

Comment 20210331-45Hettu

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Attachments

- [Pages from FinalCPAppendixAFeb2018129055656061620PM.pdf](#) 358.04KB
- [Pages from HHHWF Economic-Impact-Study.pdf](#) 725.43KB
- [county code excerpts.pdf](#) 155.97KB

Tags:

Responses:

Comment:

This does not appear to be in conformance with County code regarding habitat conservation areas. It would be regrettable if the underlying desire of the state to have more clean energy was used to bypass good practices of environmental stewardship and detrimentally impact critical habitat that are the intent of the County master plan.

CHAPTER 15.14**FISH AND WILDLIFE HABITAT CONSERVATION AREAS****SECTIONS:**

15.14.010	Designation of Fish and Wildlife Habitat Conservation Areas
15.14.020	Mapping of Fish and Wildlife Habitat Conservation Areas
15.14.030	Critical Area Report—Additional Requirements for Habitat Conservation Areas
15.14.040	Performance Standards—General Requirements
15.14.050	Performance Standards—Specific Habitats
15.14.060	Severability
15.14.070	Effective Date

15.14.010 DESIGNATION OF FISH AND WILDLIFE HABITAT CONSERVATION AREAS.

(a) Fish and wildlife habitat conservation areas include:

(1) Areas where federal or state designated endangered, threatened, and sensitive species have a primary association.

(i) Federal designated endangered and threatened species are those fish, wildlife, and plant species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted as necessary for current federal listing status.

(ii) State designated endangered, threatened, and sensitive species are those fish, wildlife and plant species identified by the Washington State Department of Fish and Wildlife and/or State of Washington Natural Heritage Program. The State of Washington's Department of Fish and Wildlife and/or Natural Heritage Program maintains the most current listing and should be consulted as necessary for current state listing status.

(2) State priority habitats and areas associated with state priority species.

(i) State of Washington Priority Habitats and Species are considered priorities for conservation and management.

The State of Washington's Department of Fish and Wildlife should be consulted for current listing of priority habitats and species.

(3) Habitats and species of local importance. Benton County designates the following as a habitat and species of local importance:

(i) Shrub-steppe habitat. Critical to supporting priority species in Benton County, shrub-steppe habitat as identified by the Washington State Department of Fish and Wildlife and included in the State Priority Habitats and Species List.

(4) Waters of the state, as defined in RCW 90.48.020, as it now exists or may be hereinafter amended, and include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and water courses in Washington State.

(i) For the purposes of this chapter, Benton County hereby adopts the water typing system specified in WAC 222-16-030 as existing and hereafter amended.

(5) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat. These do not include ponds deliberately designed and created from dry sites such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds (of less than three years duration) and landscape amenities. However, naturally occurring ponds may include those artificial ponds intentionally created from dry areas in order to mitigate conversion of ponds, if permitted by a regulatory authority;

(6) Lakes, ponds, streams and rivers planted with native fish populations, including fish planted under the auspices of federal, state, local or tribal programs or which supports priority fish species as identified by the Washington State Department of Fish and Wildlife;

(7) Washington State Wildlife Areas are defined, established, and managed by the Washington State Department of Fish and Wildlife;

(8) Washington State Natural Area Preserves and Natural Resource Conservation Areas are defined, established, and managed by the Washington State Department of Natural Resources; and

(b) All areas meeting one or more of these criteria, regardless of any formal identification, are hereby designated fish and wildlife habitat conservation areas and are subject to the provisions of this chapter and shall be managed consistent with the best available science.

(c) Fish and wildlife habitat conservation areas does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.
[Ord. 609 (2018) § 51]

15.14.020 MAPPING OF FISH AND WILDLIFE HABITAT CONSERVATION AREAS.

(a) Mapping. The approximate location and extent of critical areas are displayed on various inventory maps available at the Planning Department. These maps will be updated as inventories are completed in compliance with the requirements of the Growth Management Act, and additional maps may be added as appropriate. Benton County's critical areas maps depict the approximate location and extent of known or suspected fish and wildlife habitat conservation areas, and are hereby adopted.

(1) These maps are to be used as a guide for the County, project applicants, and/or property owners, and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.

[Ord. 609 (2018) § 52]

15.14.030 CRITICAL AREA REPORT-ADDITIONAL REQUIREMENTS FOR HABITAT CONSERVATION AREAS.

In addition to the general critical area report requirements of BCC 15.02.190, critical area reports for fish and wildlife habitat conservation areas must meet the requirements of this section. Critical area reports for two or more types of critical areas must meet the report requirements for each relevant type of critical area.

(a) Preparation by a Qualified Professional. A critical areas report for a fish and wildlife habitat conservation area shall be prepared by a qualified professional with experience preparing reports for the relevant type of habitat. A qualified professional shall meet the standard specified in BCC 15.02.070(57).

(b) Areas Addressed in Critical Area Report. The following areas shall be addressed in a critical area report for habitat conservation areas:

- (1) The project area of the proposed activity;
- (2) All habitat conservation areas and recommended buffers within three-hundred (300) feet; and
- (3) All shoreline areas, floodplains, other critical areas, and related buffers within three-hundred (300) feet.

(c) Habitat Assessment. A habitat assessment is an investigation of the project area to evaluate the potential presence or absence of designated critical fish or wildlife species or habitat. A critical area report for a habitat conservation area shall contain an assessment of habitats including the following site and proposal related information at a minimum:

- (1) Detailed description of vegetation on and adjacent to the project area and its associated buffer;
- (2) Identification of any species of local importance, priority species, or endangered, threatened, sensitive, or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;
- (3) A discussion of any federal, state, or local special management recommendations, including Washington Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;
- (4) A detailed discussion of the direct and indirect potential impacts on habitat by the project, including potential impacts to water quality;

(5) A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing habitats and restore any habitat that was degraded prior to the current proposed land use activity and to be conducted in accordance with mitigation sequencing BCC 15.02.220;

(6) A discussion of ongoing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance programs; and

(7) Agency Consultation May Be Required. When appropriate due to the type of habitat or species present or the project area conditions, the Planning Administrator may also require the critical area report/habitat assessment to include a request for consultation with the Washington State Department of Fish and Wildlife or the local Confederated Indian Tribe or other appropriate agency.

[Ord. 609 (2018) § 53]

15.14.040 PERFORMANCE STANDARDS—GENERAL REQUIREMENTS.

(a) Alterations shall not degrade the functions and values of habitat. A habitat conservation area may be altered only if the proposed alteration of the habitat or the mitigation proposed does not degrade the quantitative and qualitative functions and values of the habitat. All new structures and land alterations shall be prohibited from habitat conservation areas, except in accordance with this chapter.

(b) Nonindigenous Species. No plant, wildlife, or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.

(c) Mitigation and Contiguous Corridors. Mitigation sites shall be located to preserve or achieve contiguous wildlife habitat corridors in accordance with a mitigation plan that is part of an approved critical area report to minimize the isolating effects of development on habitat areas, so long as mitigation of aquatic habitat is located within the same aquatic ecosystem as the area disturbed.

(d) Approvals of Activities. The Planning Administrator shall condition approvals of activities allowed within or adjacent to a habitat conservation area or its buffers, as necessary to minimize or mitigate any potential adverse impacts. Conditions shall be

based on the best available science and may include, but are not limited to, the following:

- (1) Establishment of buffer zones;
- (2) Preservation of critically important vegetation and/or habitat features such as snags and downed wood;
- (3) Limitation of access to the habitat area, including fencing to deter unauthorized access;
- (4) Seasonal restriction of construction activities;
- (5) Establishment of a duration and timetable for periodic review of mitigation activities; and
- (6) Requirement of a performance bond, when necessary, to ensure completion and success of proposed mitigation.

(e) Mitigation and Equivalent or Greater Biological Functions. Mitigation of alterations to habitat conservation areas shall achieve equivalent or greater biologic and hydrologic functions and shall include mitigation for adverse impacts upstream or downstream of the development proposal site. Mitigation shall address each function affected by the alteration to achieve functional equivalency or improvement on a per-function basis.

(f) Approvals and the Best Available Science. Any approval of alterations or impacts to a habitat conservation area shall be supported by the best available science.

(g) Buffers.

(1) Establishment of Buffers. The Planning Administrator shall require the establishment of buffer areas for activities adjacent to habitat conservation areas when needed to protect habitat conservation areas. Buffers shall consist of an undisturbed area of native vegetation or areas identified for restoration established to protect the integrity, functions, and values of the affected habitat. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby and shall be consistent with the management recommendations issued by the Washington State Department of Fish and Wildlife.

(2) Rivers, Lakes, Ponds, and Streams. Waterbodies classified by the water typing system specified in WAC 222-16-030 have the following riparian buffer requirements consistent with State Department of Fish and Wildlife recommendations:

(i) Type S (Shorelines of the State) Standard Buffer Width: Type S waters are protected by the Benton County Shoreline Master Program, as existing and hereafter amended, rather than this chapter.

(ii) Type F (Fish) Standard Buffer Width: 200 ft.

(iii) Type Np (Non-Fish Perennial) Standard Buffer Width: 150 ft.

(iv) Type Ns (Non-Fish Seasonal) Standard Buffer Width: 150 ft.

(3) Buffer modification. To manage for site specific conditions, buffer widths established in section (2) (ii-iv) above may be modified, provided:

(i) The buffer width modification is no greater than 33%;

(ii) The critical area study shall demonstrate that the proposed buffer width will continue to protect the integrity, functions, and values of the riparian area and habitat;

(iii) The critical area study shall include a field verification that evaluates actual river, lake, pond, and stream conditions. This shall be completed by a qualified professional and comply with WAC 365-190-130 (4) (f) (ii), as existing or hereafter amended; and

(iv) Applicant shall complete a request for consultation with the State Department of Fish and Wildlife consistent with BCC 15.14.030 (c) (7).

(4) Measurement.

(i) Buffers for rivers, lakes, ponds, and streams shall be measured in all directions from the ordinary high-water mark (OHWM) as identified in the field; and

(ii) Buffers for other habitat types shall be measured in all directions from the habitat boundary, as mapped by the Washington State Department of Fish and Wildlife or a qualified professional pursuant to BCC 15.14.030(a).

(5) Seasonal Restrictions. When a species is more susceptible to adverse impacts during specific periods of the year, seasonal restrictions may apply. Larger buffers may be required and activities may be further restricted during the specified season.

[Ord. 609 (2018) § 54]

15.14.050 PERFORMANCE STANDARDS-SPECIFIC HABITATS.

(a) Endangered, threatened, and sensitive species.

(1) No development shall be allowed within a habitat conservation area or buffer with which state or federal endangered, threatened, or sensitive species have a primary association, unless provided for through a federal or state permit, or other approval.

(2) Whenever activities are proposed adjacent to a habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary association, such area shall be protected through the application of protection measures in accordance with a critical area report prepared by a qualified professional and submitted to the county. Approval for alteration of land adjacent to the habitat conservation area or its buffer shall not occur prior to consultation with the Washington State Department of Fish and Wildlife and the appropriate federal agency.

[Ord. 609 (2018) § 55]

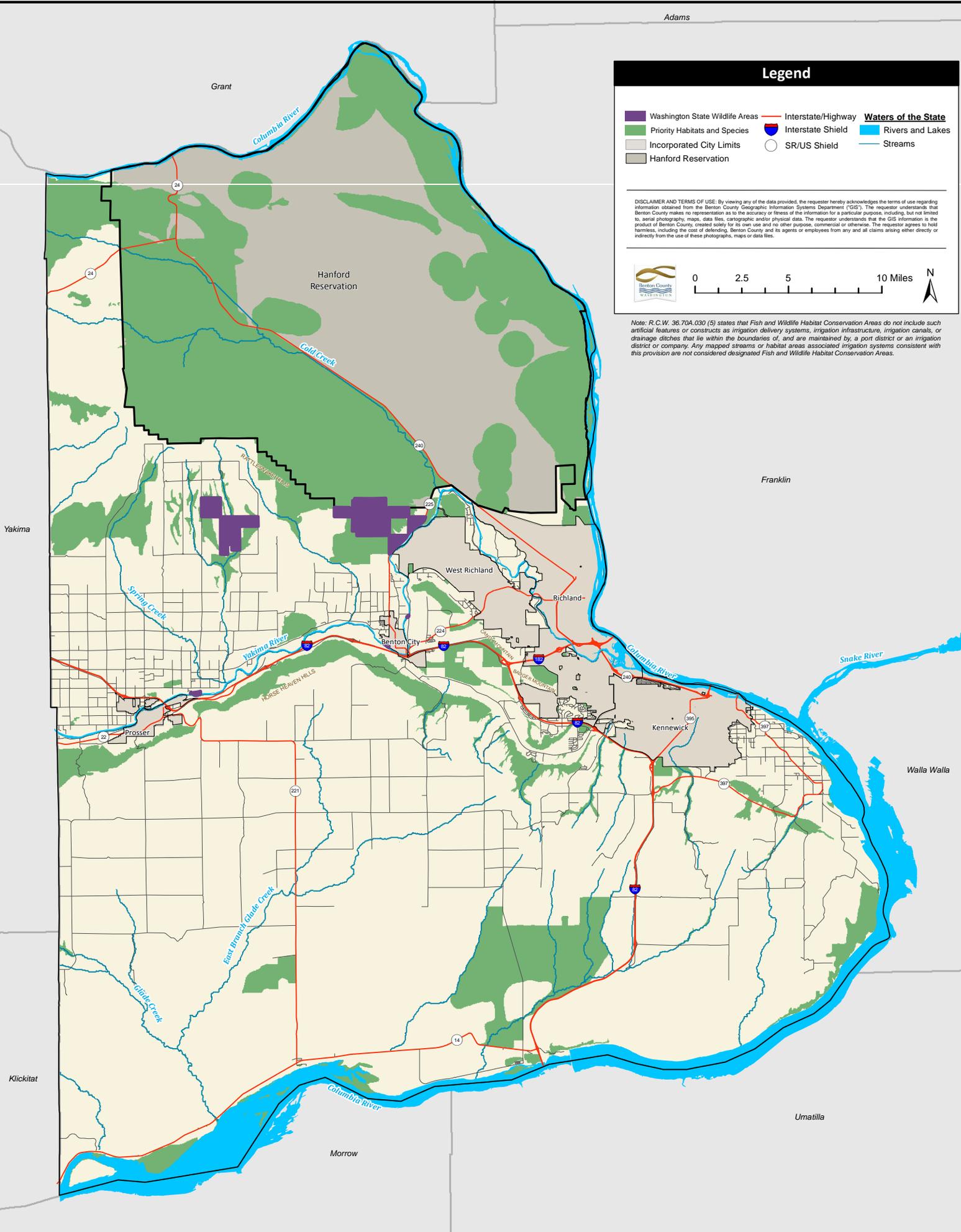
15.14.060 SEVERABILITY. If any provision of this Chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the Chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.

[Ord. 609 (2018) § 64]

15.14.070 EFFECTIVE DATE This Chapter shall take effect and be in full force upon its passage and adoption.

[Ord. 609 (2018) § 65]

Figure 13: Fish and Wildlife Habitat Conservation Areas - Benton County Comprehensive Plan Update Appendix A: Map Folio / February 2018



Legend

<ul style="list-style-type: none"> Washington State Wildlife Areas Priority Habitats and Species Incorporated City Limits Hanford Reservation 	<ul style="list-style-type: none"> Interstate/Highway Interstate Shield SR/US Shield 	<p>Waters of the State</p> <ul style="list-style-type: none"> Rivers and Lakes Streams
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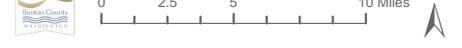
DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the accuracy or fitness of the information for a particular purpose, including, but not limited to: aerial photography, maps, data files, cartographic and/or physical data. The requester understands that the GIS information is the product of Benton County, created solely for its own use and no other purpose, commercial or otherwise. The requester agrees to hold harmless, including the cost of defending, Benton County and its agents or employees from any and all claims arising either directly or indirectly from the use of these photographs, maps or data files.

0 2.5 5 10 Miles

N

Note: R.C.W. 36.70A.030 (5) states that Fish and Wildlife Habitat Conservation Areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company. Any mapped streams or habitat areas associated irrigation systems consistent with this provision are not considered designated Fish and Wildlife Habitat Conservation Areas.

Economic Impact Assessment
for the Horse Heaven Wind Farm



Note: R.C.W. 36.70A.030 (5) states that Fish and Wildlife Habitat Conservation Areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company. Any mapped streams or habitat areas associated irrigation systems consistent with this provision are not considered designated Fish and Wildlife Habitat Conservation Areas.

Horse Heaven
Wind Farm



Figure 1
Project Location
BENTON COUNTY, WA

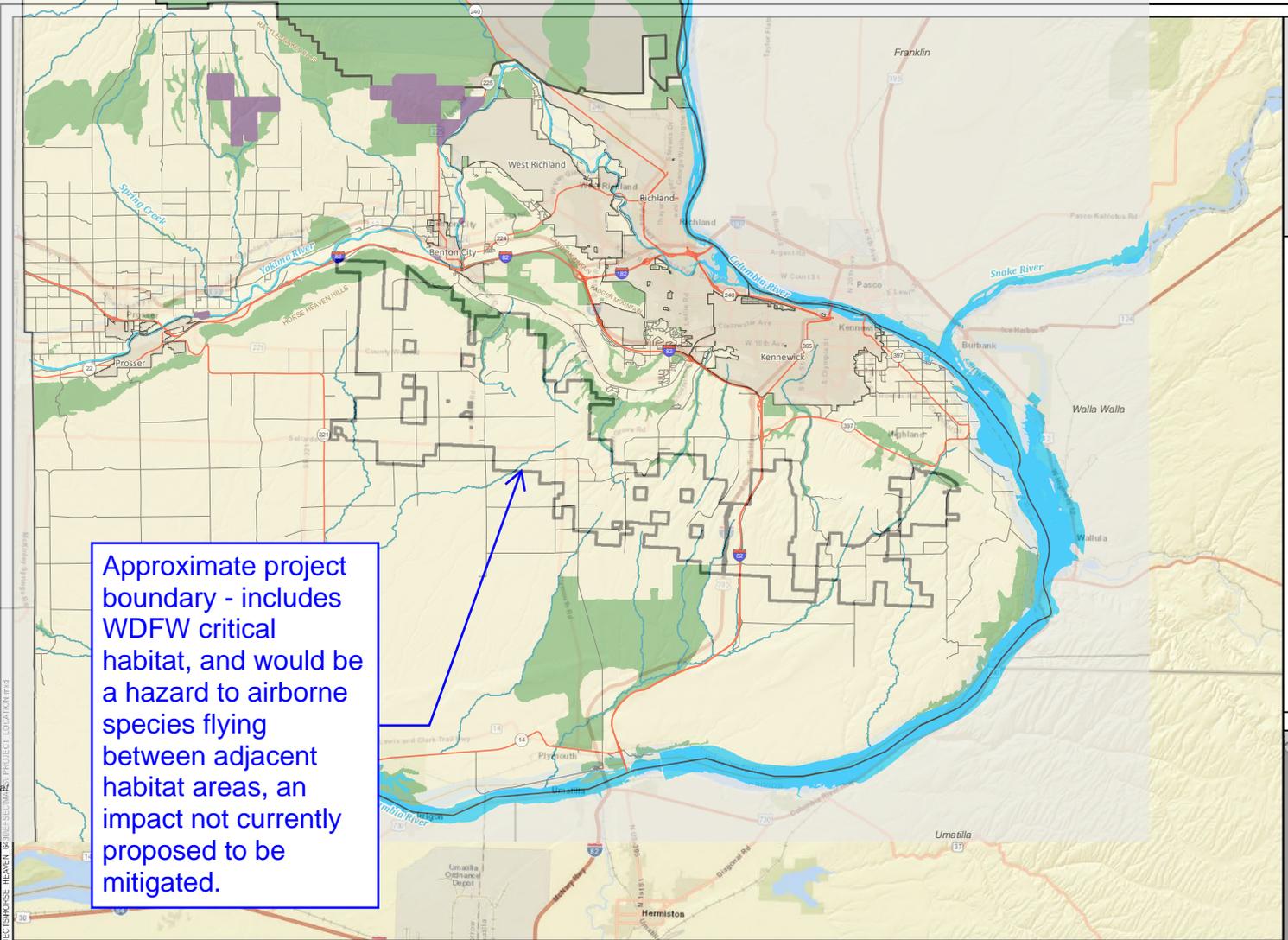
Project Lease Boundary



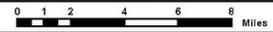
Reference Map



Approximate project boundary - includes WDFW critical habitat, and would be a hazard to airborne species flying between adjacent habitat areas, an impact not currently proposed to be mitigated.



1:250,000 WGS 1984 UTM Zone 11N



NOT FOR CONSTRUCTION