

This meeting will accommodate virtual and in-person attendance. Those desiring to participate virtually are encouraged to join the meeting via Zoom using the information provided. The meeting will be broadcast via Zoom, City View Channel 192, on the City's website, and on the City's YouTube Channel.



Agenda
Hearing Examiner Meeting
Thursday, October 20, 2022
Richland City Hall ~ Council Chamber
625 Swift Boulevard
[Zoom](#) ~ Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. S2022-104 Wellhouse Heights II
2. SPR2022-101 Jadwin McMurray Apartments

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2022

Agenda Category: New Business - Public Hearing

Prepared By: Matthew Howie, Senior Planner

Subject:

S2022-104 Wellhouse Heights II

Department:

Development Services

Recommended Motion:

Staff recommends approval of the Preliminary Plat of Wellhouse Heights II (S2022-104).

Summary:

Paul Knutzen, on behalf of Bush Trustees Timothy & Kathryn has submitted a Preliminary Plat Application to divide approximately 0.43 acres into five (5) residential lots for future townhome development. The project site is located on property formerly known as 400/404 Thayer Drive (northeast corner of Thayer Drive and Duportail Street) and is zoned R-3 (multiple-family residential use district). The subdivision is to be known as the plat of Wellhouse Heights II (File#: S2022-104).

The site was rezoned from R-1-12 to R-3 in 2019 and then created via a short plat (SP3704). A Pre-Application review meeting was held and the proposed project is compliant with applicable codes and regulations.

Richland Municipal Code (RMC) Chapter 19.20 requires preliminary plat approval by the Hearing Examiner. Likewise, RMC 24.12.050 states "After public hearing and review, the hearing examiner shall decide whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements."

A SEPA checklist addressing potential impacts of the proposed subdivision was included in the preliminary plat application. On October 13, 2022, staff issued a Determination of Non-Significance (DNS) using the Optional DNS process available under the provisions of WAC 197-11-355.

There are existing domestic water, sewer, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project. Access into the site will come from Thayer Drive, a classified "Major Collector".

Staff has completed its review of the request for site plan approval (S2022-104, EA2022-128) and recommends approval of Wellhouse Heights II subject to conformance with the conditions of approval, below, which are warranted since the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

Attachments:

1. Wellhouse Vicinity
2. S2022-104, EA2022-128 Staff Report FULL REPORT
3. EA2022-128 DNS

Vicinity Map

Item: Wellhouse Heights II
Applicant: Paul Knutzen
File #: S2022-104



0 100 200 Feet



Legend

-  Site Border
-  Existing On-Street Route
-  Existing Soft Trail

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Preliminary Plat of Wellhouse Heights II

LOCATION: 404 Thayer Drive

APPLICANT: Paul Knutzen

PROPERTY
OWNER: Bush Trustees Timothy & Kathryn

FILE NO.: S2022-104, EA202-128

DESCRIPTION: Request to divide approximately 0.43 acres into five (5) residential lots.

PROJECT TYPE: Type III Preliminary Plat Approval

HEARING DATE: October 20, 2022

REPORT BY: Matthew Howie, Senior Planner

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions



Figure 1 - Vicinity Map

PROJECT DATA

Gross Plat Area:	0.43 acres
Net Planning Area:	0.43 acres
Number of Lots:	5
Land for Streets/Other:	None
Gross Density:	10 units/acre
Net Density:	10 units/acre

DESCRIPTION OF PROPOSAL

Paul Knutzen has submitted Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 19.20 requires preliminary plat approval by the Hearing Examiner. Likewise, RMC 24.12.050 states "After public hearing and review the hearing examiner shall decide whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements." Additional guidance, below:

24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not approve any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title;
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095. [Ord. 03-00; Ord. 27-14 § 1.01; Ord. 01-18 § 1; Ord. 51-19 § 9].

24.12.055 Preliminary plat – Hearing examiner consideration and action.

- A. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.
- B. Hearing examiner approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision, but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.
- C. Approval of the preliminary plat shall be operative for five years from the date of approval by the hearing examiner during which time a final plat or plats may be submitted.
- D. The subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period. [Ord. 13-96; Ord. 23-03; Ord. 27-14 § 1.01; Ord. 01-18 § 1; Ord. 51-19 § 10].

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
- B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in

the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal. [Ord. 02-00; Ord. 29-12 § 1.01; Ord. 29-12(A) § 1.01].

SITE DESCRIPTION & ADJACENT LAND USES

Wellhouse Heights II is comprised of one parcel totaling approximately 0.43-acres at the corner of Thayer Drive and Duportail Street. The parcel rounds off at the south parallel to the new right-of-way created for Duportail Street. It measures approximately 198 feet in its longest diagonal dimension, with the easternmost bound 180 feet from Thayer Drive and its northernmost bound 119 feet from Duportail Drive.

The site slopes down eight (8) feet from the northwest corner of the lot to the southeast. The area will be accessed off the existing right-of-way with no new public roadway required.

The northern boundary is approximately 231 feet from the corner of Thayer Drive and Fries Street. The western boundary is directly opposite 403 and 405 Thayer Drive. The southern boundary of the site is opposite 390 Thayer Drive. The eastern boundary is 337 feet from the intersection of Duportail Street and Wellhouse Loop.

The site is zoned R-3 Residential, a multiple-family residential use district, per RMC 23.18.010.

SURROUNDING ZONING AND LAND USES:

North: R-1-12, single-family residential, current site of the Richland Masonic Lodge

East: R-3, multiple-family residential use, future site of Wellhouse Heights

South: R-1-12, single-family residential, current site of the New Heights Church

West: R-2, medium-density residential, existing residential properties

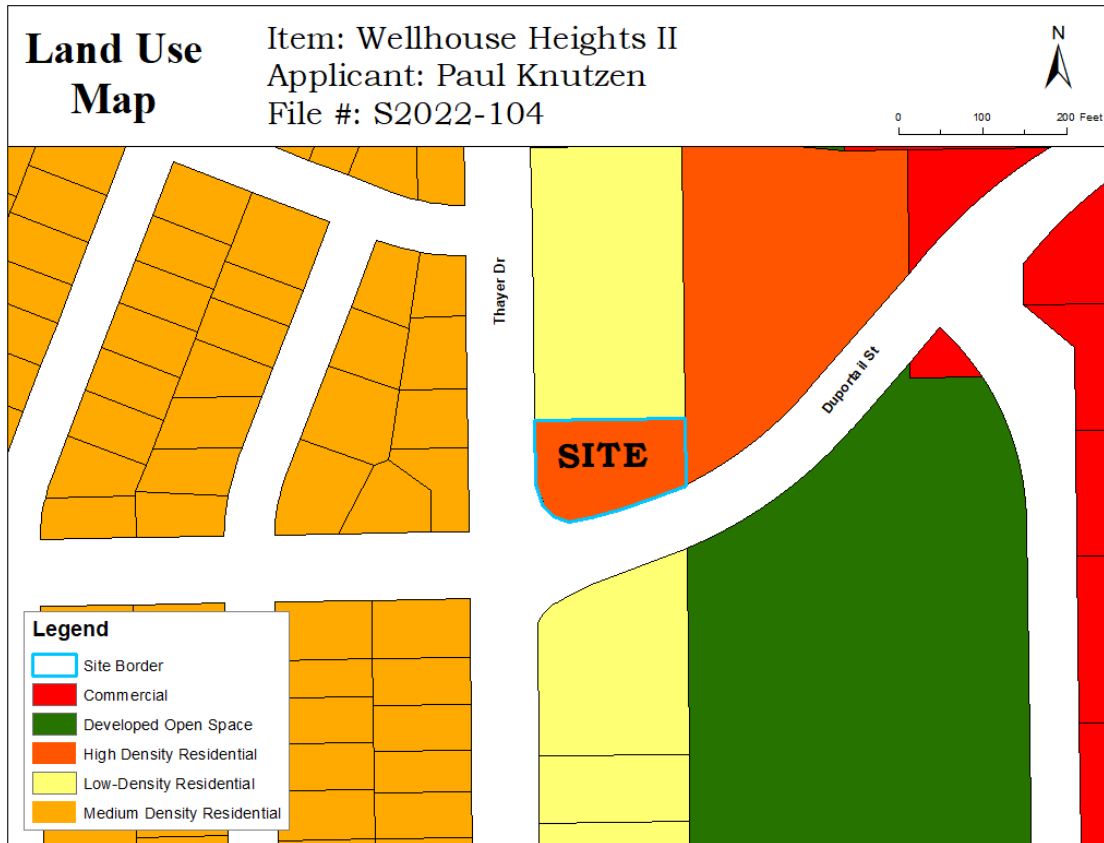


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), Richland's Comprehensive Plan designates the site for High Density Residential (or multiple-family residential) zoning (RMC 23.18.010).

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

Land Use Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Natural Environment Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

CURRENT ZONING

The subject site is zoned R-3, multiple-family residential use. Surrounding parcels are zoned as follows:

North: R-1-12, single-family residential

East: R-3, multiple-family residential use

South: R-1-12, single-family residential

West: R-2, medium-density residential

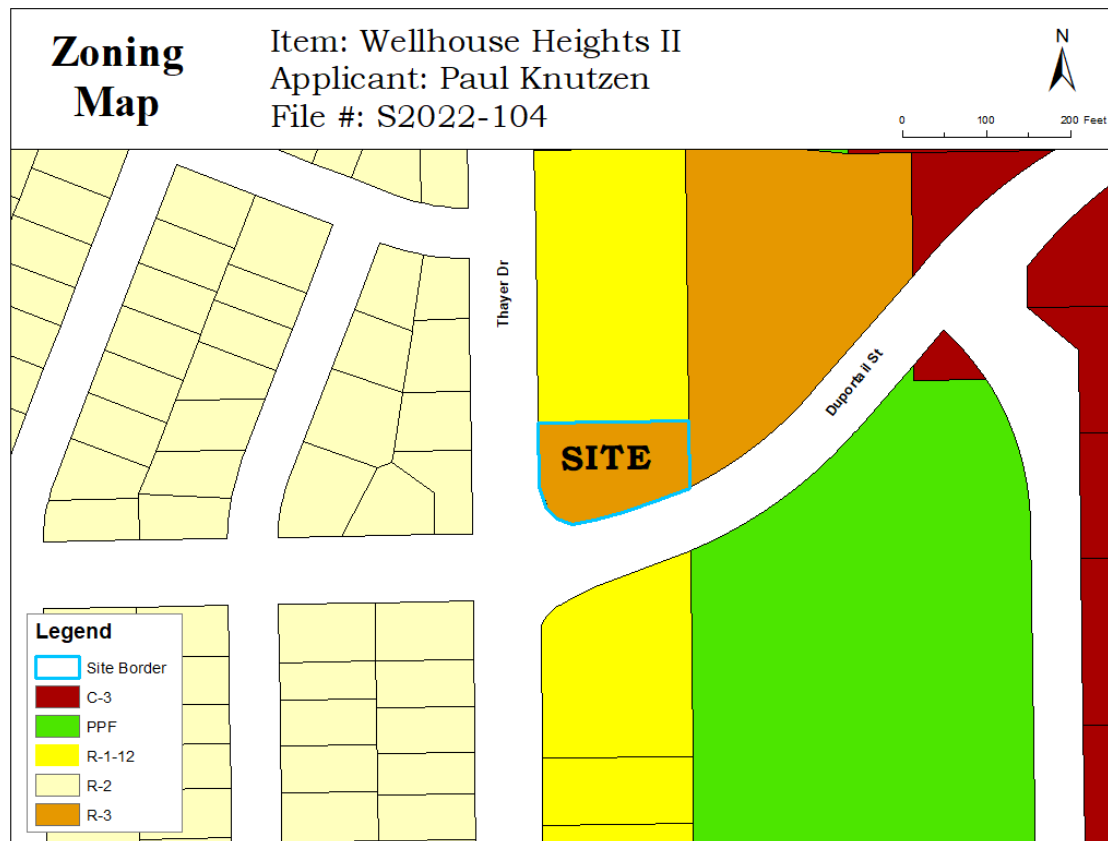


Figure 3 – Zoning Map

The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan [RMC 23.22.010(E)].

23.18.020 Residential performance standards and special requirements.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.
2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.
3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

Note that the performance standards from 23.18.020(B) (above) will not pertain to this project since there is no neighboring single-family housing.

R-3 DIMENSIONAL STANDARDS

The following standards apply in the R-3 zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	4,000 feet
	Two-Family Detached Dwelling	7,000 feet
	One-Family Attached Dwellings	3,000 feet
Maximum Density	Multifamily Dwellings (Units/SF)	1 / 3,000
Minimum Lot Width	One-Family Detached Dwelling	42 feet
	Two-Family Detached Dwelling	64 feet
	One-Family Attached Dwelling	30 feet
Average Lot Size Requirement		None
Minimum Front Yard Setback		20 feet
Minimum Side Yard Setback		<i>Depends</i>
Minimum Alley/Private Access Easement Setback:		6 feet
Minimum Rear Yard Setback		25 feet
Maximum Lot Coverage		33%/45%
Maximum Building Height	Main Building	40 feet
	Detached Accessory Buildings	16 feet

Note 1: For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

Note 2: Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

ZONING REVIEW AUTHORITY

RMC Section 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat approval applications.

PUBLIC NOTICE

Application Date:	August 23, 2022
Combined Notice of Hearing/Optional DNS Mailed:	September 28, 2022
Combined Notice of Hearing/Optional DNS Posted:	September 28, 2022
Combined Notice of Hearing/Optional DNS Published:	September 30, 2022
Public Hearing:	October 20, 2022

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 4*.

UTILITY AVAILABILITY

There are existing domestic water, sewer, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project.

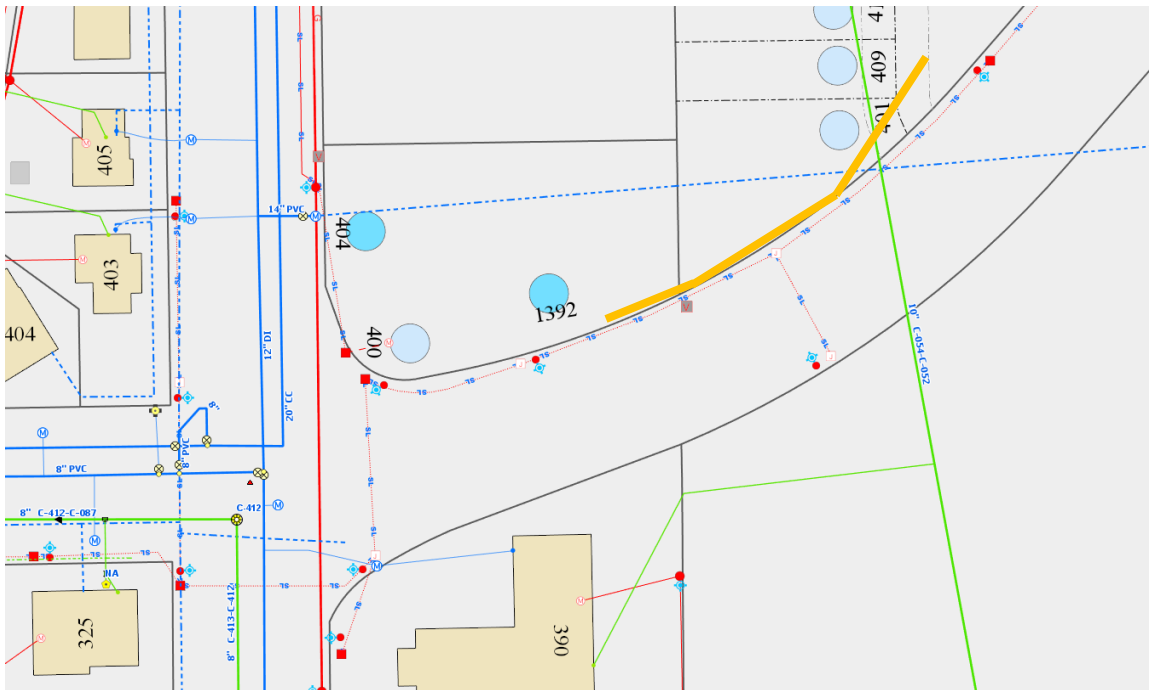


Figure 4 – Utilities Map

(Blue = water, Green = EXISTING sewer, Red = Electrical power)
(Orange = FUTURE sewer)

Sewer

Wellhouse Heights II had one pre-existing 10-inch gravity sewer main 122-feet northeast of where the site's eastern boundary meets the Duportail Street right-of-way. This infrastructure has been replaced in development of Wellhouse Heights, Phase 1 immediately to the east. Until this work has been completed, it will not be updated on available City maps. For that reason, site plans have been reviewed and the above orange line superimposed on Figure 4 shows the approximate location of the future 8-inch sewer connection available to the new development for Phase 2 within the Duportail Street right-of-way. Lastly, the site is also 102-feet from an angle point of an 8-inch main within the Thayer Drive/Duportail Street. That said, the sewer connection east of Wellhouse Heights II is available and of adequate capacity to serve future development of the site.

Water

The site has an existing 14-inch PVC water connection T'ed off the 12-inch Distribution Main that roughly follows the centerline of Thayer Drive, north to south. The 14-inch PVC connection at the former 404 Thayer Drive is available and of adequate capacity to serve future development of the site.

Power

The site currently has electric service in overhead lines along the east side of Thayer Drive and underground secondary service both along the east side of Thayer and the north side of Duportail Streets right-of-way. All of these electrical facilities are in-place and are of adequate capacity to serve the additional load demand created by this development.

TRANSPORTATION & ACCESS

Access into the site will come from Thayer Drive, a classified “Major Collector”.

Employment opportunities from commercial uses exist along the Wellsian Way corridor, easily within walking distance less than 1,000-feet east. Pedestrian mobility is enhanced with adjacent Ben Franklin Transit bus routes in the area, one making the corner westbound down Duportail Street and northbound on Thayer Drive. The nearest marked stop on Duportail is approximately 830-feet from Wellhouse Heights II, while only approximately 745-feet north on Thayer. Additional routes are in place north-and-south along nearby Wellsian Way.

Significant active transportation for both destination-oriented travel or recreation also exist with marked bike lanes along Duportail Street, and access to a multi-use soft trail approximately 343-feet east of Wellhouse Heights II. [Note: the below mapped (Green) bike lanes indicated along Thayer Drive were proposed but are not as of this date, installed.]

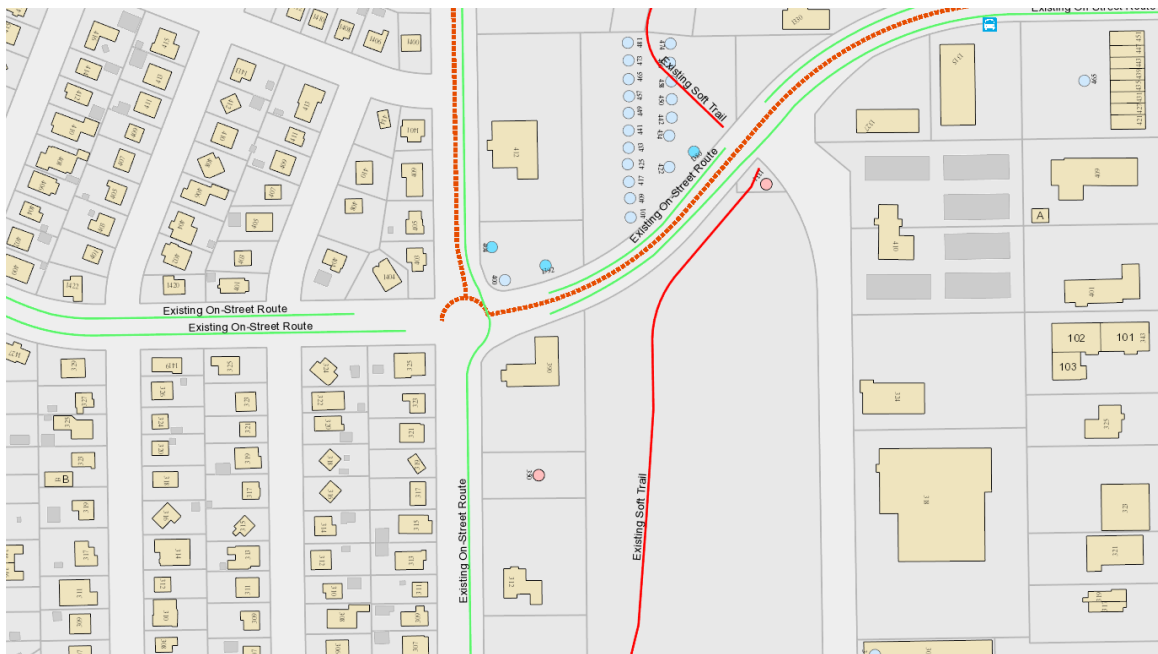


Figure 5 – Transportation Map

(Green = On-Street Bike Lane, Solid-Red = Multi-Use Trail, Dashed Red = BFT Route)

SEPA

A SEPA checklist addressing potential impacts of the proposed subdivision was included in the preliminary plat application. On October 13, 2022 staff issued a Determination of Non-Significance (DNS) (*Exhibit 3*) using the Optional DNS process available under the provisions of WAC 197-11-355.

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there is a fire hydrant at the southwest corner of Duportail St and Wellhouse Loop, which is across Duportail Street from the project site.

SCHOOLS

The plat falls within the boundaries of the Richland School District. The proposed plat was routed to the district for review and commenting as part of the standard referral process. No comments from the district were received by the City. Standard city streets with appropriate sidewalks will be constructed as part of the proposed development and it is anticipated that Richland School District will make the necessary arrangements to accommodate the pickup and delivery of students residing in the new subdivision.

PARKS

The site falls within Parks District 1. The public park nearest the site, James J. Lawless Park, lies immediately south of the site. Lawless Park is a primitive park; meaning that it is unimproved, only containing a soft-surface pedestrian trail. Several other small neighborhood parks exist within less than 1-mile surrounding the site.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Copies of all agency comments received by the City are included as *Exhibit 5*.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared, the City had not received any public comment.

ANALYSIS

The criteria for approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the requisite standard:

- A. *The preliminary plat conforms to the requirements of this title (RMC Title 24)*
 - The City's subdivision regulations set forth specific requirements for the filing of an application, show notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed by City staff.
- B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other*

relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

- Several city parks and other recreational opportunities exist within approximately one mile of the project site.
- The Ben Franklin Transit Authority provides bus service to the area along Duportail Street and along nearby Thayer Drive.
- The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.
- The plat will be served by City sanitary sewer service currently existing adjacent to the project site. Sewer lines have capacity to provide for the proposed project.
- The plat will be served by Richland Energy Services currently existing adjacent to the project site. Electric lines have capacity to provide for the proposed project.
- Irrigation water will be the City's domestic water system. Kennewick Irrigation District indicated that the development site is not within their district.
- In accordance with City development standards, storm water drainage will have to be retained and managed on-site. Project specific designs have not been created yet; however, prior to the city allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
- Richland School District was given the opportunity to comment and chose not to comment. The Richland School District currently serves approximately 13,000 children within a multitude of school facilities some of which are new or have been recently remodeled to accommodate the increasing student enrollment.

C. The public use and interest will be served by the platting of such subdivision and dedication;

- The proposed project is consistent with the Comprehensive Plan in terms of the proposed land use and density of the plat. The project is consistent with the City's zoning regulations. The additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.

D. The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- a. The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*
- The proposal is generally consistent with the intent of the Comprehensive Plan and as conditioned will meet requirements of the Municipal Code as outlined above.

- b. Impacts of the development have been appropriately identified and mitigated under RMC Chapter 22.09.*
- Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (*Exhibit 3*) for which the City issued and distributed a Determination of Non-Significance (*Exhibit 7*) after utilizing the Optional DNS process.
- c. The development application is beneficial to the public health, safety and welfare and is in the public interest.*
- The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.
- E. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*
- The project would add five (5) new lots/units to be accessed from a private street from Thayer Drive
- F. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*
- The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

Building Height

Future building heights would need to meet guidelines set forth in RMC 23.18.040, with the main structures no more than 40-feet in height, and detached accessory structures no more than 16-feet in height.

Parking

Two (2) off-street parking spaces "shall be provided in all residential zones in compliance with RMC 23.54.020".

Critical Areas

Wellhouse Heights II is located completely within an Aquifer Recharge Critical Area, (part of City's Wellhead Protection Program) 1-year time of travel zone for the Wellsian Way Wellfield. Richland's Critical Areas Ordinance (CAO) considers Critical Aquifer Recharge Areas (CARAs) are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems and include areas designated as "wellhead protection areas" pursuant to WAC 246-290-135(3). These CARAs were established "to protect the public health and safety, prevent degradation of ground water and for potentially usable potable water, and to provide for regulations that prevent and control risks to the degradation of ground water quality and quantity" (RWC 22.10.300). Application materials were submitted September 2, 2022, to fulfill reporting requirements of RMC 22.10.370.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable in this case.

FINDINGS, CONCLUSION, AND RECOMMENDATION:Findings of Fact

1. Richland's Comprehensive Plan designates the plat site for high-density residential development with an average allowable residential density of 15 units per acre, which could not be reached under the R-3 zoning lot size limits). The plat of Wellhouse Heights II proposes a net (and gross) residential density of 10 dwelling units/acre.
2. R-3 (Multiple Family Residential) zoning is applied to the site. R-3 zoning regulations permit residential densities of up to 14.5 dwelling units per acre and a 3,000ft² min lot size in the case of townhomes.
3. The Wellhouse Heights II preliminary plat consists of 5 residential lots. Proposed residential lot sizes range from 3,049 square feet to 5,985 square feet, with a 3,768 square foot average lot size.
4. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
5. The proposed preliminary plat provides for the extension of one private street built to City public road design standards, includes provisions for the extension of public domestic water, sewer, and electrical power lines.
6. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
7. The Richland School District was invited to comment but expressed no concerns with the plat.

8. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
9. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
10. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Thursday, October 13, 2022 after utilizing the Optional DNS process.
11. The site is located within a Critical Aquifer Recharge Area critical area as defined by the city's critical areas regulations contained within RMC 22.10. The hydro-geologic report submitted with the preliminary plat application materials, indicates there will be no impact to groundwater quality.
12. The applicant submitted a Critical Aquifer Recharge Area hydrologic report as complies with 22.10 RMC.
13. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.

Conclusions of Law

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective (R-3) zoning regulations.
2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan.
3. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been followed.
4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Recommendation

Staff has completed its review of the request for site plan approval (S2022-104, EA2022-128) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Public Works

General Conditions

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. When construction of the public infrastructure has been substantially

- completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.
2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
 3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.
 4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City.
 5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
 6. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
 7. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards

8. Public improvement design shall follow the following general format:
 - a. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.

- c. All utilities shall be extended to the adjacent property (properties) at the time of construction, if necessary.
- d. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
- e. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
- f. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

Traffic and Streets

- 9. The existing access point off of Thayer Drive is not acceptable for this project. It shall be relocated further north to provide for adequate left-turn movements.
- 10. A note will be shown on the face of the final plat stating that Duportail Street is classified as a "Minor Arterial" street. Subsequently, no driveways will be allowed directly onto it.
- 11. Item 14f of the SEPA Report (Pg. 106): Reference Land Use Code 220 of the latest version of the ITE Trip Generation Manual to answer the question. As for the PM Peak traffic generation, the estimated trips are approximately 23 trips for the development. Even with the updated information, no TIA or Trip Generation Distribution Letter will be required.
- 12. Street names are not reviewed or vested until construction plans are submitted for review.
- 13. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and A.D.A. standards.
- 14. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020.
- 15. If the proposed private roadway is narrower than 34-feet it shall have parking restricted on one side, and narrower than 27-feet shall have parking restricted on both sides. Signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the final plat.
- 16. All roads shall be constructed to provide for adequate fire truck access & turnaround movements.

Domestic Water

- 17. A 10-foot wide exclusive domestic water easement shall be provided for any water main that is outside of the public Right-of-Way.
- 18. The fire hydrant locations shall be approved by the City Fire Marshal.

Sanitary Sewer

- 19. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water

20. The proposed storm drainage and grading of all areas within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
21. The private on-site storm drainage system shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. The applicant's design shall provide runoff protection to downstream property owners.
22. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

Solid Waste

23. Due to limited turnaround space, these homes may need to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements

24. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
25. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
26. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
27. Ten-foot wide public utility easements along the Duportail and Thayer right-of-ways are required on the final plat.

28. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
29. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by the benefitting owners. The City of Richland accepts no maintenance responsibility for these private roads".
30. A note shall be added to the face of the plat that states: "The private road within this plat is a fire lane and parking is restricted. The required no-parking signs shall be installed by the developer where applicable." Any restricted parking areas shall be indicated on the final plat.
31. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
32. A one-foot "No access easement" will be required along the Duportail Street Right of Way.

Buildings

33. Applicant shall provide Geotechnical Investigation Report for Wellhouse Heights II prior to the approval of the Final Plat.

Benton County Assessor's Office

34. Owners shall be listed as trustees on the plat map.

Addressing

35. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for the access easement and the City will review to determine acceptable street names.
36. Addressing brackets [] are needed on all lots and tracts.

Benton Clean Air Agency

37. Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project.

EXHIBIT LIST

1. Application Materials
2. Plat Map
3. SEPA Checklist
4. Public Notice and Affidavits
5. Agency Comments
6. Determination of Non-Significance



Exhibit I

Application Materials

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING & OPTIONAL DNS (S2022-104 & EA2022-128)

Notice is hereby given that Paul Knutzen has submitted Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings. The project site is located at property formerly known as 400/404 Thayer Drive (at the NE corner of intersection of Thayer Drive and Duportail Street) and is zoned R-3 (multiple-family residential use district). The property is described as Assessor's Parcel Nos. 115981013704001 located in Section 15, Township 9, North, Range 28 East, W.M., Benton County WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: www.ci.richland.wa.us.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12th to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



Please note that pursuant to RMC 23.48.010, the purpose of the site plan approval process is to facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. **The site plan review is not intended to determine whether a particular land use activity is appropriate on a particular site. Land uses that are otherwise permitted in this title shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use.*



Preliminary Plat Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Bush Trustees Timothy & Kathryn

Address: 3019 Duportail St #226, Richland, WA 99352

Phone: 509-947-7902

Email: tim@bushdevelopments.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Knutzen Engineering

UBI#: 603-538-277

Contact: Paul Knutzen

Address: 5401 Ridgeline Dr, Suite 160, Kennewick, WA 99338

Phone: 509-222-0959

Email: paul@knutzenengineering.com

SURVEYOR INFORMATION

Contact: Rogers Surveying Inc.

Address: 1455 Columbia Park Trail, Suite 201, Richland, WA 99352

Phone: 509-783-4141

Email: dbaalman@rogerssurveying.com

ENGINEER INFORMATION

Contact: Paul Knutzen

Address: 5401 Ridgeline Dr, Suite 160, Kennewick, WA 99338

Phone: 509-222-0959

Email: paul@knutzenengineering.com

PROJECT DESCRIPTION

5-lot residential development. Each lot will be serviced by City of Richland public utilities. The lots will be accessed off existing public ROW and will not require the construction of new roads.

PROPERTY INFORMATION

Parcel #: 115981013704001

Zoning: R-3

Legal Description: Lot 1, Short plat 3704, recorded in volume 01 of short plats 3704, records of Benton County, WA, AF#2021-037940, 08/12/2021.

Proposed Subdivision Name: Wellhouse Heights

Gross Plat Acreage: 0.43 acres

Number of Lots: 5

Smallest Lot Size: 3,049 sf

Net Lot Area Acreage: 0.43 acres

Avg. Lot Size: 3,768 sf

Largest Lot Size: 5,985 sf

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☒ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ Other

SEPA Checklist submitted? ☒ Yes ☐ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Paul Knutzen

Applicant Signature:  Date 08/23/2022



N.E. 1/4 OF THE N.E. 1/4 OF SEC. 15, T.09N., R.28E, W.M., CITY OF RICHLAND,
BENTON COUNTY, WA

ENGINEER:
KNUTZEN ENGINEERING
ATTN: NATHAN MACHIELA
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE:(509)222-0959

APPLICANT/DEVELOPER:
TIM BUSH
520 W. COLUMBIA DR.
KENNEWICK, WA 99336

SURVEYOR:
RODGERS SURVEYING INC
ATTN:DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE:(509)783-4141

GRID, US STATE PLAN, NAD 83/2011 WASHINGTON SOUTH ZONE
BASED ON GNSS OBSERVATIONS

NAVD 88, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS &
CONFIRMED BY TIES TO CITY OF RICHLAND CONTROL NETWORK.

LOT 1, SHORT PLAT 3704, RECORDED IN VOLUME 01 OF SHORT PLATS 3704, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2021-037940, 08/12/2021.

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is labeled 'NORTH' and the bottom half is labeled 'SOUTH'. The left half is labeled 'WEST' and the right half is labeled 'EAST'.

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SITE,

A map of the Richland area showing the location of the site. The map includes Lee Blvd, Duportail St, Thayer Dr, Wellhouse Loop, Lawless Dr, Wellspan Way, Aaron Dr, and By Pass Hwy. A black arrow points to a square with an 'X' at the intersection of Duportail St and Thayer Dr, labeled 'SITE'.

GROSS ACREAGE:	0.43 AC
NET LOT ACREAGE:	0.43 AC
AREA OF PUBLIC ROADS:	0 AC
TOTAL NUMBER OF LOTS:	5 LOTS
AVERAGE LOT SIZE:	3,768 SF
LARGEST LOT AREA:	5,985 SF
SMALLEST LOT AREA:	3,049 SF
AVERAGE DENSITY:	11.6 DU/AC
PRESENT ZONING:	R-3
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY



**KNUTZEN
ENGINEERING**

5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959

www.knutzenengineering.com

[illegible]

08/23/22

PRELIMINARY PLAT
BUSH PROPERTIES
WELLHOUSE HEIGHTS PH2
404 THAYER DR, RICHLAND, WA 99351

APPROVAL		
DESIGN	RAM	08/23/22
CHECKED	PTK	08/23/22
APPROVED	PTK	08/23/22

SCALE: AS NOTED

CADFILE: 19023PH2 PP01

JOB No.	REV.
19023	0

DWG. No.	
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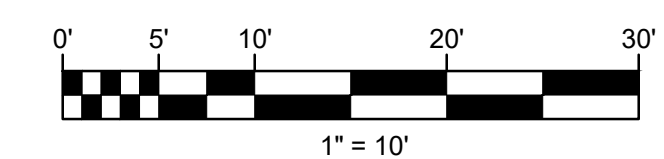
PP01

2019\19023-Bush Duportail Residential\DWG\Upper Lot Phase 2\19023PH2 PP01.dwg - Aug 23, 2022 - 07:01pm - rmc

A1	PRELIMINARY PLAT
	SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG





Critical Aquifer Recharge Area Report

Wellhouse Heights Ph2
404 Thayer Dr
Richland, WA 99352

Prepared For:

Bush Trustees, Timothy T & Kathryn L
3019 Duportail St, #226
Richland, WA 99352

Prepared By:

Paul Knutzen, PE
Robert McLeod
Project No. 19023



9/2/22

Preparation Date:

September 2, 2022

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1.0	PROJECT OVERVIEW	1
2.0	SITE GEOLOGY	1
3.0	GROUNDWATER.....	1
4.0	PROJECT IMPACT AND MITIGATION PLAN.....	1

Appendices

APPENDIX A – VICINITY MAP
APPENDIX B – PRELIMINARY PLAT
APPENDIX C – WELLHEAD MAP
APPENDIX D – GEOTECHNICAL REPORT
APPENDIX E – USGS MAPS

1.0 Project Overview

The Wellhouse Heights Phase 2 project is located at 404 Thayer Dr, Richland, WA 99352. The site encompasses Benton County parcel #115981013704001. The existing 0.43-acre site is undeveloped and zoned R-3, Multiple Family Residential. The property is bordered by R-2 single-family residential housing, Wellhouse Heights Phase 1, religious buildings, and Lawless Park. The project proposes 5 lots intended for single-family townhouse units. The units will access off Duportail St and Thayer Dr via shared private driveways. The project will cover approximately 57% of the site with impervious surfaces. Construction for the proposed improvements is expected to take place in Spring of 2023. Refer to Appendix A for the Vicinity Map and Appendix B for the preliminary plat map.

The site is located completely within an Aquifer Recharge Critical Area, as shown by the City of Richland's online critical area mapping. As identified in the City's Wellhead Protection Program, the site is near the edge of the 1-year time of travel zone for the Wellsian Way Wellfield (SO2). See Appendix C for the map taken from the City's Wellhead Protection Program.

2.0 Site Geology

With previous construction, the existing site was graded relatively flat, approximately level in elevation with Thayer Dr. There is no evidence of storm runoff flowing from the site, or onto the site from an off-site source.

White Shield, Inc. prepared a geotechnical investigation report for the adjacent property for the Wellhouse Heights Phase 1 project, on September 25, 2020. (White Shield Project No. 119-054-01) They performed fifteen exploration test pits and two infiltration test pits on-site. They encountered varying amounts of uncontrolled fill and debris, which was removed with the construction of Phase 1. Underneath the fill, the native soils were predominantly fine to medium sand with occasional thin layers of gravel. No bedrock or groundwater was encountered in any of the test pits. White Shield used air entry permeameter testing and grain size analysis to calculate infiltration rates for the on-site soils. They calculated rates of 6.0 in/hr and 8.0 in/hr for the on-site soils.

3.0 Groundwater

No groundwater was encountered during the test pit explorations. White Shield, Inc. identifies the groundwater depth as approximately 79 feet below the existing surface elevation, based on nearby well logs. The groundwater level is likely to rise and fall with the change of seasons and irrigation.

A report provided by USGS identifies the general hydraulic gradient in the area as towards the northeast. See Appendix E for exhibits showing shallow water table level contours, Saddle Mountain basalt water level contours and Wanapum basalt contours.

4.0 Project Impact and Mitigation Plan

It is possible that stormwater produced by the site's impervious surfaces could enter the belowground aquifer. It is unlikely that pollutants in the stormwater could enter the belowground aquifer due to the significant depth of the groundwater. The large barrier, comprised of native soils in the vadose zone, provides natural filtration, preventing pollutants from entering groundwaters. Furthermore, no storage or usage of chemicals are proposed on-site. The principal component of the site's mitigation plan is ensuring pollutants do not enter groundwater through the stormwater management plan and pretreatment practices.

The stormwater management plan for the site will collect and infiltrate all stormwater runoff through conveyance systems and underground infiltration facilities. The plan compliant with the Stormwater Management Manual for Eastern Washington. The site is classified as a low pollutant loading site, per table 5.22 of the SMMEW. Based on the soil type and the infiltration rate provided by White Shield, on-site soils are classified as low treatment capacity soils, per table 5.21 of the SMMEW. The Wellhouse Heights construction drawings will instruct the contractor to install 18" of high treatment capacity soil around all underground infiltration facilities, per table 5.21. Therefore, per table 5.23 of the SMMEW, the required pre-treatment is a two-stage drywell. Catch basins with inverted tees are proposed at the entrances of the underground infiltration facilities, satisfying the requirement of a two-stage drywell.

Proper stormwater facility maintenance instructions are provided on the corresponding construction drawings for the project. Based on the site conditions found and the proposed pre-treatment facilities, the proposed project should have no significant impact to the Critical Aquifer Recharge Area. No additional plans are proposed to limit the impact on the aquifer at this time.

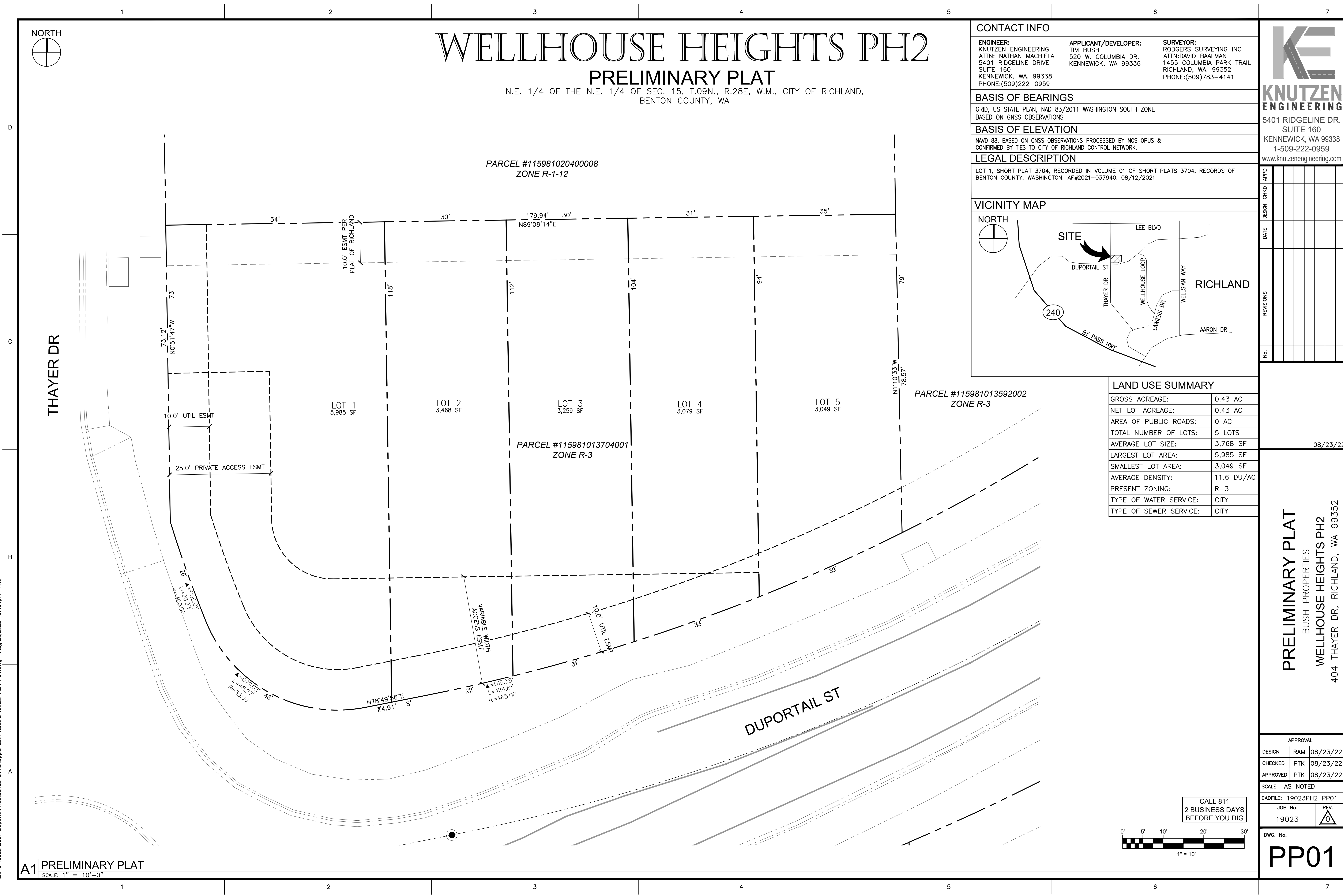
APPENDIX A

Vicinity Map



APPENDIX B

Preliminary Plat



PRELIMINARY PLAT

N.E. 1/4 OF THE N.E. 1/4 OF SEC. 15, T.09N., R.28E, W.M., CITY OF RICHLAND,
BENTON COUNTY, WA

CONTACT INFO

ENGINEER:
KNUTZEN ENGINEERING
ATTN: NATHAN MACHIELA
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE:(509)222-0959

APPLICANT/DEVELOPER:
TIM BUSH
520 W. COLUMBIA DR.
KENNEWICK, WA 99336

SURVEYOR:
RODGERS SURVEYING INC
ATTN:DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE:(509)783-4141

BASIS OF BEARINGS

GRID, US STATE PLAN, NAD 83/2011 WASHINGTON SOUTH ZONE
BASED ON GNSS OBSERVATIONS

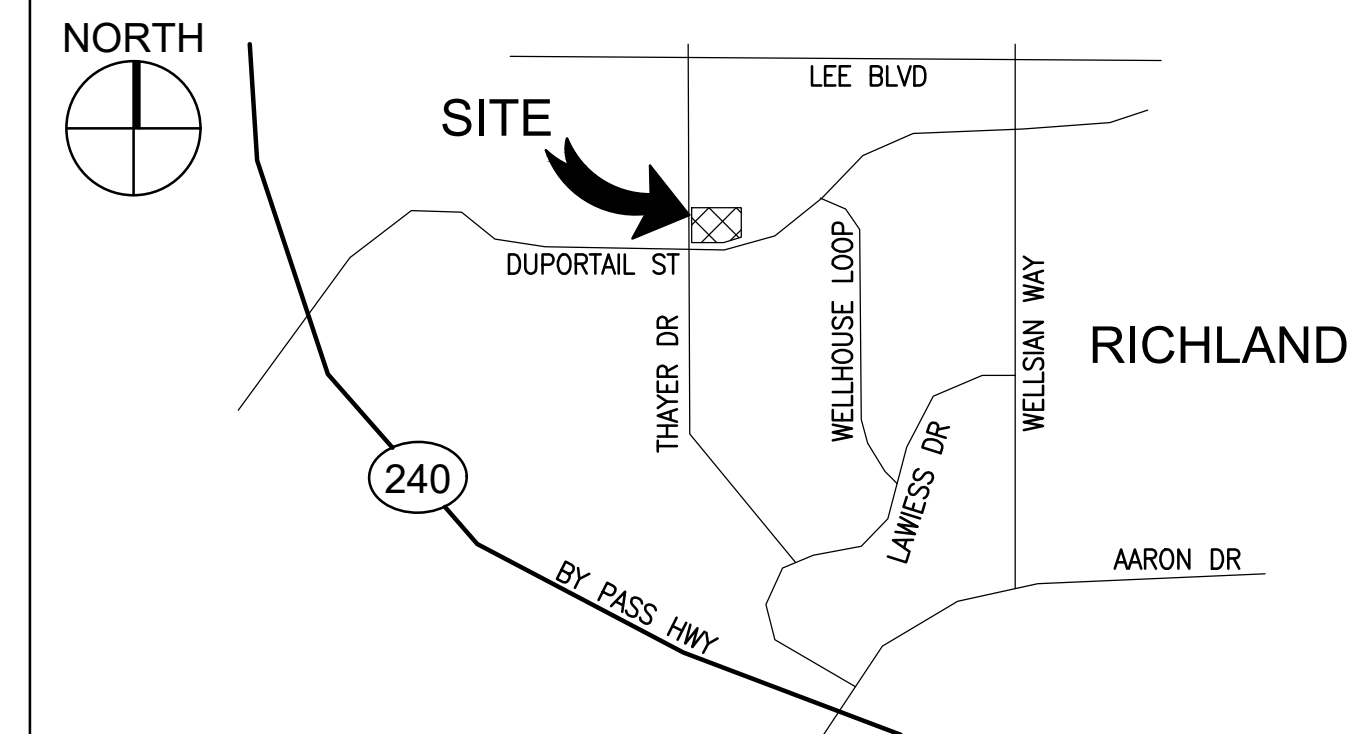
BASIS OF ELEVATION

NAVD 88, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS & CONFIRMED BY TIES TO CITY OF RICHLAND CONTROL NETWORK.

LEGAL DESCRIPTION

LOT 1, SHORT PLAT 3704, RECORDED IN VOLUME 01 OF SHORT PLATS 3704, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2021-037940, 08/12/2021.

VICINITY MAP



LAND USE SUMMARY

GROSS ACREAGE:	0.43 AC
NET LOT ACREAGE:	0.43 AC
AREA OF PUBLIC ROADS:	0 AC
TOTAL NUMBER OF LOTS:	5 LOTS
AVERAGE LOT SIZE:	3,768 SF
LARGEST LOT AREA:	5,985 SF
SMALLEST LOT AREA:	3,049 SF
AVERAGE DENSITY:	11.6 DU/AC
PRESENT ZONING:	R-3
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

08/23/22

PRELIMINARY PLAT
BUSH PROPERTIES
WELLHOUSE HEIGHTS PH2
404 THAYER DR, RICHLAND, WA 99351

404 THAYER DR, RICHLAND, WA 99352

APPROVAL

DESIGN	RAM	08/23/22
CHECKED	PTK	08/23/22
APPROVED	PTK	08/23/22

SCALE: AS NOTED

CADFILE: 19023PH2 PP01

JOB No.	REV.
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PP01

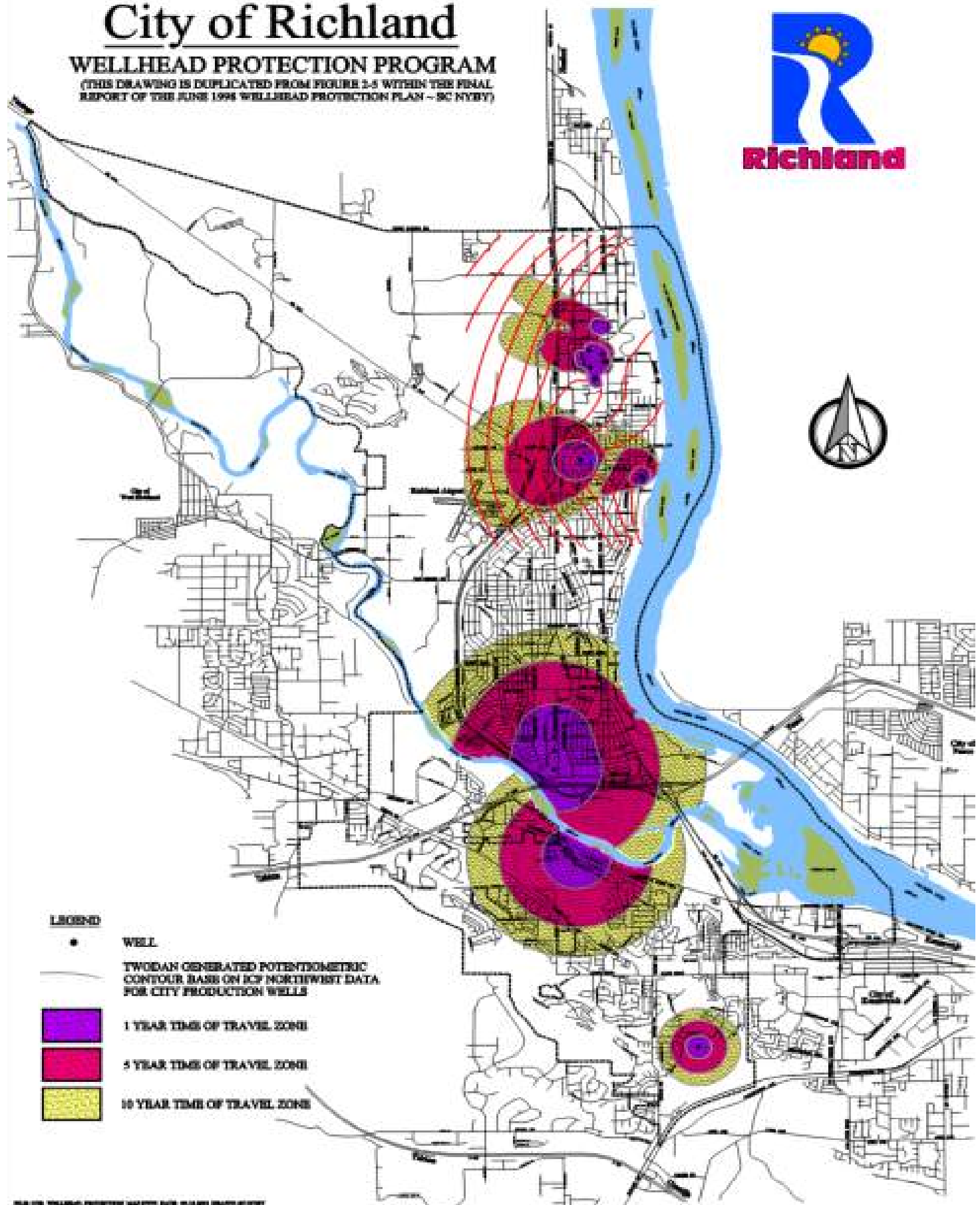
A1	PRELIMINARY PLAT
	SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

APPENDIX C

Wellhead Map

(THIS DRAWING IS DUPLICATED FROM FIGURE 1-5 WITHIN THE FINAL REPORT OF THE JUNE 1996 WILLHEAD PROTECTION PLAN - SC NYNY)



APPENDIX D

Geotechnical Report

Geotechnical Investigation Report

Bush Townhome Development

1380 Duportail Street

Richland, WA

September 25, 2020

Submitted To:

Tim Bush
520 W Columbia Drive
Kennewick, WA 99336



Prepared By:

White Shield, Inc.
320 North 20th Avenue
Pasco, WA 99301
509-547-0100 office
509-547-8292 fax
Email: Info@whiteshield.com
<http://www.whiteshield.com>

White Shield, Inc. Project No. 119-054-01

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FIGURES

Figure 1: Site Vicinity Map

Figure 2: Site Exploration Plan

Figure 3: Soil Classification Chart

APPENDIX A

Test Pits TP-1 through TP-15 and INF TP-1 through INF TP-2

APPENDIX B

Stormwater Memorandum

CERTIFICATE OF ENGINEER

***Geotechnical Investigation Report
Bush Townhomes
Richland, Washington***

The technical information and data contained in this report were prepared by, or under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by:

Benjamin P. Staehr, PE
Senior Geotechnical Engineer



1.0 INTRODUCTION

1.1 Project Description and Background Information

White Shield, Inc. (WSI) is pleased to present this Geotechnical Investigation Report for the construction of proposed townhomes at 1380 Duportail Street in Richland, WA. The location of the site is shown in Figure 1, Vicinity Map and preliminary site plan is provided on Figure 2, Exploration Site Plan. This area will include 8 townhome buildings consisting of 19 units with associated parking, utilities, and stormwater infiltration.

The site slopes moderately to the east and is bordered to the west by the Masonic Lodge, the southeast by Duportail Street, the north by undeveloped land and soccer fields, and to the east by a City of Richland storm pond.

This report presents the results of our geotechnical investigation of this site. It includes a review of the site geology, a description of site soils and subsurface profile, and geotechnical recommendations and specifications for site grading and construction of home foundations consistent with International Residential Code requirements.

1.2 Scope of Services

Our scope of services for this project included the following:

- **Geologic Literature Review:** Relevant, readily-available geologic information on the site and surrounding area was reviewed for information regarding geologic conditions at or near the site.
- **Site Exploration:** Sixteen exploration test pits were excavated at the site to assess the soil conditions and to obtain representative soil samples for laboratory testing.
- **Laboratory Testing:** Soil testing included index properties testing, and sieve analyses, as required.
- **Geotechnical Engineering Analysis:** Data collected during the site exploration, literature research, and laboratory testing were analyzed to develop project-specific geotechnical design and construction recommendations for the project.
- **Report Preparation:** This geotechnical report contains the results of our work including information as it relates to the following:
 - Site exploration and laboratory test results
 - Soil/rock conditions and subsurface profile
 - Earthwork and site preparation recommendations
 - Site grading and soil placement recommendations
 - Slope design and construction recommendations
 - Foundation subgrade soil preparation recommendations
 - Allowable soil bearing capacities and maximum foundation bearing pressures
 - Foundation wall design parameters and design earth pressures
 - Pavement and slab-on-grade recommendations
 - International Residential Code (IRC) 2015 seismic design parameters
 - General site grading and drainage control requirements

- **Geotechnical Construction Observation:** This report includes the outline of basic geotechnical requirements for construction observation and documentation to be performed during the construction process.

2.0 SITE INVESTIGATION

2.1 Literature Review

Information about the basic geology of the Pasco Basin was obtained from Lindsey (1996) and a discussion of the underlying Miocene-age basalt bedrock structure was provided from Reidel (et al., 1994). Information about the geologic setting of the site comes from many years of exploration work throughout Richland, West Richland, and Kennewick and from correlating the site data with regional geologic conditions.

2.2 Field Investigation

The subsurface investigation of this site included excavation of fifteen exploration test pits and two infiltration test pits at locations shown on Figure 2.

The test pits were excavated with a tracked excavator. In general, test pits 1-9 encountered varying amounts of concrete and asphalt debris up to 13 feet in depth. Test pit 11 encountered 4 feet of loose gravelly fill soils. Beneath any fill encountered, the site soils are predominantly fine to medium sands with occasional thin layers of gravel, generally at the top of the native soil deposits

INF TP-1 encountered 3.2 feet of fill soils, with fine to medium sands to a depth of 10 feet. INF TP-2 encountered 1 foot of fill soils with fine to medium sands to a depth of 11 feet. Hydrogeologic testing was performed and can be seen in section 6.0 Site Drainage and Infiltration Analysis.

The test pit logs, provided in Appendix A (TP-1 through TP-15 and INF TP-1 through INF TP-2), include detailed descriptions of the subsurface soil types and condition.

2.3 Laboratory Testing and Analysis

All soil samples were classified under the Unified Soil Classification System (USCS). The soil descriptions were prepared according to the Burmister Classification System. All soils were easily classified using visual manual procedures. Laboratory gradation analysis of soils from the infiltration test pits were conducted to aid in the hydrogeologic analysis and are attached to the associated memorandum in Appendix B. Further lab testing will likely be required for soil classification and proctor analysis for use during construction observations.

3.0 SITE CONDITIONS

3.1 Surface Conditions and Lot Slopes

The property is moderately sloping down to the east. The bulk of the site is ungraded native soil deposits. There are some amount of dumped fill soils located along the upper western portion of the site, and just below in the central portion of the site. We discussed these garbage fill areas with Knutzen Engineering and they have incorporated them into their grading plan for removal. Surface or subsurface water was not encountered during our explorations.

3.2 Site Soils

The local soils exposed during our explorations are generally upper outburst flood gravel deposits of the Missoula floods.

3.3 Regional and Local Geology

We reviewed the WADNR Geologic map of the Richland 1:100,000 Quadrangle (Riedel, et al.), 1994. The site is classified as outburst flood deposits of Glacial Lake Missoula, gravels (Qfg₄).

The Qfg deposits are generally described as gravels, grain size ranges from sand to boulders, size generally decreases away from major Pleistocene outburst flood channels. The Qfg₄ are the youngest of such flood deposits.

Based on our explorations we believe that the majority of the site consists of sand size particles that are consistent with the upper portion of the outburst flood gravel deposits.

4.0 GEOTECHNICAL DESIGN RECOMMENDATIONS

4.1 Foundation Configuration

Building foundations should be extended through any fill soils on site and founded on native site soils below or be placed on properly prepared structural fill.

4.2 Site Preparation

Clear and grub all cut and fill areas of all surface vegetation and either use as landscape fill or haul offsite. All dumped garbage fill containing concrete and asphalt debris should be hauled off site. Remove all roots and organic material, loose or soft soil, and old topsoil from all areas to receive fill soil, retaining walls, pavement, foundations, driveways, etc. Positive drainage away from structures and pavement subgrade areas should be constructed and maintained throughout the project.

4.3 Earthwork

4.3.1 Excavations

Excavation of the surface fine sand and silt soil can be accomplished with a backhoe with a smooth bucket to prevent disturbance of subgrades or through mass grading equipment such as scrapers or dozers.

A maximum slope of 1V:1.5H (vertical to horizontal) is recommended for all unsupported excavation sidewalls in the silty sand soils at the site. Any trenching or excavation over 4.0 feet bgs requires either the previously-mentioned side slopes or shoring and bracing of the excavation.

This information on slope protection is based on Occupational Safety and Health Administration (OSHA) regulations and is provided entirely as a service to our Client. Under no circumstances should the Client or their contractors or subcontractors interpret this information to mean, or otherwise imply, that White Shield, Inc. (WSI) assumes responsibility for construction site safety and/or temporary slope stability, or the contractor activities. Such responsibility is not implied and should not be inferred.

4.3.2 Site Grading

All excavated materials will be kept on site and used as backfill around foundation walls and structures and for grading around the homes. All soil fill placed on this property during construction is considered to be structural fill that must be placed and compacted to the specifications listed in the following section 4.4.4 Structural Fill.

4.3.3 Cut and Fill Slopes

All finish slopes shall be graded to a maximum slope of 1V:2H. All fill slopes shall be constructed from the base upward by compacting the soil in layers, overbuilding the slope, and then finish grading to a maximum slope of 1V:2H. Temporary soil cuts should not exceed four feet unless approved by the geotechnical engineer and plans are made for providing immediate permanent structural support.

4.3.4 Structural Fill

For structural fill, use existing onsite soil or imported granular soil. The onsite soil can be used as structural fill provided it is free of organics, it is installed in maximum 8-inch-loose lifts and it is compacted in place. Structural fill soil shall not contain boulders exceeding 6 inches in diameter. Backfill soil next to building foundations shall be classified as primarily sand and gravel with no boulders or clasts exceeding 3 inches in diameter.

Imported fill should be well graded between coarse and fine with a maximum particle size of 1 inch and contain no deleterious materials. Imported fill should have a less than 20 percent by weight passing the No. 200 sieve. Imported soil fill shall be approved for use by a geotechnical engineer and soil compaction criteria shall be established for the specific material.

Knutzen Engineering requested that we analyze site soils from 1383 Lawless Drive in Richland for suitability of these soils for use as import fill. We performed 3 hand auger borings within the site to depths based upon a grading plan provided by Knutzen. We found the soils are similar to those found within the building site and consist mainly of fine to medium sands. These soils should be acceptable for use as import structural fill, however we will need to occasionally observe the soils for continued use as structural fill during construction.

All structural fill shall be installed in 8-inch, maximum loose lifts, it shall be moisture conditioned to optimum moisture content and it shall be compacted to a dry density of at least 95 percent of its maximum dry density as determined by the modified proctor test using ASTM International (ASTM) D1557 or per onsite specification and approval by the geotechnical engineer.

Vibratory roller compactors or wheel roller compaction equipment will produce the best soil compaction results at this site. For backfilling next to the foundation walls, we recommend using a hand-operated jumping jack.

4.4 Foundations

4.4.1 Design

The proposed buildings can be supported on conventional spread footings. All footings should be supported on properly prepared subgrade in native soils or on structural fill as discussed in the previous paragraphs. If we are retained to monitor mass grading, there is no need for further geotechnical evaluation of individual lots.

The minimum widths of the continuous wall footings shall be consistent with current IRC standards. The bottom exterior of all footings shall be at least 24 inches below the lowest adjacent exterior grade for frost protection.

Per IRC code, all buildings should be set back a minimum of $H/3$ from the edge of any descending slopes, where H is the overall height of the slope. According to the proposed grading plan, this will be required for buildings 6-8.

WSI recommends using a maximum soil bearing pressure of 2,000 pounds per square foot (lb/ft^2) for all footings that bear on the near-surface, or sandy soils consistent with current IRC standards. Please note that this allowable soil bearing pressure assumes a minimum confinement depth, or depth of burial, of 2.0 feet bgs. For interior footings placed directly on the prepared subgrade and not backfilled, reduce the allowable bearing pressure to 1,000 psf.

An assessment of loading on the foundation system by the home designer, architect, or structural engineer is required to verify that the footing sizes comply with the previously-mentioned requirements and the footings are correctly proportioned for the specified bearing capacity.

For consideration of short period seismic and wind pressures, the allowable footing bearing pressure values provided in this section may be increased by one-third. Use a dynamic bearing capacity of $2,000 \text{ lb/ft}^2$ when sizing footings for transient forces. For lateral forces, use a friction coefficient of 0.4 between the base of the footings and the underlying subgrade soil.

4.4.2 Settlement

WSI estimates a maximum total settlement of less than 0.5 inch and a maximum differential settlement on the order of 30 percent of the maximum settlement over 50 feet. Our settlement estimate assumes that no disturbance of the foundation soil would be permitted during excavation and construction and the footings are prepared as described previously.

4.4.3 Foundation Backfill

The clear space around the exterior of all foundations and between the stem walls and footing trenches shall be backfilled in lifts and compacted to a minimum of 90 percent of maximum dry density per ASTM D1557, or per onsite inspection and approval by the geotechnical engineer. Care must be taken with the backfilling operation to provide foundation subgrade soil confinement pressure and to help limit infiltration and future settlement around the foundation. At this site, careful backfilling behind the basement walls is critical for preventing any storm drainage inflow into the foundation area.

4.4.4 Foundation Walls and Lateral Earth Pressure

For the design of elevated stem walls and garage foundation walls, use the data in the following Table 1:

Table 1: Native Soil Design Parameters

Assumed Soil Density	=	120 lb/ft ³
Assumed Soil Internal Friction Angle	=	32 degrees
Coefficient of At-Rest Earth Pressure,	K_o =	0.47
At-Rest Earth Pressure Equivalent Fluid Density	=	56 lb/ft ³
Coefficient of Active Earth Pressure,	K_a =	0.31
Active Earth Pressure Equivalent Fluid Density	=	37 lb/ft ³
Coefficient of Passive Earth Pressure,	K_p =	3.25
Passive Earth Pressure Equivalent Fluid Density	=	390 lb/ft ³

Basement foundation walls should generally be designed using the at-rest lateral earth pressure value.

All foundation walls must be backfilled with compacted soil to fully mobilize the passive earth resistance. Backfill placed within 3 feet of foundation walls should be placed in maximum 12-inch, loose lifts and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557.

4.4.5 Seismic Design Criteria

The soil profile at the site consists of silty sand surface soil underlain by dense fine to medium sand followed by dense sandy gravels. This soil profile conforms to a seismic design "Site Class C", very dense soil and soft rock. For this site, use the following seismic design parameters found in the following Table 2:

Table 2: 2015 IBC Seismic Design Parameters

	Short Period	1 sec
Maximum Credible Earthquake Acceleration	$S_s = 0.412$	$S_1 = 0.159$
Site Class	C	
Site Coefficient	$F_a = 1.200$	$F_v = 1.641$
Adjusted Spectral Acceleration	$S_{MS} = 0.495$	$S_{M1} = 0.261$
Design Response Acceleration	$S_{DS} = 0.330$	$S_{D1} = 0.174$
Design Peak Ground Acceleration	0.175 g	

Based on the design response acceleration ($S_{DS}=0.330$) the buildings on this site are assigned a Seismic Design Category C consistent with IRC Table R301.2.2.1.1

Additionally, due to a lack of near surface water, the potential for liquefaction of site soils under seismic loading is considered very low to low for this site.

4.5 Slabs on Grade

Slabs-on-grade should be supported on subgrade soils prepared as described in **Section 4.3.2 Site Grading** subsection of this report. Clean crushed rock, at least 6 inches thick and compacted into place should be placed throughout the planned slab areas and over the exposed native soils. We recommend that all floor slabs be underlain by at least four inches of free-draining gravel with less than three percent by weight of the material passing Sieve No. 200 for use as a capillary break. A suitable vapor barrier, such as heavy plastic sheeting (6-mil minimum), should be placed over the capillary break material. An additional 2-inch thick moist sand layer may be used to cover the vapor barrier. This sand layer is optional and is intended to protect the vapor barrier membrane during construction.

4.6 Pavements

Pavement subgrade preparation, and structural filling where required, should be completed as recommended in the **4.3.2 Site Grading** and **4.3.4 Structural Fill** subsections of this report. The pavement subgrade should be proof-rolled with a heavy, rubber-tired piece of equipment to identify soft or yielding areas that require repair. We anticipate the areas needed for repair can be removed and replaced with clean crushed rock, compacted into place. We should be retained to observe the proof rolling and recommend repairs prior to placement of the asphalt or hard surfaces. WSI should approve all pavement subgrades.

Pavement sections should include a minimum of 6 inches of crushed surfacing base course (CSBC) and 2 inches of hot mix asphalt (HMA). Any paving that will experience heavy loading such as for garbage trucks, should consist of 8 inches of CSBC and 3 inches of HMA placed in 2 lifts.

5.0 FINAL SITE GRADING AND EROSION CONTROL

The ground surface adjacent to the building shall slope away from the slab, stem walls, or foundation walls at 5 percent for a minimum distance of 10 feet from the structure per the requirements of the IRC, or an alternative drainage method shall be designed into the site drainage plan. Landscaping and lot grading should consider drainage requirements of the building and prevent ponding of water near the structures or in landscaped areas. All impervious surfaces shall be sloped to drain into an approved catch basin and piped to an appropriate infiltration system on-site.

All final slope surfaces should be moisture conditioned and compacted with a track dozer or some other compaction method that will work on the slope to achieve a smooth slope with a maximum slope angle of 1V:2H. A maximum slope of 1V:3H should be used if the slope will be maintained in grass and mowed. Finish soil slopes that are steeper than 1V:3H require some form of erosion protection to prevent water erosion at the surface in the event of an irrigation or domestic water line break. Erosion protection of these slopes should be designed into the final landscaping plan for the lot. Several options exist for slope protection and erosion control including but not limited to the following:

- The slope can be planted with drought-resistant plants (desert landscape) and watered with drip irrigation systems or light hand watering.

-
- Erosion control blankets or geotextile can be utilized along with sparsely-placed suitable vegetation. The erosion control blanket provides more immediate slope protection with the vegetation and will aid in long-term stability.
 - The slope can be covered with a landscape fabric and then covered with decorative gravel, cobble, or rock.

Existing slopes that are undisturbed and covered with native desert vegetation are all less than 1V:3H and do not require any form of erosion control.

6.0 SITE DRAINAGE AND STORMWATER INFILTRATION

We conducted two on-site infiltration test pits within the proposed stormwater infiltration locations during our site visit. The on-site tests were conducted in INFTP-1 and INFTP-2 at 6.0 feet below grade.

As an alternative to recommendations in the WSDOE Stormwater Manual for Eastern Washington (2019), we performed air entry permeameter testing within the upper soil horizon in both test holes. We further collected samples of each different soil horizon encountered to a depth of 5 feet below the bottom of the proposed infiltration locations. We used the grain size analysis to estimate the saturated hydraulic conductivity of the soils, and used this value to calculate an approximate infiltration rate for both locations. This method exceeds the requirements of the WSDOE for infiltration testing.

The results of our testing can be found in detail in Appendix B: Stormwater Memorandum. Based on our analysis, an infiltration rate of **6.0 inches/hour for INF TP-1** and **8.0 inches/hour for INF TP-2** should be used for design of infiltration systems. These rates are design rates, however do not account for the possibility of silting in of the systems, and thus an appropriate correction factor should be used when designing the stormwater system.

We reviewed nearby well logs in the area and found that the approximate depth to static groundwater is approximately 79 feet below grade in this area. We would anticipate basalt formations to be shallower than this, and based on nearby well logs approximately 68 feet below grade.

The recommended infiltration rates are based on our interpretation of the on-site testing. Soil conditions may vary in different locations and depths. WSI should be retained to evaluate the soils exposed in the bottom of the infiltration system excavations during construction.

7.0 CONSTRUCTION OBSERVATION AND ENGINEERING INSPECTIONS

Geotechnical engineering construction observation is required during construction of both homes to monitor earthwork, soil, and groundwater conditions and to document the geotechnical aspects of constructing the townhomes. Construction observation will allow us to identify unexpected soil or groundwater conditions that were not identified in our site explorations and will allow us to adjust our geotechnical recommendations as required.

This project will require several onsite inspection visits by the geotechnical engineer to observe field conditions and verify the following items:

- Geotechnical engineering review of the building construction plans.

- Geotechnical engineering observation and approval of site grading, soil placement, and compaction.
- Geotechnical engineering inspection, testing, and approval of the building foundation subgrade soil conditions.
- Geotechnical engineering inspection and documentation of the backfill around foundation and stem walls.
- Geotechnical engineering inspection and documentation of the stormwater collection and infiltration system.
- Geotechnical engineering approval of final site grading.

8.0 REFERENCES

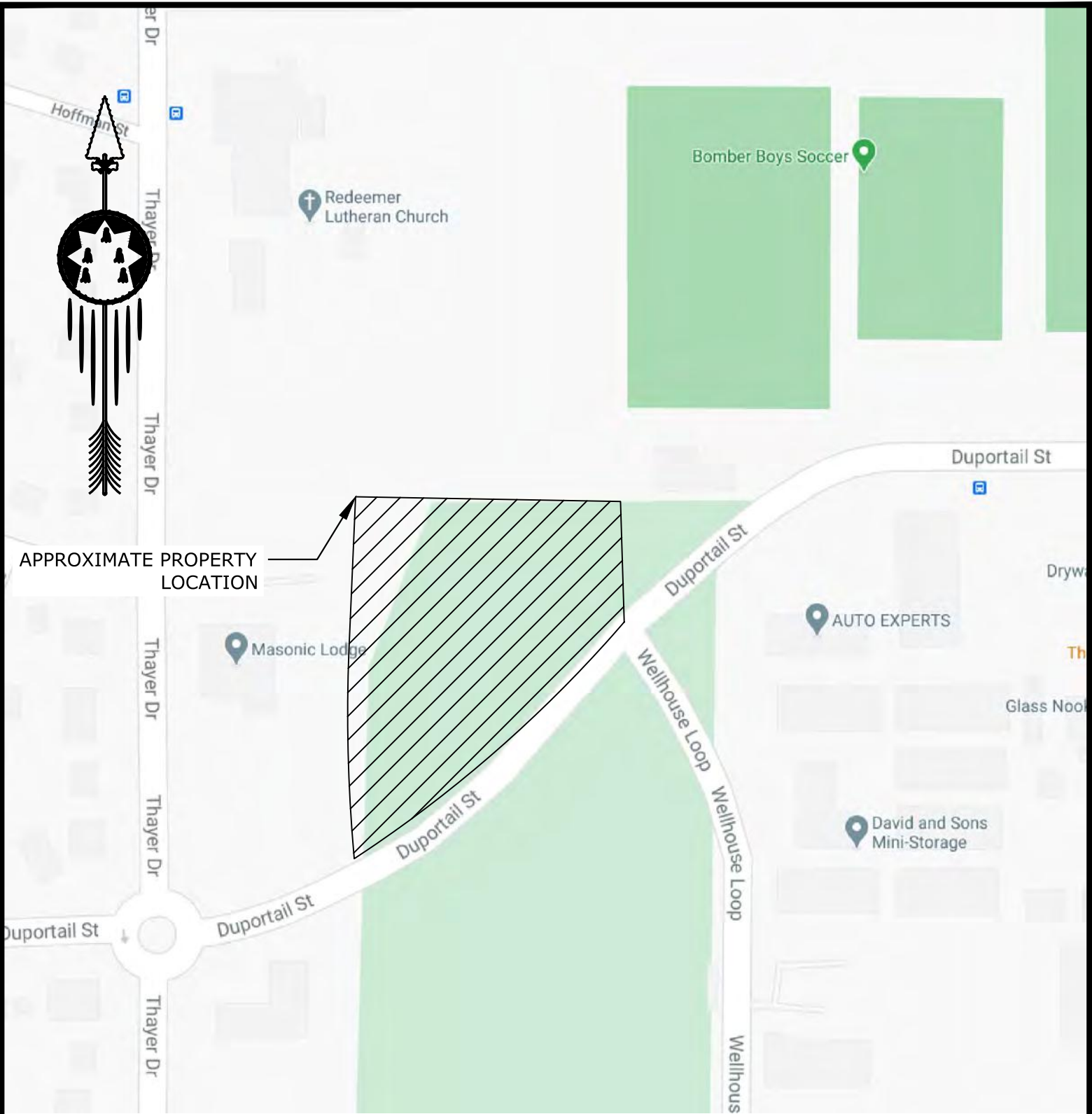
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FIGURES

Figure 1: Vicinity Map

Figure 2: Preliminary Site Plan

Figure 3: Soil Classification Chart



VICINITY MAP

NOT TO SCALE

Project Number
120-054-01

TIM BUSH
1380 DUPORTAIL
RICHLAND, WA
VICINITY MAP



WHITE SHIELD, INC
320 N. 20TH AVENUE
PASCO, WA 99301
PHONE 509.547.0100
FAX 509.547.8292

No.	Date	Revision	By	CK
1	9/11/20	Original	CH	BPS

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
			GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

- Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
- Soil classification using laboratory tests is based on ASTM D 2488-93.
- Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

Dry - Absence of moisture, dusty, dry to the touch

Damp - No visible water, leaves hand dry.

Moist - Leaves water or mud on hand.

Wet - Visible free water or saturated, usually soil is obtained from below water table

Project Number	TIM BUSH 1380 DUPORTAIL ST RICHLAND, WA SOIL CLASSIFICATION		No.	Date	Revision	By	CK
120-054-01			1	9/11/20	Original	CH	BPS
Figure 3							

APPENDIX A

Test Pits TP-1 through TP-15 and INF TP-1 through INF TP-2



TEST PIT TP- 1

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270535 , -119.289124
PROJECT NAME BUSH- Richland Townhome		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 407 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 15 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage, concrete asphalt		04			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13	Medium dense, 5 YR (2.5/1) black, damp medium SAND		SP			
14						
15						
16	Boring terminated at 15 ft on 9/1/20.		Boring terminated at 15			



TEST PIT TP- 2

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270338 , -119.289137
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Bush		SURFACE ELEVATION 407 FT
ADDRESS XXXX Richland, WA	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 11 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5	Medium dense, 7.5 YR (2.5/2) brown-blackish, dry Fine-medium SAND, little fine gravel, layered black SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
	Boring terminated at 11 ft on 9/1/20.		Boring terminated at 11			



TEST PIT TP- 3

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270230 , -119.289181
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 409 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 12 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5						
6						
7						
8						
9	Medium dense, 7.5 YR (2.5/2) brown blackish, dry Fine-medium SAND, little fine gravel, layered black SAND.		SW			
10						
11						
12						
13						
14						
15	Boring terminated at 12 ft on 9/1/20.		Boring terminated at 12			



TEST PIT TP- 4

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270030 , -119.289184
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 411 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 14.5 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5						
6						
7						
8						
9						
10	Medium dense, 7.5 YR (5/3) brown, dry Fine-medium GRAVEL, and Fine-medium SAND.		GW			
11	Medium dense, 2.5 Y (5/2) brown grayish, damp Fine-medium SAND.		SW			
12	Medium dense, 2.5 Y (2.5/1) black, damp medium SAND, little Medium-coarse GRAVEL.		SP			
13						
14						
15						
16	Boring terminated at 14.5 ft on 9/1/20.		Boring terminated at			



TEST PIT TP- 5

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270338 , -119.289137
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 406 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 10 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Asphalt		04			
2						
3						
4	Medium dense, 10 YR (4/3) brown, damp Fine-medium SAND.		SW			
5						
6						
7	Medium dense, 10 YR (2/1) black, damp medium SAND layered.		SW			
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 10 ft on 9/1/20.		Boring terminated at 10			



TEST PIT TP- 6

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269967 , -119.288982
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 401 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

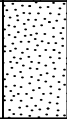
Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Fill - roots and trash					
2						
3						
4	Medium dense, 10 YR (6/1) gray, damp Coarse-fine GRAVEL (rounded-elong), some medium black SAND.		GP			
5	Medium dense , 10 YR (5/3) brown, damp Fine-medium SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.0 ft on 9/1/20.		Boring terminated at 7.0			



TEST PIT TP- 7

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270114 , -119.288965
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 401 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.7 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance			
1	Garbage - Concrete - Asphalt		04						
2									
3									
4									
5									
6									
7	Medium dense, 2.5 Y (5/1) gray, dry Medium-fine GRAVEL(rounded), some fine SAND.		GM						
8	Medium dense, 7.5 YR (6/3) light brown, dry Fine-medium SAND.		SW						
9									
10									
11									
12									
13									
14									
15	Boring terminated at 8.7 ft on 9/1/20.		Boring terminated at 8.7						



TEST PIT TP- 8

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270448 , -119.288917
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 400 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.5 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Concrete - Asphalt.		04			
2						
3						
4						
5	Medium dense, 7.5 YR (5/2) brown, dry Medium-fine GRAVEL(rounded), some Fine-medium SAND.		GW			
6	Medium dense, 7.5 YR (5/2) brown, dry Fine-medium SAND(bedded).		SW			
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.5 ft on 9/1/20.		Boring terminated at 7.5			



TEST PIT TP- 9

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270589 , -119.288981
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 403 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Concrete					
2						
3						
4						
5	Medium dense, 10 YR (2/2) brown blackish, dry Fine-medium SAND, layered black SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 8.0 ft on 9/1/20.		Boring terminated at 8.0			



TEST PIT TP- 10

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270374 , -119.288640
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (6/3) light brow, dry Fine-medium SAND, some Fine-medium GRAVEL.		SP			
2	Medium dense, 10 YR (5/2) brown grayish, dry Fine-medium SAND, BEDDED.		SW			
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.0 ft on 9/1/20.		Boring terminated at 7.0			



TEST PIT TP- 11

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270079 , -119.288775
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 9.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 7.5 YR (6/3) light brown, dry Fine-coarse GRAVEL and Fine-medium SAND(FILL).		GW			
2						
3						
4	Medium dense, 7.5 YR (4/3) brown, dry Fine - medium SAND, BEDDED.		SW			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 9.0 ft on 9/1/20.		Boring terminated at 9.0			



TEST PIT TP- 12

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269956 , -119.288737
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 7.5 YR (5/2) brown, dry Fine-medium SAND (FILL).		SW			
2	Medium dense, 7.5 (5/2) brown, damp Fine-medium SAND.		SW			
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15			Boring terminat at 7.0			



TEST PIT TP- 13

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270119 , -119.288546
PROJECT NAME Bush- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 385 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 4.0 FT	CHECKED BY BPS

COMMENTS

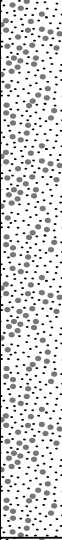
Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (2.5/2) brown blackish, dry Fine-medium BEDDED SAND.		SP			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 4.0 ft on 9/1/20		Boring terminat at 4.0			



TEST PIT TP- 14

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270395 , -119.288396
PROJECT NAME Bush - Richland Townhomes		COORD SYS GPS
CLIENT TIM Bush		SURFACE ELEVATION 379 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 6.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (4/3) brown, dry Fine-medium BEDDED SAND.		SP			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
	Boring terminated at 6.0 ft on 9/1/20		Boring terminat at 6.0			



TEST PIT TP- 15

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270562 , -119.288486
PROJECT NAME Bush - Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 387 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.0 FT	CHECKED BY BPS

COMMENTS

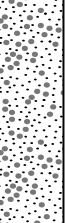
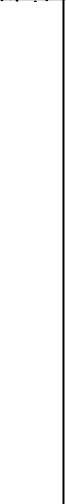
Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, tan, dry Fine SAND, little silt.		SP			
2						
3						
4	Medium dense, 7.5 YR (5/4) brown, dry Fine-medium SAND.		SW			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 8.0 ft on 9/1/20		Boring terminated at 8.0			



INFILTRATION TEST INFTP- 1

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269810 , -119.288857
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 395 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 10 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 10 YR (5/2) brown grayish, dry Coarse-fine GRAVEL, some fine SAND.		GP			
	Loose, 10 YR (4/3) brown, dry Fine-medium SAND(FILL).		SP			
2						
3						
4	Medium dense, 10 YR (5/2) brown grayish, damp Fine-medium SAND, trace black SAND.				SW	
5					Sample collected	
6						
7						
8	Medium dense, 10 YR (5/2) brown gray, damp Fine-medium SAND, trace black SAND.				SM	
9	Medium dense, 10YR(5/2) brow grayish, damp Fine-medium SAND, trace black SAND.		SW		Sample collected	
10						
11						
12						
13						
14						
15						
16	Boring terminated at 10 ft on 9/1/20. 2-3 feet : Ash layer in Sand end of the test pit				Boring terminat at 10	



INFILTRATION INFTP- 2

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270404 , -119.288705
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 399 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
						0 60
1	Loose, 7.5 YR (5/3) brown, dry Fine-medium SAND (FILL)		SW			
2	Medium dense, 7.5 YR (6/4) light brown, dry Fine-medium SAND.		SW			
3					Sample collected	
4					Sample collected	
5						
6						
7						
8						
9	Medium dense, 10 YR (5/2) brown grayish, damp Medium-fine SAND.		SW		Sample collected	
10						
11						
12						
13						
14						
15						
16	Boring terminated at 11 ft on 9/1/20.		Boring terminated at 11			

APPENDIX B

Stormwater Memorandum

Memo

To: Ben Staehr, P.E.
From: Michael Black, P.E.
cc: Callixte Hirwa
Date: 9/19/20
Re: Bush Geohydrology for Stormwater Design



This memo report provides the results of my analysis for infiltration rates for the Bush Site, 1380 Dupertail, Richland, WA.

Some common definitions as follows:

- *Vadose Zone*- geologic media between the land surface and the regional water table. In the case of this project, all considerations are within the vadose zone.
- *Saturated Hydraulic conductivity*- The ease with which a fluid travels through a given soil (saturated porous medium).
- *Unsaturated hydraulic conductivity*- The ease with which a fluid travels through a given soil at different soil moistures (i.e. different matric pressures or capillary pressures).
- *Infiltration*- The movement of water into the soil column based on the following:
 - a. The depth to groundwater or a restrictive layer.
 - b. The physical dimensions of the application source.
 - c. The pressure head (depth) and the application time.
 - d. The saturated and unsaturated hydraulic conductivity.
 - e. The initial and full soil saturation values.

Per your direction, I did not consider groundwater or a restrictive layer as your field investigation determined it was at a substantial depth. You also provided guidance that exfiltration trenches were to be used for this site. The design trench depth is 3 ft. for the Test Pit 1 area and 5 ft. for the Test Pit No. 2 area.

INFILTRATION RATE METHODOLOGY

The salient issue for this evaluation is the infiltration rate as previously defined for the proposed stormwater management device (infiltration trench). While a large number of methods exist to estimate the saturated hydraulic conductivity (K_s) there are few recognized by the engineering/geohydrology practice as follows:

1. Performing air-entry permeameter tests in each soil layer accompanied by a field constant head permeameter (K_{sv}) and Well Pump-In Technique (K_{sh}), which both are recommended by the ASTM. This is a very expensive protocol.
2. Collecting in-situ, un-disturbed samples, oriented in the vertical and horizontal position for either a falling- or constant head permeameter test. This is a very expensive protocol as well.
3. Collecting samples, at-depth, for Grain Size Analysis (GSD). GSD analysis uses research derived empirical formulas to determine the K_s . Over the years, the engineering professional has lagged well behind the soil science technical community with respect to water flow in soils. The National Resource Conservation Service (NCRS) has sponsored large research efforts and enjoy a database with over 30,000 soil types. Most of these formulas developed by engineers were developed for sand. While the WSDOE uses a much more simplified technique for estimation, we used the Soil Water Characteristic Curve (NCRS) data for our work. Furthermore, we have found the NCRS methods much more accurate when compared to actual field tests.

We used the Saxton¹ method for application to our models. This method includes the soil texture, approximate density, organic content, and salinity. It also provides the hydraulic conductivity at a range of matrix soil suction, both osmotic and capillary.

Vadose zone flow

We used the Green-Ampt Explicit Model to determine the infiltration rate. This model considers the level of ponding (3 ft. and 5 ft.) Using the saturated hydraulic conductivity (K_{SAT}) the model determines the changes to infiltration, over time, based on overcoming the matric suction.

¹ Saxton, K.E., Rawls, W.J., *Soil Water Characteristic Estimates by Texture and Organic Matter for Hydrologic Solutions*. Soil Science Society of America Journal, 70:1569-1578, 2006

ANALYSIS

Using the hydrometer data (see Appendix), we calculated the following key information for each soil layer:

- Saturated hydraulic conductivity (K_{sat})
- Soil Saturation (% by volume).
- Various other data included in the Excel Sheets in the Appendix.

Once this data was determined, we calculated the Brooks-Corey Grain Size Distribution and the infiltration rate for each trench area using the Green-Ampt Explicit Model. We used the lowest calculated K_{SAT} as it would provide the controlling layer.

For the Test Pit No. 1 area (3 ft. deep trench), the infiltration rate with start at 15.38 cm/hr (6.1 in/hr) and rise to 70.45 cm/hr (27.7 in/hr) after 1.5 hrs. This assumes a constant 3 ft. head.

For the Test Pit No. 2 area (5 ft. deep trench), the infiltration rate with start at 20.24 cm/hr (8.0 in/hr) and rise to 90.72 in/hr (35.7 in/hr) after 1.5 hours. This assumes a constant 5 ft. head.

CONCLUSIONS AND RECOMMENDATIONS

Depending on the maintenance of the trenches, silt build up over time will decrease the exfiltration capacity. The recommended infiltration rate does not include consideration of silting in. We recommend the following infiltration values:

- Test Pit No. 1 Area; **6.0 inches/hr**
- Test Pit No. 2 Area; **8.0 inches/hr**

9/18/20

The pore size distribution is used in many infiltration models. The Brooks-Corey parameter is most commonly used and is calculated here. The variables include the following:

- C= percent clay (5<%<60)
- S= percent sand (5<%<70)
- ϕ = porosity (volume fraction)

INPUT VARIABLES

$$C := 0.024$$

$$S := 84$$

$$\phi := 0.402$$

$$\lambda := \exp \left[\begin{array}{l} -0.7842831 + 0.0177544 \cdot S - 1.062498 \cdot \phi - 0.00005304 \cdot S^2 - 0.00273493 \cdot C^2 \dots \\ + 1.1113496 \cdot \phi^2 - 0.03088295 \cdot S \cdot \phi + 0.00026587 \cdot S^2 \cdot \phi^2 - 0.00610522 \cdot C^2 \cdot \phi^2 \dots \\ + (-0.00000235 \cdot S^2 \cdot C) + 0.00798746 \cdot C^2 \cdot \phi - 0.00674491 \cdot \phi^2 \cdot C \end{array} \right] = 0.52$$

Green-Ampt Explicit Model (GAEXP)

A. Description

The Green-Ampt model is the first physically-based equation describing the infiltration of water into a soil. It has been the subject of considerable developments in soil physics and hydrology owing to its simplicity and satisfactory performance for a great variety of water infiltration problems. This model yields cumulative infiltration and infiltration rate as implicit functions of time, *i.e.*, given a value of time, *t*, *q* and *I* cannot be obtained by direct substitution. The equations have to be solved in an iterative manner to obtain these quantities. Therefore, the required functions are *q(t)* and *I(t)* instead of *t(q)* and *t(I)*. The Green Ampt explicit model (GAEXP) for *q(t)* and *I(t)*, developed by Salvucci and Entekhabi (1994), facilitated a straight forward and accurate estimation of infiltration for any given time. This model supposedly yield less than 2% error at all times when compared to the exact values from the implicit Green-Ampt model. A scenario was chosen to simulate the water infiltration into a sandy soil under ponding conditions by using the GAEXP model. A ponding depth of 1 cm was applied at the soil surface. Input parameters and simulation results were given below.

B. Definition of Variables

$h_e := -82$	Air entry head from test (cm)
$\lambda := 0.52$	The exponent of the Brooks-Corey water retention model
$\theta_s := 0.402$	Saturated volumetric water content (cm ³ /cm ³)
$\theta_0 := 0.04$	Initial volumetric water content (cm ³ /cm ³)
$K_s := 14.0$	Saturated hydraulic conductivity (cm/h)
$h_s := 91.4$	Ponding depth or capillary pressure head at the surface (cm)
$t := 0.1, 0.2, \dots, 1.5$	Duration of infiltration (h)

Values given above were obtained from Carsel and Parrish (1988) for a sandy soil.

C. Equations

$$\eta := (2 + 3 \cdot \lambda) \quad (1)$$

$$h_f := \frac{\eta}{(\eta - 1)} \cdot h_e \quad \text{Capillary pressure head at the wetting front} \quad (2)$$

$$\chi := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (3)$$

$$\tau(t) := \frac{t}{(t + \chi)} \quad (4)$$

$$q(t) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(t)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(t)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(t) \right] \cdot K_s \quad \text{Infiltration rate} \quad (5)$$

$$I(t) := \left[\left(1 - \frac{\sqrt{2}}{3} \right) \cdot t + \frac{\sqrt{2}}{3} \cdot \sqrt{\chi \cdot t + t^2} + \left(\frac{\sqrt{2} - 1}{3} \right) \cdot \chi \cdot (\ln(t + \chi) - \ln(\chi)) + \frac{\sqrt{2}}{3} \cdot \chi \cdot \left(\ln \left(t + \frac{\chi}{2} + \sqrt{\chi \cdot t + t^2} \right) - \ln \left(\frac{\chi}{2} \right) \right) \right] \cdot K_s \quad (6)$$

D. Results

t =	q(t) =	I(t) =
0.1	81.68	15.38
0.2	60.6	22.31
0.3	51.28	27.86
0.4	45.73	32.69
0.5	41.95	37.06
0.6	39.16	41.11
0.7	36.99	44.91
0.8	35.25	48.52
0.9	33.8	51.97
1	32.58	55.29
1.1	31.54	58.5
1.2	30.62	61.6
1.3	29.82	64.62
1.4	29.1	67.57
1.5	28.46	70.45

Cumulative infiltration

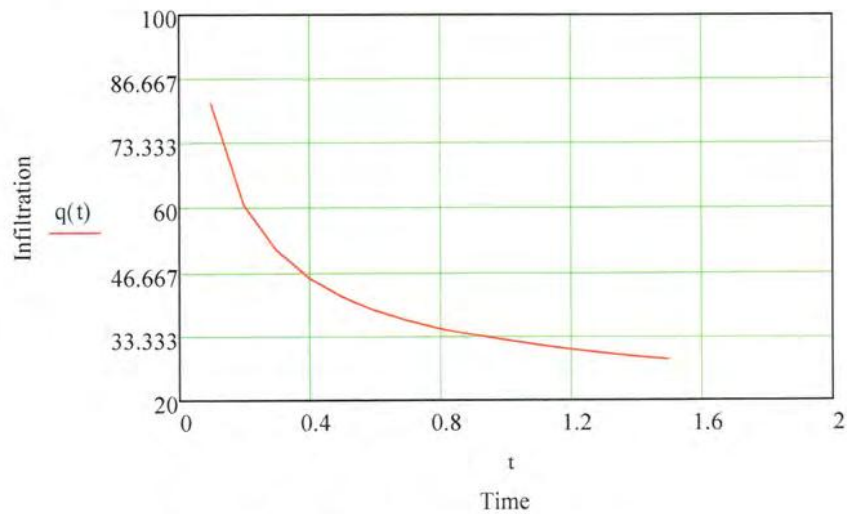


Figure 1. Soil infiltration as a function of time.

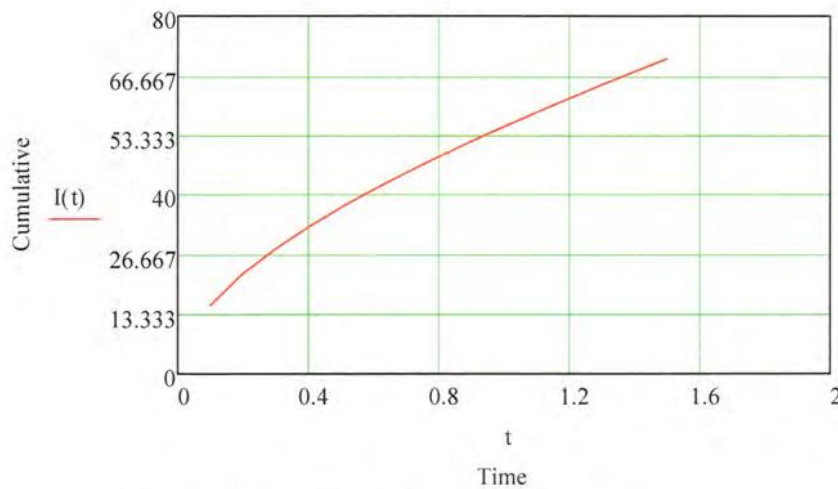


Figure 2. Cumulative Infiltration as a function of time.

E. Discussion

Figures 1 and 2 show the soil water infiltration rate and cumulative infiltration as a function of time, respectively. A rapid decrease in water infiltration rate was observed within the first hour.

F. Sensitivity Analysis of Infiltration Rate to Saturated hydraulic Conductivity

This section shows the sensitivity coefficient (S_q) and the relative sensitivity (S_r) of the surface infiltration rate, q , to the saturated hydraulic conductivity (K_s) at the time of 1 hours. The expressions were obtained by applying Equations 3 and 4 in Section B2 (PHILIP2T model) to Equation 5 in this section.

F.1. Input Data

$$K_s := 7.5, 7.6, 8.9 \quad t := 5$$

F.2. Sensitivity Calculation Equations

$$\chi(K_s) := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (7)$$

$$\pi(K_s) := \frac{t}{(t + \chi(K_s))} \quad (8)$$

$$q(K_s) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(K_s)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(K_s)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(K_s) \right] \cdot K_s \quad (9)$$

$$S_s(K_s) := \frac{d}{dK_s} q(K_s) \quad \text{Sensitivity} \quad (10)$$

$$S_r(K_s) := \left(\frac{d}{dK_s} q(K_s) \right) \cdot \left(\frac{K_s}{q(K_s)} \right) \quad \text{Relative Sensitivity} \quad (11)$$

F.3.Results

$K_s =$	$q(K_s) =$	$S_s(K_s) =$	$S_r(K_s) =$
7.5	12.79	1.22	0.72
7.6	12.91	1.22	0.72
7.7	13.03	1.22	0.72
7.8	13.15	1.21	0.72
7.9	13.28	1.21	0.72
8	13.4	1.21	0.72
8.1	13.52	1.21	0.72
8.2	13.64	1.2	0.72
8.3	13.76	1.2	0.72
8.4	13.88	1.2	0.73
8.5	14	1.2	0.73
8.6	14.12	1.19	0.73

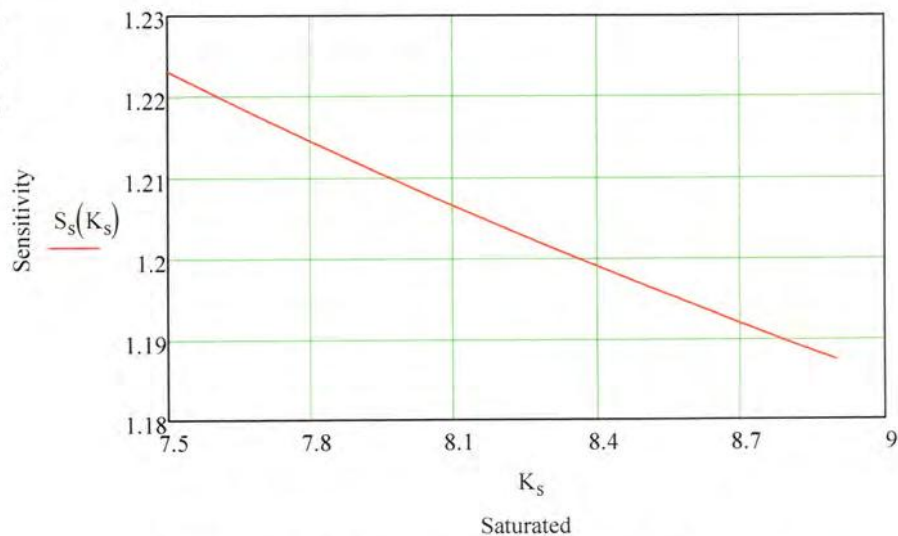


Figure 3. Sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

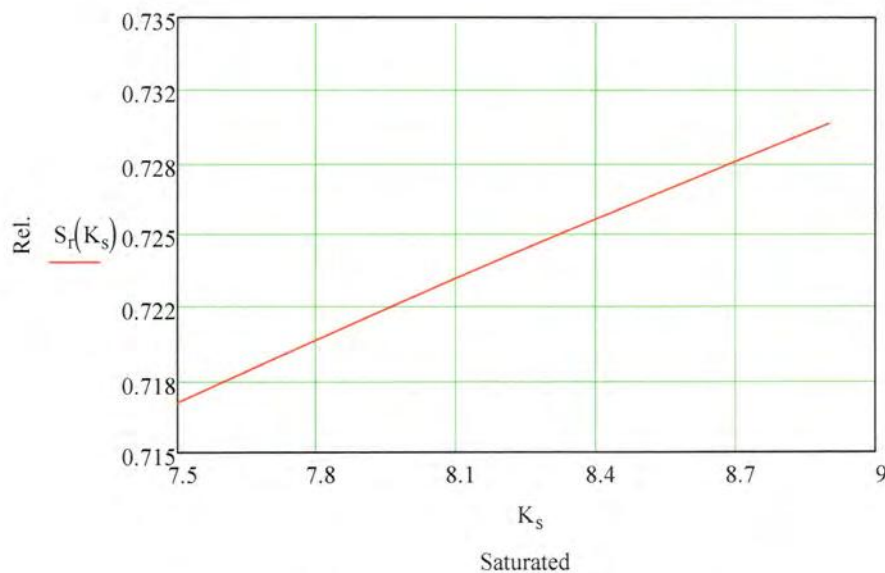


Figure 4. Relative sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

F.4. Discussion

Figure 3 shows a sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The sensitivity decreased as the saturated hydraulic conductivity increased. Figure 4 shows the relative sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The relative sensitivity increased as the saturated hydraulic conductivity increased.

Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 4.0 - 4.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
87.6	2.4	10.0	41.4	96.86	5.2	7.31	2.82

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.4	13.56	453.67	9.57E-12
3.0	0.73	24.42	1.38E-06
6.0	0.33	11.04	8.22E-05
9.0	0.30	10.04	8.98E-04
12.0	0.27	9.03	4.90E-03
15.0	0.24	8.03	1.82E-02
18.0	0.22	7.36	5.35E-02
21.0	0.19	6.36	1.33E-01
24.0	0.16	5.35	2.92E-01
27.0	0.13	4.35	5.84E-01
30.0	0.11	3.68	1.09E+00
33.0	0.08	2.68	1.91E+00
36.0	0.05	1.67	3.18E+00
41.0	0.01	0.33	6.85E+00

Figure-1:

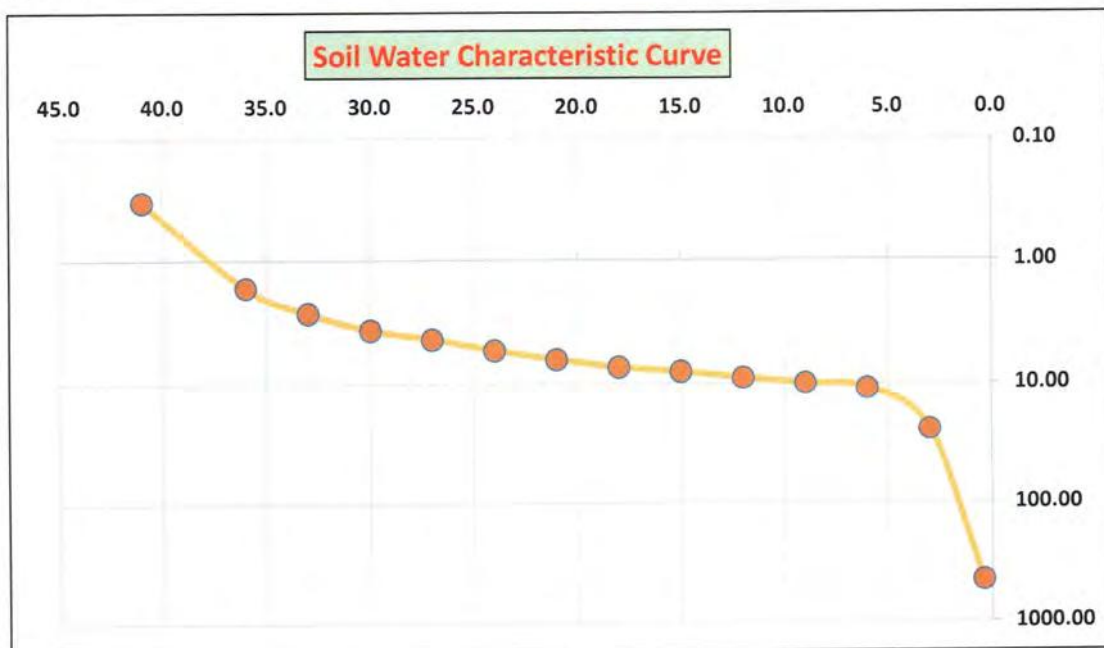
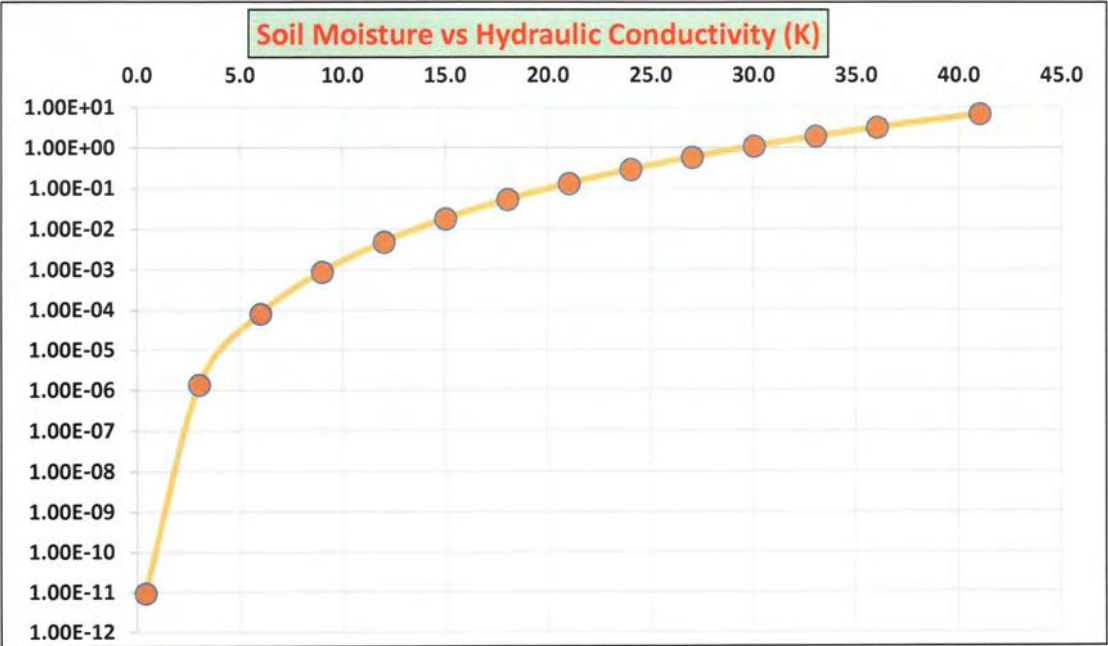


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 8.0 - 8.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
77.6	2.4	20.0	40.2	98.91	7.3	5.53	3.48

Moisture Calculation:

Water %	Matric Potential (bars)	Matric Potential (ft)	K (in/hr)
0.6	14.68	491.14	5.78E-11
3.0	1.33	44.50	7.23E-07
6.0	0.45	15.06	4.98E-05
9.0	0.32	10.71	5.93E-04
12.0	0.29	9.70	3.43E-03
15.0	0.26	8.70	1.34E-02
18.0	0.23	7.69	4.09E-02
21.0	0.20	6.69	1.05E-01
24.0	0.17	5.69	2.37E-01
27.0	0.14	4.68	4.86E-01
30.0	0.11	3.68	9.25E-01
33.0	0.08	2.68	1.65E+00
36.0	0.05	1.67	2.82E+00
40.1	0.01	0.33	5.44E+00

Figure-1:

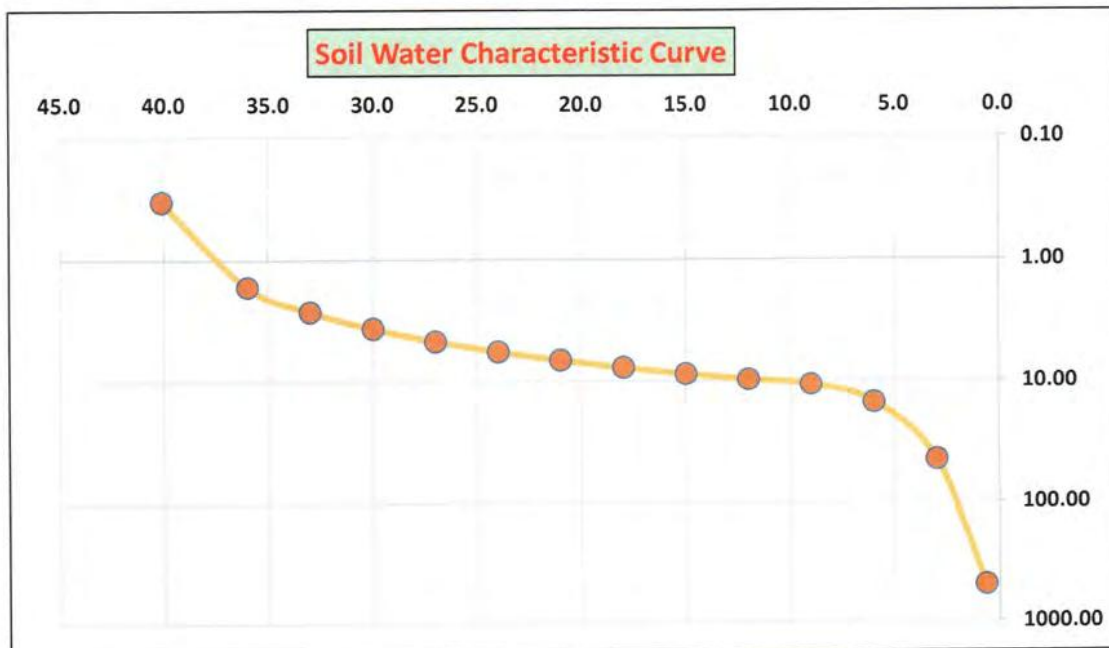
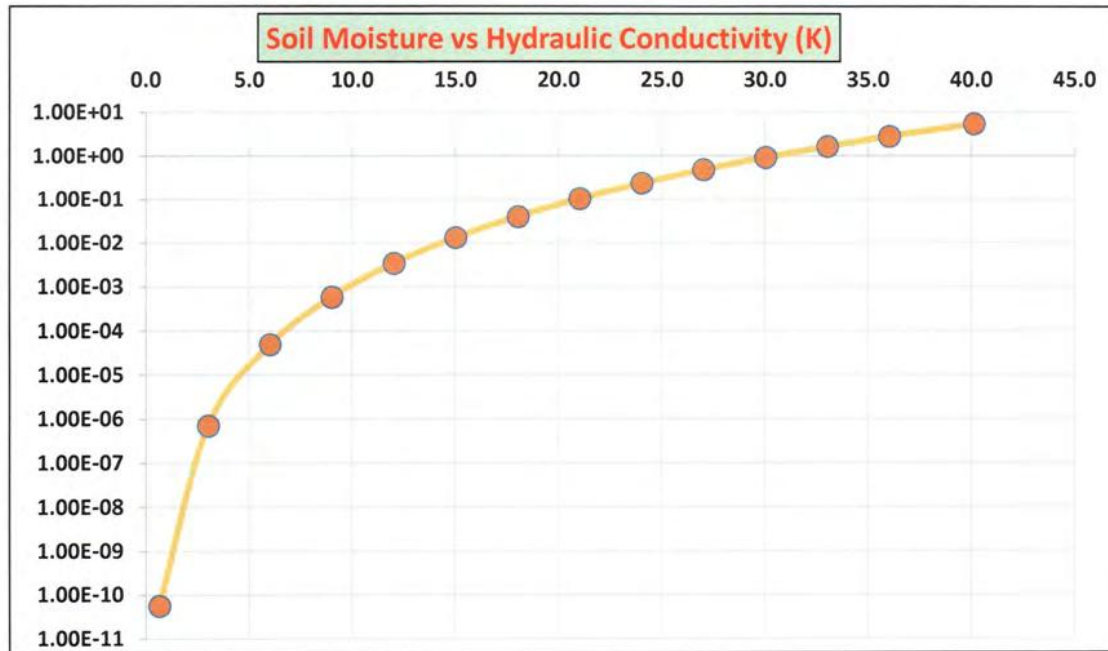


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 9.0 - 9.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
89.6	2.4	8.0	41.7	96.42	4.8	7.76	2.86

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.3	14.46	483.78	4.43E-12
3.0	0.64	21.41	1.70E-06
6.0	0.32	10.71	9.64E-05
9.0	0.30	10.04	1.02E-03
12.0	0.27	9.03	5.47E-03
15.0	0.24	8.03	2.01E-02
18.0	0.21	7.03	5.80E-02
21.0	0.19	6.36	1.42E-01
24.0	0.16	5.35	3.10E-01
27.0	0.13	4.35	6.16E-01
30.0	0.11	3.68	1.14E+00
33.0	0.08	2.68	1.98E+00
36.0	0.05	1.67	3.29E+00
41.2	0.01	0.33	7.22E+00

Figure-1:

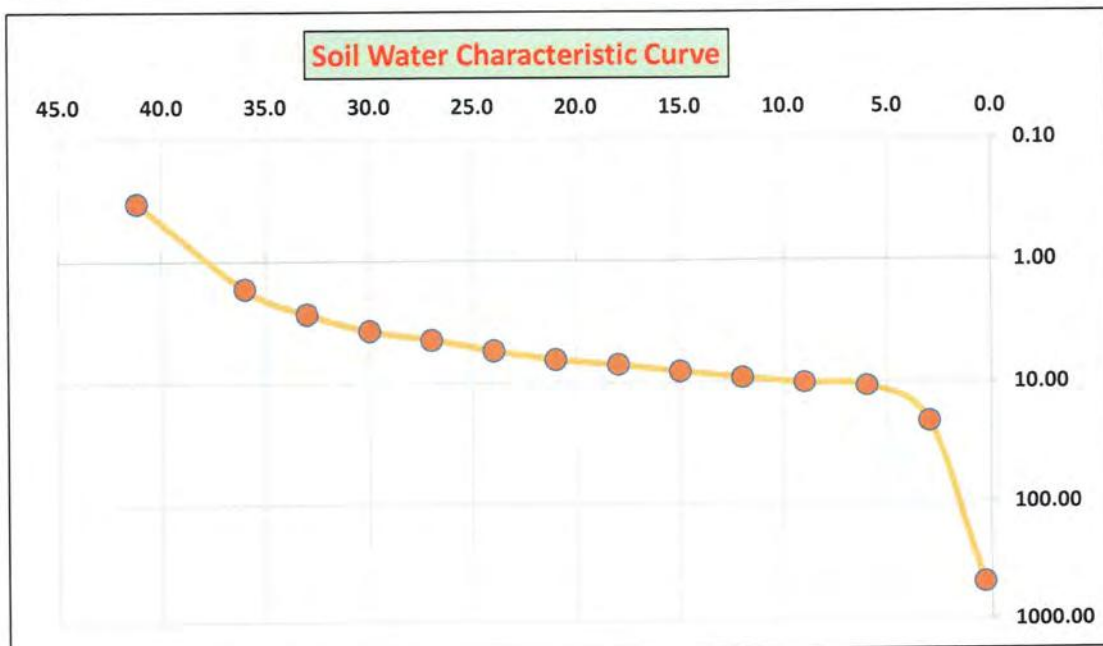
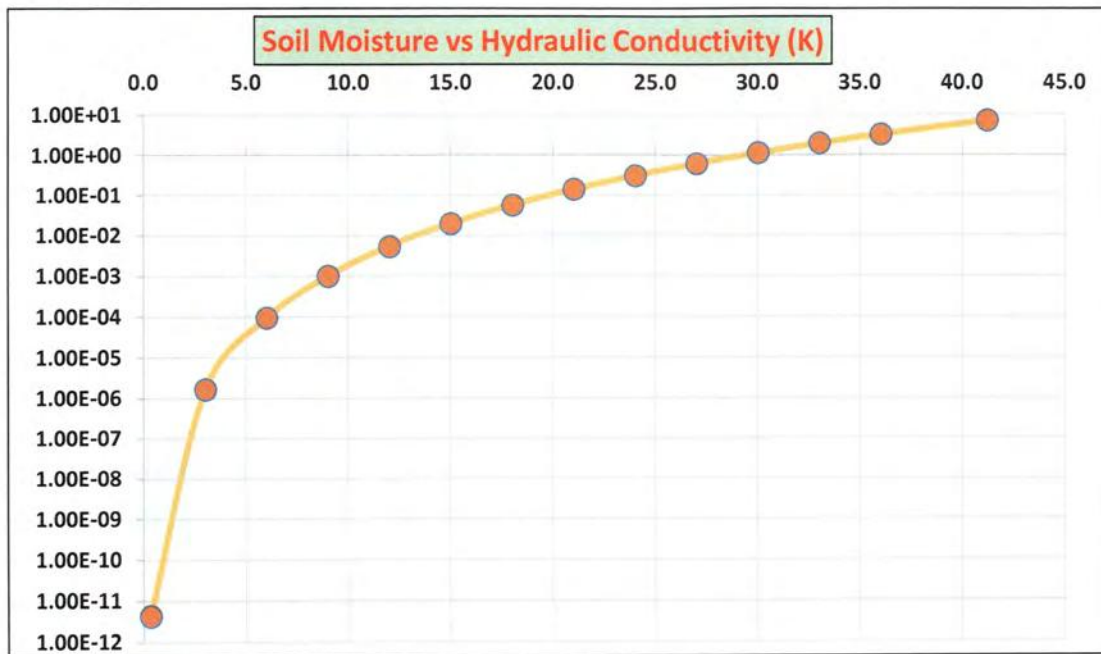


Figure-2:



The pore size distribution is used in many infiltration models. The Brooks-Corey parameter is most commonly used and is calculated here. The variables include the following:

- C= percent clay (5<%<60)
- S= percent sand (5<%<70)
- ϕ = porosity (volume fraction)

INPUT VARIABLES

$$C := 0.24$$

$$S := 90.6$$

$$\phi := 0.418$$

$$\lambda := \exp \left[\begin{array}{l} -0.7842831 + 0.0177544 \cdot S - 1.062498 \cdot \phi - 0.00005304 \cdot S^2 - 0.00273493 \cdot C^2 \dots \\ + 1.1113496 \cdot \phi^2 - 0.03088295 \cdot S \cdot \phi + 0.00026587 \cdot S^2 \cdot \phi^2 - 0.00610522 \cdot C^2 \cdot \phi^2 \dots \\ + (-0.00000235 \cdot S^2 \cdot C) + 0.00798746 \cdot C^2 \cdot \phi - 0.00674491 \cdot \phi^2 \cdot C \end{array} \right] = 0.52$$

Green-Ampt Explicit Model (GAEXP)

A. Description

The Green-Ampt model is the first physically-based equation describing the infiltration of water into a soil. It has been the subject of considerable developments in soil physics and hydrology owing to its simplicity and satisfactory performance for a great variety of water infiltration problems. This model yields cumulative infiltration and infiltration rate as implicit functions of time, *i.e.*, given a value of time, *t*, *q* and *I* cannot be obtained by direct substitution. The equations have to be solved in an iterative manner to obtain these quantities. Therefore, the required functions are *q(t)* and *I(t)* instead of *t(q)* and *t(I)*. The Green Ampt explicit model (GAEXP) for *q(t)* and *I(t)*, developed by Salvucci and Entekhabi (1994), facilitated a straight forward and accurate estimation of infiltration for any given time. This model supposedly yield less than 2% error at all times when compared to the exact values from the implicit Green-Ampt model. A scenario was chosen to simulate the water infiltration into a sandy soil under ponding conditions by using the GAEXP model. A ponding depth of 1 cm was applied at the soil surface. Input parameters and simulation results were given below.

B. Definition of Variables

$h_e := -104$	Air entry head from test (cm)
$\lambda := 0.51$	The exponent of the Brooks-Corey water retention model
$\theta_s := 0.418$	Saturated volumetric water content (cm ³ /cm ³)
$\theta_0 := 0.029$	Initial volumetric water content (cm ³ /cm ³)
$K_s := 15.9$	Saturated hydraulic conductivity (cm/h)
$h_s := 152$	Ponding depth or capillary pressure head at the surface (cm)
$t := 0.1, 0.2, \dots, 1.5$	Duration of infiltration (h)

Values given above were obtained from Carsel and Parrish (1988) for a sandy soil.

C. Equations

$$\eta := (2 + 3 \cdot \lambda) \quad (1)$$

$$h_f := \frac{\eta}{(\eta - 1)} \cdot h_e \quad \text{Capillary pressure head at the wetting front} \quad (2)$$

$$\chi := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (3)$$

$$\tau(t) := \frac{t}{(t + \chi)} \quad (4)$$

$$q(t) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(t)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(t)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(t) \right] \cdot K_s \quad \text{Infiltration rate} \quad (5)$$

$$I(t) := \left[\left(1 - \frac{\sqrt{2}}{3} \right) \cdot t + \frac{\sqrt{2}}{3} \cdot \sqrt{\chi \cdot t + t^2} + \left(\frac{\sqrt{2} - 1}{3} \right) \cdot \chi \cdot (\ln(t + \chi) - \ln(\chi)) + \frac{\sqrt{2}}{3} \cdot \chi \cdot \left(\ln \left(t + \frac{\chi}{2} + \sqrt{\chi \cdot t + t^2} \right) - \ln \left(\frac{\chi}{2} \right) \right) \right] \cdot K_s \quad (6)$$

D. Results

t =	q(t) =	I(t) =
0.1	1.07·10 ²	20.24
0.2	78.63	29.27
0.3	66.24	36.45
0.4	58.86	42.68
0.5	53.83	48.3
0.6	50.11	53.49
0.7	47.23	58.35
0.8	44.91	62.95
0.9	42.99	67.34
1	41.36	71.56
1.1	39.96	75.62
1.2	38.75	79.56
1.3	37.67	83.38
1.4	36.72	87.09
1.5	35.86	90.72

Cumulative infiltration

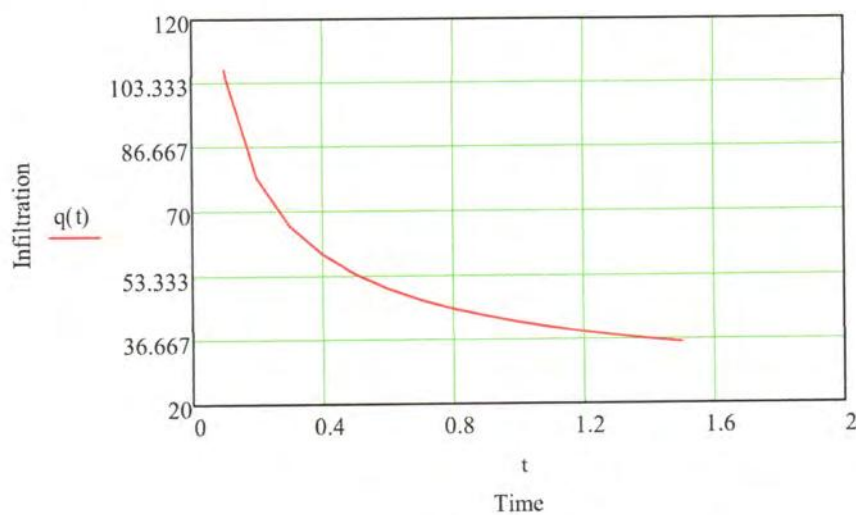


Figure 1. Soil infiltration as a function of time.

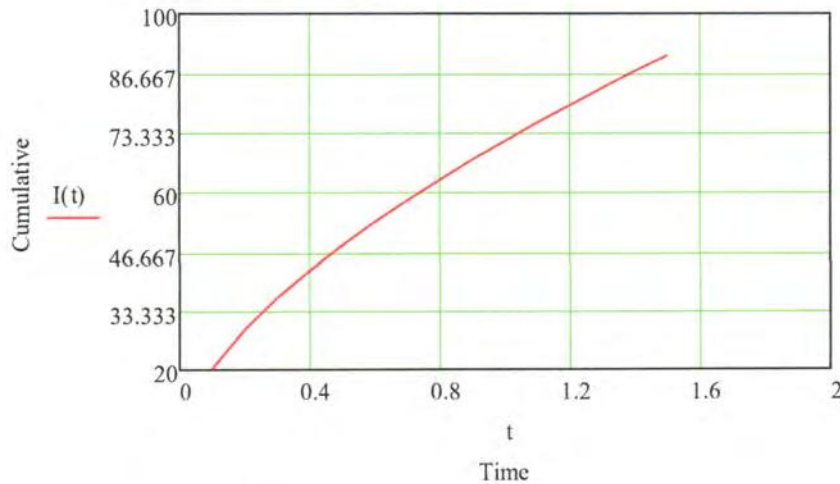


Figure 2. Cumulative Infiltration as a function of time.

E. Discussion

Figures 1 and 2 show the soil water infiltration rate and cumulative infiltration as a function of time, respectively. A rapid decrease in water infiltration rate was observed within the first hour.

F. Sensitivity Analysis of Infiltration Rate to Saturated hydraulic Conductivity

This section shows the sensitivity coefficient (S_s) and the relative sensitivity (S_r) of the surface infiltration rate, q , to the saturated hydraulic conductivity (K_s) at the time of 1 hours. The expressions were obtained by applying Equations 3 and 4 in Section B2 (PHILIP2T model) to Equation 5 in this section.

F.1. Input Data

$$K_s := 7.5, 7.6 \dots 8.9 \quad t := 5$$

F.2. Sensitivity Calculation Equations

$$\chi(K_s) := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (7)$$

$$\tau(K_s) := \frac{t}{(t + \chi(K_s))} \quad (8)$$

$$q(K_s) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(K_s) \left(-\frac{1}{2} \right) + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(K_s) \frac{1}{2} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(K_s) \right] \cdot K_s \quad (9)$$

$$S_s(K_s) := \frac{d}{dK_s} q(K_s) \quad \text{Sensitivity} \quad (10)$$

$$S_r(K_s) := \left(\frac{d}{dK_s} q(K_s) \right) \cdot \left(\frac{K_s}{q(K_s)} \right) \quad \text{Relative Sensitivity} \quad (11)$$

F.3.Results

$K_s =$	$q(K_s) =$	$S_s(K_s) =$	$S_r(K_s) =$
7.5	14.59	1.34	0.69
7.6	14.72	1.33	0.69
7.7	14.85	1.33	0.69
7.8	14.99	1.32	0.69
7.9	15.12	1.32	0.69
8	15.25	1.32	0.69
8.1	15.38	1.31	0.69
8.2	15.51	1.31	0.69
8.3	15.64	1.31	0.69
8.4	15.77	1.3	0.69
8.5	15.9	1.3	0.7

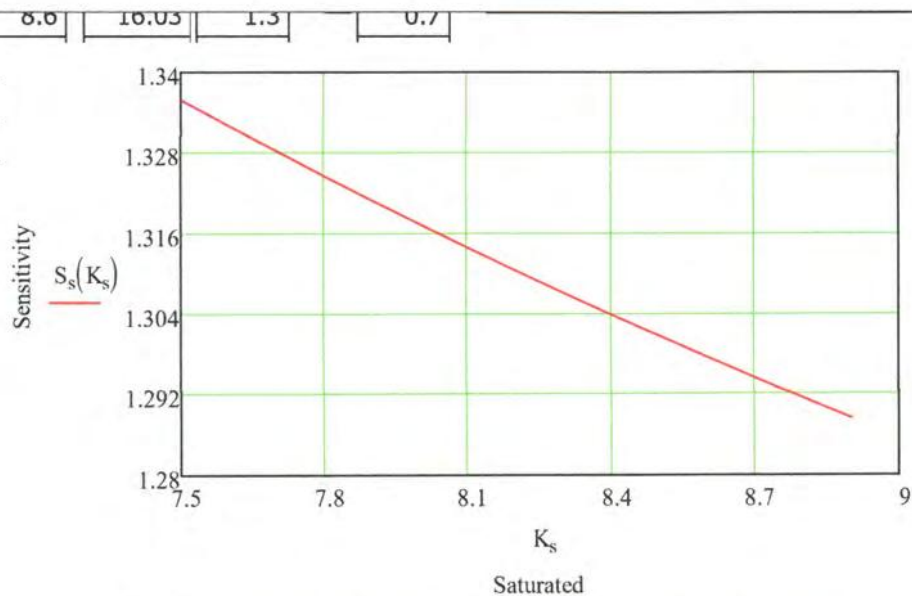


Figure 3. Sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

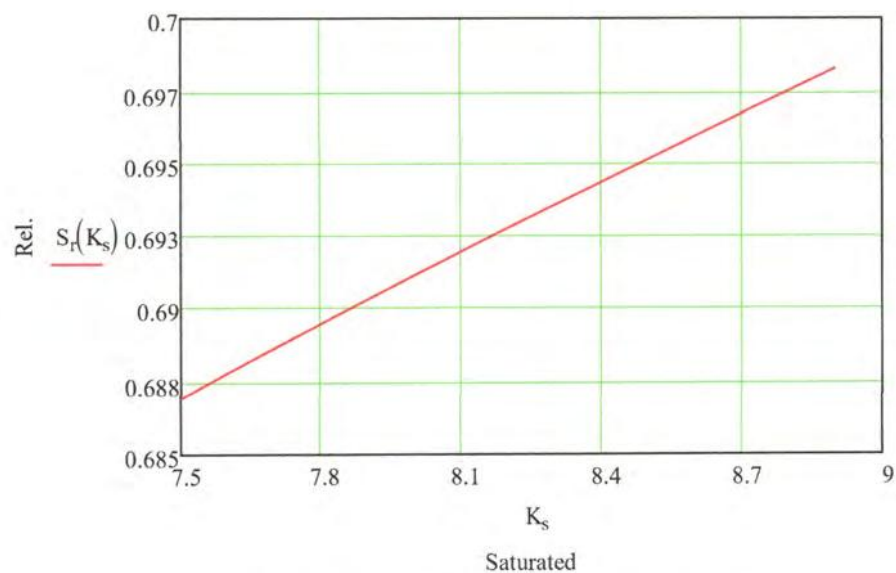


Figure 4. Relative sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

F.4. Discussion

Figure 3 shows a sensitivity of the infiltration rate for different values of saturated hydraulic

conductivity. The sensitivity decreased as the saturated hydraulic conductivity increased. Figure 4 shows the relative sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The relative sensitivity increased as the saturated hydraulic conductivity increased.

Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-2		Depth: 2.5 - 3.0 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
90.6	2.4	7.0	41.8	96.20	4.6	8.01	2.90

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.3	14.70	491.81	3.16E-12
3.0	0.60	20.07	1.92E-06
6.0	0.32	10.71	1.06E-04
9.0	0.29	9.70	1.10E-03
12.0	0.27	9.03	5.83E-03
15.0	0.24	8.03	2.12E-02
18.0	0.21	7.03	6.08E-02
21.0	0.19	6.36	1.48E-01
24.0	0.16	5.35	3.21E-01
27.0	0.13	4.35	6.35E-01
30.0	0.11	3.68	1.17E+00
33.0	0.08	2.68	2.03E+00
36.0	0.05	1.67	3.35E+00
41.4	0.01	0.33	7.52E+00

Figure-1:

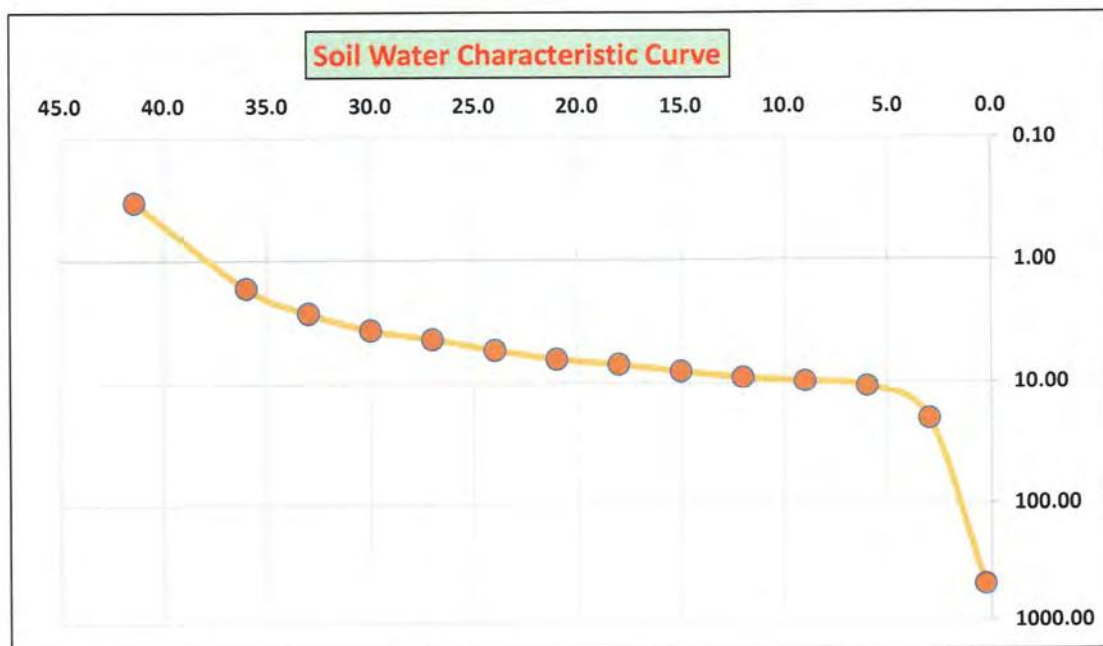
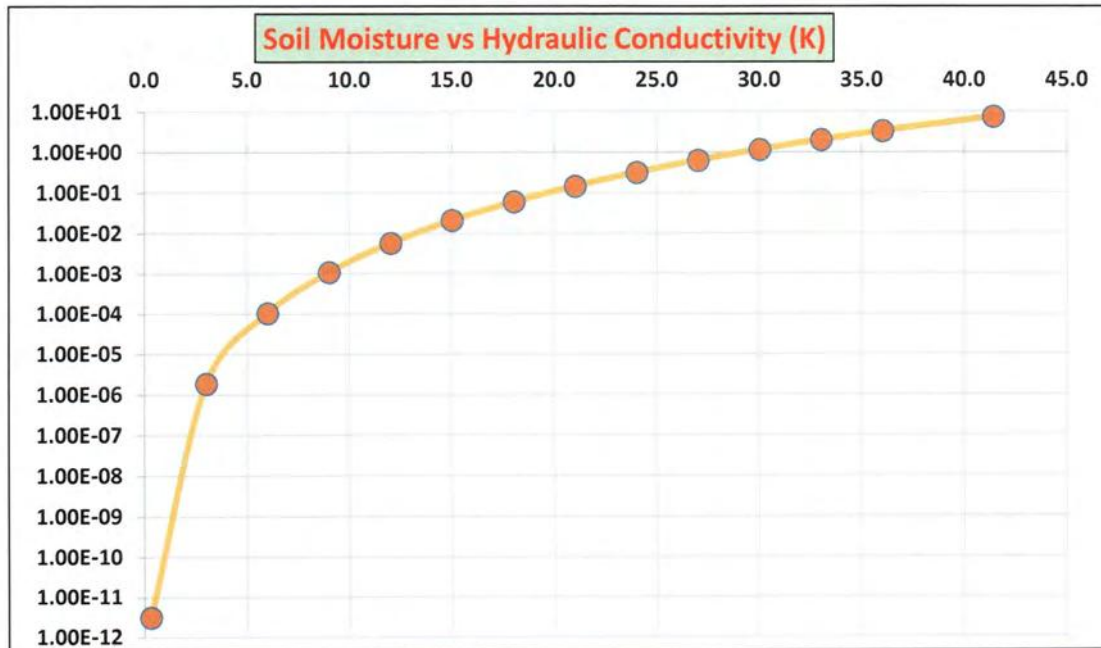


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-15		Depth: 3.0 - 3.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
95.6	2.4	2.0	42.5	95.05	3.6	9.61	2.93

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.2	11.96	400.14	1.62E-12
3.0	0.41	13.72	4.61E-06
6.0	0.31	10.37	2.07E-04
9.0	0.29	9.70	1.91E-03
12.0	0.26	8.70	9.26E-03
15.0	0.24	8.03	3.15E-02
18.0	0.21	7.03	8.57E-02
21.0	0.18	6.02	2.00E-01
24.0	0.16	5.35	4.15E-01
27.0	0.13	4.35	7.92E-01
30.0	0.11	3.68	1.41E+00
33.0	0.08	2.68	2.38E+00
36.0	0.06	2.01	3.84E+00
39.0	0.03	1.00	5.96E+00
42.0	0.01	0.33	8.95E+00

Figure-1:

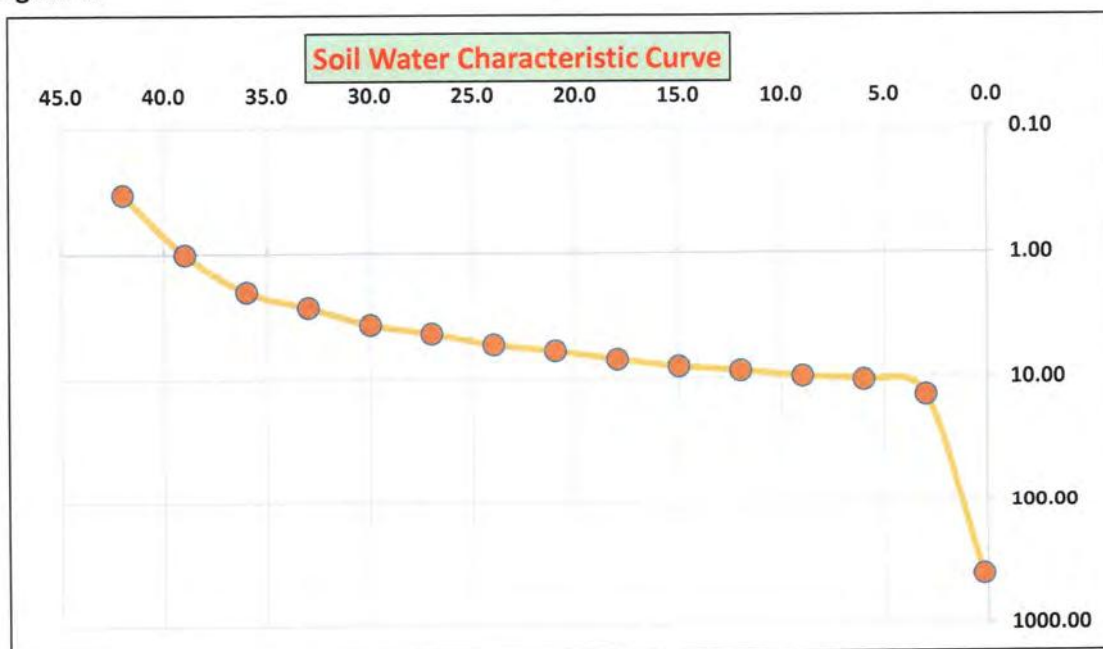
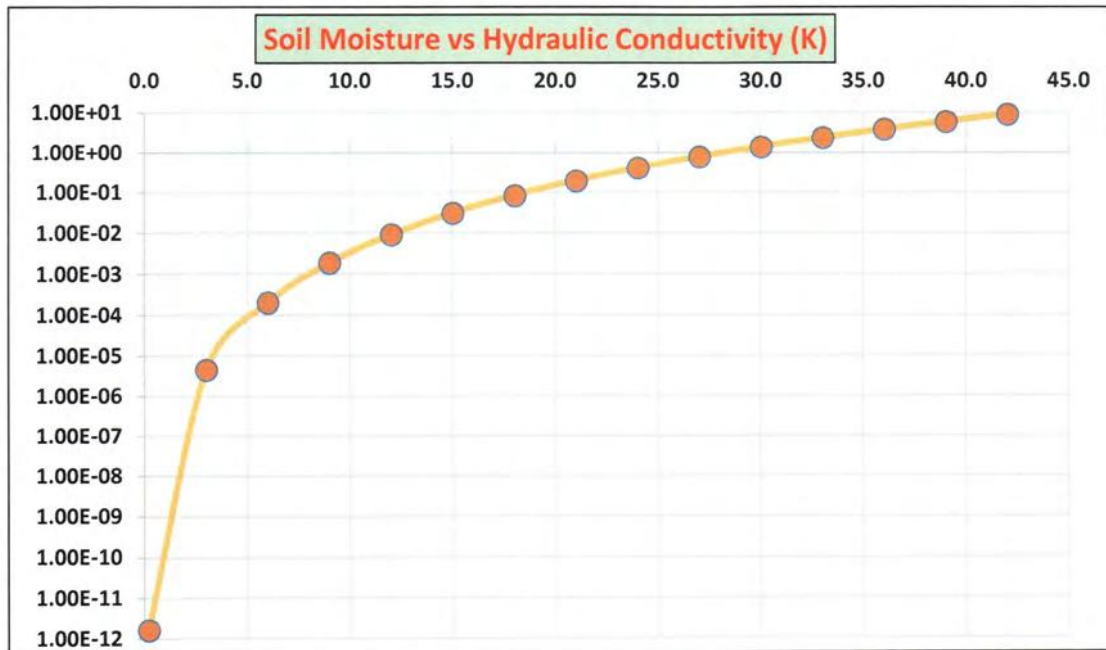


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-2		Depth: 9.0 - 9.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
95.6	3.4	1.0	42.1	95.84	4.3	6.25	2.82

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.8	15.00	501.84	5.92E-13
3.0	0.75	25.09	1.15E-08
6.0	0.32	10.71	2.25E-06
9.0	0.29	9.70	4.94E-05
12.0	0.27	9.03	4.42E-04
15.0	0.24	8.03	2.42E-03
18.0	0.21	7.03	9.71E-03
21.0	0.19	6.36	3.14E-02
24.0	0.16	5.35	8.69E-02
27.0	0.13	4.35	2.13E-01
30.0	0.11	3.68	4.76E-01
33.0	0.08	2.68	9.84E-01
36.0	0.05	1.67	1.91E+00
39.0	0.03	1.00	3.51E+00
40.6	0.01	0.33	3.80E+00

Figure-1:

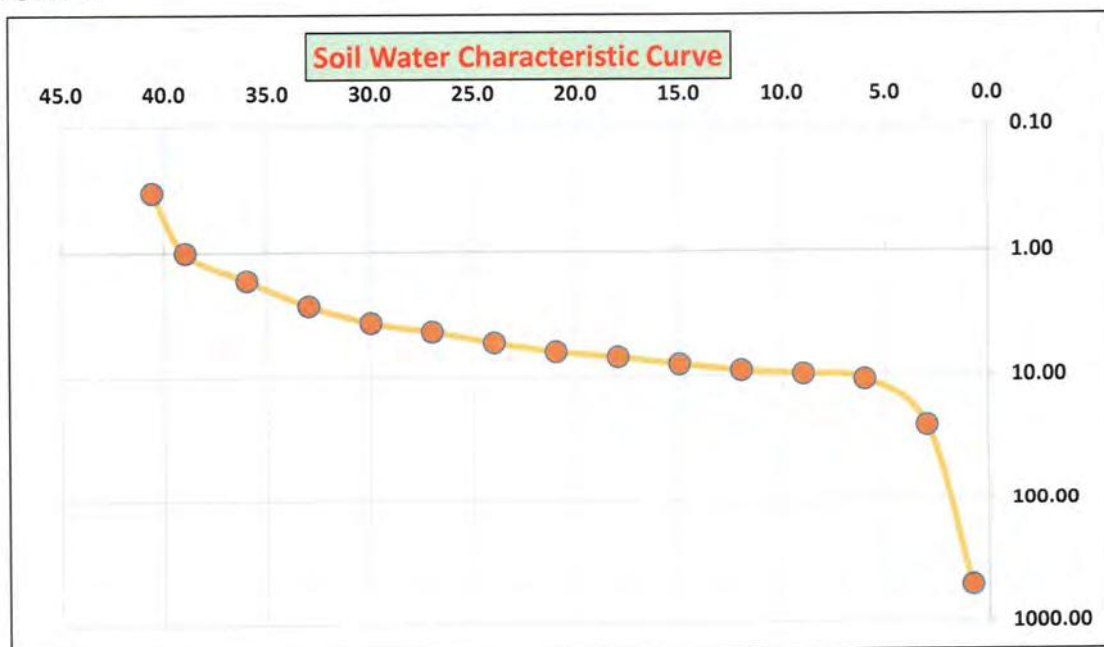
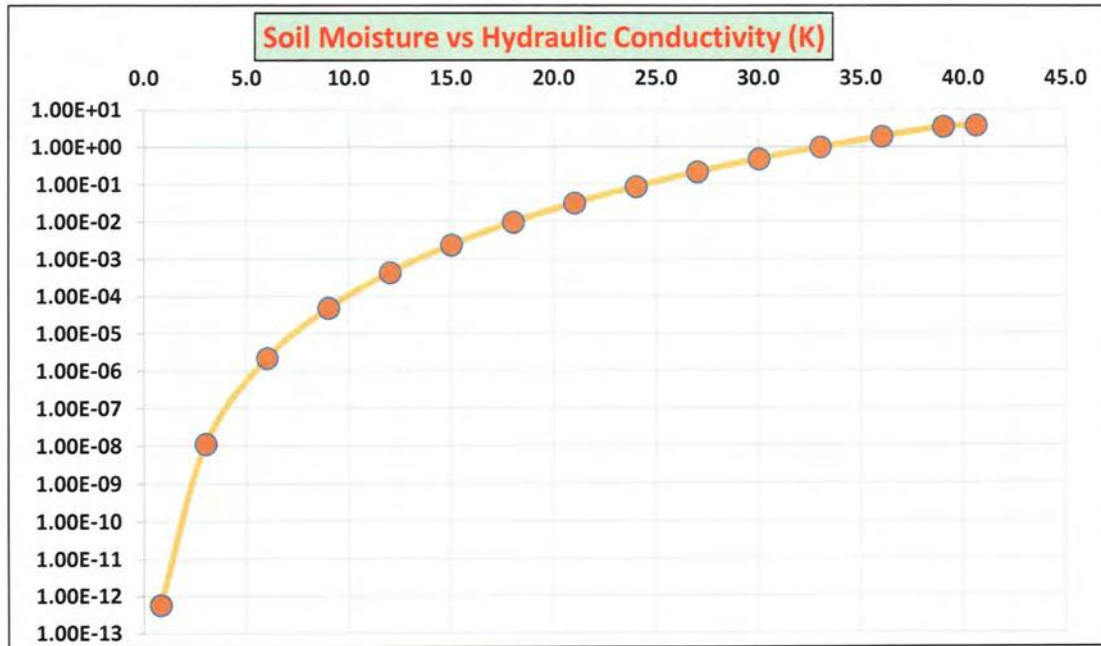


Figure-2:





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Oregon Office: 1300 Sixth St., Suite J, Umatilla, OR 97882
Pasco Office: 1320 E Spokane St., Pasco, WA 99301
(509) 488-0112 info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 4-4.5ft
Sample Type: _____
Lab No: 370122
Depth: 48-54

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.82
Sand	%	87.6
Silt	%	10
Texture		Sand



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Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 8-8.5ft
Sample Type: _____
Lab No: 370123
Depth: 96-102

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	3.48
Sand	%	77.6
Silt	%	20
Texture		Loamy Sand



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Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 9-9.5ft
Sample Type: _____
Lab No: 370124
Depth: 108-114

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.86
Sand	%	89.6
Silt	%	8
Texture		Sand



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Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-2 2.5-3ft
Sample Type: _____
Lab No: 370125
Depth: 30-36

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.9
Sand	%	90.6
Silt	%	7
Texture		Sand



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Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-2 9-9.5ft
Sample Type:
Lab No: 370126
Depth: 108-114

Analysis	Unit	Result
Clay	%	3.4
Moisture-Soil	%	2.82
Sand	%	95.6
Silt	%	1
Texture		Sand



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Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-15 3-3.5ft
Sample Type: _____
Lab No: 370127
Depth: 36-42

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.93
Sand	%	95.6
Silt	%	2
Texture		Sand

Project : Air Entry Permeameter Test

Client : BUSH

Date : 9/1/2020

INFTP-1

	Pmin=	7.70 in H2O (0.64 ft)	Time (in Min)	Level of reservoir(Drop)
Hr =	1.77 ft		0:00	0.50 ft
G =	1.01 ft		0:30	0.47 ft
Lf =	1.03 ft		1:00	0.44 ft
Pa =	Pmin + G + Lf		1:30	0.42 ft
Pa =	0.64 ft +1.01 ft +1.03 = 2.68 ft		2:00	0.40 ft

Permeameter = 2.68 ft (Expressed in negative water-pressure head)

Vertical Hydraulic Conductivity (K)

$$K = (Lf(dHr/dt)(rr/rc)^2)/(Hr+Lf-0.5Pa)$$

$$K = [(1.03 ft)((0.03 ft/30 sec)(3600 sec/1hr))((0.5 ft)/(1.0 ft))^2]/((1.77 ft + 1.03 ft-0.5(2.68ft)) = 0.635 ft/hr = 7.62 in/hr$$

Vertical Hydraulic Conductivity = 0.635 ft/hr = 7.62 in/hr

INFTP-2

Pmin=	11.40 in H2O (0.95 ft)	Time (in Min)	Level of reservoir(Dro
Hr =	1.81 ft	0:00	0.49 ft
G =	1.02 ft	0:30	0.39 ft
Lf =	1.45ft	1:00	0.31 ft
Pa =	Pmin + G + Lf	1:30	0.23 ft
Pa =	0.95 ft +1.02 ft +1.45 ft = 3.42 ft	2:00	0.15 ft

Permeameter = 3.42 ft(expressed in negative water-pressure head)
104 cm

Vertical Hydraulic Conductivity (K)

$$K = (Lf(dHr/dt)(rr/rc)^2)/(Hr+Lf-0.5Pa)$$

$$K = [(1.45 \text{ ft})((0.08\text{ft}/30 \text{ sec})(3600 \text{ sec}/1\text{hr}))((0.5 \text{ ft})/((1.0 \text{ ft}))^2)/((1.81 \text{ ft} + 1.45 \text{ ft} - 0.5(3.24\text{ft})) = 2.12 \text{ ft/hr} = 25.44 \text{ in/hr}$$

$$\text{Vertical Hydraulic Conductivity} = 2.12 \text{ ft/hr} = 25.44 \text{ in/hr}$$

APPENDIX E

USGS Maps

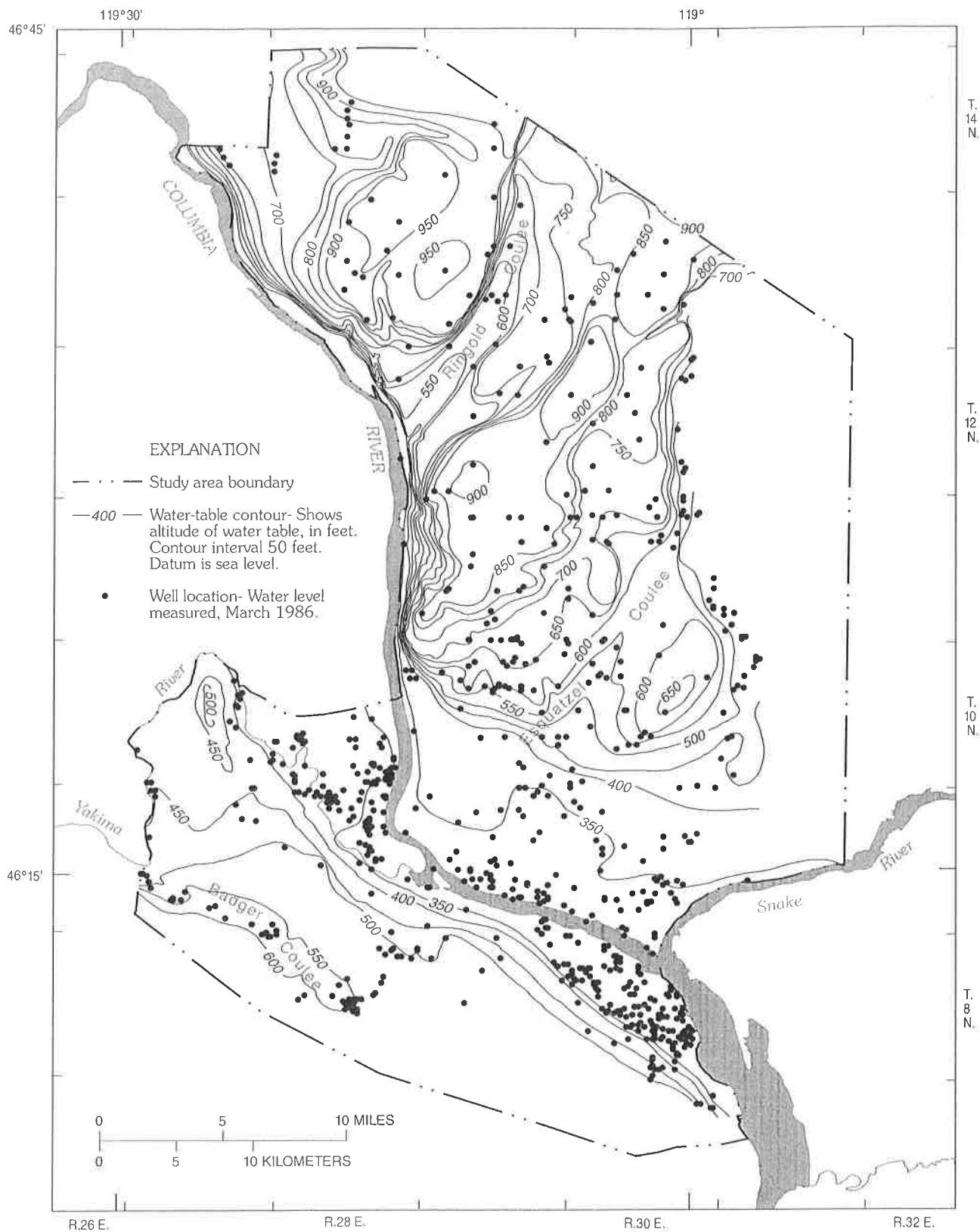


Figure 26.--Water-table altitude, March 1986.

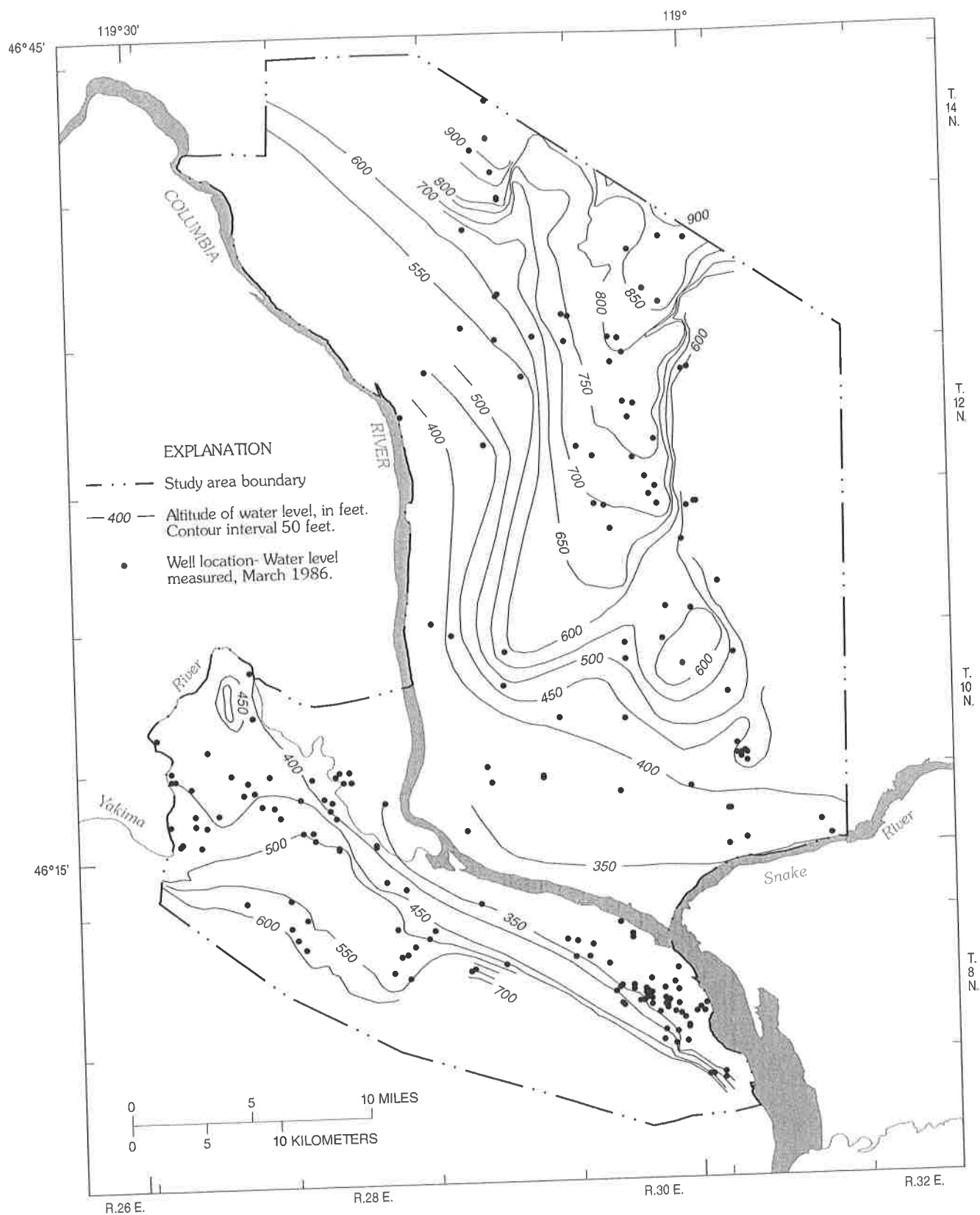


Figure 27.--Water-level altitudes in the Saddle Mountains Basalt, March 1986.

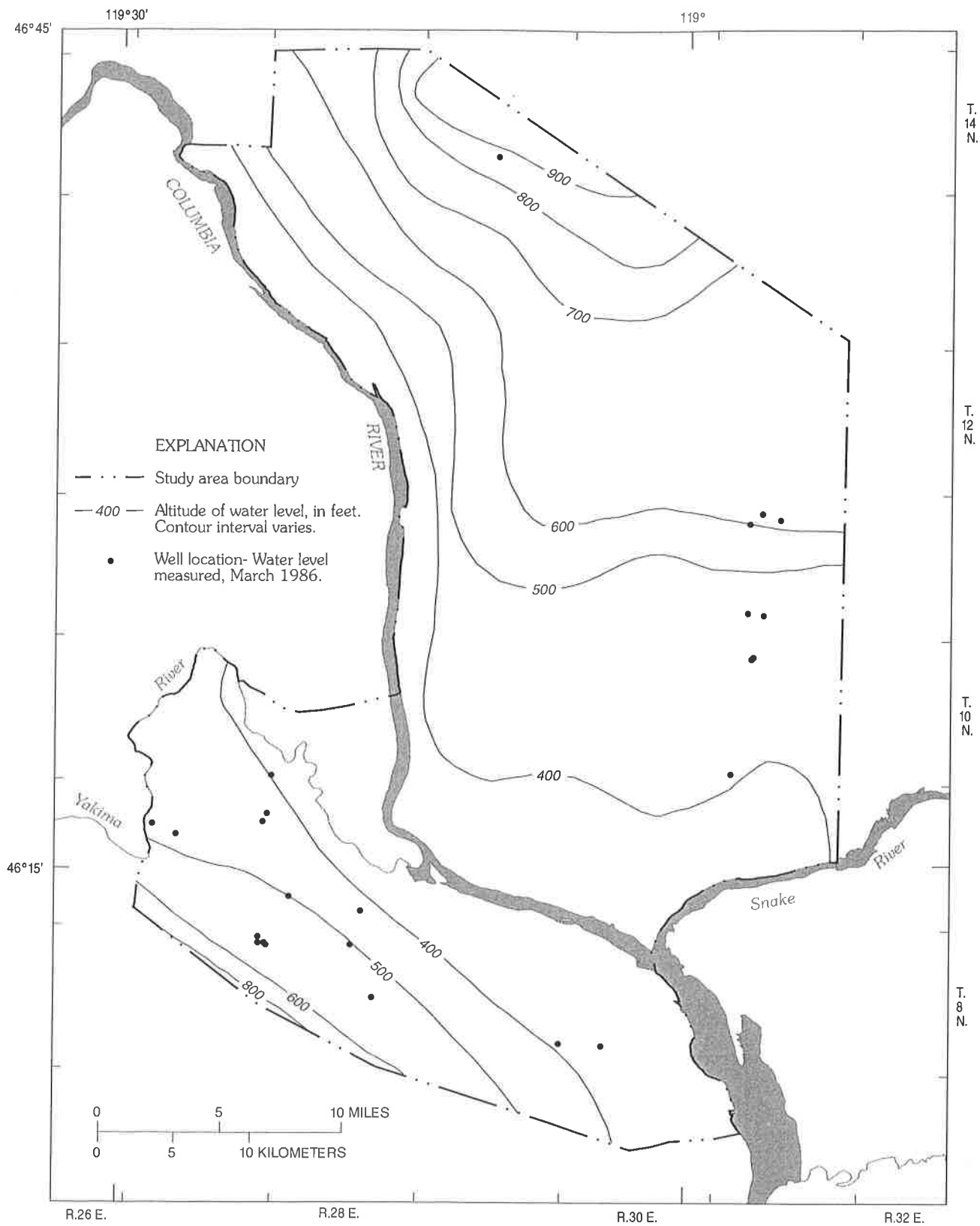


Figure 28.--Water-level altitudes in the Wanapum Basalt, March 1986 (Modified from Bauer, Vaccaro, and Lane, 1985).

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242202083

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

Knutzen Engineering

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336

Countersigned By:

Gary Duncan
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Christopher Hull
Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336
Phone: (509)735-1575 Fax: (509)735-0707
Main Phone: (509)735-1575
Email: Christopher.Hull@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: August 22, 2022 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Timothy T. Bush and Kathryn L. Bush, Trustees under the Bush Living Trust dated August 19, 1999

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 115981013704001

Lot 1, Short Plat 3704, according to the plat thereof recorded in Volume 1 of Plats, Page 3704, recorded under Auditor's [File No. 2021-37940](#), records of Benton County, Washington.

SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: [115981013704001](#)
Levy Code: R1
Assessed Value-Land: \$70,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$790.32
Paid: \$790.32
Unpaid: \$0.00

2. Easements and limitations as established in the dedication of "plat of richland" or as delineated on the map thereof.
3. Reservations and Easement contained in Quit Claim Deed from the United States of America recorded October, 1959 under Auditor's [File No. 425136](#).
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 3704:

Recording No: [2021-37940](#)

END OF SCHEDULE B



Exhibit 2

Plat Map



N.E. 1/4 OF THE N.E. 1/4 OF SEC. 15, T.09N., R.28E, W.M., CITY OF RICHLAND,
BENTON COUNTY, WA

ENGINEER:
KNUTZEN ENGINEERING
ATTN: NATHAN MACHIELA
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE:(509)222-0959

APPLICANT/DEVELOPER:
TIM BUSH
520 W. COLUMBIA DR.
KENNEWICK, WA 99336

SURVEYOR:
RODGERS SURVEYING INC
ATTN:DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE:(509)783-4141

GRID, US STATE PLAN, NAD 83/2011 WASHINGTON SOUTH ZONE
BASED ON GNSS OBSERVATIONS

NAVD 88, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS &
CONFIRMED BY TIES TO CITY OF RICHLAND CONTROL NETWORK.

LOT 1, SHORT PLAT 3704, RECORDED IN VOLUME 01 OF SHORT PLATS 3704, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2021-037940, 08/12/2021.

NORTH



SITE

A map of Richland, Texas, showing the location of the 'SITE'. The map includes the following roads: Lee Blvd (top), Duportail St (horizontal), Thayer Dr (vertical), Wellhouse Loop (curved), Lawless Dr (curved), Wellspan Way (vertical), Aaron Dr (horizontal), and By Pass Hwy (diagonal, labeled '40'). A black arrow points to a cross-hatched square at the intersection of Duportail St and Thayer Dr, which is labeled 'SITE'.

GROSS ACREAGE:	0.43 AC
NET LOT ACREAGE:	0.43 AC
AREA OF PUBLIC ROADS:	0 AC
TOTAL NUMBER OF LOTS:	5 LOTS
AVERAGE LOT SIZE:	3,768 SF
LARGEST LOT AREA:	5,985 SF
SMALLEST LOT AREA:	3,049 SF
AVERAGE DENSITY:	11.6 DU/AC
PRESENT ZONING:	R-3
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

PRELIMINARY PLAT
BUSH PROPERTIES
WELLHOUSE HEIGHTS PH2
404 THAYER DR, RICHLAND, WA 99355

APPROVAL		
DESIGN	RAM	08/23/22
CHECKED	PTK	08/23/22
APPROVED	PTK	08/23/22

SCALE: AS NOTED

CADFILE: 19023PH2 PP01

JOB No.	REV.
19023	0

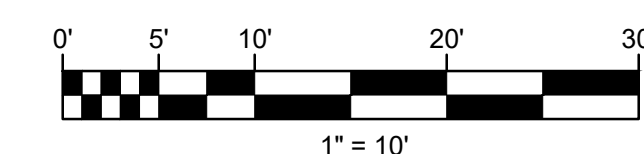
DWG. No.

PP01

A1	PRELIMINARY PLAT
	SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG



2019\19023-Bush Duportail Residential\DWG\Upper Lot Phase 2\19023PH2 PP01.dwg - Aug 23,2022 - 07:01pm - rmc



Exhibit 3

SEPA Checklist

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:

Wellhouse Heights Phase 2

2. Name of applicant:

Robert McLeod (Knutzen Engineering)

3. Address and phone number of applicant and contact person:
Robert McLeod (Knutzen Engineering)
5401 Ridgeline Dr, Suite 160, Kennewick, WA 99338
509-222-0959
4. Date checklist prepared:
August 23, 2022
5. Agency requesting checklist:
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):
The preliminary plat will be presented at a public hearing and will then be presented to the City of Richland's planning commission. Assuming approval of the plat is received, construction of necessary improvements will begin approximately 3-months later. The project will be completed in a single phase.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Lots created by the proposed plat will be developed with townhouses. There are no other future plans related to the project at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A geotechnical report and critical aquifer recharge area report have been prepared for the property adjacent to the proposed subdivision, in association with the Wellhouse Heights Ph1 project.
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.
None known of.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Richland Planning Commission Approval
City of Richland ROW & Grading Permits.
Erosivity Waiver through the Department of Environmental Quality (DEQ)
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 project site covers 0.43-acres, which will be divided into 5 lots compliant with R-3 zoning standards. City of Richland utilities will be extended to each lot. It is expected that each lot will be developed with residential townhomes, some of which will be duplex units. Paved driveways will be constructed for each lot, accessible from existing public ROWs; Duportail St and Thayer Dr. No construction of new public roads is necessary.

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.

404 Thayer Dr, Richland, WA 99352
Benton County Parcel #115981013704001
(NE corner of Thayer Dr and Duportail St.)

Lot 1 of Shot Plat 3704, recorded in volume 01 of short plats 3704, records of Benton County, Washington. AF#2021-037940, 08/12/2021.

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

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

a. General description of the site:

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

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

Approximately 15%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A layer of gravel covers a large portion of the site. A geotechnical report prepared for the neighboring property found layers of medium dense sand and gravel. (White Shield Project No. 119-054-01) Unpermitted garbage fill was also found underground. Per the Geotech's recommendations, all uncontrolled fill and garbage will be removed from the site and disposed of properly.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

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.

The site would be graded to establish building pads and engineered slopes for stormwater drainage. The site appears to have been graded in the past in association with a previous project, minimal grading is expected to be necessary. The site is expected to balance on-site without the import or export of fill. Approximately 200 cy of soil is expected to be affected throughout the project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during construction activities but will be minimized through implementation of BMPs, including silt fencing, use of a construction entrance, site watering for dust control and catch basin inserts. All stormwater runoff will be contained and managed on-site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 55% of the site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control methods will be used, including catch basin inserts, silt fencing and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

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.
During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Dust control measures will be implemented per recommendations by the Department of Ecology and the Benton County Clean Air Authority. Measures include, but are not limited to site watering, lowering vehicle speeds, limit of construction vehicles and reducing the number of dust-generating activities on windy days.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The Yakima River is approximately 0.5 miles SW of the site. The Columbia River is approximately 1.0 miles E of the site.
 - 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.
Not applicable.
 - 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: [\[help\]](#)

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.

No.

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.

No waste materials will be discharged into the ground.

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.

Proposed impervious surfaces will generate stormwater runoff. A stormwater management system will be designed by a licensed engineer to contain and infiltrate all stormwater runoff on-site in accordance with the Stormwater Management Manual for Eastern Washington.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Pretreatment will be proposed in accordance with the Stormwater Management Manual for Eastern Washington (SMMEW) to limit the amount of pollutant entering infiltration facilities.

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

No, all runoff will be contained and infiltrated on-site. There are no known off-site runoff sources flowing to the site.

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

Stormwater runoff generated from impervious surfaces will be collected and conveyed to infiltration systems on-site, per City of Richland standards.

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

- a. Check the types of vegetation found on the site:

☐ 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?

There is an insignificant amount of weeds and grasses on-site, which will be removed during grading activities.

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

None, per the Washington Department of Fish and Wildlife.

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

Street frontage will be landscaped per City of Richland standards.

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

None, per the Washington State Noxious Weed Data Viewer.

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:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None, per the Washington Department of Fish and Wildlife.

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

Yes, the Columbia Basin is part of a migration route for several species of fowl.

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

None currently.

- e. List any invasive animal species known to be on or near the site.
None known.

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.

Electricity and natural gas will be used to meet the project's lighting and heating needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
Proposed buildings will comply with Building Energy Codes, per the 2018 IBC.

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.

None known.

- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
- 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.
None known.
- 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.
Gas may be stored on-site during construction activities. The completed development will not store any hazardous chemicals on-site.
- 4) Describe special emergency services that might be required.
The project will utilize typical emergency services provided by the City of Richland.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None currently.

b. Noise

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

The major source of noise in the area is from traffic on Duportail St and Thayer Dr.

- 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.

Short term: Construction Noise

Long term: Traffic associated with the new housing.

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

Noise volumes will comply with Benton County noise policies. Construction will be limited to designated working hours of the day.

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 is currently undeveloped land. Adjacent land uses are single-family residential housing, the Richland Masonic Temple, and the New Heights Church. The project will not affect 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?

No.

- 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:

No.

- c. Describe any structures on the site.

There are no existing structures on-site.

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

Not applicable.

- e. What is the current zoning classification of the site?

R-3 (Multiple-Family Residential Use District)

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

HDR (High Density Residential)

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

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, the site is within a Critical Aquifer Recharge Area, as designated by the City of Richland.
- i. Approximately how many people would reside or work in the completed project?
Approximately 8 people would reside in the completed housing.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will be permitted through the City of Richland, in accordance with all applicable zoning ordinances.
- i. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
5 single-family townhome units considered medium to high income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
Impact fees will be paid to the City of Richland as required. The new housing will generate additional tax revenue for the City of Richland.

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?
Approximately 37-feet.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Homes will complete with City of Richland building material requirements, and will match the design and materials of the adjacent property (Wellhouse Heights Ph1).

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

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

Outdoor building lighting would be active during late evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, the proposed lighting will be minimal. Lights will be shielded downwards to prevent glare.
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
All lighting will follow City of Richland requirements and will be properly shielded downwards to prevent glare.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Lawless Park is located approximately 400-feet from the project site, which features a frisbee golf course. The Goethals Park Natural Playground is approximately 0.25 E of the site. Richland High School's outdoor soccer fields are located approximately 500-feet NE of the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None currently.

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.
No.
- 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.
None known. No evidence was found on the adjacent property (Wellhouse Heights Ph1) during construction. The DAHP's WISAARD mapping identifies the site as High Risk for environmental factors with archaeological resources.
- 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.
Internet search for project site. Washington State Department of Archeology and History Preservation, National Register of Historic Places in Benton County.

- 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.
Upon any discover of potential or known archaeological resources at the project site, prior to or during construction, the contractor and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, City of Richland officials of said discovery.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site can be accessed from Duportail St and Thayer Dr.

- 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?

The nearest Ben-Franklin Transit bus stop is located 725-feet N of the site on Thayer Dr. Bus Stop ID RC433.

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

The project will propose a private driveway and garage for each residential unit.

- 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).

The project will not require the construction of new roads or sidewalks. Improvements will be made to existing roads & streets as required by the City of Richland.

- 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?

The project will generate approximately 16 vehicular trips on a typical weekday. (Per Land Use Code 230 of the Trip Generation Manual of the ITE.) Peak traffic volumes are expected to occur between 4pm and 6pm.

- 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:

Traffic impact fees will be paid to the City of Richland as required. The new housing will generate additional tax revenue for the City of Richland.

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 new housing will use public services provided by the City of Richland, including fire protection, police protection, public transit, health care and schools.

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

Impact fees will be paid to the City of Richland as required. The new housing will generate additional tax revenue for the City of Richland.

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

- a. Circle utilities currently available at the site:

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water – City of Richland

Sewer – City of Richland

Internet – Ziply / Charter

Natural Gas – Cascade Natural Gas Company

C. Signature [\[HELP\]](#)

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

Signature: _____



Name of signee _____ Robert McLeod

Position and Agency/Organization Junior Engineer / Knutzen Engineering

Date Submitted: 08/23/2022



Exhibit 4

Public Notice and Affidavits

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Matthew Howie**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 28th day of September, 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2022-104 (Site Plan review for Wellhouse Heights, Phase 2) in the following location:

404 Thayer Drive, at the northeast corner of Thayer Drive and Duportail Street


Signed: Matthew Howie

SIGNED AND SWORN to before me this 28th day of September, 2022, by Matthew Howie.




Signature of Notary

Jennifer Schuster
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd, 99352

My appointment expires: 4-25-23

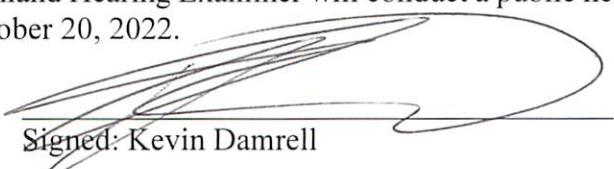
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kevin Damrell, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 28th day of September, 2022, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (S2022-104) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing and review of the application on Thursday, October 20, 2022.


Signed: Kevin Damrell

SIGNED AND SWORN to before me this 28th day of September, 2022 by Kevin Damrell.




Notary Public in and for the State of Washington,

Print Name

Residing at

My appointment expires:

Jennifer Schuster
425 Swift Blvd 99352
4-25-23

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING & OPTIONAL DNS (S2022-104 & EA2022-128)

Notice is hereby given that Paul Knutzen has submitted Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings. The project site is located at property formerly known as 400/404 Thayer Drive (at the NE corner of intersection of Thayer Drive and Duportail Street) and is zoned R-3 (multiple-family residential use district). The property is described as Assessor's Parcel Nos. 115981013704001 located in Section 15, Township 9, North, Range 28 East, W.M., Benton County WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: www.ci.richland.wa.us.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12th to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



Please note that pursuant to RMC 23.48.010, the purpose of the site plan approval process is to facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. **The site plan review is not intended to determine whether a particular land use activity is appropriate on a particular site. Land uses that are otherwise permitted in this title shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use.*



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	325787	Print Legal Ad-IPL00921730 - IPL0092173	D2586000 4401	\$164.00	1	68 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING

Notice is hereby given that Paul Knutzen has submitted a Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings. The project site is located at property formerly known as 400/404 Thayer Drive (at the NE corner of the intersection of Thayer Drive and Dupontail Street) and is zoned R-3 (multiple-family residential use district). The property is described as Assessor's Parcel No. 115981013704001 located in Section 15, Township 9, North, Range 28 East, W.M., Benton County WA.

The Richland Hearing Examiner will conduct a public hearing on the proposed site plan review on **Thursday, October 20, 2022 at 6:00 p.m.** in the Richland City Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing or visit the City of Richland's website at www.ci.richland.wa.us and join via Zoom.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Wednesday, October 19, 2022; however, written comments must be received no later than 5:00 p.m. on Wednesday, October 12, 2022, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Friday, September 30, 2022

IPL0092173
Sep 30 2022

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stephanie Hatcher, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 09/30/2022, and ending on 09/30/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

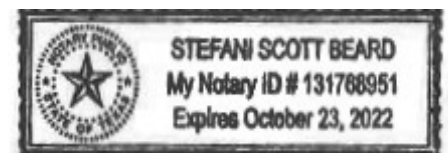
Stephanie Hatcher

(Signature of Legals Clerk)

Sworn to and subscribed before me this 30th day of September in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Friday, September 30, 2022
Richland's TCH Account:	450543
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	HE PHN – S2022-104
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TF)

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING

Notice is hereby given that Paul Knutzen has submitted Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings. The project site is located at property formerly known as 400/404 Thayer Drive (at the NE corner of intersection of Thayer Drive and Duportail Street) and is zoned R-3 (multiple-family residential use district). The property is described as Assessor's Parcel Nos. 115981013704001 located in Section 15, Township 9, North, Range 28 East, W.M., Benton County WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: www.ci.richland.wa.us.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12th to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



Exhibit 5

Agency Comments

From: [Westphal, Nichole](#)
To: [Howie, Matthew](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Tuesday, October 11, 2022 12:30:30 PM
Attachments: [image001.png](#)

Hi Matthew,

Addressing comments can be found [here](#).

Thanks!
Nichole

From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Thursday, September 29, 2022 8:06 AM
To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@ci.richland.wa.us>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts

<PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@ci.richland.wa.us>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>; AviationLandUse@wsdot.wa.gov

Subject: RE: Wellhouse Heights, Phase 2

Good morning,

Made a correction to the Referral Packet from yesterday. Again, this is regarding the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.

Thank you,



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

From: Howie, Matthew

Sent: Wednesday, September 28, 2022 3:59 PM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; 'Ashley Garza' <agarza3605@gmail.com>; 'Ashley Morton' <AshleyMorton@ctuir.org>; 'Badger Mountain Irrigation District' <bmidmanager@badgermountainirrigation.com>; 'Benton County Assessor' <Segregations@co.benton.wa.us>; 'Benton PUD, Broadband' <osp@noanet.net>; 'Benton PUD, Electrical' <engservice@bentonpud.org>; 'Bill Barlow' <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; 'Carrie Thompson' <carrie.thompson@bnsf.com>; 'Casey Barney, Yakama Nation' <Casey_Barney@Yakama.com>; 'Catherine Dickson' <catherinedickson@ctuir.org>; 'Clark Posey' <clark.posey@co.benton.wa.us>; 'Corrine Camuso, Yakama Nation' <Corrine_Camuso@Yakama.com>; 'Craig Hamilton' <c.hamilton@bces.wa.gov>; 'DAHP SEPA Reviews' <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@ci.richland.wa.us>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; 'Darrick Dietrich' <darrick@basindisposal.com>; 'Deanna Davis' <d.davis@bces.wa.gov>; 'Deborah Rodgers' <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; 'Eric Mendenhall' <emendenhall@westrichland.org>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'gis@co.benton.wa.us' <gis@co.benton.wa.us>; 'Greg Wendt' <greg.wendt@co.benton.wa.us>; 'Gwen Clear' <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; 'Jason McShane' <jmcshane@kid.org>; 'Jessica Lally, Yakama Nation' <Jessica_Lally@Yakama.com>; 'John Lyle' <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; 'Joseph Cottrell' <jecottrell@bpa.gov>; 'Junior Campos' <junior.campos@charter.com>; 'Katherine Cichy' <katherine.cichy@ziplay.com>; 'Kelly Cooper' <kelly.cooper@doh.wa.gov>; 'Kevin Knodel' <kevin.knodel@rsd.edu>; 'Kevin Sliger' <KSliger@bft.org>; 'KID Development'

<development@kid.org>; 'KID Webmaster' <webmaster@kid.org>; 'M. Deklyne' <[mjdeklyne@bpa.gov](mailto:mjdekyne@bpa.gov)>; 'Map BCES' <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; 'Michael Tovey' <michael.tovey@ziply.com>; 'Noah Lee' <noah.lee@bentoncleanair.org>; 'Noah Oliver, Yakama Nation' <Noah_Oliver@Yakama.com>; 'Paul Gonseth' <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; 'Review Team' <reviewteam@commerce.wa.gov>; 'Richard Krasner' <richard.krasner@rsd.edu>; 'Richland Postmaster' <99352RichlandWA-Postmaster@usps.gov>; 'Rick Dawson' <rickd@bfhd.wa.gov>; 'Robin Priddy' <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 'SEPA Center' <sepacenter@dnr.wa.gov>; 'SEPA Register' <separegister@ecy.wa.gov>; 'SEPA Unit' <sepaunit@ecy.wa.gov>; 'Seth DeFoe' <SDeFoe@kid.org>; 'South Central Region Planning' <scplanning@wsdot.wa.gov>; 'T.S. "Max" Platts' <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@ci.richland.wa.us>; 'WA Dept of Fish & Wildlife' <lopezlal@dfw.wa.gov>; 'WA Dept of Fish & Wildlife' <rittemwr@dfw.wa.gov>; 'WDFW' <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@ci.richland.wa.us>; 'William Simpson' <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>

Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



**City of Richland
Development Services**

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

DATE: October 10, 2022

TO: Matthew Howie, Senior Planner

REVIEW BY: Nichole Westphal, Permit Technician II

PROJECT NAME: S2022-104 – Preliminary Plat of Wellhouse Heights Ph 2

1. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for the access easement and the City will review to determine acceptable street names.
2. Addressing brackets [] are needed on all lots and tracts.

From: [Noah Lee](#)
To: [Howie, Matthew](#)
Subject: BCAA Comment on S2022-104
Date: Tuesday, October 11, 2022 11:47:03 AM
Attachments: [BCAA Comment on S2022-104.pdf](#)

Hello, attached you will find the BCAA's comment on S2022-104

Thanks,

Noah Lee
Air Quality Specialist

Benton Clean Air Agency
526 S. Steptoe St.
Kennewick, WA 99336
509-558-8818 ext. 105
www.bentoncleanair.org

This email may contain privileged or confidential information disclosed only to the addressee.
If you have received this email in error, do not copy or distribute without authorization.
Please contact the sender at 509-783-1304. Thank you



BENTON CLEAN AIR AGENCY

October 11, 2022

Re: S2022-104

Matthew Howie
Senior Planner
625 Swift Blvd., MS-35
Richland, WA 99352

Applicant/Proponent: Knutzen Engineering
Attn: Paul Knutzen
5401 Ridgeline Dr, Suite 160
Kennewick, WA 99338

Dear Mr. Howie:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Howie, Matthew](#)
Cc: [Cummings, Nicole M \(BPA\) - TERR-TRI CITIES RMHQ](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Wednesday, October 12, 2022 4:18:04 PM
Attachments: [image001.png](#)
[image002.png](#)

Matthew,

Bonneville Power Administration's (BPA) has had the opportunity to review Wellhouse Heights, Phase 2. The proposal is to develop approximately .43 acres with five residential townhomes. The project is generally located at the corner of Thayer Drive and Duportail Street in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1,034 feet east of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor

2211 North Commercial Avenue, Pasco, WA 99301

Bonneville Power Administration | TERR/Tri-Cities-RNHQ

Real Property Field Services | (509) 544-4749

From: Howie, Matthew <mhowie@ci.richland.wa.us>

Sent: Thursday, September 29, 2022 8:06 AM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear

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Subject: [EXTERNAL] RE: Wellhouse Heights, Phase 2

Good morning,

Made a correction to the Referral Packet from yesterday. Again, this is regarding the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.

Thank you,



Matthew Howie
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

From: Howie, Matthew

Sent: Wednesday, September 28, 2022 3:59 PM

To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; 'Ashley Garza' <agarza3605@gmail.com>; 'Ashley Morton' <AshleyMorton@ctuir.org>; 'Badger Mountain Irrigation District' <bmidmanager@badgermountainirrigation.com>; 'Benton County Assessor' <Segregations@co.benton.wa.us>; 'Benton PUD, Broadband' <osp@noanet.net>; 'Benton PUD,

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Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.

Matthew Howie
Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587



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From: [Segregations](#)
To: [Howie, Matthew](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Friday, September 30, 2022 8:32:35 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hello,

Approved - as long as they list owners as trustees on the plat map.



Liliya Savchuk

Office Assistant III

Benton County Assessor's Office

Kennewick: (509) 735-2394 (ext. 2505)



From: Howie, Matthew <mhowie@ci.richland.wa.us>

Sent: Thursday, September 29, 2022 8:06 AM

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Subject: Wellhouse Heights, Phase 2

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Senior Planner

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From: [Acevedo, Mizael](#)
To: [Howie, Matthew](#)
Cc: [Stevens, Mike](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Wednesday, October 5, 2022 11:07:55 AM
Attachments: [image001.png](#)
[1380 Duportail St.png](#)

Matt,

Please have applicant provide Geotechnical Investigation Report for Wellhouse Heights, Phase 2 (404 Thayer Drive). The Geo report included on referral packet pertains to Wellhouse Heights, Phase 1 (1380 Duportail St)

Best regards,

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Sent: Thursday, September 29, 2022 8:06 AM
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Sent: Wednesday, September 28, 2022 3:59 PM

To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; 'Ashley Garza' <agarza3605@gmail.com>; 'Ashley Morton' <AshleyMorton@ctuir.org>; 'Badger Mountain Irrigation District' <bmidmanager@badgermountainirrigation.com>; 'Benton County Assessor' <Segregations@co.benton.wa.us>; 'Benton PUD, Broadband' <osp@noanet.net>; 'Benton PUD, Electrical' <engservice@bentonpud.org>; 'Bill Barlow' <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; 'Carrie Thompson' <carrie.thompson@bnsf.com>; 'Casey Barney, Yakama Nation' <Casey_Barney@Yakama.com>; 'Catherine Dickson' <catherinedickson@ctuir.org>; 'Clark Posey' <clark.posey@co.benton.wa.us>; 'Corrine Camuso, Yakama Nation' <Corrine_Camuso@Yakama.com>; 'Craig Hamilton' <c.hamilton@bces.wa.gov>; 'DAHP SEPA Reviews' <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@ci.richland.wa.us>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; 'Darrick Dietrich' <darrick@basindisposal.com>; 'Deanna Davis' <d.davis@bces.wa.gov>; 'Deborah Rodgers' <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; 'Eric Mendenhall' <emendenhall@westrichland.org>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'gis@co.benton.wa.us' <gis@co.benton.wa.us>; 'Greg Wendt' <greg.wendt@co.benton.wa.us>; 'Gwen Clear' <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; 'Jason McShane' <jmcshane@kid.org>; 'Jessica Lally, Yakama Nation' <Jessica_Lally@Yakama.com>; 'John Lyle' <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; 'Joseph Cottrell'

<jecottrell@bpa.gov>; 'Junior Campos' <junior.campos@charter.com>; 'Katherine Cichy' <katherine.cichy@ziply.com>; 'Kelly Cooper' <kelly.cooper@doh.wa.gov>; 'Kevin Knodel' <kevin.knodel@rsd.edu>; 'Kevin Sliger' <KSliger@bft.org>; 'KID Development' <development@kid.org>; 'KID Webmaster' <webmaster@kid.org>; 'M. Deklyne' <mjdeklyne@bpa.gov>; 'Map BCES' <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; 'Michael Tovey' <michael.tovey@ziply.com>; 'Noah Lee' <noah.lee@bentoncleanair.org>; 'Noah Oliver, Yakama Nation' <Noah_Oliver@Yakama.com>; 'Paul Gonseth' <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; 'Review Team' <reviewteam@commerce.wa.gov>; 'Richard Krasner' <richard.krasner@rsd.edu>; 'Richland Postmaster' <99352RichlandWA-Postmaster@usps.gov>; 'Rick Dawson' <rickd@bfhd.wa.gov>; 'Robin Priddy' <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 'SEPA Center' <sepacenter@dnr.wa.gov>; 'SEPA Register' <separegister@ecy.wa.gov>; 'SEPA Unit' <sepaunit@ecy.wa.gov>; 'Seth DeFoe' <SDefoe@kid.org>; 'South Central Region Planning' <scplanning@wsdot.wa.gov>; 'T.S. "Max" Platts' <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@ci.richland.wa.us>; 'WA Dept of Fish & Wildlife' <lopezla@dfw.wa.gov>; 'WA Dept of Fish & Wildlife' <rittemwr@dfw.wa.gov>; 'WDFW' <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@ci.richland.wa.us>; 'William Simpson' <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>

Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

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From: [Buechler, Ken](#)
To: [Howie, Matthew](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Thursday, September 29, 2022 7:38:48 PM
Attachments: [image002.png](#)
[image003.png](#)

We are little confused on visualizing the access, but we look forward to seeing it completed. Fire is Good!



Kenneth L Buechler
Fire Marshal
625 Swift Blvd., MS-16 | Richland, WA 99352
(509) 942-7556
(509) 578-9321

From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Wednesday, September 28, 2022 3:59 PM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS

Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>

Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

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From: [Brett Flippo](#)
To: [Howie, Matthew](#)
Subject: RE: Wellhouse Heights, Phase 2
Date: Tuesday, October 4, 2022 2:10:59 PM
Attachments: [image001.png](#)

Mr. Howie,

The subject application lies outside of KID district boundaries. KID has no comments.

Thanks,

Brett Flippo, PLS, CFedS

Kennewick Irrigation District

From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Thursday, September 29, 2022 8:06 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register

<separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>; AviationLandUse@wsdot.wa.gov

Subject: RE: Wellhouse Heights, Phase 2

Some people who received this message don't often get email from mhowie@ci.richland.wa.us. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Made a correction to the Referral Packet from yesterday. Again, this is regarding the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.

Thank you,



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

From: Howie, Matthew

Sent: Wednesday, September 28, 2022 3:59 PM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; 'Ashley Garza' <agarza3605@gmail.com>; 'Ashley Morton' <AshleyMorton@ctuir.org>; 'Badger Mountain Irrigation District' <bmidmanager@badgermountainirrigation.com>; 'Benton County Assessor' <Segregations@co.benton.wa.us>; 'Benton PUD, Broadband' <osp@noanet.net>; 'Benton PUD, Electrical' <engservice@bentonpud.org>; 'Bill Barlow' <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; 'Carrie Thompson' <carrie.thompson@bnsf.com>; 'Casey Barney, Yakama Nation' <Casey_Barney@Yakama.com>; 'Catherine Dickson' <catherinedickson@ctuir.org>; 'Clark Posey' <clark.posey@co.benton.wa.us>; 'Corrine Camuso, Yakama Nation' <Corrine_Camuso@Yakama.com>; 'Craig Hamilton' <c.hamilton@bces.wa.gov>; 'DAHP SEPA Reviews' <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@ci.richland.wa.us>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; 'Darrick Dietrich' <darrick@basindisposal.com>; 'Deanna Davis' <d.davis@bces.wa.gov>; 'Deborah Rodgers' <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; 'Eric Mendenhall' <emendenhall@westrichland.org>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'gis@co.benton.wa.us' <gis@co.benton.wa.us>; 'Greg Wendt' <greg.wendt@co.benton.wa.us>;

'Gwen Clear' <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; 'Jason McShane' <jmcshane@kid.org>; 'Jessica Lally, Yakama Nation' <Jessica_Lally@Yakama.com>; 'John Lyle' <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; 'Joseph Cottrell' <jecottrell@bpa.gov>; 'Junior Campos' <junior.campos@charter.com>; 'Katherine Cichy' <katherine.cichy@ziply.com>; 'Kelly Cooper' <kelly.cooper@doh.wa.gov>; 'Kevin Knodel' <kevin.knodel@rsd.edu>; 'Kevin Sliger' <KSliger@bft.org>; 'KID Development' <development@kid.org>; 'KID Webmaster' <webmaster@kid.org>; 'M. Deklyne' <mjdeklyne@bpa.gov>; 'Map BCES' <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; 'Michael Tovey' <michael.tovey@ziply.com>; 'Noah Lee' <noah.lee@bentoncleanair.org>; 'Noah Oliver, Yakama Nation' <Noah_Oliver@Yakama.com>; 'Paul Gonseth' <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; 'Review Team' <reviewteam@commerce.wa.gov>; 'Richard Krasner' <richard.krasner@rsd.edu>; 'Richland Postmaster' <99352RichlandWA-Postmaster@usps.gov>; 'Rick Dawson' <rickd@bfhd.wa.gov>; 'Robin Priddy' <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 'SEPA Center' <sepacenter@dnr.wa.gov>; 'SEPA Register' <separegister@ecy.wa.gov>; 'SEPA Unit' <sepaunit@ecy.wa.gov>; 'Seth DeFoe' <SDeFoe@kid.org>; 'South Central Region Planning' <scplanning@wsdot.wa.gov>; 'T.S. "Max" Platts' <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@ci.richland.wa.us>; 'WA Dept of Fish & Wildlife' <lopezla@dfw.wa.gov>; 'WA Dept of Fish & Wildlife' <rittemwr@dfw.wa.gov>; 'WDFW' <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@ci.richland.wa.us>; 'William Simpson' <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>

Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.



Matthew Howie
Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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From: [ECY RE SEPA REGISTER](#)
To: [Howie, Matthew](#)
Subject: RE: 202106711 RE: Wellhouse Heights, Phase 2
Date: Monday, October 3, 2022 8:58:56 AM
Attachments: [image001.png](#)

Hi Matthew,

My apologies on the delay. I'd like to confirm that the ODNS for Wellhouse Heights Subdivision was published as [202106711](#).

The ODNS/NOA for Wellhouse Heights Phase 2 is published as [202204947](#).

Thank you,
Amber Johnson (she/her)
Administrative Assistant 3
Shorelands & Environmental Assistance Program
Department of Ecology | Central Regional Office
Ph. 509-723-5677 | amber.johnson@ecy.wa.gov
Hours: Monday-Thursday 7am-5:30pm

From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Thursday, September 29, 2022 4:03 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: 202106711 RE: Wellhouse Heights, Phase 2

Amber,

I have taken over Shane's position here with the City of Richland, so I should get an account. You are welcome to enter this one in the meantime.

And you are correct this Wellhouse Heights, Phase 2 is separate from the prior Wellhouse Heights Subdivision. I did find in our records the issued DNS for 202103202, which I have attached.



Matthew Howie
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Thursday, September 29, 2022 1:59 PM
To: Howie, Matthew <mhowie@ci.richland.wa.us>
Subject: RE: Wellhouse Heights, Phase 2

Hi Matthew,

This should be submitted through The SRS portal to be published on the SEPA Register. It looks like Shane and Mike are the two users we have for the City of Richland. **Would you like me to enter this one for today while you create your account?**

If you would like me to enter this, can you please confirm if this is a separate proposal from [202103202](#) which is an ODNIS/NOA named Wellhouse Heights Subdivision. They appear to be different, though I don't see where a DNS was issued on that proposal.

Please be sure to utilize your business email address when you create an account using the information below.

- **SEPA Register Submittal lead agency training (for lead agencies):**

On July 20, 2021 we launched the new lead agency SEPA Record Submittal portal (SRS). With this new portal, SEPA lead agencies are now able to enter their own SEPA records into the register instead of emailing them to Ecology. Watch [this training](#) to learn more about how to use this new online tool.

We also have two user guides available:

- [Step-by-Step instructions for How to Register for the SEPA Record Submittal Portal \(SRS\)](#)
- [Lead Agency SEPA Record Submittal Portal \(SRS\) User Guide](#)

Lead agencies - want to know more about the new SEPA Register Submittal lead agency portal (SRS)? Here is a bit more information. You can also visit [our website](#) to find out more.

Thank you,

Amber Johnson (she/her)

Administrative Assistant 3

Shorelands & Environmental Assistance Program

Department of Ecology | Central Regional Office

Ph. 509-723-5677 | amber.johnson@ecy.wa.gov

Hours: Monday-Thursday 7am-5:30pm

From: Howie, Matthew <mhowie@ci.richland.wa.us>

Sent: Thursday, September 29, 2022 8:06 AM

To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna

<d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John
<jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall
<emendenhall@westrichland.org>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>;
gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Clear, Gwen (ECY)
<GCLF461@ECY.WA.GOV>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane
<jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle
<john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell
<jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy
<katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel
<kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development
<development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne
<[mjdeklyne@bpa.gov](mailto:mjdekllyne@bpa.gov)>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela
<pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee
<noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>;
Gonseth, Paul <GonsetP@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>;
COM GMU Review Team <reviewteam@commerce.wa.gov>; Richard Krasner
<richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;
Dawson, Rick (DOHi) <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>;
Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>;
ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER
<separegister@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning
<scplanning@wsdot.wa.gov>; Platts, Max <PlattsT@WSDOT.WA.GOV>; Tyutyunnik, Ruvim
<rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; Ritter,
Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; DFW R3planning <R3planning@dfw.wa.gov>;
Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>;
Simpson, William (COM) <william.simpson@commerce.wa.gov>; Nancy Lang
<langn@bentonpud.org>; AviationLandUse@wsdot.wa.gov

Subject: RE: Wellhouse Heights, Phase 2

Good morning,

Made a correction to the Referral Packet from yesterday. Again, this is regarding the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.

Thank you,



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

From: Howie, Matthew

Sent: Wednesday, September 28, 2022 3:59 PM

To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; 'Ashley Garza' <agarza3605@gmail.com>; 'Ashley Morton' <AshleyMorton@ctuir.org>; 'Badger Mountain Irrigation District' <bmidmanager@badgermountainirrigation.com>; 'Benton County Assessor' <Segregations@co.benton.wa.us>; 'Benton PUD, Broadband' <osp@noanet.net>; 'Benton PUD, Electrical' <engservice@bentonpud.org>; 'Bill Barlow' <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; 'Carrie Thompson' <carrie.thompson@bnsf.com>; 'Casey Barney, Yakama Nation' <Casey_Barney@Yakama.com>; 'Catherine Dickson' <catherinedickson@ctuir.org>; 'Clark Posey' <clark.posey@co.benton.wa.us>; 'Corrine Camuso, Yakama Nation' <Corrine_Camuso@Yakama.com>; 'Craig Hamilton' <c.hamilton@bces.wa.gov>; 'DAHP SEPA Reviews' <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@ci.richland.wa.us>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; 'Darrick Dietrich' <darrick@basindisposal.com>; 'Deanna Davis' <d.davis@bces.wa.gov>; 'Deborah Rodgers' <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; 'Eric Mendenhall' <emendenhall@westrichland.org>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'gis@co.benton.wa.us' <gis@co.benton.wa.us>; 'Greg Wendt' <greg.wendt@co.benton.wa.us>; 'Gwen Clear' <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; 'Jason McShane' <jmcshane@kid.org>; 'Jessica Lally, Yakama Nation' <Jessica_Lally@Yakama.com>; 'John Lyle' <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; 'Joseph Cottrell' <jecottrell@bpa.gov>; 'Junior Campos' <junior.campos@charter.com>; 'Katherine Cichy' <katherine.cichy@ziply.com>; 'Kelly Cooper' <kelly.cooper@doh.wa.gov>; 'Kevin Knodel' <kevin.knodel@rsd.edu>; 'Kevin Sliger' <KSliger@bft.org>; 'KID Development' <development@kid.org>; 'KID Webmaster' <webmaster@kid.org>; 'M. Deklyne' <mjdeklyne@bpa.gov>; 'Map BCES' <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; 'Michael Tovey' <michael.tovey@ziply.com>; 'Noah Lee' <noah.lee@bentoncleanair.org>; 'Noah Oliver, Yakama Nation' <Noah_Oliver@Yakama.com>; 'Paul Gonseth' <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; 'Review Team' <reviewteam@commerce.wa.gov>; 'Richard Krasner' <richard.krasner@rsd.edu>; 'Richland Postmaster' <99352RichlandWA-Postmaster@usps.gov>; 'Rick Dawson' <rickd@bfhd.wa.gov>; 'Robin Priddy' <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 'SEPA Center' <sepacenter@dnr.wa.gov>; 'SEPA Register' <separegister@ecy.wa.gov>; 'SEPA Unit' <sepaunit@ecy.wa.gov>; 'Seth DeFoe' <SDeFoe@kid.org>; 'South Central Region Planning' <scplanning@wsdot.wa.gov>; 'T.S. "Max" Platts' <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@ci.richland.wa.us>; 'WA Dept of Fish & Wildlife' <lopezlal@dfw.wa.gov>; 'WA Dept of Fish & Wildlife' <rittemwr@dfw.wa.gov>; 'WDFW' <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@ci.richland.wa.us>; 'William Simpson' <william.simpson@commerce.wa.gov>; Nancy Lang <langn@bentonpud.org>

Subject: Wellhouse Heights, Phase 2

Hello all,

Please see attached Referral Packet for the Preliminary Plat application at Wellhouse Heights, Phase 2 (S2022-104). Please review and provide comments by 5pm, October 12th.



Matthew Howie

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



Exhibit 6

Determination of Non-Significance



File No. EA2022-128

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Wellhouse Heights II, Preliminary Plat Application for the development of an approximately 0.43-acre site, with five (5) residential townhome buildings.

Proponent: Paul Knutzen
5401 Ridgeline Dr, Suite 160,
Kennewick, WA 99338

Location of Proposal: Northeast of the intersection of Thayer Drive and Duportail Street. Assessor's Parcel No. 115981013704001 located in Section 15, Township 9, North, Range 28 East, W.M., Benton County WA.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

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

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Issued: October 13, 2022

Signature 



File No. EA2022-128

CITY OF RICHLAND
Determination of Non-Significance

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Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Issued: October 13, 2022

Signature 



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2022

Agenda Category: New Business - Public Hearing

Prepared By: Matthew Howie, Senior Planner

Subject:

SPR2022-101 Jadwin McMurray Apartments

Department:

Development Services

Recommended Motion:

Staff recommends approval of the Site Plan Review of Jadwin McMurray Apartments (SPR2022-101).

Summary:

Evan Verduin has submitted a Site Plan Review application for the development of an approximately 3.95-acre site, with five (5) multi-family residential buildings containing 114 dwelling units, a clubhouse/leasing office with associated parking and landscaped areas. The project site is located at 1866 Jadwin Avenue at the southeast corner of Jadwin Avenue and McMurray Street, zoned C-LB (Commercial-Limited Business).

The site was rezoned in 2021 in anticipation of this project (Z2021-108). A Pre-Application review meeting was held and the applicant is proposing a project that meets applicable codes and regulations.

Richland Municipal Code (RMC) Chapter 23.48 requires site plan approval by the Hearing Examiner prior to issuance of any building permit for construction of any multi-family development containing twenty (20) or more dwelling units in the C-LB (Commercial Limited Business) zone. Considering that multi-family residential development is a permitted use in the C-LB zone, RMC 23.48.010 precludes the site plan review process from resulting in denial of a development proposal.

There are existing domestic water, sewer, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project. Access into the site will continue to come directly from stubs along the 1890 Jadwin property back to Jadwin Avenue and to McMurray Street.

A prior SEPA Decision of Non-Significance (DNS) was issued for this site July 1, 2022 .

Staff has completed its review of the request for site plan approval (SPR2022-101) and recommends that the Richland Hearing Examiner approve the application with conditions found during preparation of this staff report.

Attachments:

1. Vicinity
2. SPR2022-101 Site Plan
3. SPR2022-101 Staff Report FULL REPORT
4. EA2022-119 - 1866 Jadwin Ave

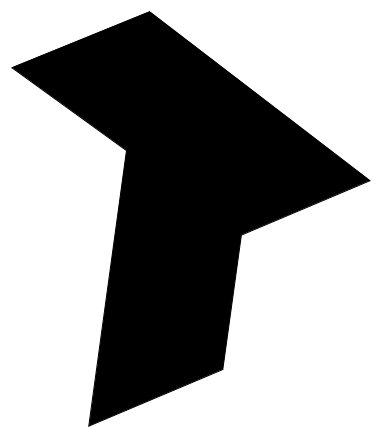
Vicinity Map

Item: Jadwin McMurray Apts
Applicant: Evan Verduin
File #: SPR2022-101



0 150 300 Feet





TREKARCHITECTURE

GENERAL

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DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

ARCHITECT

TREK ARCHITECTURE

122 S MONROE, STE #202

SPOKANE, WA 99201

509.315.4830

HELLO@TREKARCH.COM

OWNER

JADWIN PROJECT LLC

915 W 2ND AVE.

SPOKANE, WA, 99201

PROFESSIONAL SEAL

NEW MULTI-FAMILY BUILDING FOR:

JADWIN MULTI-FAMILY

ADDRESS

1866 JADWIN AVE.,
RICHLAND, WA 99354

JOB

22.20

DRAWN BY

EJV

CHECKED BY

EJV

SCALE

As Indicated

DATE

08.15.2022

PROJECT STATUS

SITE PLAN REVIEW

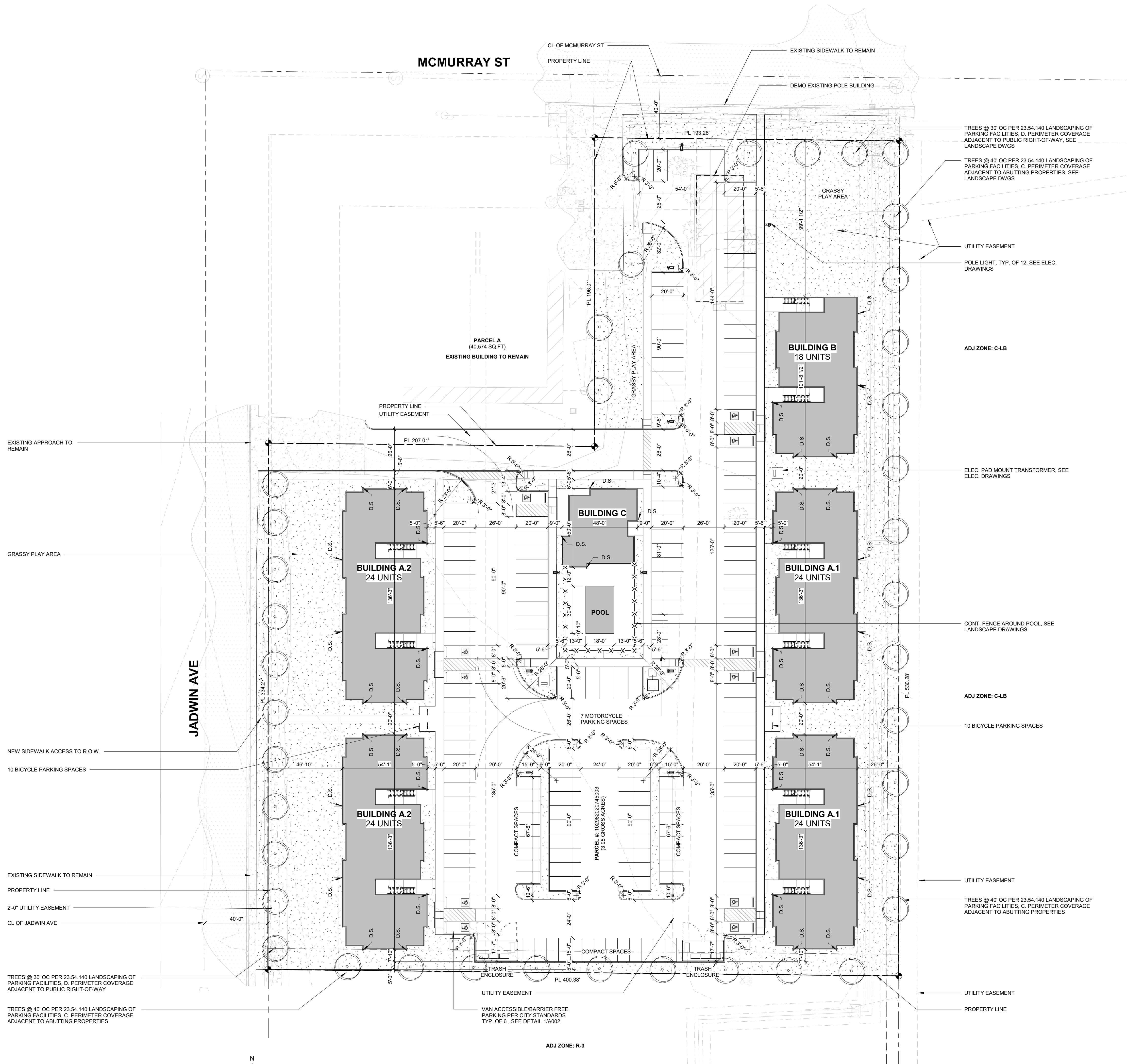
REVISIONS

DESCRIPTION

DATE

SITE PLAN

A001



PARKING CALCULATIONS

MINIMUM PARKING REQ'S:	1.5 PER UNIT
TOTAL UNIT COUNT:	114
LEASING OFFICE:	555SF/350 = 2
REQUIRED PARKING:	173 STALLS
PROVIDED PARKING:	
STANDARD STALLS:	131
COMPACT STALLS:	31
ACCESSIBLE STALLS:	11
TOTAL PARKING STALLS:	173 STALLS
REQUIRED ACCESSIBLE STALLS:	6

ACCESSIBLE PARKING CALCULATIONS

ACCESSIBLE PARKING STALLS PROVIDED:	11
ACCESSIBLE STALLS REQUIRED (IBC 1106.2 #3):	6
VAN ACCESSIBLE PARKING STALLS PROVIDED :	1
VAN ACCESSIBLE STALLS REQUIRED (IBC 1106.5):	6

TYPE-A/TYPE-B UNIT CALCULATIONS

MINIMUM REQ TYPE A UNITS (IBC 1107.6.2.2.1):	5% ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS, AS DESCRIBED IN SECTION 1107.6.
MINIMUM REQ TYPE B UNITS (IBC 1107.6.4.2):	WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY.
TOTAL UNIT COUNT:	114
TOTAL TYPE A UNITS COUNT REQUIRED @ 5%:	6
TOTAL TYPE B UNITS COUNT REQUIRED :	28
TOTAL TYPE A UNITS PROVIDED:	10
TOTAL TYPE B UNITS PROVIDED:	28

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Jadwin McMurray Apts

REQUEST: Approval of a site plan application to construct five (5) multi-family residential buildings containing up to 114 dwelling units, a clubhouse/leasing office with associated parking and landscaping areas.

LOCATION: The project site is located at 1866 Jadwin Avenue and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 102982020745003 located in Section 2, Township 9 North, Range 28 Quarter N.W., Benton County, WA.

APPLICANT: Evan Verduin

FILE NO.: SPR2022-101

PROJECT TYPE: Type II Site Plan Approval

HEARING DATE: October 20, 2022

REPORT BY: Matthew Howie, Senior Planner

RECOMMENDED
ACTION: Approved subject to conditions.

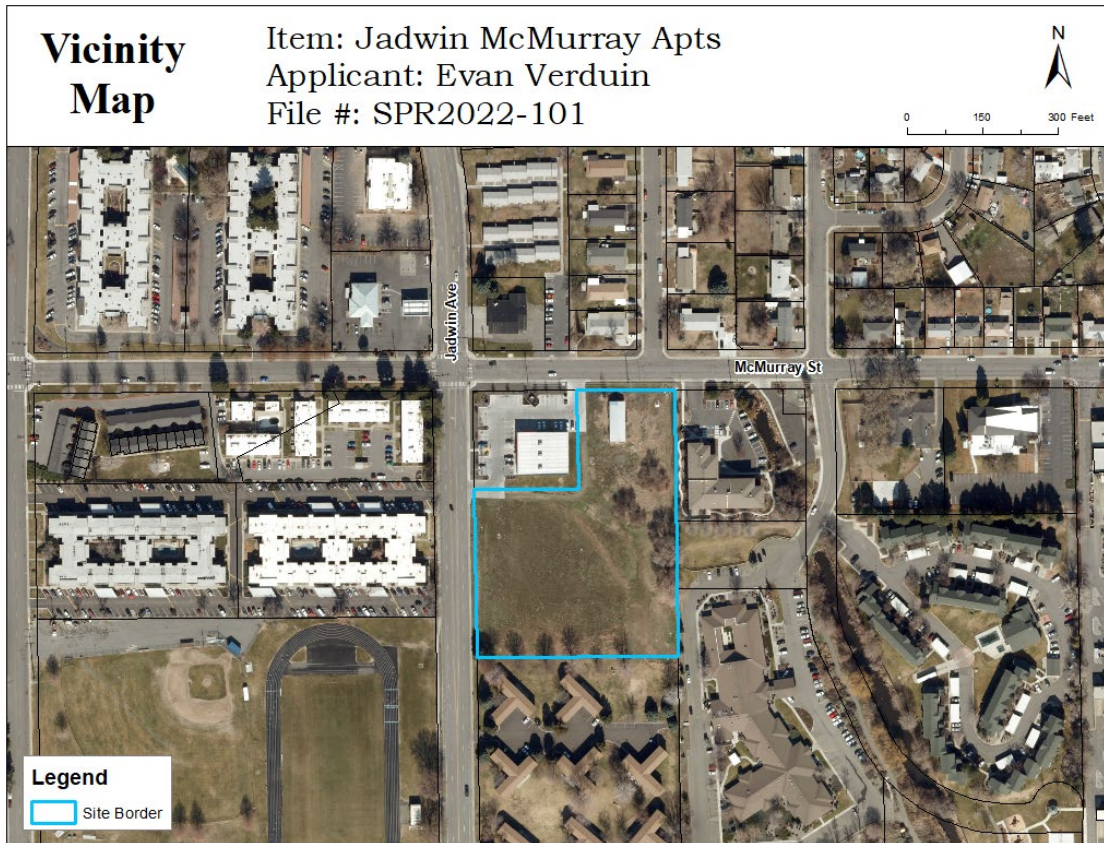


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Evan Verduin wishes to develop a 3.95-acre site with five (5) multi-family residential buildings containing up to 114 dwelling units, a clubhouse/leasing office with associated parking and landscaping areas. *Figure 1* illustrates the proposed site.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 23.48 requires site plan approval by the Hearing Examiner prior to issuance of any building permit for construction of any multi-family development containing twenty (20) or more dwelling units in the C-LB (Commercial Limited Business) zone.

Considering that multi-family residential development is a permitted use in the C-LB zone, RMC 23.48.010 precludes the site plan review process from resulting in denial of a development proposal. Zoning Code Section 23.48.040 outlines some aspects of a development which are subject to alteration/conditioning through the site plan review process. Language in RMC 23.48.040 provides clarity for those items potentially subject to modification as a result of this review:

23.48.040 Site plan – Conditions of approval

Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of one parcel totaling approximately 3.95-acres lying approximately 222-feet south and 217-feet west of the intersection of Jadwin Avenue and McMurray Street. The parcel forms a mirrored “L” shape wrapping around a smaller, corner lot at 1890 Jadwin. It measures approximately 658 feet in its longest diagonal dimension, and 390 feet at its narrowest diagonal dimension.

Beginning at the northeastern corner of the site and traveling southwest, the property’s elevation drops by two feet. The site is accessed by two concrete stubs situated immediately east and south of 1890 Jadwin and ending 84- and 63-feet from the right of way, respectively. The stubs were installed at the time of the construction of 1890 Jadwin for the expressed purpose of creating future access to this newly proposed site.

The northern boundary abuts the McMurray Street public right-of-way. The western boundary of the site abuts the Jadwin Avenue right-of-way. The southern boundary of the site abuts a larger multi-family complex including 1782 and 1784 Jadwin Avenue. The eastern boundary of the site abuts two properties, 651 McMurray Street and 1745 Pike Avenue, both a part of a larger assisted living facility.

Last year the site was rezoned from C-1 Commercial, Neighborhood Retail Business to C-LB via ordinance 2022-15. In the course of that rezone process the records were discovered to “indicate existing sewer stubs on-site in the identical configuration as the residential apartments immediately to the south. These sewer stubs imply the site may have previously contained apartments belonging to the same original government residential development.”

SURROUNDING ZONING AND LAND USES

North: Zoned Commercial, Limited Business with recently-vacated North Fire Station (used for storage) onsite and R-2 Residential duplex properties

East: Commercial, Limited Business Assisted Living Facilities

South: R-3 Residential Multi-Family Apartments

West: R-3 Residential Multi-Family Apartments and Parks and Public Facilities including the attached Chief Joseph Middle School sporting facilities

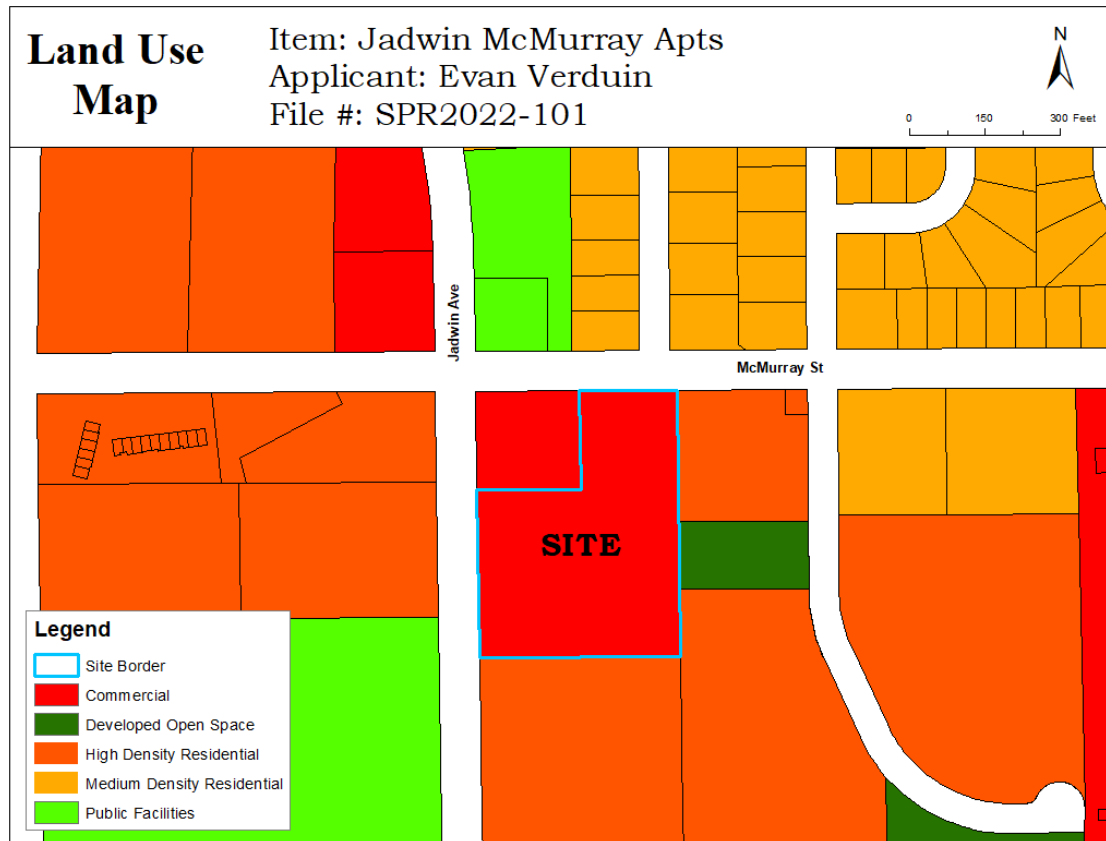


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), Richland's Comprehensive Plan designates the site for Commercial development.

CURRENT ZONING

The subject site is zoned C-LB (Limited Business). Surrounding lands are zoned as follows:

North: Commercial, Limited Business (C-LB) and R-2 Residential

East: Commercial, Limited Business (C-LB)

South: R-3 Residential

West: R-3 Residential and Parks and Public Facilities (PPF)

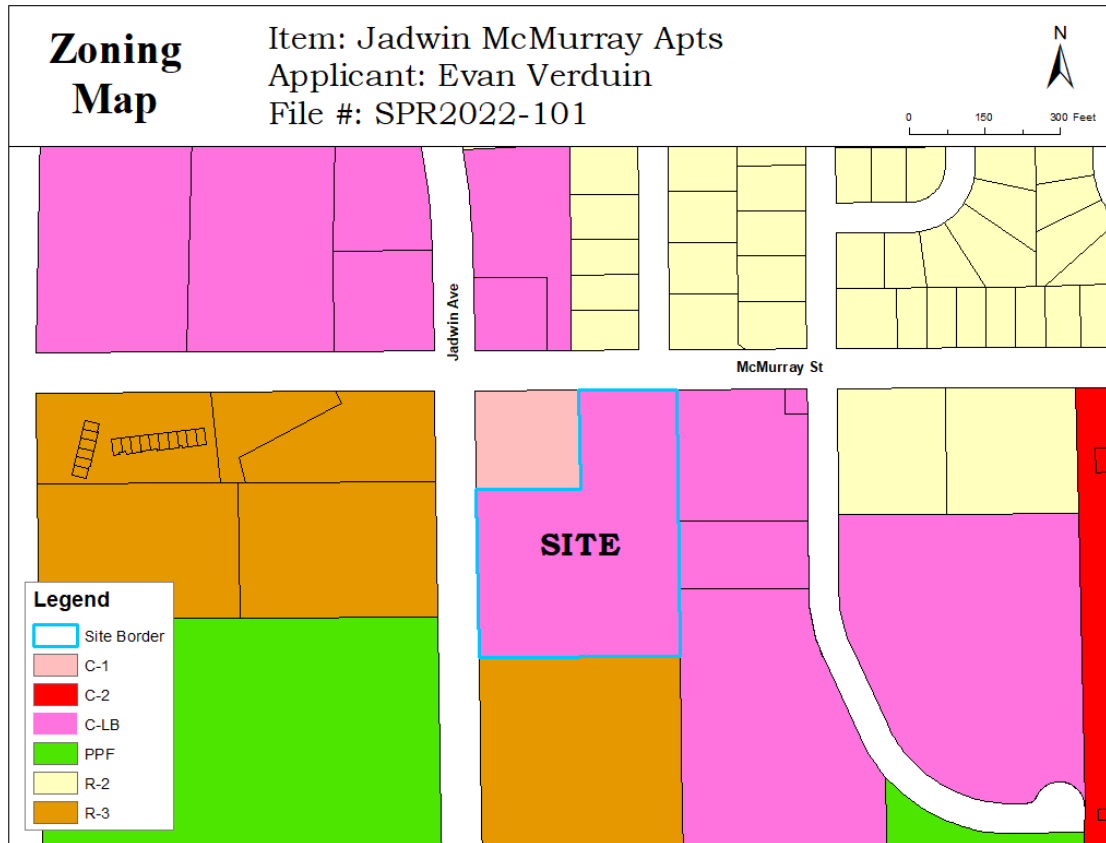


Figure 3 – Zoning Map

The Limited Business (C-LB) use district is designed to provide land for the location of professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses [...] with regulations affording protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts [RMC 23.22.010(A)].

The commercial land use table (RMC 23.22.030) indicates the C-LB zone permits “apartment, condominium (3 or more units)”. Likewise, RMC 23.22.040 provides a maximum residential density of 1 dwelling unit for every 1,500 square feet of land.

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC 23.22.040:

1. Minimum Yard Requirements.

a. Front Yard. Twenty feet except as provided by footnote (3) of RMC 23.18.040;

- b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;*
- c. Rear Yards. Twenty-five feet.*

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.

3. Distance between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.

Referenced footnote 6 reads:

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. *A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.*

d. *In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.*

The various standards contained within footnote 6 do not apply to this application as the property is not immediately adjacent to a single-family residential district.

C-LB DIMENSIONAL STANDARDS

The following standards apply in the C-LB zone per RMC 23.22.020 which preempt the standard dimensional requirements set forth in RMC 23.22.040:

Front yard setback:	20 feet (compliance verified – 46’10” from right-of-way)
Side yard setback:	One (1) foot of side yard for each three feet or portion thereof of building height; (compliance verified – 99’1.5” from right-of-way)
Rear yard setback:	Twenty-five feet (compliance verified – 26’ to property line)

ZONING REVIEW AUTHORITY

RMC Section 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of site plan approval applications and RMC 23.48.020 triggers the need for site plan approval for multi-family residential developments containing 20 or more units in the C-LB zone.

PUBLIC NOTICE

Application Date:	August 16, 2022
Combined Notice of Application & Hearing Mailed:	September 21, 2022
Combined Notice of Application & Hearing Posted:	September 21, 2022
Combined Notice of Application & Hearing Published:	September 25, 2022
Public Hearing:	October 20, 2022

A notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 5*.

UTILITY AVAILABILITY

City utility mapping records indicate the site contains an underground network of private sewer and water lines laid out to serve the previous on-site government apartments. An image of said utilities is provided below.

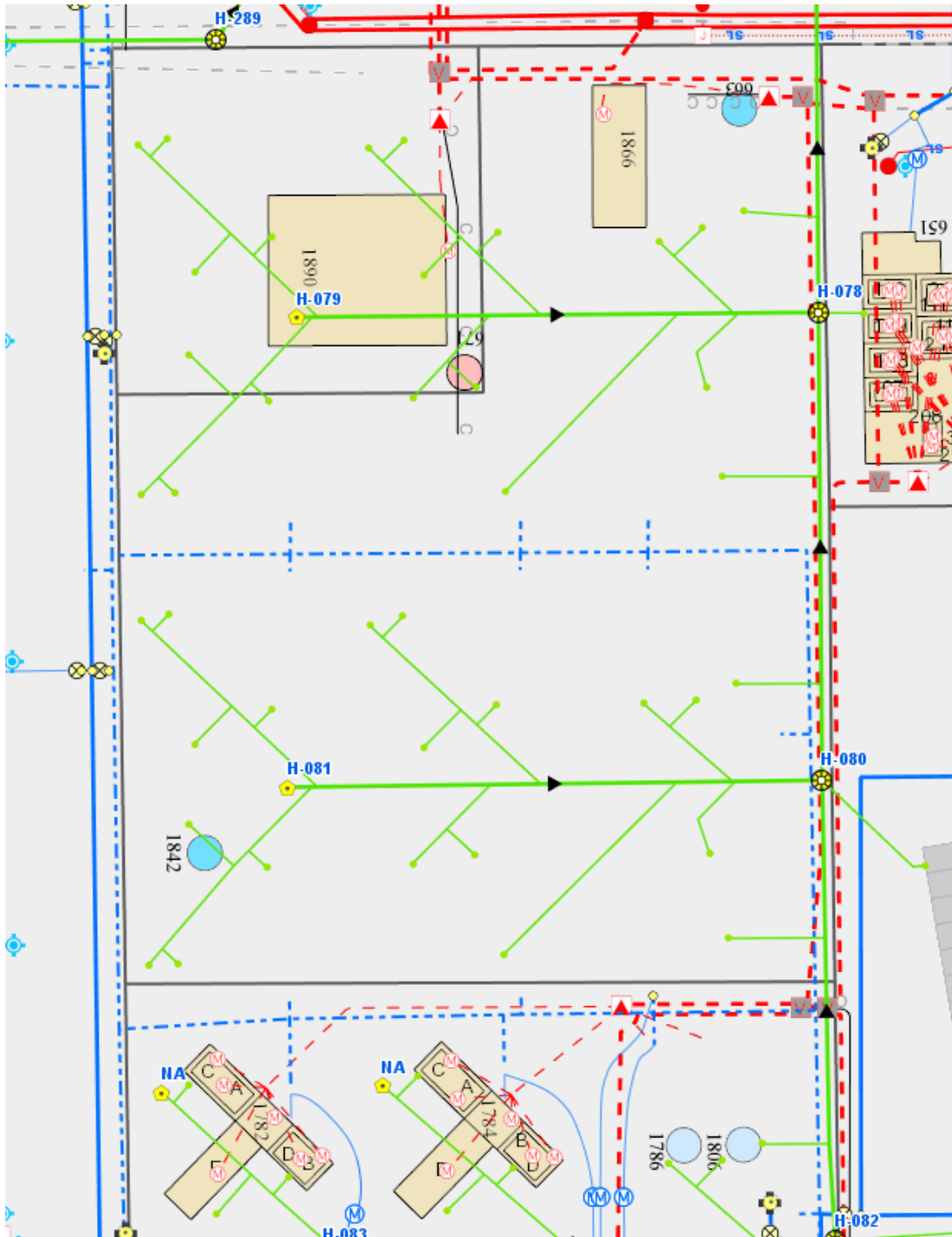


Figure 4 - Utilities Map
(Blue = water, Green = sewer, Red = Electrical power)

Sewer

1866 Jadwin features pre-existing active 8-inch gravity sewer mains, which both appear to feed into an 8-inch gravity main exiting the site. The exiting sewer main is aligned with the existing easement along the eastern border of the site. Service at or adjacent to site along right-of-way is of adequate capacity to serve future development of the site.

Water

An abandoned 6-inch water main located parallel to McMurray Street, bisects the site and appears to connect back to mains running between the Jadwin Avenue and the property line, and tie back to the multi-family housing, including 1784 Jadwin. Service at or adjacent to site along right-of-way is of adequate capacity to serve future development of the site.

Power

Richland Energy Services (RES), a municipal public utility district, will service development on the site. The site currently has underground electric service running between a utility vault on McMurray Street and the 1784 Jadwin along the property line in a pre-existing easement. Service at or adjacent to site along right-of-way is of adequate capacity to serve future development of the site.

TRANSPORTATION & ACCESS

Access into the site will continue to come directly from stubs along the 1890 Jadwin property back to Jadwin Avenue and to McMurray Street. Jadwin Avenue is classified a “Minor Arterial” and McMurray Street a “Major Collector”.

In terms of access, the site benefits from its direct access to Jadwin Avenue and McMurray Street. Commercial, office, and high-density residential uses are appropriately applied in higher-impact areas such as sites near busy roadways and other transportation facilities. Jadwin and McMurray serve as significant routes north-south and east-west across Richland to connect the site back to other destinations for employment, commerce, and, recreation.

SEPA

The project requires compliance with the provisions of the State Environmental Policy Act. The applicants filed a SEPA checklist. City staff reviewed the checklist, plans and application materials and issued a Determination of Non-Significance on July 1, 2022 (*Exhibit 4*).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Copies of all agency comments received by the City are included as *Exhibit 6*.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared, the City received no written comments from the public.

ANALYSIS

The above zoning section of this report provides the applicable standards against which the proposed site plan is evaluated; it is the purpose of this section of the report to enter a detailed zoning review into the record.

Staff review of the site plan has resulted in a finding of compliance with the minimum setback requirements of the C-LB zone and the performance standards thereof outlined in the *C-LB Dimensional Standards* section of this report. Further review of revised site plan(s) and relevant information is necessary to ensure compliance.

Building Height

The C-LB zone allows buildings up to 55-feet in height (RMC 23.22.040). Building height is the vertical distance from grade plane to the average height of the highest roof surface (RMC 23.06.455). According to the SEPA Checklist, the tallest height of any proposed building will be 40', within the applicable height limits.

Parking

The minimum parking rate applied to multi-family developments is 1.5 stalls per dwelling unit (RMC 23.54.020(A)) and 1 stall/unit in the case of studio apartments.

Minimum parking requirements are calculated as follows:

192 standard units x 1.5 stalls = 288 stalls required

Total = 288 stalls required

The proposed site plan indicates 290 parking stalls will be provided.

Landscaping

RMC 23.54.140 provides the landscaping requirements which must be met in order to approve a site plan permit request. Provided the landscaping is installed and completed as is currently proposed, the proposed landscaping plan meets all of the various requirements contained within RMC 23.54.140 (See *Exhibit 3* for Landscape Plans).

Critical Areas

Subject site is not within a marked Critical Area.

Shoreline Master Program

The subject site lies far outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable in this case.

CONCLUSION AND RECOMMENDATION:

Staff has completed its review of the request for site plan approval (SPR2022-101) and recommends that the Richland Hearing Examiner to approve the application with conditions found during preparation of this staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Public Works

Site Plan Specific Conditions

1. 10-foot public utility easements are needed along the Jadwin and McMurray frontages.

General Conditions

2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final acceptance.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Once received, the City will prepare the easement document and provide it to the

- developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
 7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

Design Standards

8. Public improvement design shall follow the following general format:
 - a. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - c. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - d. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - e. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - f. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
9. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project.
10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - a. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - b. 2% cross-slope, maximum.
 - c. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - d. Be 20-feet in width.
 - e. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required

at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Traffic and Streets

11. The proposed access points are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
12. Shared access & maintenance easements should be recorded for both of the shared driveways, if none exist at this time.
13. The Jadwin Ave. and McMurray Street frontages shall be completed to City standards at the time this project is constructed.
14. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and A.D.A. standards.
15. The vision-clearance triangle needs to be shown on the construction plans, in accordance with RMC Chapter 12.11.020. The landscaping plan provided (Sheet L100) shows trees/landscaping within right-of-way and in the vision-clearance triangle, this is not allowed. Trees shall be kept on the property, and not planted in the ROW. The "vision triangles" depicted on sheet L100 are inadequate.
16. The internal roadways shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements. The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.

Domestic Water

17. A 10-foot wide exclusive domestic water easement shall be provided for any water main that is outside of the public Right-of-Way.
18. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
19. The fire hydrant layout shall be approved by the City Fire Marshal.
20. In accordance with RMC Chapter 18.13 and WAC 246-290 regarding Cross Connections, premise isolation backflow assemblies are required to be installed on the domestic water services of all new commercial buildings, immediately downstream of the City's water meter. This will be a requirement on the construction plans.

Sanitary Sewer

21. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water

22. The proposed storm drainage and grading of all areas within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
23. The private on-site storm drainage system shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.
24. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

Project Acceptance Requirements

25. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to final acceptance of the project.
26. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
27. Ten-foot wide public utility easements will be required along the right-of-ways adjacent to this project.

Benton-Franklin Health District

28. Benton-Franklin Health District will be responsible for permitting the usage of the public pool proposed for this site.

Benton Clean Air Agency

29. Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project.

EXHIBIT LIST

1. Application Materials
2. Site Plan
3. Landscape Plan
4. SEPA Checklist and DNS
5. Public Notice and Affidavits
6. Agency Comments



Exhibit I

Application Materials



SITE PLAN REVIEW APPLICATION

☒ Multi-Family ☐ Commercial

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT INFORMATION

Applicant Name: Evan Verduin, Trek Architecture

Address: 122 S. Monroe #202

City: Spokane

State: WA

Zip: 99201

Phone Number: 509.315.4830

Email: evan@trekarch.com

PROPERTY INFORMATION

Legal Description:

SECTION 2, TOWNSHIP 9 NORTH, RANGE 28, QUARTER NW: THE NORTHERLY
530.46 FEET OF BLOCK 745, PLAT OF RICHLAND

Size of Area (sq. ft.):

171,701 SF

Comprehensive Plan Designation:
General Commercial

Zoning Classification:
C-LB - Limited Business

General Description of Property Location:

The property is 3.95 acres located southeast of the intersection of Jadwin and McMurray. The property has frontage on both streets, configured in an "L" shape with a corner parcel not under the same ownership. Access is available from both streets via shared approached with the corner parcel.

DESCRIPTION OF PROPOSAL

New development including (5) 3-story walk-up buildings for a total of 114 residential units as well as a 1-story clubhouse/leasing office.

Gross Floor Area of Building:

Building A: 19,176sf(x4), Building B: 13,854sf, SF, Building C: 2,072sf

Approximate Time Table of Construction (start – end):

Begin fall 2022, completion summer 2023.

Total Dwelling Units:

114

Number of Required Parking Spaces:

173 stalls.

Comments or Additional Information:

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 1 – PDF of proposed site plan
3. 1 – 11 x 17 reduction of proposed site plan
4. 2 – Full size copies of proposed site plan
5. Other information as determined by Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Evan Verduin

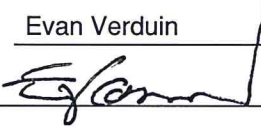
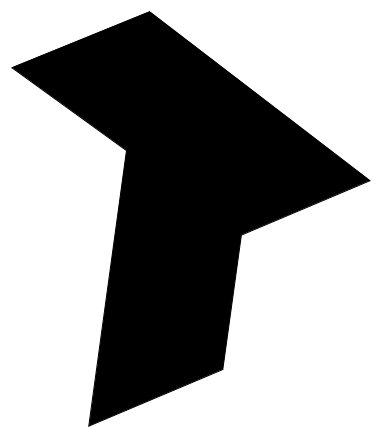
Applicant Signature:  Date 8/16/22



Exhibit 2

Site Plan



TREKARCHITECTURE

GENERAL

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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OTHER THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

ARCHITECT

TREK ARCHITECTURE

122 S MONROE, STE #202

SPOKANE, WA 99201

509.315.4830

HELLO@TREKARCH.COM

OWNER

JADWIN PROJECT LLC

915 W 2ND AVE.

SPOKANE, WA, 99201

PROFESSIONAL SEAL

NEW MULTI-FAMILY BUILDING FOR:

JADWIN MULTI-FAMILY

ADDRESS

1866 JADWIN AVE.,

RICHLAND, WA 99354

JOB

22.20

DRAWN BY

EJV

CHECKED BY

EJV

SCALE

As Indicated

DATE

08.15.2022

PROJECT STATUS

SITE PLAN REVIEW

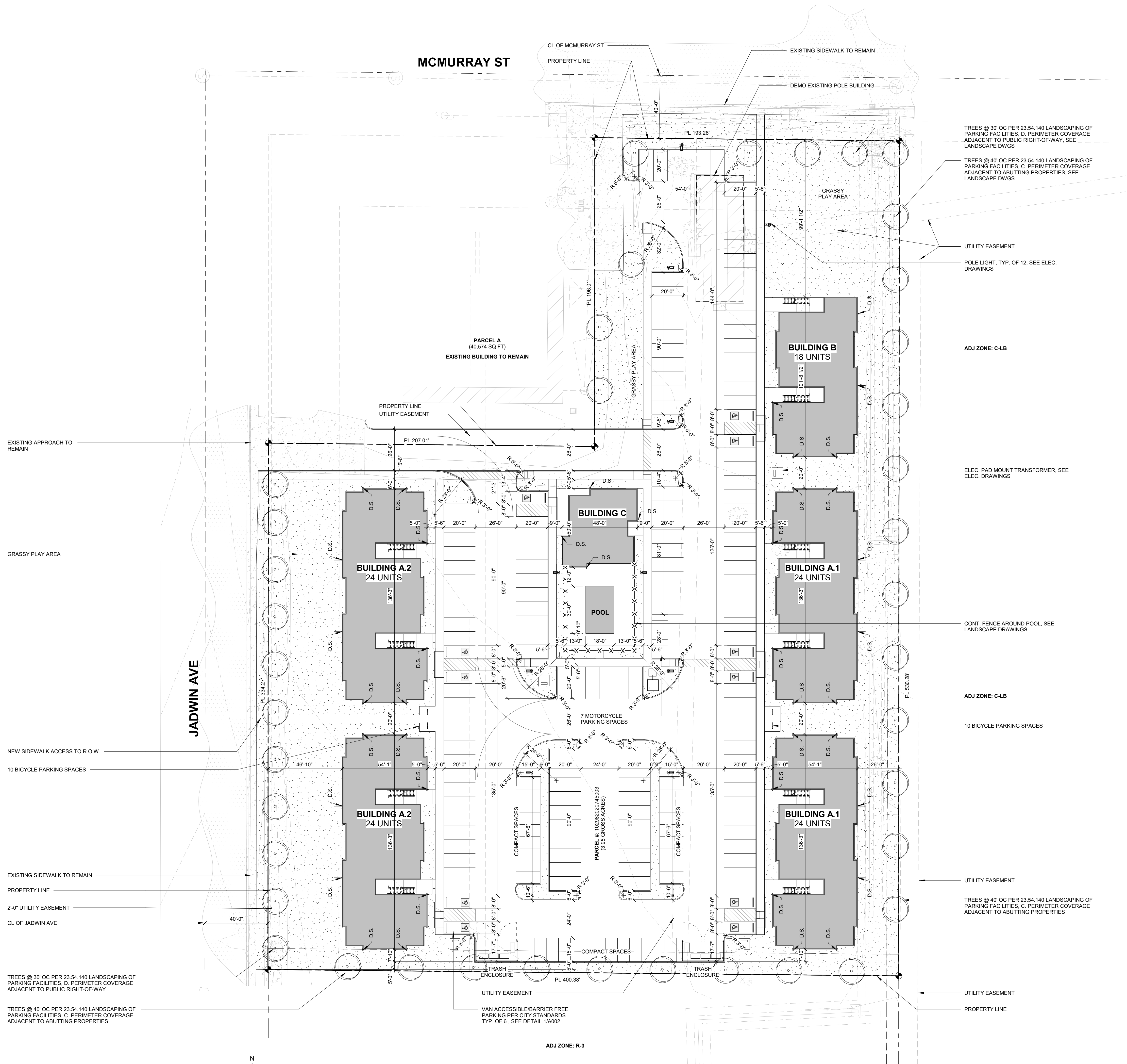
REVISIONS

DESCRIPTION

DATE

SITE PLAN

A001



PARKING CALCULATIONS

MINIMUM PARKING REQ'S:	1.5 PER UNIT
TOTAL UNIT COUNT:	114
LEASING OFFICE:	555SF/350 = 2
REQUIRED PARKING:	173 STALLS
PROVIDED PARKING:	
STANDARD STALLS:	131
COMPACT STALLS:	31
ACCESSIBLE STALLS:	11
TOTAL PARKING STALLS:	173 STALLS
REQUIRED ACCESSIBLE STALLS:	6

ACCESSIBLE PARKING CALCULATIONS

ACCESSIBLE PARKING STALLS PROVIDED:	11
ACCESSIBLE STALLS REQUIRED (IBC 1106.2 #3):	6
VAN ACCESSIBLE PARKING STALLS PROVIDED :	1
VAN ACCESSIBLE STALLS REQUIRED (IBC 1106.5):	6

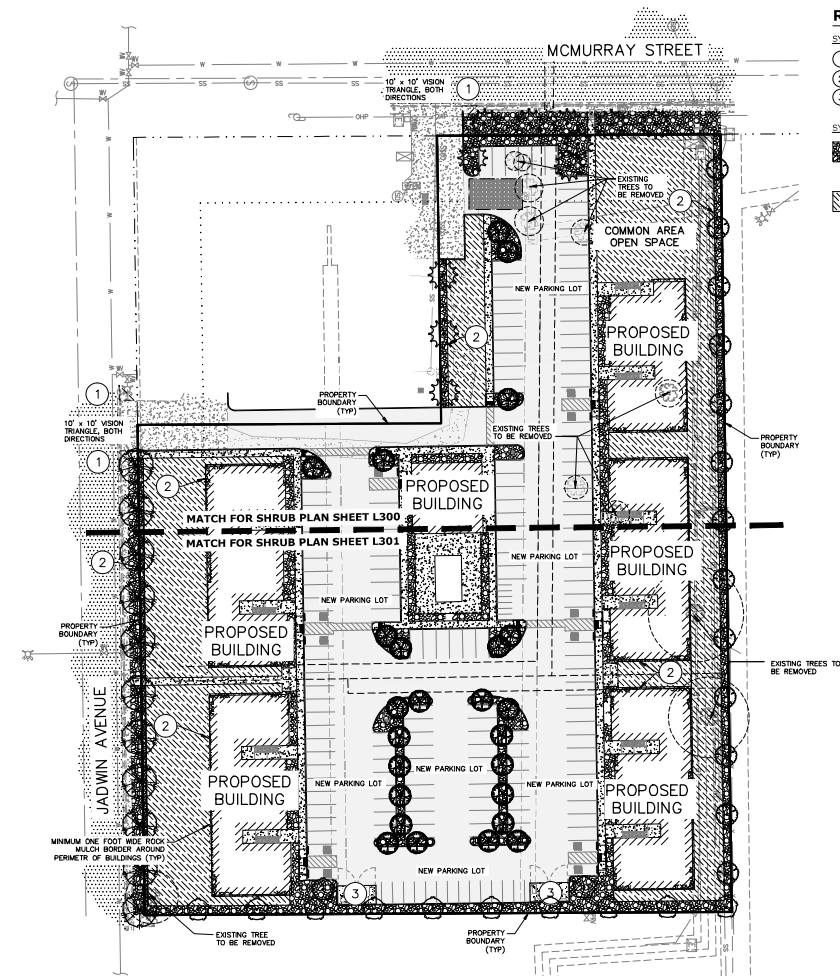
TYPE-A/TYPE-B UNIT CALCULATIONS

MINIMUM REQ TYPE A UNITS (IBC 1107.6.2.2.1):	5% ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS, AS DESCRIBED IN SECTION 1107.6.
MINIMUM REQ TYPE B UNITS (IBC 1107.6.4.2):	WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY.
TOTAL UNIT COUNT:	114
TOTAL TYPE A UNITS COUNT REQUIRED @ 5%:	6
TOTAL TYPE B UNITS COUNT REQUIRED :	28
TOTAL TYPE A UNITS PROVIDED:	10
TOTAL TYPE B UNITS PROVIDED:	28



Exhibit 3

Landscape Plan



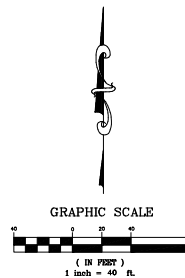
OVERALL LANDSCAPE SITE PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	VISION CLEARANCE TRIANGLE - PER RMC 25.54,140(G)(2).	
②	POLY EDGING - SEE DETAIL ON SHEET L400.	2,363 LF
③	TRASH RECEPTACLE - SEE ENGINEERING PLANS FOR MORE INFORMATION.	
SYMBOL	DESCRIPTION	QTY
	PLANTER AREA - 2" WASHED BASALT ROCK MULCH, MINIMUM 3" DEPTH, OVER COMMERCIAL GRADE WEED BARRIER - SEE DETAIL ON SHEET L400.	24,626 sf
	TURF MIX AREA - SEE HYDROSEED NOTES ON SHEET L400.	35,888 sf

CODE COMPLIANCE SUMMARY:

- MCMURRAY STREET (TOTAL LENGTH AT PROPERTY LINE AT FRONTAGE = 176 LF) CLASS 1 STREET TREES TO BE PLANTED 30' O.C. = 6 TREES. UTILITY SETBACKS AND SIDEWALK REDUCED TREES TO 5. TREES ADJACENT TO OVERHEAD LINES SO CLASS 1 TREES ARE PROPOSED. SHRUB COUNT OF 1 PER 50 SF = 35 SHRUBS. SIDEWALK REDUCED SHRUBS TO 34 TOTAL.
- JADWIN AVENUE (TOTAL LENGTH OF PROPERTY AT FRONTAGE = 317 LF) CLASS 2 STREET TREES TO BE PLANTED 30' O.C. = 11 TREES. SHRUB COUNT OF 1 PER 50 SF = 63 SHRUBS. SIDEWALK REDUCED SHRUBS TO 61 TOTAL.
- A 9' WIDE CONTINUOUS LANDSCAPE SCREEN IS REQUIRED ALONG PARKING FACILITIES AND BETWEEN BUILDINGS. PER RMC 23.54,140(C) - TREES TO BE PLANTED 40' O.C. (TOTAL LENGTH OF EAST AND SOUTH PROPERTY = 954 LF) TREES TO BE PLANTED 40' O.C. = 24 TREES. STREET FRONTAGE TREES AT ENDS AND UNDERGROUND UTILITIES REDUCED TREE COUNT TO 23 TREES TOTAL. SHRUBS PLACED ALONG ABUTTING PROPERTY PERIMETERS ON SOUTH AND EAST PROPERTY LINES AS HEDGES - IN BETWEEN BUILDINGS AND ALONG PARKING LOTS.



SHEET INDEX

L100 LANDSCAPE SITE PLAN
L200 TREE PLAN AND SCHEDULE
L300 NORTH SITE SHRUB PLAN AND SCHEDULE
L301 SOUTH SITE SHRUB PLAN AND SCHEDULE
L400 DETAILS AND NOTES

LEGEND

EXISTING FEATURES

	ASPHALT SURFACING
	CURB
	GRAVEL
	SIDEWALK OR CONCRETE
	FOUND POINT AS NOTED
	DRYWELL
	STORM MANHOLE
	CATCH BASIN
	GUY WIRE POLE
	POWER POLE/TELEPHONE POLE
	LIGHT POLE
	TELEPHONE ENCLOSURE
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	TREE (DECIDUOUS OR CONIFEROUS)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE / CULVERT
	POWER LINE (OHP OR BP)
	TELEPHONE LINE (OHT OR BT)
	GAS LINE
	CONTOURS
	FENCE
	FIBER OPTIC LINE

PROPOSED IMPROVEMENTS

	ASPHALT SURFACING
	CURB
	CONCRETE OR SIDEWALK
	DRYWELL
	STORM MANHOLE
	CONCRETE INLET
	CURB INLET
	POWER POLE
	SIGN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	WATER SHUTOFF / WATER VAULT
	SANITARY SEWER MANHOLE
	CLEANOUT (CO)
	GAS METER
	WATER LINE (AS SIZED)
	SLEEVE FOR WATER / SEWER CROSSING
	SANITARY SEWER LINE
	STORM DRAIN LINE / CULVERT
	CONTOURS
	STORM WATER SWALE / POND

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY

8-1-1



TREK ARCHITECTURE

TREK ARCHITECTURE

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509.315.4330
HELLO@TREKARCH.COM

JADWIN PROJECT LLC

815 W 2ND AVE
SPOKANE, WA 99201

PROJECT NO. 100

JADWIN PROJECT LLC

1800 JADWIN AVE
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1800 JADWIN AVE
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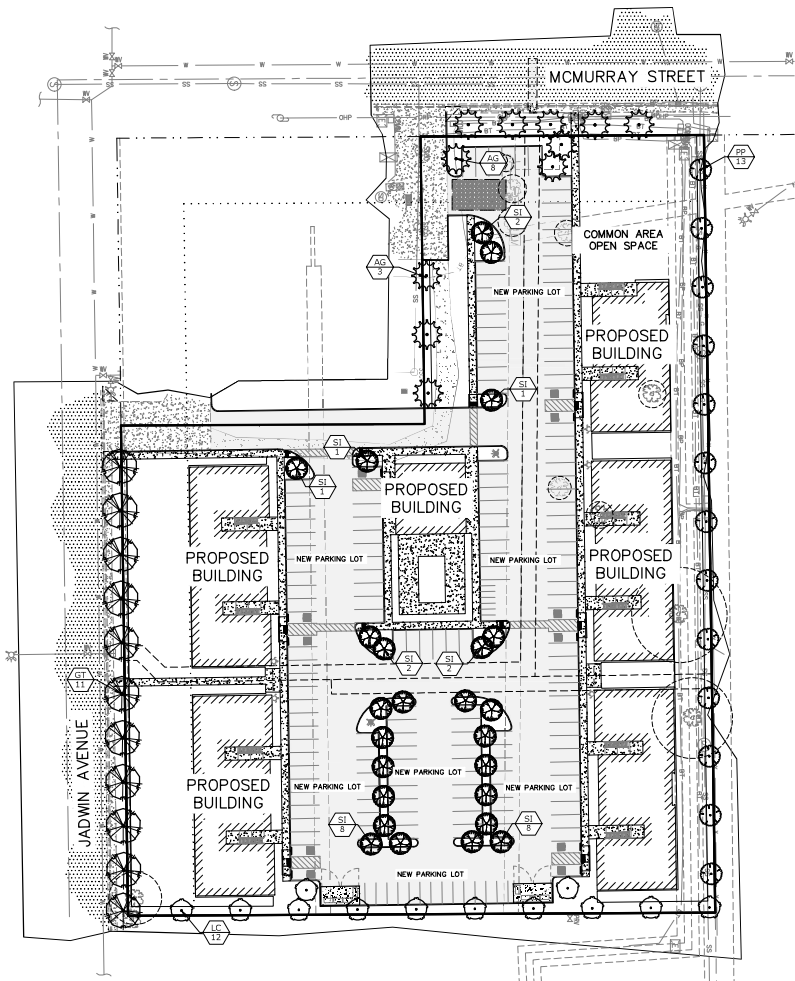
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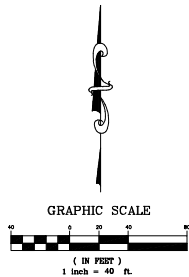


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Acer tataricum 'Gérardii' TM	Hot Wings Tatarian Maple	1.5" Cal.	11
OT	Olethalia triacanthos nermis 'Sunburst'	Sunburst Honey Locust	1.5" Cal.	11
LC	Liquidambar styraciflua 'Clydeform' TM	Emerald Sentinel Sweet Gum	1.5" Cal.	12
PP	Populus tremuloides 'NE Arid' TM	Prairie Gold Quaking Aspen	1.5" Cal.	13
SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	25

TREE PLAN NOTES:

- IT IS THE INTENT OF THIS PLAN TO SHOW TREES ONLY, SHRUBS, GROUNDCOVER, AND MULCH NOT SHOWN FOR PLAN CLARITY.
- SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS.
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL. PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.



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P 509.242.1000 F 509.242.1001

TREK ARCHITECTURE

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JADWIN PROJECT LLC
1105 JADWIN AVE.
SPokane, WA 99201

PROJECT DATA

PROJECT NAME

PROJECT LOCATION

PROJECT TYPE

PROJECT STATUS

PROJECT DATE

PROJECT DESCRIPTION

PROJECT CONTACT

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT NOTES

PROJECT COMMENTS

PROJECT HISTORY

PROJECT REFERENCES

PROJECT SOURCES

PROJECT MATERIALS

PROJECT FINISHES

PROJECT EQUIPMENT

PROJECT TOOLS

PROJECT SUPPLIES

PROJECT SERVICES

PROJECT PERSONNEL

PROJECT SCHEDULE

PROJECT BUDGET

PROJECT RISK

PROJECT MITIGATION

PROJECT MONITORING

PROJECT EVALUATION

PROJECT LESSONS LEARNED

PROJECT BEST PRACTICES

PROJECT INNOVATIONS

PROJECT SUSTAINABILITY

PROJECT COMMUNITY ENGAGEMENT

PROJECT TRANSPARENCY

PROJECT ACCOUNTABILITY

PROJECT ETHICS

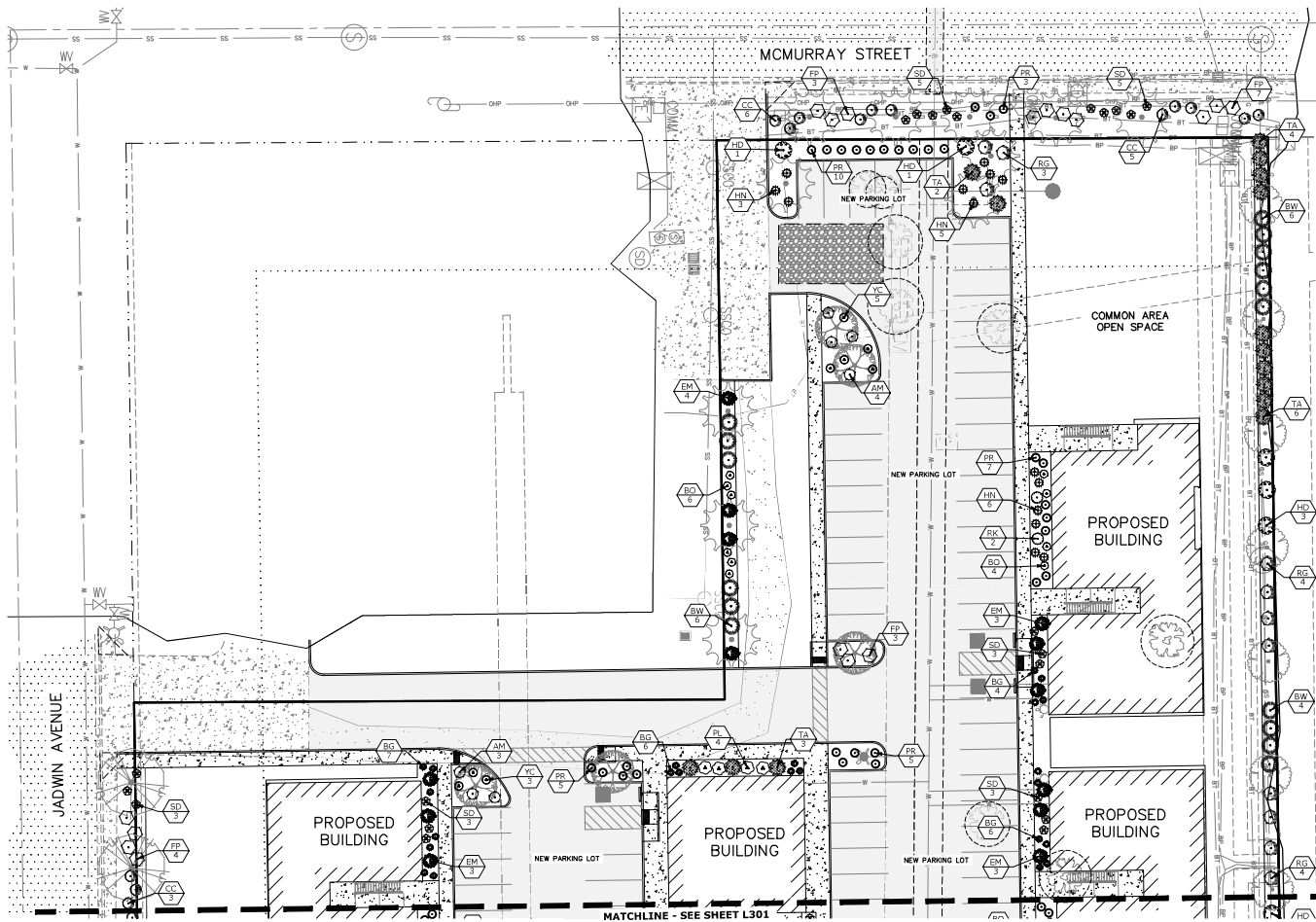
LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPokane County

8-1-1

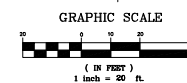


TREE PLAN AND SCHEDULE

L200



NORTH SITE SHRUB PLAN
SEE SHEET L100 FOR OVERALL PLAN



PLANT SCHEDULE NORTH SITE AREA

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	Aronia melanocarpa	Black Chokeberry	5 gal.	7
BO	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	5 gal.	10
BW	Berberis x gladyensis 'William Penn'	William Penn Barberry	5 gal.	16
BG	Bouteloua gracilis	Blue Grama Grass	2 gal.	23
CC	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal.	14
EM	Eucornymus fortunei 'Moonshadow' TM	Moonshadow Wintercreeper	5 gal.	13
FP	Fallugia paradoxa	Apache Plume	5 gal.	17
HN	Hebe x nummularium 'Apricot'	Apricot Sunrose	1 gal.	14
HD	Hedera discolor	Oceanspray	5 gal.	5
PR	Pennisetum setaceum 'rubrum'	Purple Fountain Grass	5 gal.	20
PL	Philadelphus microphyllus	Littleleaf Mockorange	2" +	4
RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	11
RK	Rosa x 'Rador' TM	Rainbow Knock Out Rose	5 gal.	2
SD	Salvia domi	Desert Sage	5 gal.	22
TA	Taxus beccata 'Adpressa Aurea'	Gold-Stripe English Yew	5 gal.	15
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	8

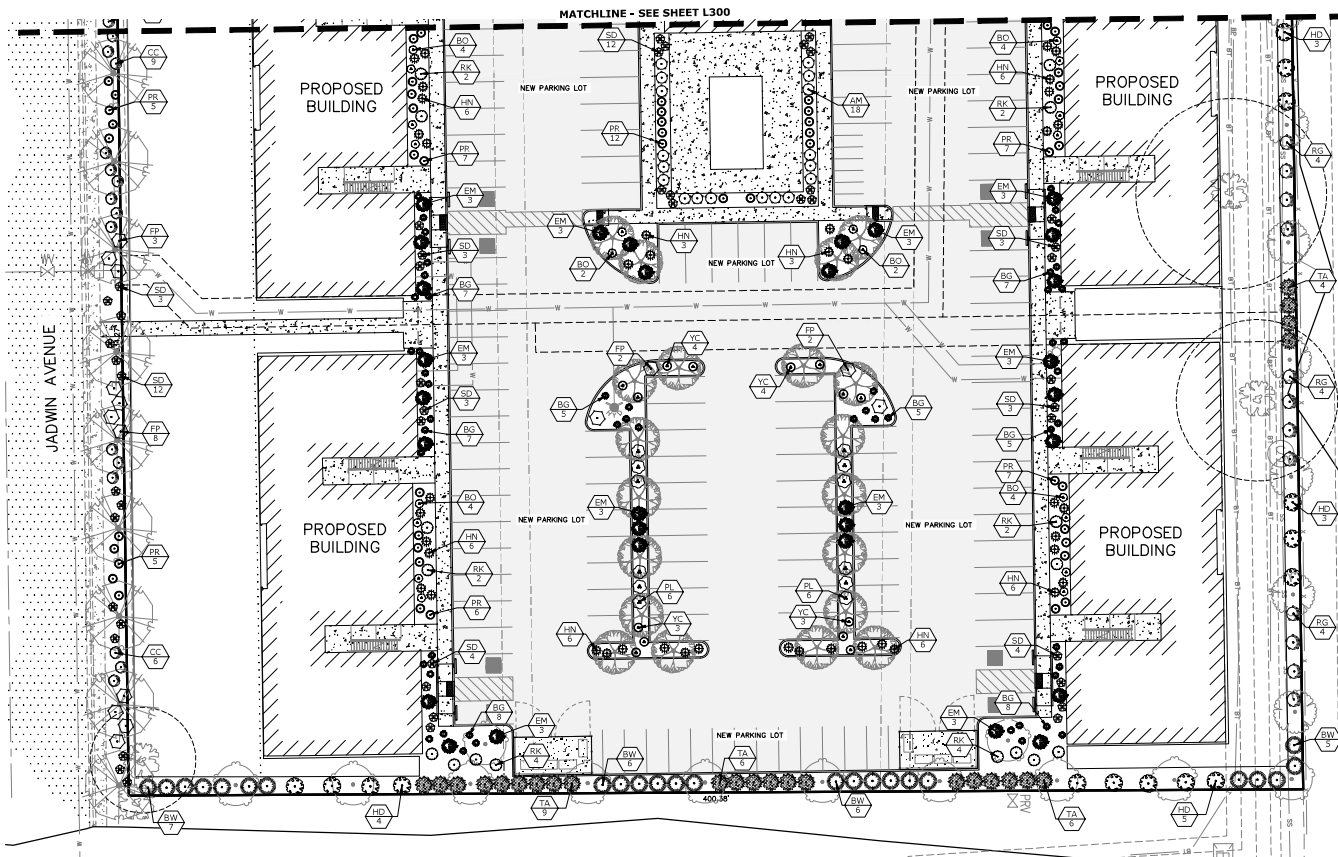
SHRUB PLAN NOTES:

- IT IS THE INTENT OF THIS PLAN TO SHOW SHRUBS AND GROUNDCOVERS ONLY. TREES GREYED IN AND MULCH NOT SHOWN FOR PLAN CLARITY.
- SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS.
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDINGS, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL. PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.

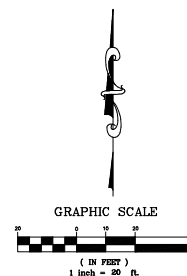
storhäug
civil engineering planning landscape architecture
510 east third avenue | Spokane, Washington 99202
p 509.242.1000 | f 509.242.1001

TREK ARCHITECTURE
122 S MONROE, STE #202
SPokane, WA 99201
509.315.4330
HELLO@TREKARCH.COM

JADWIN PROJECT LLC
815 W 2ND AVE
SPokane, WA 99201



SOUTH SITE SHRUB PLAN
SEE SHEET L100 FOR OVERALL PLAN



PLANT SCHEDULE SOUTH SITE AREA

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	Aronia melanocarpa	Black Chokeberry	5 gal.	18
BO	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	5 gal.	20
BW	Berberis x gladyensis 'William Penn'	William Penn Barberry	5 gal.	24
CC	Bouteloua gracilis	Blue Grama Grass	5 gal.	52
EM	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal.	15
FP	Eucynymus fortunei 'Moonshadow' TM	Moonshadow Wintercreeper	5 gal.	30
HN	Fallugia paradoxa	Apache Plume	5 gal.	15
HD	Helianthemum nummularium 'Apricot'	Apricot Sunrose	1 gal.	42
HD	Holdsicis discolor	Oceanspray	5 gal.	15
PR	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	5 gal.	49
RL	Philadelphus microphyllus	Littleleaf Mockorange	2" HZ	12
RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	12
RK	Rosa x 'Rector' TM	Rainbow Knock-Out Rose	5 gal.	16
SD	Salvia dorrii	Desert Sage	5 gal.	47
TA	Taxus baccata 'Adpressa Aurea'	Gold-Slope English Yew	5 gal.	25
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	14

SHRUB PLAN NOTES:

- IT IS THE INTENT OF THIS PLAN TO SHOW SHRUBS AND GROUNDCOVERS ONLY. TREES GREYED IN AND MULCH NOT SHOWN FOR PLAN CLARITY.
- SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HANDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS
- PLANT SYMBOLS SHALL DICTATE COUNT.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.



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HELLO@TREKARCH.COM

JADWIN PROJECT LLC
815 W 2ND AVE
SPokane, WA 99201

DATE: 06/15/22

BY: JLS

DATE: 06/15/22

BY: JLS

DATE: 06/15/22

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GENERAL NOTES:

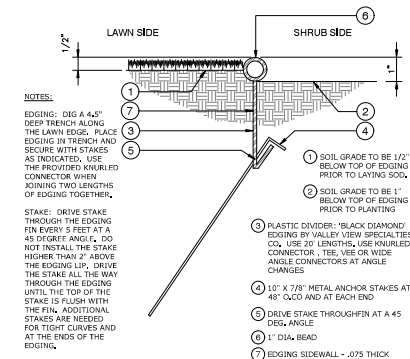
- CONTRACTOR IS RESPONSIBLE TO READ ALL OF THE NOTES IN THESE PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO KEEP A FULL SET OF TO-SCALE LANDSCAPE PLANS ON SITE FOR THE DURATION OF LANDSCAPE INSTALLATION.
- CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, i.e., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING. CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL 811 BEFORE DIGGING, EXCAVATING, TRENCHING, DEMOLITION OR OTHER CONSTRUCTION.
- NOT ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
- SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL. PLANTER AREA TOPSOIL TO BE MIXED 50% WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.
- SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
- ALL PLANTS SHALL BE PLANTED THE DAY OF DELIVERY AND BE "MUDDY IN" DURING BACKFILLING - BACKFILL IS TO BE MIXED WITH WATER TO ACHIEVE A THICK MUD DURING BACKFILL OPERATIONS. EACH PLANT NEEDS A FORMED WATER WELL THAT MUST BE FILLED WITH WATER BEFORE LEAVING THE SITE. THREE WATER WELLS SHOULD BE FILLED 3-4 TIMES A WEEK DURING GROWING SEASON(S) TO ESTABLISH OVER AT LEAST THE FIRST YEAR OF PLANTING AS A SUPPLEMENT TO AUTOMATIC IRRIGATION.
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN. DAMAGE TO HARDSCAPE INCURRED AS A RESULT OF LANDSCAPE INSTALLATION OPERATION TO BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
- CONTRACTOR TO KEEP A FULL SET OF LANDSCAPE PLANS ON SITE FOR THE DURATION OF INSTALLATION.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL TURF AREAS AND PLANTER BEDS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS THE COMBINED TOTAL DEPTH OF TOPSOIL AND MULCH SPECIFIED AND AN ADDITIONAL 0.5 INCH DEPTH WITHIN 1 HORIZONTAL FOOT OF EXISTING AND/OR PROPOSED HARDSCAPES.
- GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTIGUOUS AS A RESULT OF LANDSCAPE INSTALLATION OPERATION TO BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- IMPORTED TOPSOIL SHALL CONSIST OF SANDY LOAM; NONTXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS OR ROCKS GREATER THAN 3/4" IN DIAMETER, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL, NO SLOPE TO EXCEED 3:1.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.

IRRIGATION NOTES:

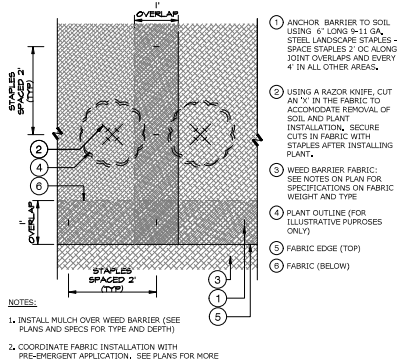
- A CONTRACTOR-DESIGNED AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED AND MAINTAINED WITHIN ALL PROPOSED PLANTER AND TURF AREAS, UNLESS OTHERWISE SPECIFIED ON PLANS.
 - IRRIGATION CONTRACTOR TO PROVIDE OWNER WITH TO-SCALE, AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM PRIOR TO PROJECT CLOSE-OUT.
 - GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE IRRIGATION SLEEVES UNDER PROPOSED HARDSCAPES AS NEEDED. IRRIGATION WATER LINES AND CONTROLLER WIRES TO BE SLEEVED SEPARATELY IN SCHEDULE 40 PVC PIPE. SLEEVE PIPE TO BE SIZED A MINIMUM OF 50% GREATER DIAMETER THAN THE SUM TOTAL DIAMETER OF THE CONTENTS DESIGNED AND TO EXTEND AT LEAST 18" BEYOND THE FEATURES THEY CROSS. INSTALL SLEEVES 12-18" BELOW EXCAVATION FOR HARDSCAPES TO BE INSTALLED. INSTALL LOCATE WIRE OVER SLEEVES AND CAP SLEEVE ENDS WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.
 - GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.
 - GENERAL CONTRACTOR TO PROVIDE 110-110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR TO MOUNT OUTDOOR CONTROLLER PER PLAN AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
 - GENERAL CONTRACTOR TO PROVIDE A STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER.
 - PLANTER AND TURF AREAS TO BE ON SEPARATE IRRIGATION ZONES. INSTALL DRIP IRRIGATION IN PLANTER AREAS - 1 GPH PER SHRUB AND 2 GPH PER TREE. INSTALL ABOVE-GROUND, AUTOMATIC IRRIGATION TO PROVIDE 100% HEAD-TO-HEAD COVERAGE IN ALL TURF AREAS.

PLANTING NOTES:

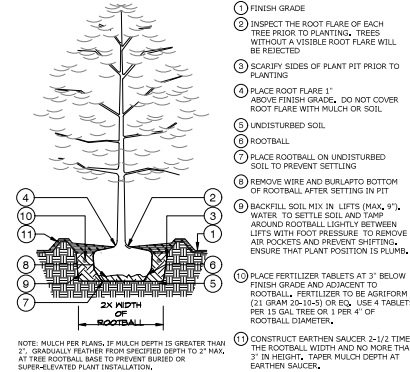
- ALL PLANT MATERIAL QUANTITIES SHALL BE VERIFIED PRIOR TO INSTALLATION. QUANTITIES LISTED IN SCHEDULES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE NUMBER OF PLANTS SHOWN ON LANDSCAPE PLANS SHALL HAVE PRIORITY OVER THE NUMBER LISTED IN THE SCHEDULE.
- ALL CONTAINER OR FIELD GROWN TREES, SHRUBS, VINES AND FLATTED GROUNDCOVERS SHALL BE PURCHASED BY THE CONTRACTOR. ALL SEEDING AND SOO TURF (INCLUDING MULCH) SHALL BE PURCHASED BY THE CONTRACTOR. PAYING FOR THE PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUTTING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- GROUNDCOVER PLANTING UNDER TREES AND SHRUBS SHALL BE CONTINUOUS AS SHOWN ON PLANS.
- ALL SPECIMEN TREES SHALL BE POSITIONED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- VINE RUNNERS TO BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS ESPALIATED TO THE ADJACENT WALL OR FENCE.
- ALL INSTALLED PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL MATERIALS (PLANT MATERIALS, SOO, SEED, LANDSCAPE MULCHES, EDGING, ETC.) ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE) WITH PLANT MATERIAL, EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
- CONTRACTOR TO INSTALL SOO IN ALL TURF AREAS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PNEUMATICALLY APPLY (HYDROSEED) DRYLAND GRASS AREAS BETWEEN SEPTEMBER 15TH AND OCTOBER 1ST, OR MARCH 1ST AND APRIL 1ST. HYDROSEED IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO PLACE TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE (ABOVE AND BELOW) TOP DRESSING (MULCH) IN PLANTER BEDS. PRE-EMERGENT TO CONSIST OF +/-2% ACTIVE INGREDIENT (A+/-) TRIFLORAL-2, 6-DICHLORO-N-DIPROPYL-2-TOLUIDINE) & +/-38% INACTIVE INGREDIENT, "GREEN GOLD" BY LEBANON CHEMICAL OR APPROVED EQUAL. DO NOT APPLY PRE-EMERGENT TO BEDS/POOLS WHERE STREET TREES EXIST OR WILL BE PLANTED.
- CONTRACTOR TO INSTALL UV-RESISTANT POLYETHYLENE LANDSCAPE EDGING BETWEEN ALL TURF AND PLANTING BEDS UNLESS OTHERWISE NOTED. "DANDY DIAMOND" BY VALLEY VIEW, OR APPROVED EQUAL. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.



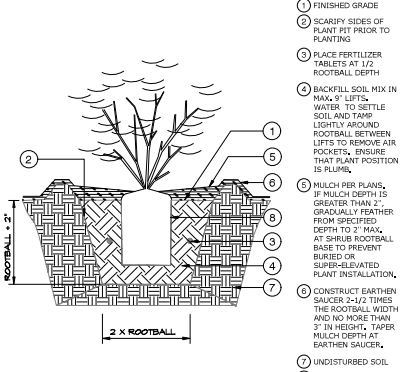
1 POLY EDGING DETAIL
NTS
P-SE-EDG-02



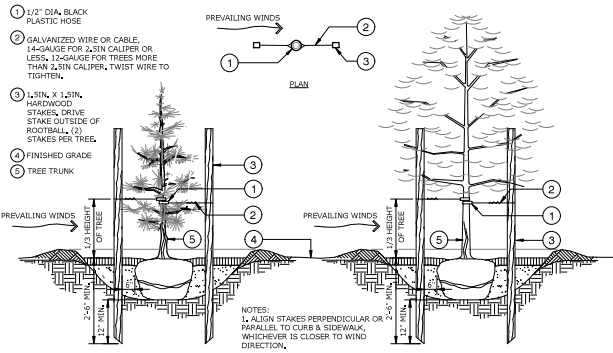
2 WEED BARRIER INSTALLATION
P-SE-PLA-18



3 DECIDUOUS TREE PLANTING
NTS
P-SE-PLA-05



4 SHRUB PLANTING DETAIL
1\" = 1\"
P-SE-PLA-20



5 TREE STAKING
1\" = 1-0\"
P-SE-PLA-19

- SEED SHALL BE DELIVERED IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
- CONTRACTOR TO BRING TO THE JOB SITE THE PACKING LIST FROM THE SEED SUPPLIER LISTING ALL THE SEED DELIVERED TO THE JOB SITE.
- PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS SPECIFIED BY SEED MANUFACTURER OR SUPPLIER.
- PROVIDE MIXTURE COMPOSED OF GRASS AND FERTILIZER AS FOLLOWS:
 - TURF MIX: "IDEAL TURF" FROM PLANTS OF THE WILD OR APPROVED EQUAL. DRYLAND MIX: "NATURAL NORTHWEST NATIVE MIX" FROM PLANTS OF THE WILD OR APPROVED EQUAL.
- FERTILIZER: PER SPECIFICATIONS
- COORDINATE WITH CIVIL PLANS FOR STABILIZATION OF SLOPES TO RECEIVE HYDROSEED.
- SEED SUPPLIER: PLANTS OF THE WILD, TEKOA, WA 509-284-2888

6 HYDROSEED NOTES
NTS
P-SE-TUR-10

LOCATES (7) WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION
LOCAL CALLING NUMBERS
SPokane County

8-1-1



DETAILS AND NOTES

L400



Exhibit 4

SEPA Checklist and DNS

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: Jadwin Multi Family Development
2. Name of applicant: Storhaug Engineering
Clifton Trimble
3. Address and phone number of applicant and contact person: 510 E third Ave. Spokane, WA. 99202

4. Date checklist prepared: June 9th, 2022
5. Agency requesting checklist: City of Richland Development Services
6. Proposed timing or schedule (including phasing, if applicable): Fall 2022; possibly spring 2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known
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. None known
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA determination, building permits
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.) 3-story apartment building(s) totaling 114 units on 3.95 acres in the CLB, Commercial Limited Business zone, in Richland, WA.
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. Jadwin Ave multi-family project on Parcel No. 102982020745003, at 1866 Jadwin Ave in Richland, WA.,

LEGAL DESCRIPTION:

SECTION 2, TOWNSHIP 9 NORTH, RANGE 28, QUARTER NW: THE NORTHERLY 530.46 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, SITUATED IN THE CITY OF RICHLAND, COUNTY OF BENTON, STATE OF WASHINGTON, SWD

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

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

a. General description of the site:

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

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

Less than 2%

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. Finley fine sandy loam, 0 to 2 percent slopes 88%

Pasco fine sandy loam, 0 to 2 percent slopes 12%

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known
- 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. The site is flat, and minimal grading will be required as a result. Any future grading will conform to all applicable permitting through the City
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No, the site is flat, and best management practices for Stormwater and Erosion control will be used with the cooperation of the City Building and Planning Department.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 75%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None contemplated at this time. A stormwater and erosion control plan will be implemented by the contractor

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. General, non toxic or hazardous emission during general construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None contemplated at this time. A storm-water and erosion control plan will be implemented by the contractor; all applicable City STDS will be met during construction via the land development code

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. N/A.

- 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. N/A.

- 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.

No. N/A.

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

No. N/A.

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: [\[help\]](#)

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.

No

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.

The 114 apartment units will be served City Sewer. Existing private sewer lines may need to be re-located, and a water main extension may be needed. All applicable pressure and bacteria testing, if required, will be done in accordance with all agency regulations.

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.

Stormwater will be retained on site via grassy swales and dry wells, to City STDS.

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

Not anticipated. No hazardous chemicals will be stored on site and effluent discharge will be mitigated via City Sewer.

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

No, the site is flat and on-site stormwater management will be addressed.

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

Dry wells, grassy swales, and other approved on-site storm-water management practices deemed appropriate by the contractor.

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

a. Check the types of vegetation found on the site:

- ☐ 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?

Shrubs. Site is mostly dirt and shrubs. A few (2 - 4) trees exist on site and will be removed. Is flat and relatively clear.

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

None found. A Priority Habitats and Species Report is attached to this document.

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

A landscaping plan with identified native species will be included with a site plan for this proposal meeting the landscape section of the City of Richland Land Dev Code

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

None known.

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:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

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

None found... A Priority Habitats and Species Report is attached to this document.

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

Not to be known

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

Exploration through this exercise, research on fish and wildlife, as well as development cooperation with the City Dept of Building and Planning.

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

None known

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 and electricity will be used for general building applications.

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

Not to be anticipated

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

All new construction will conform to the City of Richland energy conservation code and with WA State energy codes.

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.

None known

- 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.

All applicable State and Federal regulations will be followed. However, no hazardous chemicals are proposed to be used or stored on site

- 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.

N/A

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

Will be typical to Multi Family uses.

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

All applicable State and Federal regulations will be followed in order to reduce health hazards.

b. **Noise**

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

Typical traffic along residential streets, as well as due to the auto shop and school along Jadwin Ave

- 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.

Noise typical of multi family construction in a single phased project

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

Construction permitted during business/daylight hours, as well as others imposed on or suggested by the the City Permitting Dept

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.

Residential uses to the north and east, commercial uses to the north, and a school to the west of the site. The immediate area is zoned mostly residential.

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?

Not to be known

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:

No

c. Describe any structures on the site.

Site is vacant with one existing shed

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

Yes, one shed near McMurray St

e. What is the current zoning classification of the site?

ZONE:C-LB (COMMERCIAL - LIMITED BUSINESS) LOT SIZE: 3.95 ACRES (212,572.8 SF)

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

Commercial

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

N/A

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

No

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

Approximately 114 residents, if not more

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

None

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

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Coordination with the Richland Planning and Development Dept, as well as consulting the LDC and Comp Plan

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

N/A

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

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

114 units; middle to low income

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

None to be eliminated

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

None proposed at this time.

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?

40' (55' max per zoning)

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

None known

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

Compliance with zoning per form and bulk, height restrictions

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

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

Typical for an apartment development.

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

Not anticipated

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

None known

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

None at this time. However, Any and all requirements by the County Building Dept will be addressed and permitted appropriately.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are baseball fields and a running track immediately west of the site
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None necessary or anticipated at this time

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.
None known
- 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.
None known
- 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.
None known
- 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.
All required permits will be obtained through the City Building and Planning Dept

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Closest HWYS are approx 1/2 mi away; HWY 240.
- 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?
Yes, there is a bus stop immediately adjacent to the subject parcel, on Jadwin Ave
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
184 parking spaces will be provided at final build out.

- 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).

Unknown at this time. A trip generation letter is included in this process, and will dictate the necessity of a TIS and any subsequent improvements

- 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?

The Jadwin Ave multi-family project was calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022.

Trip Generation summary for overall proposed project:

ADT Total: 769

A.M. Peak Total: 46; 11 trips enter, 35 trips exit

P.M. Peak Total: 59; 37 trips enter, 22 trips exit

- 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.

Not anticipated

- h. Proposed measures to reduce or control transportation impacts, if any:

Compliance with the Trip Generation results as indicated from the Dept of public works Traffic Dept

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.

Impacts will most likely not affect services needed. But, if found to be significant, they will be reviewed and addressed by the City of Richland Building Dept at the time of permitting.

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

Unknown at this time. Measures will be proposed according to all impacts, to be reviewed the by the City of Richland Building Dept.

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

- a. Circle utilities currently available at the site:

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

All services lie within the City and are available to the site.

- c. 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.

City water and sewer are available to the site. Existing private sewer lines may need to be re-located, and a water main extension may be needed.

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: Clifton Trimble
Name of signee Clifton Trimble
Position and Agency/Organization Sr Planner, Storhaug Engineering
Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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



FEMA



FEMA Digital Flood Map Products

- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index map that shows the location of each map panel.
- **FIRM Worldfile:** A TFW or PGW file may accompany your flood hazard map. They are used to help view the flood maps in GIS applications.

FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digit panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

FIRM Panel Images can be viewed using most freely available image viewer applications. You can also use the FIRMette-Desktop software available from the FEMA Flood Map Service Center (MSC) website at msc.fema.gov/portal/resources/firmettes. FIRM images can also be viewed in specialized GIS software where the worldfiles are used to make the images compatible with other GIS data. See the [MSC Products and Tools Overview page](#) for more information on available data and tools for using FEMA's flood risk data.

For more information on available digital products, visit FEMA's Map Service Center website at <https://msc.fema.gov> or call the FEMA Map Information eXchange (FMIX) at 877-336-2627.



ELEVATION REFERENCE MARKS		
REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM4*	416.75	Top of concrete monument 185 feet west of Columbia River irrigation district canal and as shown on McNary Res. maps. Established by the U.S. Army Corps of Engineers.
RM5*	393.16	Top of northwestern corner of curb tail on southern "Twin Bridges". Established by the U.S. Atomic Energy Commission.
RM6	466.65	Top of rock, west side of access road along edge of ridge where road makes sharp bend approximately 1760 feet southeast of corner common to sections 19, 20, 29, and 30, Township 10 north Range 28 east, "X" painted on rock. Established by Howard, Needles, Tammen, and Bergendoff.

*OUTSIDE CORPORATE LIMITS

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With Date of Identification e.s., 12/2/74

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet**

Base Flood Elevation in Feet Where Uniform Within Zone**

Elevation Reference Mark

River Mile

ZONE B

ZONE A1 DATE

ZONE A5 DATE

ZONE B

513

(EL 987)

RM7x

•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.
This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.
For adjoining map panels, see separately printed Index To Map Panels.

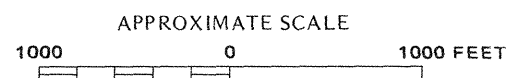
INITIAL IDENTIFICATION:
MARCH 30, 1970

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
MARCH 30, 1970

FLOOD INSURANCE RATE MAP REVISIONS:
Map revised May 28, 1971, to add special flood hazard areas.
Map revised July 2, 1971, to clarify insurance eligibility dates.
Map revised July 1, 1974, to change zone designations.
Map revised November 14, 1975, to reflect curvilinear flood boundary and to add special flood hazard areas.
Map revised June 18, 1980, to change zone designations, flood boundaries and base flood elevations.
Map revised March 1, 1984, to change flood boundaries and corporate limits, and to add special flood hazard areas.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
RICHLAND,
WASHINGTON
BENTON COUNTY

PANEL 10 OF 15
(SEE MAP INDEX FOR PANELS NOT PRINTED)

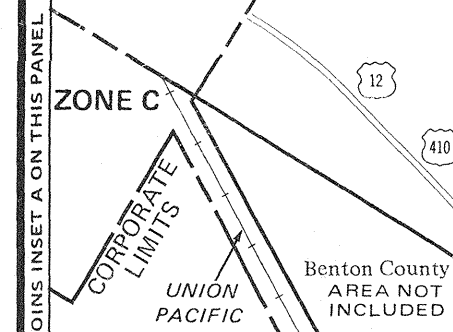
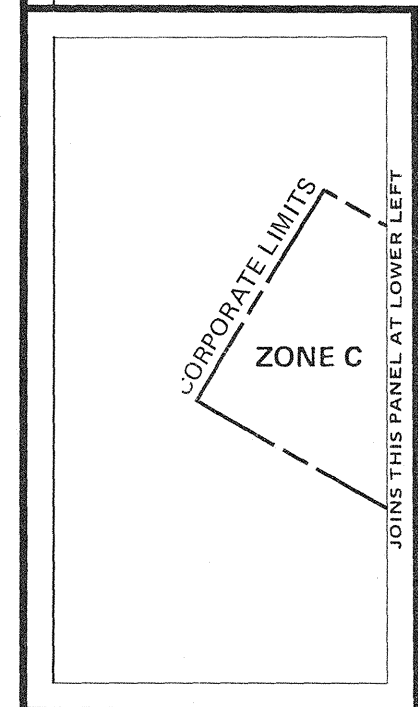
COMMUNITY-PANEL NUMBER
535533 0010 E

MAP REVISED:
MARCH 1, 1984



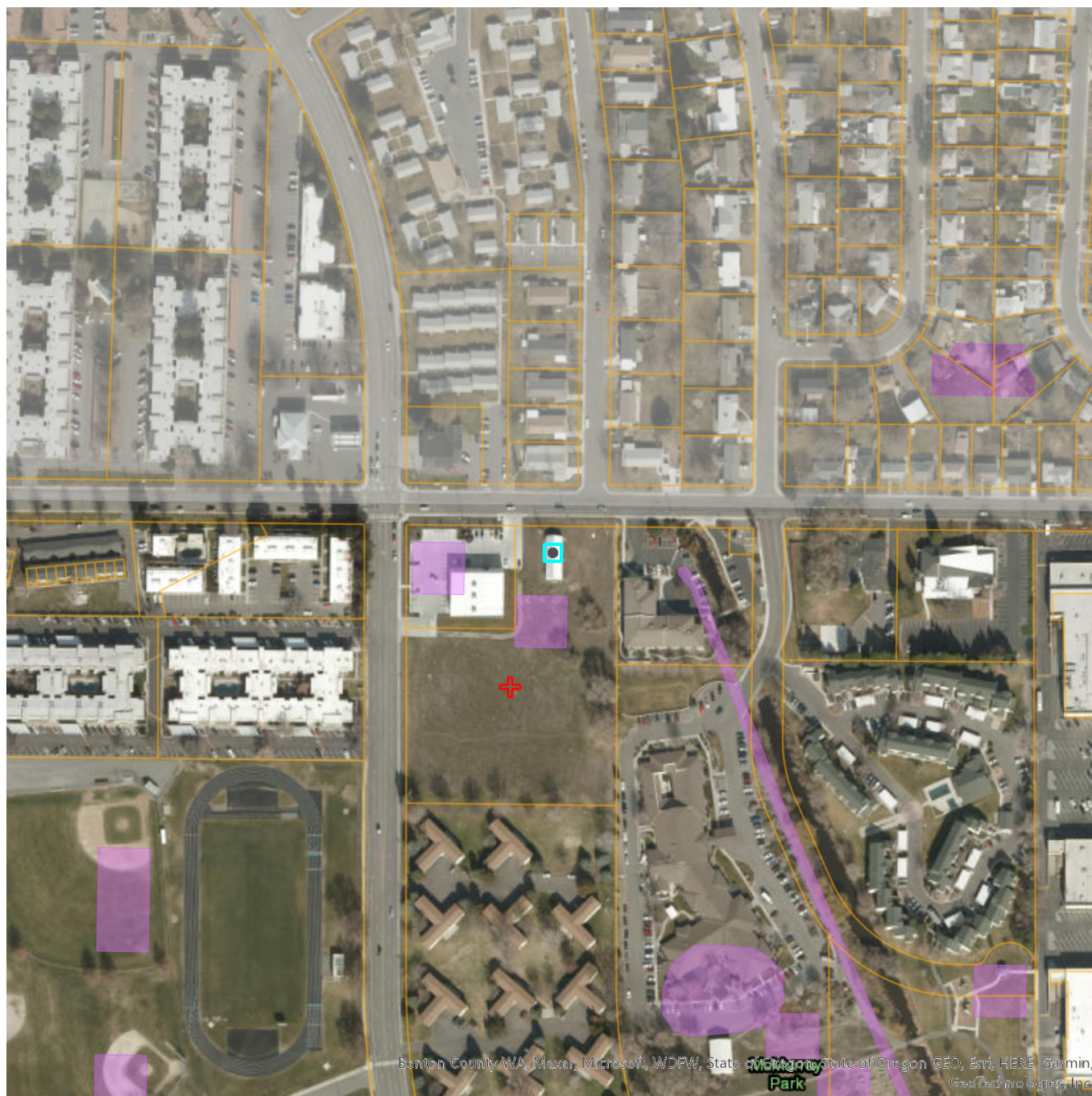
Federal Emergency Management Agency

INSET A





Priority Habitats and Species on the Web



Report Date: 06/10/2022

The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



File No. EA2022-119

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Site preparation and subsequent construction of five (5) 3-story apartment buildings along with a clubhouse, pool and hot tub, associated off-street parking, landscaping and utility installation.

Proponent: Storhaug Engineering
Attn: Clifton Trimble
510 E Third Ave.
Spokane, WA 99202

Location of Proposal: The project site is located at 1866 Jadwin Ave., Richland, WA.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

(**X**) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 1, 2022

Signature _____



Exhibit 5

Public Notice and Affidavits

AFFIDAVIT OF POSTING

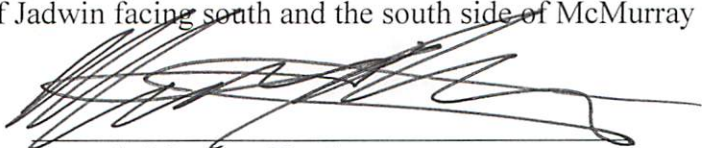
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Matthew Howie**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 21st day of September, 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2022-101 (Site Plan review for Jadwin McMurray Apartments) in the following location:

1866 Jadwin Ave at the east side of Jadwin facing south and the south side of McMurray facing west



Signed: Matthew Howie

SIGNED AND SWORN to before me this 21st day of September, 2022, by Matthew Howie.


Signature of Notary

Jennifer Schuster
Printed Name

Notary Public in and for the State of Washington,
Residing in 625 Swift Blvd, Richland
My appointment expires: 4-25-23

[Faint, illegible handwritten text]



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kevin Damrell, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 21st day of September, 2022, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (M2022-101) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing and review of the application on Thursday, October 20, 2022.

Signed: Kevin Damrell

SIGNED AND SWORN to before me this 21st day of September, 2022 by Kevin Damrell.



Notary Public in and for the State of Washington,

Print Name

Residing at 425 8th St Blvd Richland

My appointment expires: 4-25-23

AFFIDAVIT OF MAILING - 1
Address list attached.

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING

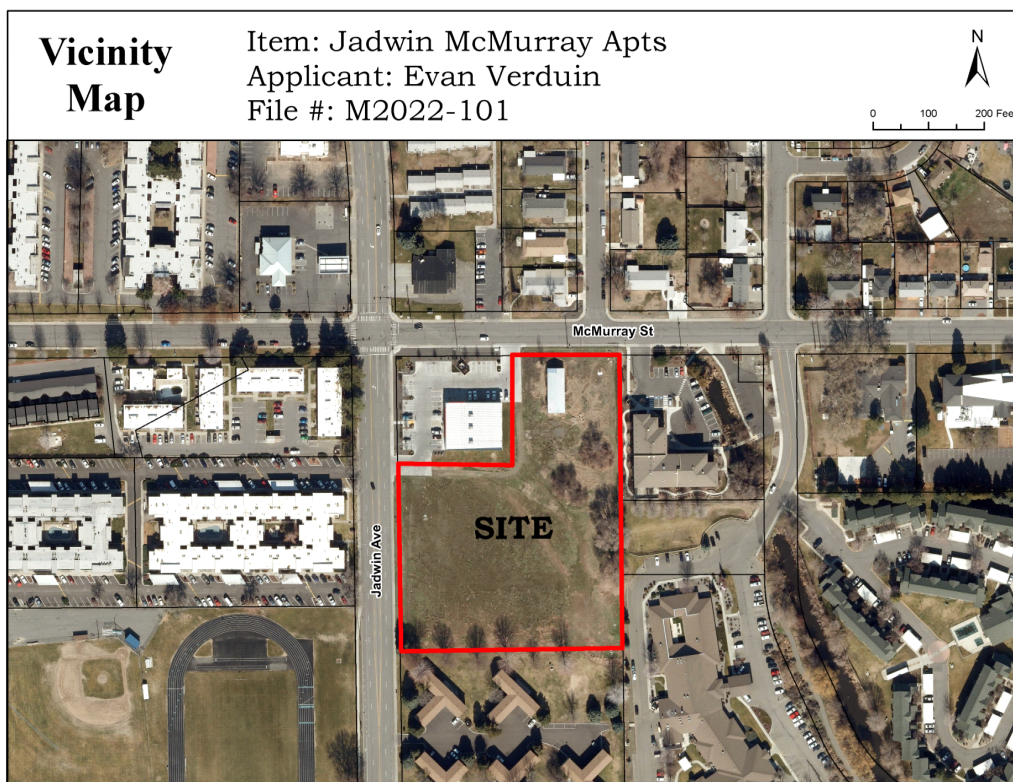
(M2022-101)

Notice is hereby given that Evan Verduin has submitted a Site Plan Review application for the development of an approximately 3.95-acre site, with five (5) multi-family residential buildings containing up to 114 dwelling units, a clubhouse/leasing office with associated parking and landscaped areas. The project site is located at 1866 Jadwin Avenue and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 102982020745003 located in Section 2, Township 9 North, Range 28 Quarter N.W., Benton County, WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: (www.ci.richland.wa.us).

Environmental Review: On July 1, 2022, the City issued a Determination of Non-Significance for the project having determined that the proposal 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). Copies of the site plan review application, the SEPA document and proposed development plans are available for review at the Richland Development Services Office located at 625 Swift Boulevard, Richland, Washington.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12th to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



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P & L LAND COMPANY LLC 2580 N 31ST ST SPRINGFIELD, OR 97477	GOVERNMENT BLM 0	STATE OF WASHINGTON DEPT OF SOCIAL & HEALTH SERVICES PO BOX 45130 OLYMPIA, WA 98504-5130
THREE RIVERS SENIOR HOUSING LLLP 6120 STONERIDGE MALL RD PLEASANTON, CA 94588	SHALOM UNITED CHURCH OF CHRIST 505 MCMURRAY ST RICHLAND, WA 99354-2237	VBT MCMURRAY PARK LLC 1911 65TH AVE W TACOMA, WA 98466
RICHLAND WASHINGTON LLC C/O TAX ESCROW DEPT 303 INTERNATIONAL CIRCLE HUNT VALLEY, MD 21030	CITY OF RICHLAND 625 SWIFT BLVD. MS-09 RICHLAND , WA 99352	EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354
JADWIN STEVENS APARTMENTS LLC 1955 JADWIN AVE STE 350 RICHLAND, WA 99354	EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354	EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354
EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354	EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354	EDT2017 LLC 777 MCMURRAY ST RICHLAND, WA 99354
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JADWIN STEVENS APARTMENTS LLC 1955 JADWIN AVE STE 350 RICHLAND, WA 99354	MARTIN NAOMI DEE 1872 MAHAN AVE RICHLAND, WA 99354	SASSER LYLE BLAINE & SONJA N 1866 MAHAN AVE RICHLAND, WA 99354

FLORES ARMANDO PENA & RUIZ ALMA
CORDOBA
1860 MAHAN AVE

RICHLAND, WA 99354

IBARRA ROGER Y
1854 MAHAN AVE

RICHLAND, WA 99354-2462

MYERS JOHN B & ROBERTA R
1848 MAHAN

RICHLAND, WA 99354

OLSEN JOHN C & JENNIFER A
1842 MAHAN AVE

RICHLAND, WA 99354-2462

RICE MARK J & CARRIE M
1836 MAHAN AVE

RICHLAND, WA 99354

SADRO JR JOHN & CHANDRA
PO BOX 1251

EVERETT , WA 98206

DUNN JOSEPH C & DUNN MICHAEL J
1831 STEVENS DR

RICHLAND , WA 99354

NGUYEN VANNIKIM
1837 STEVENS DR

RICHLAND, WA 99354

PHAM HAI Q & MARY H
1843 STEVENS DR

RICHLAND, WA 99354-2505

VALENCIA GUADALUPE
1849 STEVENS DR

RICHLAND, WA 99354

BARRETT GEORGE L & DARLENE
1855 STEVENS DR

RICHLAND, WA 99354-2505

CALDERIN MORALES DURIEM
1861 STEVENS DR

RICHLAND, WA 99354

VANDYKE JR DAVID & VANDYKE ELENA
1867 STEVENS DR

RICHLAND, WA 99354

MEHINOVIC HAMZA & SABINA
1873 STEVENS DR

RICHLAND, WA 99354

WOLFE JAMES
1879 STEVENS DR
RICHLAND, WA 99352-2505

WOODALL MANDI & BENJAMIN JASON-RAY
1818 MAHAN AVE

RICHLAND , WA 99354

AARDAL JANIS D
1812 MAHAN AVE

RICHLAND, WA 99354

EVANS JACK D & JO ANN M
1806 MAHAN AVE

RICHLAND, WA 99354-2462

ICAYAN ERWIN E & AUDREY M
1800 MAHAN AVE

RICHLAND, WA 99354-2462

LOWE AUSTYN & CERAJANE
1002 SUNSET ST

RICHLAND, WA 99354

PANGELINAN SHARON
1807 STEVENS DRIVE

RICHLAND, WA 99354

AHMETI RIAD
1425 STEVENS DR

RICHLAND, WA 99354-2957

FERGUSON NORMAN J
243 ORCHARD WAY
RICHLAND, WA 99352-7622

ROWLEY JON J & BARBARA A
1824 MAHAN AVE

RICHLAND, WA 99354-2462

BANH MY MY
1825 STEVENS DR

RICHLAND, WA 99354

FALLON PAULA J
1919 LASSEN AVE

RICHLAND, WA 99354

STONG RAE KELLY
1917 LASSEN AVE

RICHLAND , WA 99354

BURGESS CHARLES H
1914 PIKE AVE

RICHLAND, WA 99354-2248

MCCREA PAUL S
1905 LASSEN AVE

RICHLAND, WA 99354-2233

SANDERS DORIS & TRAVIS
1902 LASSEN AVE

RICHLAND , WA 99354

RANGEL JOSE RUBEN & LUCIA R
2025 HARRIS AVE

RICHLAND, WA 99354-1911

MOONANDSTARS LLC
1758 BOSTON ST

RICHLAND, WA 99354-2412

PRATT BRIAN W & STACIE R
1912 LUTHER PL

RICHLAND, WA 99354-2236

BIGGS JR DANIEL CLARK
1901 PIKE AVE

RICHLAND, WA 99354-2247

ROBERTS JOHN A
704 COAST STREET

RICHLAND, WA 99354

FERRERA KYLE J & ALLEN EMILY A
514 MC MURRAY ST

RICHLAND, WA 99354

POYNOR CHRISTOPHER L
516 MCMURRAY ST

RICHLAND , WA 99354

SODERQUIST DANA
1913 LASSEN AVE

RICHLAND, WA 99354-2233

MILLER LOGAN D
1910 PIKE AVE

RICHLAND , WA 99354

RAGAIN TRUSTEES DALE W & OPAL R
218 EDGEWOOD DR
RICHLAND, WA 99352-9411

BETITA KEVIN A
1930 LUTHER PL

RICHLAND, WA 99354-2236

VISIONARIO ESAU
1918/1920 LUTHER PLACE

RICHLAND, WA 99354

KING LINDA C
1936 LUTHER PL

RICHLAND, WA 99354-2236

SCHWEIGER NATHAN
1300 GEORGE WASHINGTON WAY

RICHLAND, WA 99354

WALLER JAMES M
1915 PIKE AVE

RICHLAND, WA 99354

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P O BOX 581

RICHLAND, WA 99352

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1904 LASSEN AVE

RICHLAND , WA 99354

YOUNG RONALD L
33331 41ST AVE SW

FEDERAL WAY, WA 98023

CRAIG MCLAUGHLIN FAMILY TRUST
1900 STEVENS DR

RICHLAND, WA 99354-2165

LUTHER SENIOR CENTER EAST
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

SOTO ANTONIO JAMES
1900 LUTHER PL

RICHLAND, WA 99354

HALL DAVID STANLEY & KANDICE
1906 LUTHER PL

RICHLAND, WA 99352

SHOEMAKE JOY MARIE
1913 PIKE AVE

RICHLAND , WA 99354

DEAN GEORGIE D
1905 PIKE AVE

RICHLAND, WA 99354

GODFREY LINDSETH & HOLLY
1919 PIKE AVE

RICHLAND, WA 99354

WAY RANDAL L & CYNTHIA L
518 MCMURRAY ST

RICHLAND, WA 99354

IRBY TYSON B & MAYNARD AMBER I
1906 LASSEN AVE

RICHLAND, WA 99354

WATSON DAVID L & ELIZABETH E
1915 LASSEN AVE

RICHLAND, WA 99352-2233

FORTNEY BRIAN & BRANDY
1303 KENSINGTON WAY

RICHLAND, WA 99352

LUTHER SENIOR CENTER EAST
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

LUTHER SENIOR CENTER INC
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

CITY OF RICHLAND
625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

LUTHER SENIOR CENTER EAST
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

SAHOTA INVESTMENTS INC
1903 JADWIN AVE

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SPOKANE, WA 99201

LUTHER SENIOR CENTER EAST
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

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552 N COLORADO ST STE 101

KENNEWICK, WA 99336-4700

CRAIG MCLAUGHLIN FAMILY TRUST
1900 STEVENS DR

RICHLAND, WA 99354-2165

CRAIG MCLAUGHLIN FAMILY TRUST
1900 STEVENS DR

RICHLAND, WA 99354-2165

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RICHLAND, WA 99352

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1603 JADWIN AVE

RICHLAND, WA 99354-2581

WIESNER CALEB
1605 JADWIN AVE

RICHLAND , WA 99354

HUMANN CHRISTINA MELISSA
1607 JADWIN AVE

RICHLAND, WA 99354-2581

RALSTON JENNIFER
53010 N HILLVIEW CT NW

BENTON CITY, WA 99320

GALVAN REMIGIO C & CANDELARIA
1611 JADWIN AVE

RICHLAND, WA 99354-2581

LINDHARTSEN ELIZABETH A
1905 S 2800 W

ABERDEEN, ID 83210-1803

HETRICK TAD
407 WILSON ST

RICHLAND, WA 99354

SKILTON PAUL F & HORAN ELIZABETH R
1550 JOHNSTON AVE

RICHLAND , WA 99354

JARDINE NEIL C & KATHY A
915 WILSON ST
RICHLAND, WA 99352-2956

FLANAGAN ASPEN JO
1620 STEVENS DR

RICHLAND , WA 99352

WARE GEORGE A & BYRANT LYNNETTE A
1614 STEVENS DR

RICHLAND , WA 99354

UMBARGER CECIL JOHN & KATHRYN O
1615 GOETHALS DRIVE

RICHLAND, WA 99354

MENDELL GREGORY A & JEANETTE E
1619 GOETHALS DR

RICHLAND, WA 99354-2940

MCKELVY MICHAEL M & PATRICIA A
2305 CAMDEN ST

RICHLAND, WA 99352

MCKIERNAN KENNETH D & SARA R
607 WILSON ST

RICHLAND, WA 99354

GONZALEZ TRUSTEE NANCY J
1620 GOETHALS DR

RICHLAND, WA 99354-2941

ELIASON CURTIS L & GLENDA J
1614 GOETHALS DR

RICHLAND, WA 99354-2941

KISON JEFFREY D & DEBORAH S
1610 STEVENS DR

RICHLAND, WA 99354-2508

BRIDGES KRISTEN
1611 JUDSON AVE

RICHLAND, WA 99354-2943

ANDERSON JAMES D
1609 JUDSON AVE

RICHLAND, WA 99354

NICHOLS TINY SUE 1613 JUDSON AVE RICHLAND, WA 99354-2943	DUSTIN BRANDON D & SAMANTHA L 511 WILSON ST RICHLAND, WA 99354	LONG WAYNE E & JANICE L 1610 JUDSON AVE RICHLAND, WA 99354-2944
DUNIGAN JR PAUL F & E A 1612 JUDSON AVE RICHLAND, WA 99354-2944	AMOROSO LINDA 1532 JOHNSTON AVE RICHLAND, WA 99354	CRAIN DAN 1545 JADWIN AVE RICHLAND, WA 99354-2901
VAZQUEZ CARDENAS JOSE 1541 JADWIN AVE RICHLAND , WA 99354	ACKERMAN RICHARD E 1537 JADWIN AVE RICHLAND, WA 99354	SOUTHLAND CORP 13155 NOEL RD STE 100 LB73 DALLAS, TX 75240
HI-TECH SELF STORAGE 4765 N 1100 W RIGHAM CITY, UT 84302	ROBERT YOUNG DEVELOPMENT INC 5 PRESIDIO TERRACE SAN FRANCISCO, CA 94118	SWIFT TAYLAN 1639 MOWRY SQ #17 RICHLAND, WA 99354
MOWAN JANET L 1635 MOWRY SQ UNIT 103 RICHLAND, WA 99352	ROBERTS JOSEPH A & SANDRA 1637 MOWRY SQUARE @104 RICHLAND, WA 99354	CLARK ROBERTA J RIVERTON RETIREMENT HOMES 1800 BELLERIVE DR APT 001 RICHLAND, WA 99352
MITCHELL CARINA J 1627 MOWRY SQ # 204 RICHLAND, WA 99354-2612	COCHENOUR WILLIAM R & MARY J 1631 MOWRY SQ # 101 RICHLAND, WA 99354-2612	DISNEY MARY A 1621 MOWRY SQ # 201 RICHLAND, WA 99354-2612
EDEN MALCOLM 1623 MOWRY SQ #202 RICHLAND, WA 99354	BAIN JR RANDY D 1641 MOWRY SQ #301 RICHLAND, WA 99354-2612	STRASSBURG TRUSTEE KARL D & LINDA L 1645 MOWRY SQ # 303 RICHLAND, WA 99354-2612
FERNANDO LASANTHA S & MARY R 1643 MOWRY SQUARE RICHLAND, WA 99354	ADKINS GARY & JEANETTE PO BOX 652 SELAH, WA 98942	JESKE ROGER DEAN 315 SNYDER ST RICHLAND, WA 99354
WATERS KAREN 1657 MOWRY SQ # 404 RICHLAND, WA 99354-2612	BURROWS SUSANNAH 1653 MOWRY SQUARE UNIT 402 RICHLAND , WA 99354	SCHMITS MICAH NATHAN 1651 MOWRY SQ #401 RICHLAND, WA 99352
YOUNG BROOKLYNN BETH 1661 MOWRY SQ UNIT 406 RICHLAND , WA 99354	SADANAGA CHARLES T 1659 MOWRY SQ # 405 RICHLAND, WA 99354-2612	RAINIER SOUND VIEW LLC 930 S 336TH ST SUITE B FEDERAL WAY, WA 98003

	FIRST CREEKSIDE LLC 930 S 336TH ST SUITE B FEDERAL WAY, WA 98003	MEEK DEE G & SARA E 1530 JADWIN AVE RICHLAND, WA 99354-2902
GARCIA GREGORIO M & MERCEDES 9700 W MAPLE DR PASCO, WA 99301	SNOW PEAK 3 LLC 307 N LINCOLN ST STE A POST FALLS, ID 83854	AICHELE CHRISTINA ANN 1613 JOHNSTON AVE RICHLAND, WA 99354-2974
IRWIN LANETTE D 1611 JOHNSTON AVE RICHLAND, WA 99354-2974	HAMNER KATIE L 1609 JOHNSTON AVE RICHLAND, WA 99354-2974	COBLENTZ MARY JO 1607 JOHNSTON AVE RICHLAND, WA 99354-2974
ARMSTRONG DENNIS A & MARIE H 1610 JOHNSTON AVE RICHLAND, WA 99354-2942	BERRY MIGUEL & KATELYN 1612 JOHNSTON AVE RICHLAND, WA 99354-2942	CARSON SCOTT & JENNIFER 1608 JOHNSTON AVE RICHLAND, WA 99354
EYCHANER JOHN R & NEDRA C P O BOX 1732 RICHLAND, WA 99352-6532	DRIVER CRYSTAL JOAN 1604 JOHNSTON AVE RICHLAND, WA 99354-2942	REA KELLY G & STEPHANIE K 1602 JOHNSON AVE RICHLAND , WA 99354
RICHLAND SENIOR CARE LLC 307 N LINCOLN ST STE A POST FALLS, ID 83854	CITY OF RICHLAND 625 SWIFT BLVD. MS-09 RICHLAND , WA 99352	MORRIS KAREN R 1218 WOODBURY ST RICHLAND , WA 99354
NISHIOKA TADAO & APRIL Y 1212 WOODBURY ST RICHLAND, WA 99354-2852	APOSTOLIC CHRISTIAN CH OF RICH 1749 STEVENS DR RICHLAND, WA 99354-2504	AVERY ANGIE LIZETTE 1007 SUNSET ST RICHLAND , WA 99352
KROLL BENJAMIN L & GAIL L 2402 BOMBING RANGE RD WEST RICHLAND, WA 99353	MCCOSKEY KATHLEEN 1002 WILSON ST RICHLAND, WA 99354-2847	VARGAS ALBERT PO BOX 4275 WEST RICHLAND, WA 99353
ENGLER MICHELLE K & CALEB R 1947 PINE ST RICHLAND , WA 99354	VAN DITTO MARC A & WENDI J 3209 W 47TH AVE KENNEWICK, WA 99337	NUNEZ VARGAS MIGUEL ANGEL 1615 STEVENS DR RICHLAND, WA 99354
GILLUM OWEN 1613 STEVENS DR RICHLAND, WA 99354	MUDD LOIS F 1001 WILSON ST RICHLAND, WA 99354-2846	SUMNER ADRIANNA 1529 COLUMBIA PARK TRL A207 RICHLAND, WA 99352

PILAV MUJO & SANELA
PO BOX 363

RICHLAND, WA 99352

FIGUEROA FRAN VELAZQUEZ
1611 STEVENS DR

RICHLAND, WA 99354

NATIONWIDE HEALTH PROP INC
C/O ALTUS GROUP US INC #2442
21001 N TATUM BLVD STE 1630-630
PHOENIX, AZ 73300

O'REILLY AUTO ENTERPRISES LLC
PO BOX 9167

SPRINGFIELD, MO 65801-9167

CARR JENNIFER S
1007 WILSON ST

RICHLAND, WA 99354-2846

RICHLAND SCHOOL DISTRICT #400
615 SNOW AVE
RICHLAND, WA 99352-3851

COCKRELL MINDY
PO BOX 1358

RICHLAND , WA 99352

LUTHER SENIOR CENTER EAST
818 W RIVERSIDE AVE STE 300

SPOKANE, WA 99201

PATTANAYAK SIDDHARTHA S & TIYA R
1005 WILSON ST

RICHLAND, WA 99354-2846

LIH COLUMBIA PARK LP
1200 5TH AVE STE 825

SEATTLE , WA 98101

JADWIN SPOKANE LLC
915 W 2ND AVE

SPOKANE, WA 99201

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING

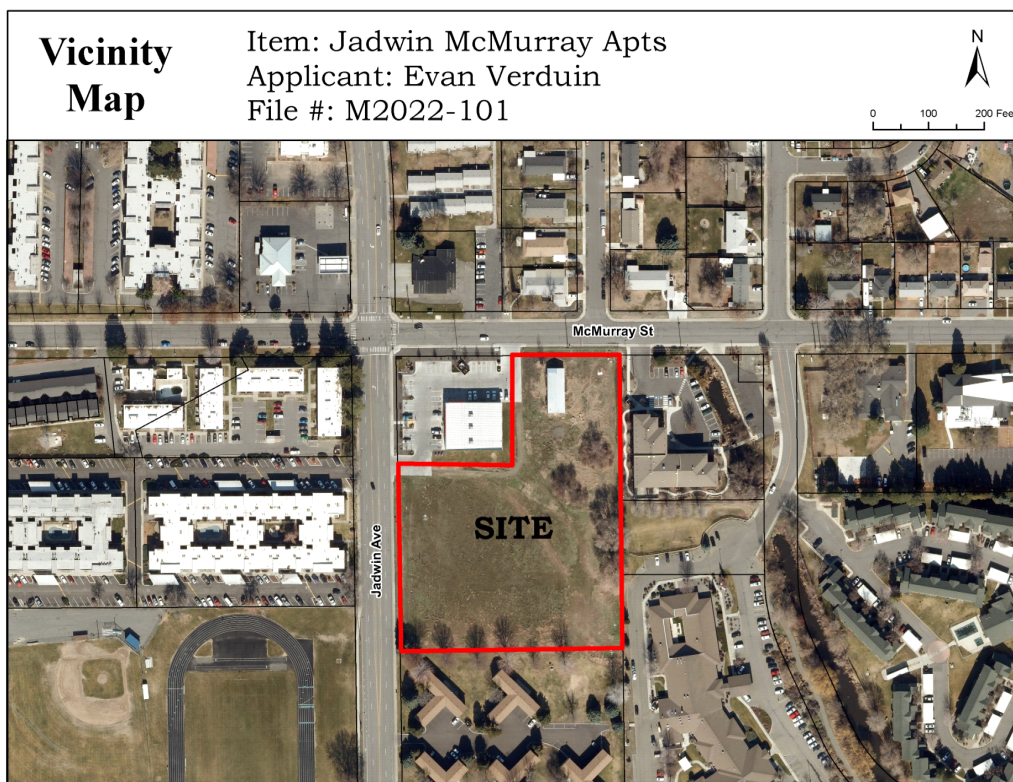
(M2022-101)

Notice is hereby given that Evan Verduin has submitted a Site Plan Review application for the development of an approximately 3.95-acre site, with five (5) multi-family residential buildings containing up to 114 dwelling units, a clubhouse/leasing office with associated parking and landscaped areas. The project site is located at 1866 Jadwin Avenue and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 102982020745003 located in Section 2, Township 9 North, Range 28 Quarter N.W., Benton County, WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: (www.ci.richland.wa.us).

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Beaufort Gazette
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Fresno Bee

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36823	323291	Print Legal Ad - IPL0091451		\$157.95	1	64 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING

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Date Published: Sunday, September

25, 2022

IPL0091451

Set 25 2022

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stephanie Hatcher, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 09/25/2022, and ending on 09/25/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

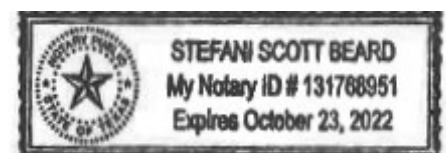
Stephanie Hatcher

(Signature of Legals Clerk)

Sworn to and subscribed before me this 4th day of October in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



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Date(s) of Publication:	Wednesday, September 21, 2022
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Attention:	Jen Anderson (TF)

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A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: (www.ci.richland.wa.us).

Environmental Review: On July 1, 2022, the City issued a Determination of Non-Significance for the project having determined that the proposal 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). Copies of the site plan review application, the SEPA document and proposed development plans are available for review at the Richland Development Services Office located at 625 Swift Boulevard, Richland, Washington.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12th to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



Exhibit 6

Agency Comments

From: [Noah Lee](#)
To: [Howie, Matthew](#)
Subject: BCAA Comment on M2022-101
Date: Friday, September 23, 2022 8:05:21 AM
Attachments: [BCAA Comment on M2022-101.pdf](#)

Hello, attached you will find the BCAA's comment on M2022-101

Thanks,

Noah Lee
Air Quality Specialist

Benton Clean Air Agency
526 S. Steptoe St.
Kennewick, WA 99336
509-558-8818 ext. 105
www.bentoncleanair.org

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BENTON CLEAN AIR AGENCY

September 23, 2022

Re: M2022-101

Matthew Howie
Senior Planner
625 Swift Blvd., MS-35
Richland, WA 99352

Applicant/Proponent: Trek Architecture
Attn: Evan Verduin
122 S. Monroe #202
Spokane, WA 99201

Dear Mr. Stevens:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector

From: [Justin Gerber](#)
To: [Howie, Matthew](#)
Subject: Jadwin McMurray Apts
Date: Monday, September 26, 2022 8:38:10 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning,

In response to the request for comment regarding the Jadwin McMurray Apartments, Benton-Franklin Health District would be concerned about the pool that is shown on the site plan. State DOH approves pool designs but the Benton-Franklin Health District is responsible for permitting the usage of the public pool. We would encourage reaching out to us with any questions or concerns regarding the pool approval and permitting process requirements. Thank you.

Justin Gerber

Environmental Health Specialist II

Benton-Franklin Health District

7102 W. Okanogan Place,

Kennewick, WA 99336

p: 509.460.4330

www.bfhd.wa.gov JustinG@bfhd.wa.gov



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From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Howie, Matthew](#)
Cc: [Cummings, Nicole M \(BPA\) - TERR-TRI CITIES RMHQ](#)
Subject: RE: Jadwin McMurray Apts (M2022-101)
Date: Wednesday, October 12, 2022 4:33:46 PM
Attachments: [image002.png](#)
[image003.png](#)

Matthew,

Bonneville Power Administration's (BPA) has had the opportunity to review Jadwin McMurray Apartments (M2022-101). The proposal is to develop approximately 3.95 acres with five building apartment complex, containing 114 dwelling units, clubhouse, leasing office, parking lots and landscaped areas. The project is located at 1866 Jadwin Avenue in Richland , WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 854 feet west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor

2211 North Commercial Avenue, Pasco, WA 99301

Bonneville Power Administration | TERR/Tri-Cities-RNHQ

Real Property Field Services | (509) 544-4749

From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Wednesday, September 21, 2022 1:32 PM
To: Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov;

gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Cottrell II, Joseph E (BPA) - TERR-TRI CITIES RMHQ <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson <william.simpson@commerce.wa.gov>

Subject: [EXTERNAL] Jadwin McMurray Apts (M2022-101)

Hello all,

Please see attached for the Jadwin McMurray Apartments (M2022-101). Please review and provide comments by 5pm, October 12th.



Matthew Howie
Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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From: [ECY RE CRO SEPA Coordinator](#)
To: [Howie, Matthew](#)
Subject: Comments for M2022-101
Date: Monday, October 10, 2022 3:41:55 PM
Attachments: [202204753 BENTON Jadwin Multi-Family Development.pdf](#)

Please see the attached comment letter for the Jadwin Multi-Family Development.

Share these comments with the applicant.

Thank you,

Lucila Cornejo
WA State Dept. of Ecology
Central Regional ERTS & SEPA Coordinator
1250 W, Alder Street
Union Gap, WA 98903-0009
(509) 208-4590



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

October 10, 2022

Matthew Howie
Senior Planner
625 Swift Boulevard
Richland, WA 99352

RE: 202204753, M2022-101

Dear Matthew Howie,

Thank you for the opportunity to comment on the Notice of Application for the Jadwin Multi-Family Development. We have reviewed the application and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 571-3866 or lloyd.stevensjr@ecy.wa.gov with questions about this permit.

WATER RESOURCES

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Lucila Cornejo

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov

From: [Daniel Tissell](#)
To: [Howie, Matthew](#)
Subject: RE: Jadwin McMurray Apts (M2022-101)
Date: Tuesday, September 27, 2022 2:47:06 PM
Attachments: [image003.png](#)

Matthew,

KID has no comment regarding this matter.

Thanks,

Daniel Tissell, P.E.
Assistant Engineering Manager
Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
(509) 586-6012 ext. 116



From: Howie, Matthew <mhowie@ci.richland.wa.us>
Sent: Wednesday, September 21, 2022 1:32 PM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne

<mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela
<pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee
<noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Paul
Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review
Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS
Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson
<rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates
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<sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit
<sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning
<scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim
<rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept
of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole
<nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; William Simpson
<william.simpson@commerce.wa.gov>

Subject: Jadwin McMurray Apts (M2022-101)

Some people who received this message don't often get email from mhowie@ci.richland.wa.us. [Learn why this is important](#)

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Hello all,

Please see attached for the Jadwin McMurray Apartments (M2022-101). Please review and provide comments by 5pm, October 12th.



Matthew Howie
Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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File No. EA2022-119

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Site preparation and subsequent construction of five (5) 3-story apartment buildings along with a clubhouse, pool and hot tub, associated off-street parking, landscaping and utility installation.

Proponent: Storhaug Engineering
Attn: Clifton Trimble
510 E Third Ave.
Spokane, WA 99202

Location of Proposal: The project site is located at 1866 Jadwin Ave., Richland, WA.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 1, 2022

Signature _____