed and directed into a natural gas pipeline to serve as a renewable energy source, nutrient rich water, which will be land applied in agricultural areas, and sludge, which may qualify for use as a soil amendment.

ADs will be constructed largely in-ground and thus, will require less heat and less energy usage compared to ADs constructed at grade. RNG production will exceed gas usage resulting in a net benefit. Facility will evaluate solar in the future, but solar components are not in development at this time.

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

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

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

Burnham SEV is not aware of known or potential contamination at the site from past or present uses and no such concerns were identified in review of the EDR.

- 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.

Burnham is not aware of any existing hazardous chemicals or conditions that might affect property development and design.

- 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.

The project will produce renewable natural gas, which will be compressed and directed into a gas pipeline. It is also anticipated that retail sized quantities of typical maintenance chemicals will be used. Additionally, there will be chemicals stored on site to assist with project operations:

- Magnesium Hydroxide – 10,000 gal tank
- One Diesel generator – 60 Hz Diesel Generator with a 2,071 liter (547 gallon) capacity
- Equipment lubricants – manufacturer containers/drums

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

In the event of a fire, call the fire department or attempt to extinguish the fire.

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

- Stormwater Pollution Protection Plan
- SPCC Plan (if determined to be appropriate)
- Personnel training

b. Noise

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

Existing limited traffic headed to and from the PWRP and limited PWRP operational noise. No baseline noise monitoring studies/measurements are known to have been conducted.

- 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.

Increased noise will occur during construction, which will be conducted during normal daylight/business hours. Increased traffic may also occur during the construction period. Noise and traffic during future operations are anticipated to be similar to current levels.

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

Construction will be performed during normal business, daylight hours. Noise during future facility operations is not anticipated to increase significantly over current noise baselines.

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

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

The site includes the existing PWRF and undeveloped land; adjacent land use includes undeveloped and agricultural use land. The proposal is not expected to affect the 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?

According to imagery available in the cultural assessment, the western portion of the site has been undeveloped land since at least 1917 and the eastern portion of the site was undeveloped land until construction of the PWRF between December 1985 and July 1996.

- 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:

As currently proposed, the project will not physically impact any adjacent working farm land currently being used for agricultural purposes. The limited profile of the project is unlikely to have a substantial visual or solar impact on the properties. The application of treated water on surrounding land is considered a beneficial use, and the enhanced water treatment capabilities of the facility support the growth of the agricultural industry through enabling food processor expansions.

- c. Describe any structures on the site.

There are no existing structures on the western portion of parcel 113090085, which will be subdivided to separate the project site from the eastern portion of the parcel.

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

The proposal does not call for the demolition of any pre-existing buildings on parcel 113090085.

- e. What is the current zoning classification of the site? **FCP: AP-20 (8/18/22)**

Parcel No. 113090085 is zoned as agricultural/rural (general).

- f. What is the current comprehensive plan designation of the site? **FCP: Agricultural (8/18/22)**

The Franklin County 2018-2038 Comprehensive Plan has the nearby roadways currently designated as "rural". The parcels identified in the proposed project plan are identified in the Franklin County 2018-2038 plan as undesignated use.

- g. If applicable, what is the current shoreline master program designation of the site?

NA

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

No, the site is not a reserve or adjacent to a reserve. The site does not consist of wetlands, streams, or surface water bodies, aquifer recharge areas, nor is the site considered a fish and wildlife habitat conservation area.

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

There will be no residents on the property. The anaerobic digesters will operate 24/7 and the most employees on site at any given moment would be 10. During construction, there is anticipated to be approximately 25 people on site at a given moment.

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

This project is an expansion of current facilities and does not expect to displace current workers.

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

NA

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

A portion of the site is already used for the treatment of agricultural wastewaters. The proposed expansion to the west (by Burnham SEV) and to the north (by the City of Pasco) are consistent with the planned uses described in the Franklin County 2018-2038 Comprehensive Plan, which includes goals for updating of urban and rural wastewater facilities.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No forest lands or agricultural lands of long term significance are anticipated to be adversely impacted by the project. The pipeline will be extended within a right-of-way (ROW) that borders an agricultural property to the west of the site.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing is involved in this project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA

- c. Proposed measures to reduce or control housing impacts, if any:

NA

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Please refer to **Figure 02** for the preliminary site layout of the buildings and the approximate heights of each below.

- Control building – 42 ft
- EQ tank – 22 ft
- SBR tanks – 24 ft
- Anaerobic digesters – 21 ft

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

None

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

Most future site features will have a low profile. Burnham will match the current aesthetic for the existing PWRP.

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

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

The proposed anerobic digesters will be covered and will not cause glare. Exterior lighting at the facility is anticipated to be minimal. Likely a blend of exterior building lighting and pole mounted lighting throughout the site.

The control building will have metal siding, reactor covers will be cream in color.

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

No

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

None

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

Minimal lighting will be incorporated exterior to the buildings to ensure safety for site personnel.

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

a. What designated and informal recreational opportunities are in the immediate vicinity?

None. Tracks from unpermitted recreational dirt-bike and all-terrain vehicle use were discovered on the western portion of the parcel.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Some indications of the past unpermitted use of recreational vehicles (ATVs or dirt bikes) on the undeveloped portion of the site are visible; such activities would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Cultural Resource Consultants, LLC (CRC) completed a Phase I Cultural Resource Survey at the site and on several additional adjacent parcels of land in 2022. The report identified the Bonneville Power Administration (BPA) Benton-Franklin (B-F) numbers 1 and 2 transmission lines which were energized in 1941 and 1952, respectively, as part of the regional development of commercial, industrial, and government programs in the parcels associated with the City of Pasco's proposed project, however, the transmission lines and the associated right of ways (ROW) trend northwest through the southwest corner of the parcel (113090085) associated with Burnham's proposed project. These transmission lines were inventoried in 2011 and recommended eligible for listing on the National Register of Historic Places under Criterion A. The report concluded that, as currently proposed, the project will not physically impact the transmission line, and the limited profile of the project is unlikely to have a substantial visual impact on the properties.

Projects affecting structures at least 45 years old need to submit a Historic Property Inventory form to the Department of Archaeology and Historic Preservation (DAHP). This requires a cultural resource survey report (submitted through cultural resource database WISAARD), as well as a historic property inventory form (using WISAARD). The CRC (2022) report would meet this requirement.

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.

According to Phase I Cultural Resource Survey Report, no ethnographic places or precontact archaeological sites have been recorded within one mile of the proposed site and no artifacts were identified.

- 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.

See Phase I Cultural Resource Survey Report (CRC, 2022), included as Appendix F.

- 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.

In the event that archaeological resources are encountered during construction activities, the protocols for discovery of archaeological resources in **Appendix F** of the CRC will be taken in order to sufficiently protect the resource.

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

- a. Identify public streets and highways serving the site or affected geographic area and **FCP: U.S. Highway 395** describe proposed access to the existing street system. Show on site plans, if any. **(8/18/22)**

The proposed project is north of E Foster Wells Rd., west of Blasdel Rd., and east of interstate 395. See Figure 02 for the preliminary site layout. E Foster Wells Rd. and Blasdel Rd. are the roads which will be used to directly access the site.

- 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?

FCP: The nearest Ben Franklin Transit (BFT) stop is located within the City of Pasco's Urban Growth Area and is approximately 3.30 miles away. Nearest public transit (BFT) line is Route 65. (8/18/22)

No.

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

The proposed project estimates approximately 6 new parking spaces on the northern side of the Control Building (shown in **Figure 02**)

- 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).

No.

- 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?

During construction, there will be use of excavation equipment and trucks used for transport of materials. It is not expected that the vehicles used for construction will cause disturbance to the normal traffic patterns in Franklin County. During the two-year construction of the proposed project, there are expected to be 30,000 vehicular trips total (including staff traffic). There will only be approximately 10 employees max on site at any given time.

- 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:

It is anticipated a construction parking and trailer area will be developed within the site boundaries. No off-site parking is anticipated. No actions are proposed to reduce transportation impacts as future transportation impacts would likely be similar to (or potentially reduced) compared to current transportation impacts.

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

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

The City of Pasco will extend the public water supply line 15 feet into the southern property line of the western portion of parcel 113090085 to provide limited potable water to the site and to provide for fire suppression water in the unlikely event of a fire.

Fire protection services might be required in the event of a fire.

There will be no need for other public services. Further, this project is working towards improving water consumption in the county.

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

None

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

- a. Circle utilities currently available at the site:

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

- Water is available on the eastern portion of parcel 113090085, the City of Pasco will extend the waterline to the southern boundary of the western portion of the parcel.
- Electric is available but is currently being upgraded.

- 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.

FCP: Benton-Franklin Health District (8/18/22)

- Septic, is to be constructed on the site. The process for Franklin County Health Department to approve septic plans is active.
- Water is available on the eastern portion of parcel 113090085. The City of Pasco will extend the waterline to the southern boundary of the western portion of the parcel. Limited trenching will occur in conjunction with the water line extension.
- Industrial wastewater. Treated industrial wastewater generated at the site will be piped to the City-owned and operated treated water storage ponds for eventual land application by the City. Limited trenching will be required to install the industrial wastewater lines.
- Cascade Natural Gas will extend the existing pipeline to the northwestern portion of parcel 113090085. The extension of the natural gas pipeline will be permitted separately by Cascade.
- The existing electrical service will be upgraded by the City of Pasco.

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: T. Walker Dimmig
Name of signee T. Walker Dimmig
Position and Agency/Organization Project Origination, Burnham SEV Pasco
Date Submitted: 8/8/22

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?

The proposed project is not expected to result in increases in noise, light pollution, or odors as compared to the existing water treatment facility with the exception that noise and traffic may increase slightly during construction. Emissions will be treated, as appropriate, using pollution control devices and air emissions will be subject to additional approvals.

Proposed measures to avoid or reduce such increases are:

N/A

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

It is unlikely the proposed Burnham SEV project will impact fish, plants, or marine life. It is possible animals can find their way into the digesters but unlikely given fencing around the site and the membranes covering the digesters.

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

N/A

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

The proposed project produces a form renewable form of energy, and will result in a net production of renewable natural gas. Additionally the anaerobic digesters will be constructed in-ground rather than aboveground, resulting in less energy consumption to heat the digesters. Solar heating will be evaluated at some point following the initial construction and startup of the proposed project, and would be permitted separately.

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

N/A

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?

No sensitive areas have been identified at the site, thus no impacts to environmentally sensitive areas are anticipated in conjunction with the proposed Burnham SEV project. Potentially sensitive habitat has been identified on land targeted for construction of treated water storage ponds by the City of Pasco and mitigation activities may be required for such impacts. Studies are underway.

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

No measures are necessary, however, the area will be surveyed by operational staff to mitigate harm to wildlife. As indicated above, mitigation measures may be required for work to be completed by the City of Pasco to construct treated water storage ponds; the City of Pasco is separately permitting such activities.

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?

The project site is not near a coastline, river bank, or waterbody that has a shoreline, thus, impacts to shorelines are not anticipated.

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

N/A

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

The proposed facility will maintain a maximum of approximately 10 employees on-site. On average, 4 to 6 employees are anticipated. As such, the project will not significantly increase the demands on transportation. The facility will require minimal potable water (e.g., for restrooms) and will also require electrical power. The electrical draw however, is not anticipated to be sufficient to tax the system.

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

N/A

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

Assuming that the biological survey (which is under preparation) confirms the project is not on protected lands, there are no protected species, and the project follows best management practices, there is no conflict with with local, state, or federal laws or requirements for the protection of the environment.

Agenda Item #2

MAPS & SITE PHOTOS

CUP 2022-08

Burnham-SEV Pasco LLC – Pasco Resource Recovery Center





Land Use
Action Pending

For information please contact the
Franklin County Planning Dept.
(509) 545-3521

Project #12