



Agenda
Planning Commission Meeting
Wednesday, September 13, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Maier, Vice-Chair Richardson, and Members Eadie, Miller, Nicholson, and Townsend

Liaisons: Council Liaison: VanDyke
Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. Meeting Minutes for the March 8, 2023 and April 12, 2023 Workshops, and May 24, 2023 Meeting.

Public Hearing : Please limit public comments to 2 minutes.

2. Public Hearing to Accept Comments on 2024 Community Development Block Grant Community and Housing Needs
 - Toni Lehman, CDBG / HOME Administrator

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Unfinished Business - Public Hearing:

New Business - Public Hearing:

3. 2023 Comprehensive Plan and Development Regulations Annual Amendments
 - Matthew Howie, Senior Planner

Communications:

Adjournment

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.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/13/2023

Agenda Category: Approval of Minutes

Prepared By:

Subject:

Meeting Minutes for the March 8, 2023 and April 12, 2023 Workshops, and May 24, 2023 Meeting.

Request:

Recommended Motion:

Move to approve the March 8, 2023 and April 12, 2023 Planning Commission workshop minutes, and the May 24, 2023 Planning Commission meeting minutes.

Summary:

Draft minutes from the May 24, 2023 Planning Commission regular meeting, March 8, 2023 and April 12, 2023 Planning Commission workshop meeting are attached for review and consideration.

Attachments:

1. 2023.03.08 Planning Commission Workshop Minutes DRAFT
2. 2023.04.12 Planning Commission Workshop Minutes DRAFT
3. 2023.05.24 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION WORKSHOP
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBER
WEDNESDAY, MARCH 8, 2023
6:00 P.M.**

Call to Order:

Chair Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Maier, Vice Chair Richardson, Commissioner Members Eadie, Nicholson, and Townsend, Development Services Director Jensen, and Planning Manager Stevens

Agenda Item:

1. Richland Land Division Ordinance Update

Planning Manager Stevens presented the Land Division Ordinance Update and answered questions from the commission.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:10 p.m.

PREPARED BY:

Jodi Hogan, Permit Technician

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Francesca Maier, Chairwoman



**MINUTES
PLANNING COMMISSION WORKSHOP
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBER
WEDNESDAY, APRIL 12, 2023
6:00 P.M.**

Call to Order:

Chair Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Maier, Vice Chair Richardson, Commissioner Members Eadie, Nicholson, and Townsend, Development Services Director Jensen, and Planning Manager Stevens

Agenda Item:

1. Zoning Height Standards Discussion

Development Services Director Jensen presented the Zoning Height Standards Discussion and answered questions from the commission.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:35 p.m.

PREPARED BY:

Jodi Hogan, Permit Technician

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Francesca Maier, Chairwoman



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, MAY 24, 2023
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chair Maier called the meeting to order at 6 p.m.

Attendance:

Present: Chair Maier, Vice-Chair Richardson, Commission Members Miller, Eadie, and Townsend, Development Services Director Jensen, Economic Development Manager Wallner, Planner Arrasmith, and Permit Technician Hogan.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER MILLER MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MAY 24, 2023, MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 5-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the April 19, 2023, Planning Commission meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER MILLER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE APRIL 19, 2023, PLANNING COMMISSION MEETING. THE MOTION PASSED 3-0. WITH COMMISSIONERS RICHARDSON AND EADIE ABSTAINING.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:03 pm.

Old Business – No Public Hearing:

New Business – Public Hearing:

2. Proposed Surplus of Property Adjacent to 999 Queensgate Drive
- Darin Arrasmith, Planner

Mr. Arrasmith presented surplus of City property along Keene Rd Trail intersection of Queensgate drive and Keene Rd 7693 sq ft. owner of Chevron Station would like to purchase. Economic Development expressed no need for property. Took to Parks Commission and EDC recommended approval for surplus as did City Staff. Through City Code recommend negotiation with adjacent property owner.

AT 6:06 P.M. CHAIR MAIER OPENED THE PUBLIC HEARING.

Questions from commission.

AT 6:08 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

AT 6:08 P.M. VICE CHAIR RICHARDSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL FOR THE APPROVAL OF THE SURPLUS OF APPROXIMATELY 7693 SQ FT OF REAL PROPERTY ALONG KEENE RD TRAIL AND 999 QUEENSGATE DRIVE AND PURSUE NEGOTIATIONS WITH THE ADJACENT PROPERTY OWNER. COMMISSIONER EADIE SECONDED. THE MOTION PASSED 5-0.

3. Proposed Surplus of Property Located at 1900 Jadwin Ave.
- Darin Arrasmith, Planner

Mr. Arrasmith presented surplus of property 21150 sq ft of property and building. Former fire station was relocated. No longer in use. Boys and Girls Club expressed interest in leasing property. This went through EDC recommended elicit public response from any interested party that would like to make proposal. City Staff agreed.

AT 6:11 P.M. CHAIR MAIER OPENED THE PUBLIC HEARING.

Discussion regarding the surplus. Mr. Jensen explained the recommendation. Planning Commission was asked by Mr. Jensen to bring their own recommendation to City Council.

AT 6:17 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

AT 6:18 P.M. VICE CHAIR RICHARDSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL FOR THE APPROVAL OF THE SURPLUS PROPERTY OF APPROX 21152 SQ FT OF REAL PROPERTY LOCATED AT 1900 JADWIN AVE AND TO PURSUE NEGOTIATIONS WITH INTERESTED PARTY. COMMISSIONER MILLER SECONDED. THE MOTION

PASSED 5-0.

4. 2024-2029 Transportation Improvement Program Presentation
- Carlo D'Alessandro, Transportation and Development Manager

Mr. D'Alessandro presented Transportation Improvement Program.

AT 6:30 P.M. CHAIR MAIER OPENED THE PUBLIC HEARING.

Discussion regarding pedestrian overpass and other items on TIP.
Discussion regarding what recommendation to Council could be.
Councilmember Van Dyke advised the pedestrian overpass project was on Council's radar.

AT 6:51 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

AT 6:51 P.M. COMMISSIONER RICHARDSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE 2024-2029 TRANSPORTATION IMPROVEMENT PROGRAM AS PRESENTED BY STAFF, COMMISSIONER MILLER SECONDED. THE MOTION PASSED 5-0.

Communications:

Councilmember VanDyke thanked Commissioners and Staff for all the hard work. Chair Maier was appreciative of all the safety projects on the TIP.

Adjournment:

Chairperson Maier adjourned the meeting at 7:04 p.m.

PREPARED BY: _____
Jodi Hogan, Permit Technician

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Francesca Maier, Chairperson



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/13/2023

Agenda Category: New Business - Public Hearing

Prepared By: Matthew Howie, Senior Planner

Subject:

2023 Comprehensive Plan and Development Regulations Annual Amendments

Request:

Recommended Motion:

Staff recommends that the Planning Commission recommend approval of the 2023 Comprehensive Plan & Development Regulations Update docket as presented.

Summary:

In accordance with RMC 19.90.060, the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City staff and the Council.

The Comprehensive Plan serves as a policy document, which sets forth guiding principles to ensure proper growth and desirable development. The document conveys policy and plans to accommodate 20 years of growth and development, while also looking to provide strategic plans that will provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Parks Plan, Transportation Plan, Capital Facilities Plan, and other financial/budgetary plans. The City's Comprehensive Plan should bring together the Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for residents in the area. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

The Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring proper growth planning principles are used.

The following applications have been submitted to the City for review in 2023:

1. Nicole Stickney on behalf of WSU (CPA2023-101 & Z2023-101)
2. Washington State University (CPA2023-102 & Z2023-102)
3. MD&D Investment, LLC (CPA2023-103)
4. Washington State Dept. of Natural Resources (CPA2023-104 & Z2023-103)
5. City of Richland Public Works Department (CPA2023-105)
6. AHBL on behalf of City of Richland Economic Development Division (CPA2023-106 & Z2023-105)

After review, public testimony, and deliberation, the Planning Commission shall make a formal recommendation to the City Council for the 2023 docket.

Attachments:

1. 2023 Comprehensive Plan Staff Report [FULL REPORT]

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT**

TO: PLANNING COMMISSION
FILE NO.: CPA2023-107

PREPARED BY: MATTHEW HOWIE
HEARING DATE: SEPTEMBER 13, 2023

This report includes detailed analysis, and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline
- Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of CPA2023-101 - Washington State University
- Analysis of CPA2023-102 - 2710 Crimson Way – WSU
- Analysis of CPA2023-103 - 1251 Bermuda Rd - Peach Tree Estates
- Analysis of CPA2023-104 - 3580 Kennedy Rd – DNR
- Analysis of CPA2023-105 - 2023 Transportation Element Update
- Analysis of CPA2023-106 - 24 Lawless Dr - COR
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

BACKGROUND

In accordance with RMC 19.90.060, the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to promote measured growth and desirable development outcomes. The document puts forth policy and plans to accommodate 20 years of growth and development and to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various forward-looking documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff, and most importantly, should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders can promote lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2023 Comprehensive Plan Docket.

- March 1, 2023: Deadline for Private Party Application submission
 - Six (6) private party applications were received and deemed complete
- May 23, 2023: City Council Workshop to review the 2023 Comprehensive Plan Amendment Docket
- July 6, 2023: City Council Public Hearing Establishing the 2023 Comprehensive Plan Amendment Docket and forwarding the Docket to the Planning Commission for processing
- August 16, 2023: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department (EA2023-125)
- August 2, 2023: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Development Services Department
- August 17, 2023: Notice of the September 13th Planning Commission Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration
- August 6, 2023: Notice of Public Hearing was published in the newspaper and posted at City Hall and the City's website
- September 6, 2023: Pending Land Use Action signs were posted at the properties

NEXT STEPS REQUIRED FOR PROCESSING

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to recommend the Docket as proposed, or with changes, to the City Council and thereby forward the Docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive Plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

The 2023 Comprehensive Plan Docket includes the following changes:

Staff evaluation including findings and conclusions are provided later in this report.

Summary Review of 2023 Applications	
<u>APPLICANT:</u> Nicole Stickney [AHBL] on behalf of WSU	<u>FILE NO.:</u> CPA2023-101 & Z2023-101
<u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from Public Facility [PBF] to High-Density Residential [HDR]	<u>Staff Recommends:</u> Map change should be accompanied by an associated rezone of the site from Parks & Public Facilities [PPF] to Multi-Family Residential [R-3].

<u>APPLICANT:</u> Washington State University [WSU] <u>Change the Comprehensive Plan Text:</u> Amend the Comprehensive Plan text to include a new Zoning designation, University [UNIV] under Parks & Public Facilities [PPF]	<u>FILE NO.:</u> CPA2023-102 & Z2023-102 <u>Staff Recommends:</u> Text change should be accompanied by an associated amendment to Richland Municipal Code [RMC] Title 23 Zoning.
<u>APPLICANT:</u> MD&D Investment, LLC <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive and Badger Mountain Subarea Plans from Agriculture [AG], Civic [CIVIC] and Medium-Density Residential [MDR] to Commercial [COM], Civic [CIVIC] and Medium-Density Residential [MDR]	<u>FILE NO.:</u> CPA2023-103 <u>Staff Comment:</u> Map change follows a recorded Boundary Line Adjustment and rezone via Z2022-106 Peach Tree Estates and Richland Ordinance, ORD 2023-12.
<u>APPLICANT:</u> Washington State Dept. of Natural Resources <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from Public Facility [PBF] to Medium-Density Residential [MDR]	<u>FILE NO.:</u> CPA2023-104 & Z2023-103 <u>Staff Recommends:</u> Map change should be accompanied by an associated rezone of the site from Parks & Public Facilities [PPF] to Medium-Density Residential [R-2].
<u>APPLICANT:</u> City of Richland Public Works Department <u>Change the Comprehensive Plan Text:</u> Amend the Comprehensive Plan to incorporate transportation changes over the past six (6) years.	<u>FILE NO.:</u> CPA2023-105 <u>Staff Comment:</u> Text change is a routine update following prior changes to infrastructure, fees and level-of-service language for concurrency requirements.
<u>APPLICANT:</u> AHBL on behalf of Economic Development <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map to add the designation of Commercial [COM] to a previously undesignated area.	<u>FILE NO.:</u> CPA2023-106 & Z2023-105 <u>Staff Recommends:</u> Map change should be accompanied by an associated zoning of the site to Retail Business [C-2].

ANALYSIS

WASHINGTON STATE UNIVERSITY MAP UPDATE (CPA2023-101 & Z2023-101)

Description of Proposal

Nicole Stickney, AHBL, on behalf of Washington State University, is proposing to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential [HDR], to be accompanied by a rezone of the 3.37 acres from Parks & Public Facilities [PPF] to Multi-Family Residential [R-3].

Vicinity Map

Item: 2605 George Washington Way, Short Plat
Applicant: Nicole Stickney
File #: Z2023-101

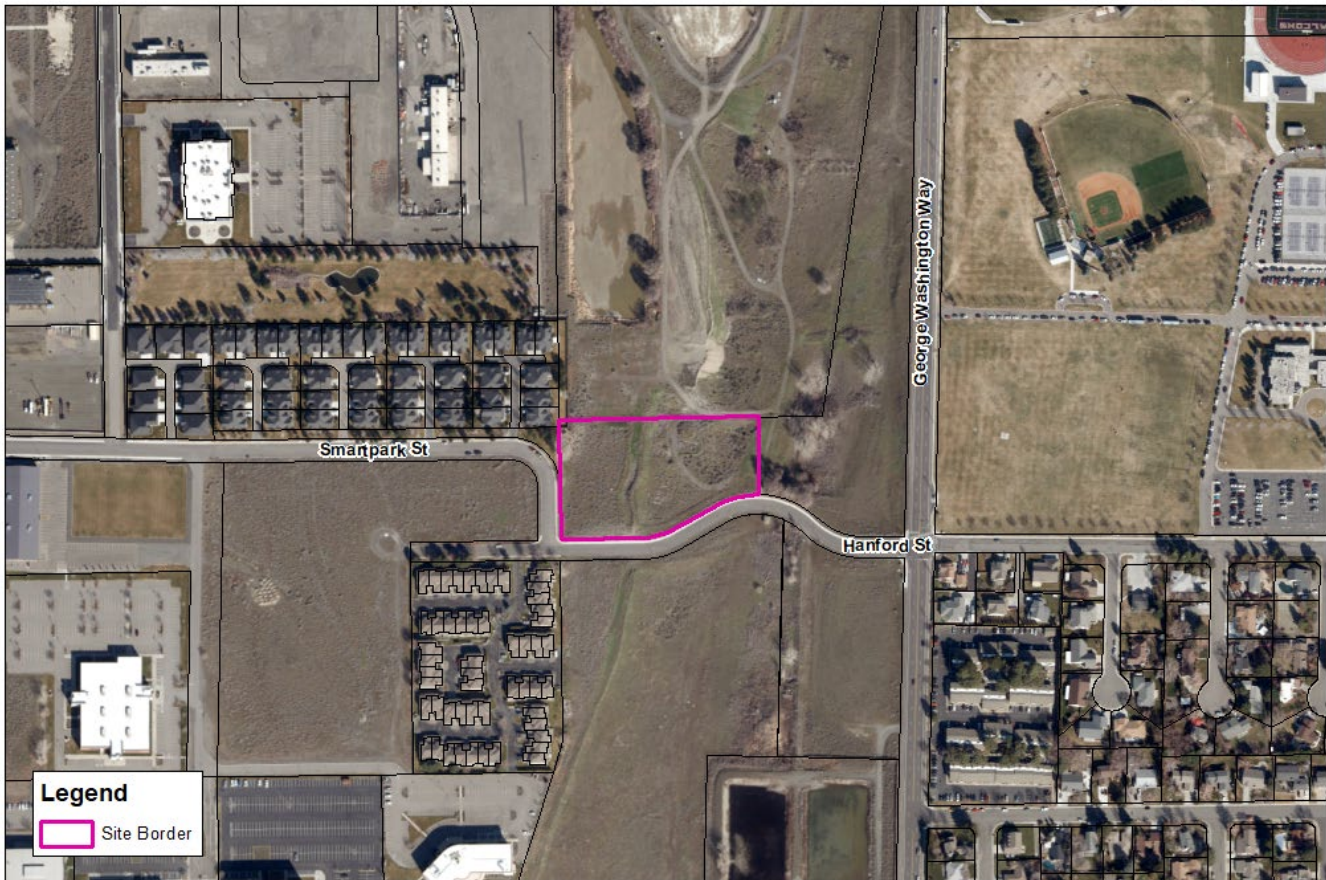
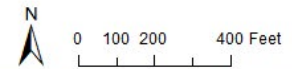


Figure 1 – Vicinity Map

Site Description & Adjacent Land Uses

The subject site consists of one 19.62-acre parcel (Parcel #1-26082000001003), but which is currently being split by short plat subdivision (SP2023-103 2605 George Washington Way). This subdivision has not been recorded. The future lot in question for this amendment is 3.37 acres at the northwest corner of Hanford and Smartpark Streets (highlighted in pink, above). No proposed map change is requested to the other areas of the original 19.62-acre parcel located immediately east. This review will not make any greater efforts to describe, define, or detail this easterly segment of the parcel in what follows.

The subject site slopes down to the east about thirty (30) feet starting approximately where Hanford Street makes its jog north, however, the applicants are only interested in development of the level western third of the property. On the eastern two thirds of the property, the applicant has completed a wetland delineation process and has not requested a change to either land use or zoning for any

of the area identified as a wetland.

Surrounding Zoning and Land Uses:

North: Parks and Public Facilities [PPF], Public Facilities [PBF]
City-owned “water property”

East: Parks and Public Facilities [PPF], Public Facilities [PBF]
WSU-owned open space – some property is designated wetlands

South: Commercial, Limited Business [C-LB], High-Density Residential [HDR]
Undeveloped.

West: Business Research Park [B-RP], Business Research Park [BRP]
Two of the three adjacent B-RP parcels are developed with townhomes.

**Land Use
Map**

Item: 2605 George Washington Way, Short Plat

Applicant: Nicole Stickney

File #: Z2023-101

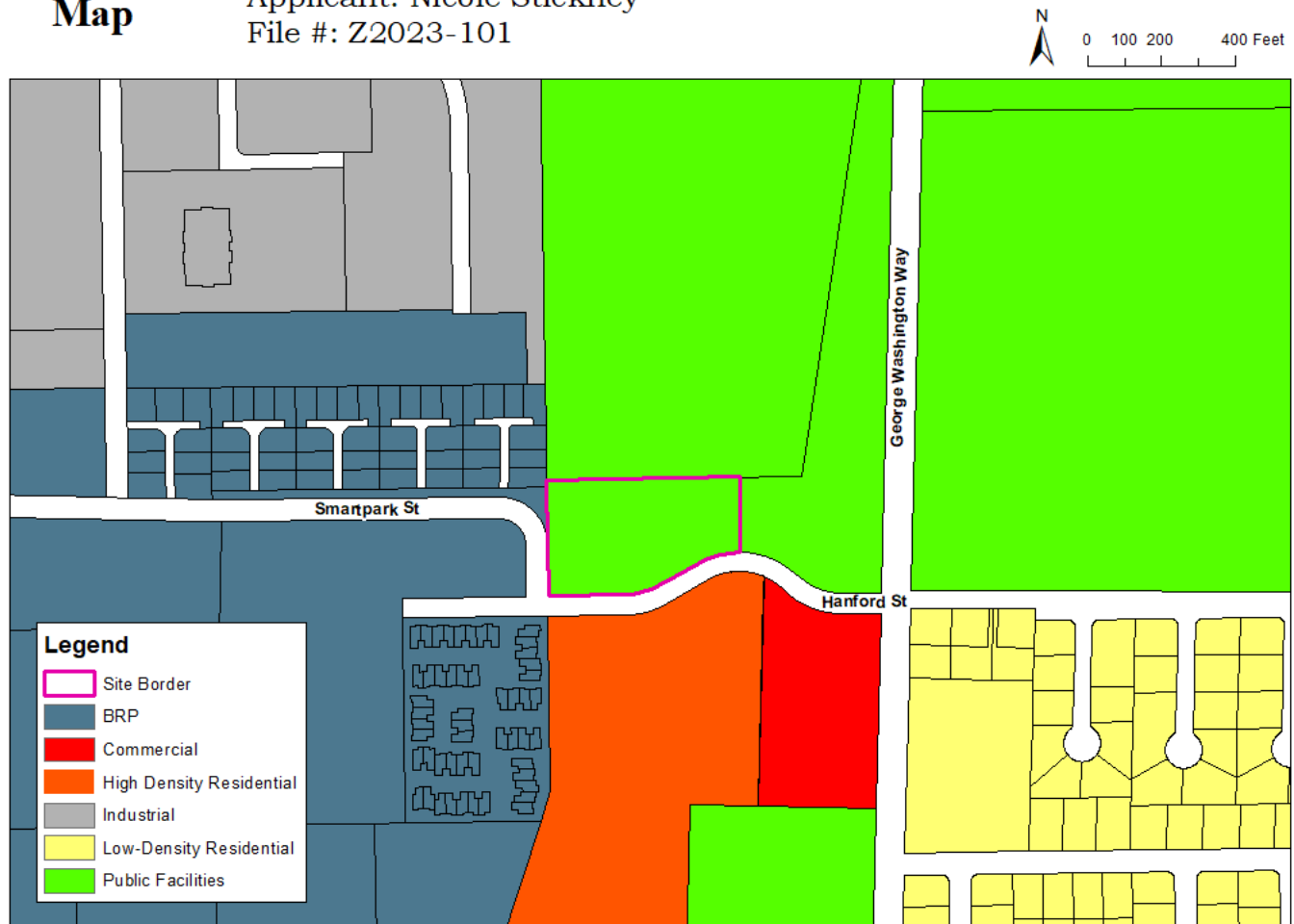


Figure 2 – Comprehensive Plan Land Use Designations

Comprehensive Plan

The site is currently designated as Public Facilities [PBF] under the City’s current Comprehensive Plan, while the request is to designate the site as High-Density Residential [HDR].

The Comprehensive Plan defines High-Density Residential [HDR] lands as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The Comprehensive Plan defines Public Facilities [PBF] lands as follows:

This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

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.

Zoning

The site is currently zoned as Parks & Public Facilities [PPF], while the request is to zone the site as Multiple-family Residential [R-3].

The Richland Municipal Code [RMC] defines Parks & Public Facilities [PPF] districts as follows:

The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

The Richland Municipal Code [RMC] defines Multiple-family Residential [R-3] districts as follows:

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.

Zoning Map

Item: 2605 George Washington Way, Short Plat
 Applicant: Nicole Stickney
 File #: Z2023-101

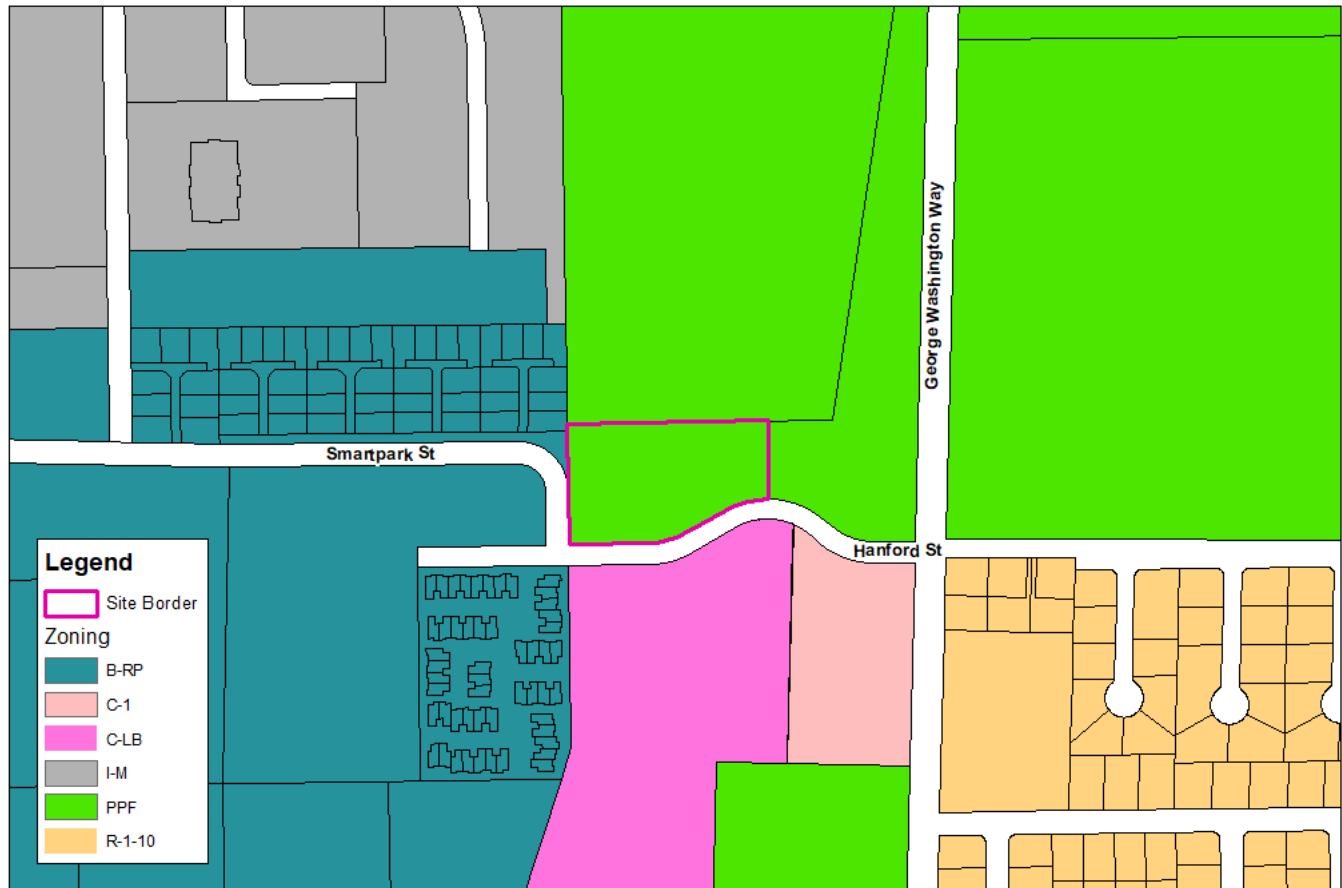
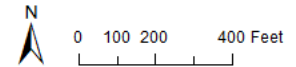


Figure 3 – Zoning Land Use Categories

Utility Availability

There are existing domestic water, sewer, natural gas, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply anticipated development. Water along with hydrants will need to be extended from the west to serve future development.

Transportation & Access

Primary access into the site will come from Hanford Street, classified by the City as a “Minor Collector”. Secondary access will come from a “Minor Collector” connection to Smartpark Street to the west. This area is largely characterized by townhome development to the west and open space or public facility uses in the other cardinal directions. While there are some institutional or research-related nodes of employment to the north and west, there are not many shopping amenities within close proximity. Sidewalks are installed in rights-of-way. Existing Ben Franklin Transit [BFT] bus stops and on-street bicycle lanes are along George Washington Way to the east.

Schools

The subject site falls within the boundaries of the Richland School District, less than a quarter mile from Hanford High School and a half-mile from the main WSU campus. Primary education is not in the immediate vicinity of this proposed development.

Parks

While the majority of land in the nearby vicinity is zoned Parks & Public Facilities [PPF], there most of the land associated with this zoning category is in use either as educational or other public facilities, and not traditional park land. To that end, the most substantial, park-like asset near the subject site is the Columbia River trail some three-quarters of mile to the east.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

The proposed Comprehensive Plan map amendment proposes to expand residential capacity in this area. The R-3 designation is most contextually appropriate land use district designation since the property immediately south is currently zoned Commercial Limited-Business [C-LB], which is a similarly-intense High-Density Residential [HDR] land use category, intended to encourage co-location of commercial with residential. The intensities of R-3 and C-LB should complement each other, and provide additional patrons to C-LB businesses.

Approval Criteria

1. *Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?*

The subject site has remained largely vacant over the preceding decades due to terrain, wetland, shape and other inherent limitations which did not make the lot especially ripe for much commercial development interest. That said, a recent short plat subdivision has calved the least-challenged remaining undeveloped part of the larger parcel away in preparation a Comprehensive Plan amendment and rezone. This parcel has potential to be developed in a way appropriate to its location and the adjacent land uses.

2. *Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?*

The assumptions on which the current Comprehensive Plan is based took into consideration the bulk of surrounding uses within the PBF/PPF designations and while the rest of the original parcel is best left PBF/PPF, this particular parcel has potential for higher and better use than remaining undeveloped open space. Planning Staff currently believes that the highest and best use of the site is for multi-family residential development for previously addressed reasons.

Summary

Approval of the proposed Comprehensive Plan amendment would provide additional areas for residential development with a similar level of intensity of other, nearby uses, and likewise, able to benefit from the advantages of being close to places of active industrial/research development and educational opportunities.

WASHINGTON STATE UNIVERSITY TEXT UPDATE (CPA2023-102 & Z2023-102)

Description of Proposal

Washington State University [WSU] proposes text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, to create a new zoning district to be referred to as University District [UNIV]. Further zoning map amendments would also be required. This is a Citywide initiative, though to only apply to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)).

Vicinity Map

Item: 2710 Crimson Way
Applicant: Washington State University
File #: CPA2023-102

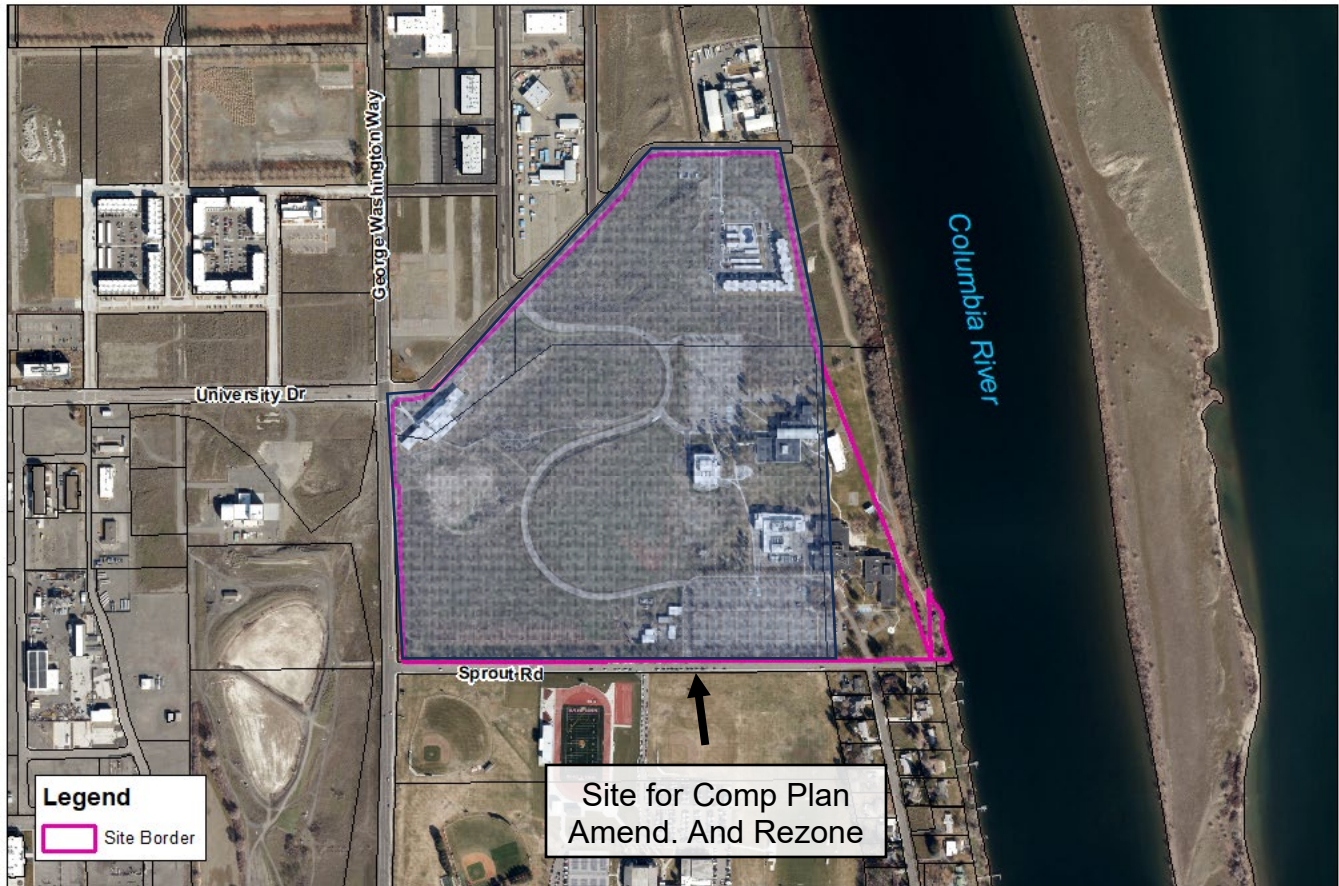
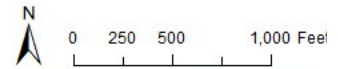


Figure 4 – Vicinity Map

Site Description & Adjacent Land Uses

The site consists of four parcels totaling some 112.79-acres (Parcel #1-23084000002000, 1-23084000003000, 1-23084000004000, and 1-24081000000000), all a part of the larger WSU Tri-Cities campus bounded by George Washington Way to the west and the Columbia River to the east, Sprout Road to the south and University Drive to the north (highlighted in pink, above). The subject site slopes down about thirty (30) feet from northwest to southeast, with a central depression a further fifteen (15) feet roughly centered on the secondary parking field to the north of the main campus buildings.

Surrounding Zoning and Land Uses:

North: Business Research Park [B-RP], Business Research Park [BRP]

Consists of a half-dozen science and research facilities with some undeveloped lots.

East: Parks and Public Facilities [PPF], Developed Open Space [DOS]

Parcels owned either by the City or Port of Benton and apart of Columbia River trail.

South: Parks & Public Facilities [PPF], Public Facilities [PBF]

Single-Family Residential [R-1-12], Low-Density Residential [LDR]

Mostly adjacent to the Hanford High School campus, with a row of riverfront residential

West: Parks & Public Facilities [PPF], Public Facilities [PBF]

Area immediately across George Washington is open space and undeveloped.

Land Use Map

Item: 2710 Crimson Way

Applicant: Washington State University

File #: CPA2023-102

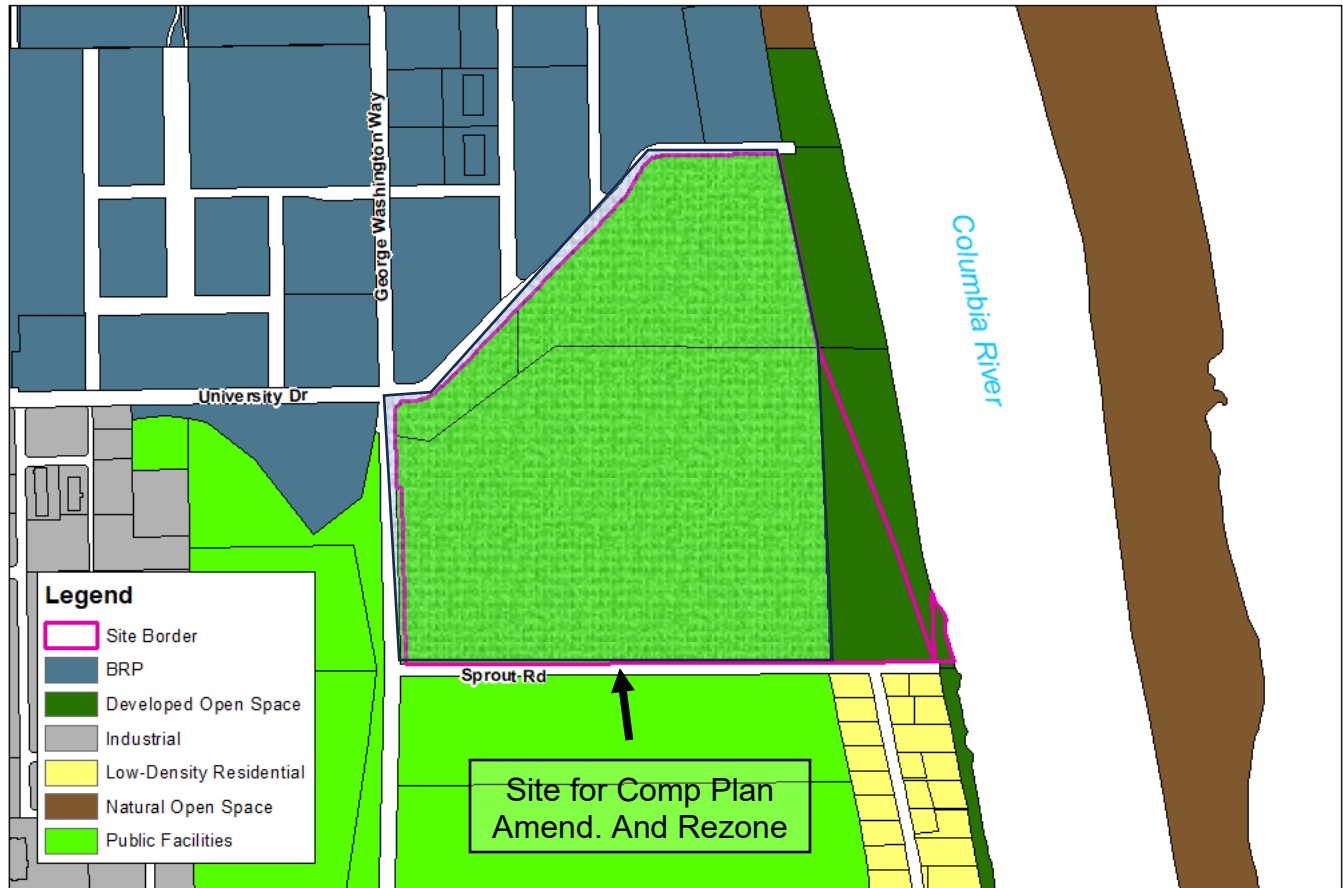
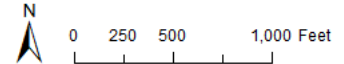


Figure 5 – Comprehensive Plan Land Use Designations

Comprehensive Plan

The site is currently designated as Public Facilities [PBF] and Developed Open Space [DOS] under the City's current Comprehensive Plan.

The Comprehensive Plan defines Public Facilities [PBF] lands as follows:

This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

The Comprehensive Plan defines Developed Open Space [DOS] lands as follows:

This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

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.

Zoning

The site is currently zoned Parks & Public Facilities [PPF], with the accompanying proposed rezone to change the entire area to University District [UNIV].

Zoning Map

Item: 2710 Crimson Way
Applicant: Washington State University
File #: CPA2023-102

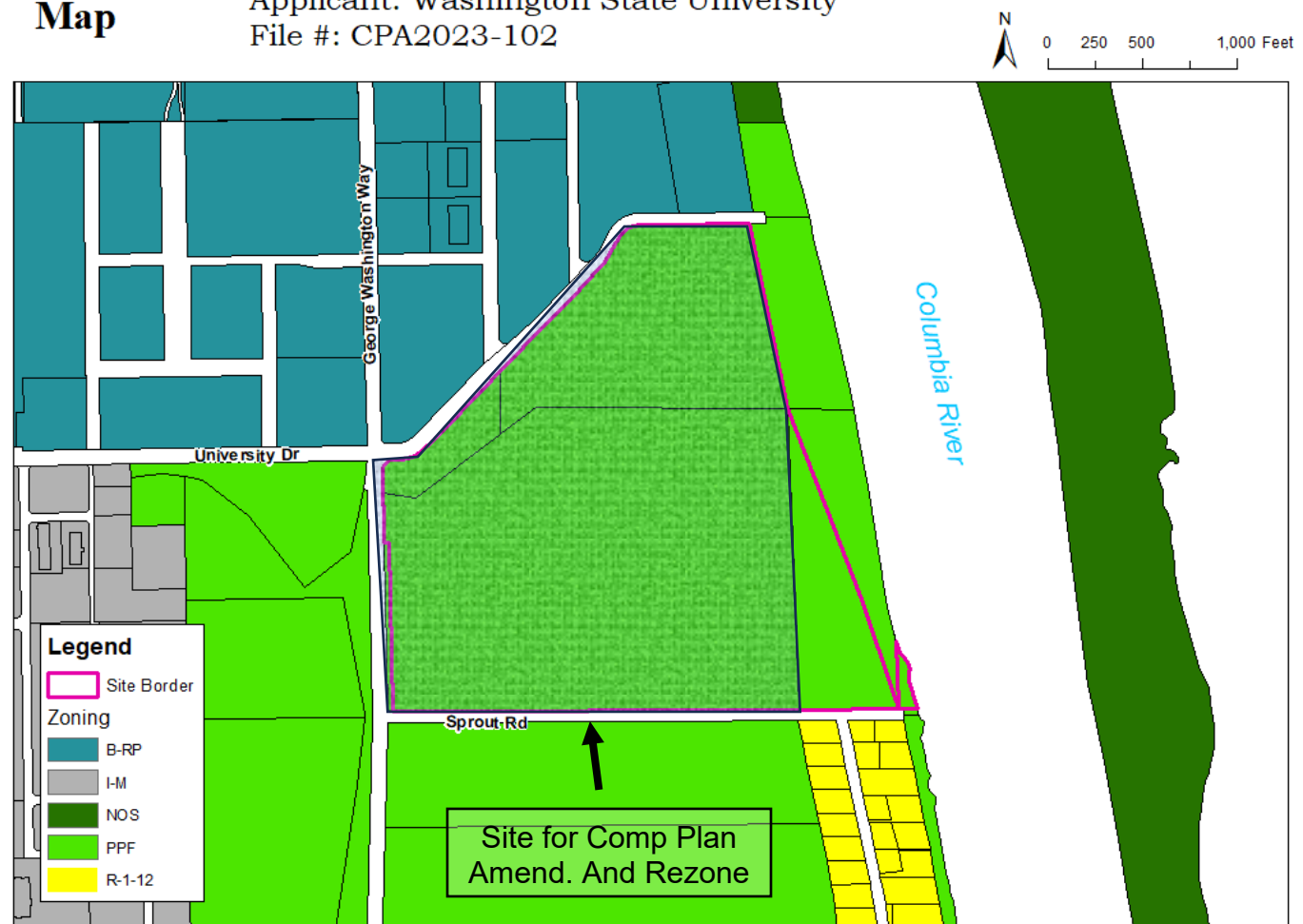


Figure 6 – Zoning Land Use Categories

Utility Availability

There are existing domestic water, hydrants, sewer, natural gas, fiber, and electrical power line connections in place, available within existing rights-of-way or otherwise on property near the site with adequate capacity to supply anticipated development.

Transportation & Access

Primary access into the site will come from University Drive and Sprout Road, classified by the City as Private and Local Roads, respectively. This area is largely characterized by large, campus-style business, research, or educational developments. At present there are not many shopping amenities or residential availabilities within close proximity. Sidewalks are installed in rights-of-way. Existing Ben Franklin Transit [BFT] bus stops and on-street bicycle lanes are along George Washington Way to the west.

Parks

While the majority of land in the nearby vicinity is zoned Parks & Public Facilities [PPF], there most of the land associated with this zoning category is in use either as educational or other public facilities, and not traditional park land. To that end, the most substantial, park-like asset near the subject site is the Columbia River trail to the east.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

As the WSU Tri-Cities campus has expanded and plans for the future of the campus have become more ambitious, transitioning from a commuter campus to one that will feature more traditional campus-like amenities alongside the academic halls and dormitories, the existing Comprehensive Plan and Municipal Code language has proven to be a barrier to those development patterns. This new district will give WSU the latitude to create a campus with the density and variety of uses not only familiar, but attractive, to future faculty and students.

Approval Criteria

1. *Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?*

The scope and aims of WSU development of the Tri-Cities campus have matured in recent years and the current Public Facilities [PBF] and Developed Open Space [DOS] land use, and, Parks & Public Facilities [PPF] zoning designations are both inadequate and too restrictive to allow the mix of uses to develop on the property to establish a more traditional campus environment.

2. *Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?*

The assumptions on which the current Comprehensive Plan is based took into consideration the bulk of surrounding uses within the PBF/DOS/PPF designations and previous experience with primary and secondary education institutions typical to PBF/DOS/PPF as sufficient to accomplish the aims of having a commuter-style post-secondary education campus. However, these assumptions are increasingly at odds with the development of a campus with on-site residents best suited by on-site amenities. Planning Staff currently believe that the highest and best use of the site is for a more traditional campus-style development for previously addressed reasons.

Summary

Approval of the proposed Comprehensive Plan amendment would provide additional areas for residential development with a similar level of intensity of other, nearby uses, and likewise, able to benefit from the advantages of being close to places of active industrial/research development and educational opportunities.

MD&D INVESTMENT, LLC MAP UPDATE (CPA2023-103)

Description of Proposal

MD&D Investment, LLC is proposing to change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of five (5) parcels to reapportion the existing land use designations Medium-Density Residential [MDR], Civic [CIVIC], and Commercial [COM]. This proposal is intended to contemporize land use designations in the area based on recent boundary line adjustments and the topographical challenges associated with the extension of Gage Blvd.

Vicinity Map

Item: Peach Tree Estates Comp Plan Amendment

Applicant: Alex Rietman

File #: CPA2023-103

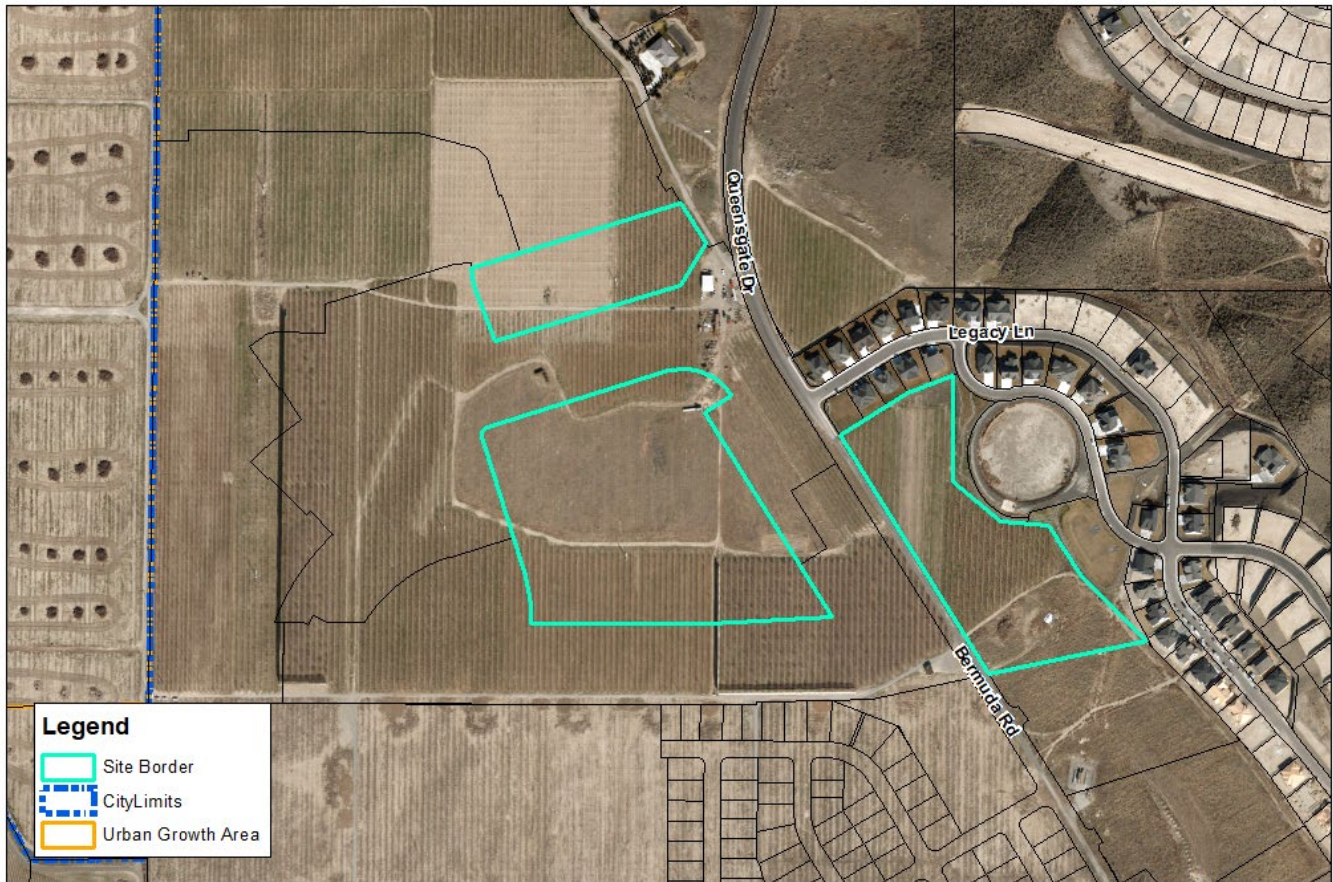
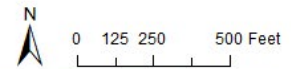


Figure 7 – Vicinity Map

Site Description & Adjacent Land Uses

The site is approximately 119 acres in size and is located along the west side of Bermuda Road and Queensgate Drive within parcels 1-34982010595007, 1-34982010595006, 1-34982010595005, 1-34982000005007, and 1-34982000008000 (highlighted in turquoise, above).

Surrounding Zoning and Land Uses:

North: Single-Family Residential [R-1-10], Low-Density Residential [LDR]
Mostly undeveloped, steep, hillside.

East: Agriculture [AG] and Single-Family Residential [R-1-10]
Low-Density Residential [LDR], Medium-Density Residential [MDR], and Commercial [COM]
Parcels largely undeveloped with the exception of a small selection of single-family homes.

South: Medium-Density Residential [R-2], Medium-Density Residential [MDR]
Area under development as a single-family residential.

West: Benton County, Rural Remote, REVAL 5 Farm [RL-5]
Farming interest on the south side of Badger Mountain

**BMS
Land Use
Map**

Item: Peach Tree Estates Comp Plan Amendment
Applicant: Alex Rietman
File #: CPA2023-103

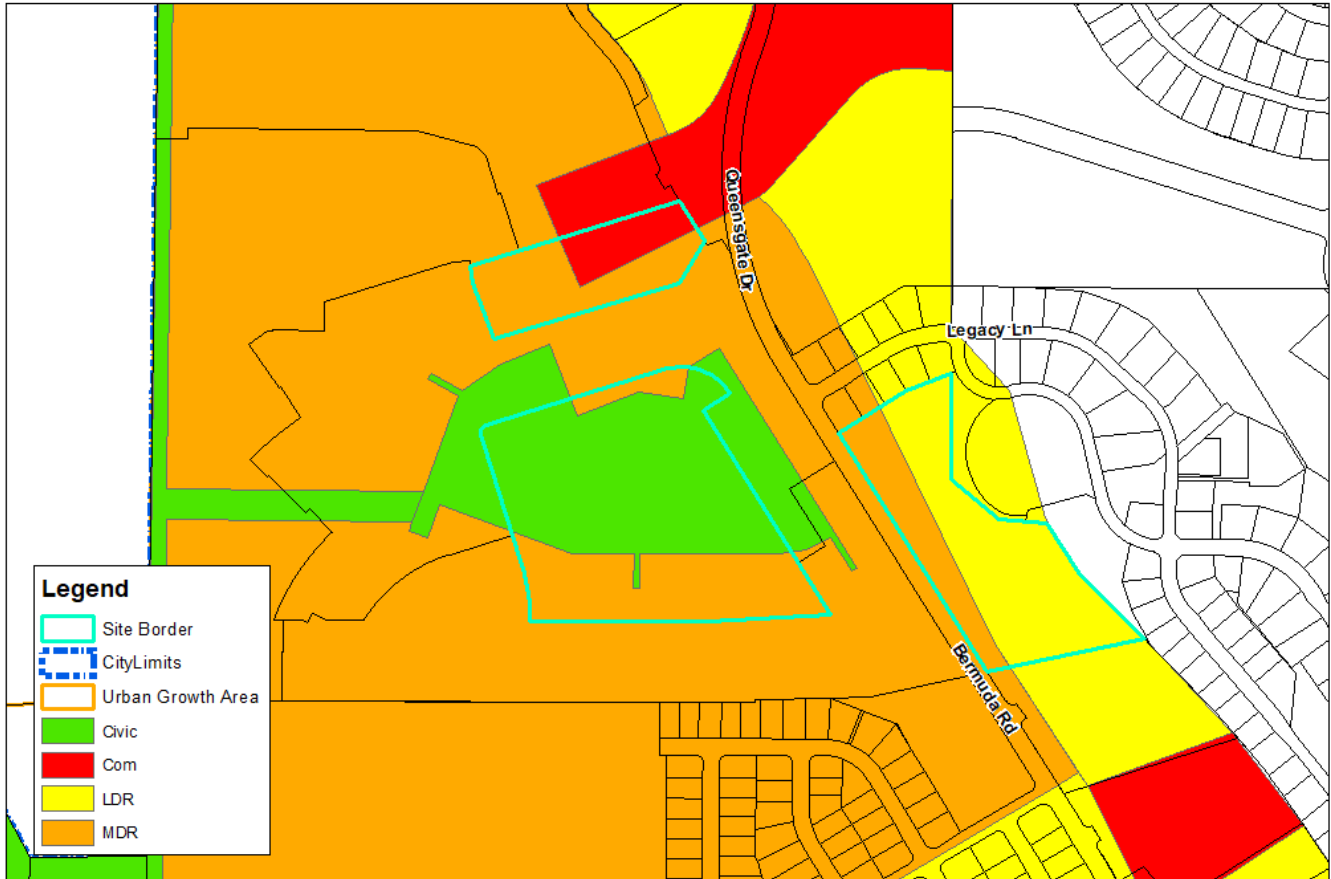
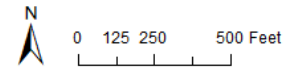


Figure 8 – Badger Mountain Subarea Land Use Designations

Comprehensive Plan

The site is currently designated as Commercial [COM], Medium-Density Residential [MDR], and Civic [CIVIC] under the City's current Badger Mountain Subarea Plan.

The Badger Mountain South Subarea Plan Medium-Density Residential land use category is described as follows:

The Badger Mountain Medium-Density Residential (BMMDR) classification supports the idea that housing choice and homeownership should come in a mix of price ranges within the new neighborhoods of the Subarea.

Within Badger Mountain South, this land use designation is primarily comprised of traditional, urban-sized, single-family lots that average 5,000 square feet. However, it can also accommodate other types of dwellings including mansion apartments, cottages, condominiums, cooperatives and co-housing. Design and site standards that foster a sense of place will be applied to these Badger Mountain South properties. Medium-density designated land areas within Badger Mountain South may also include up to three elementary schools and one middle school location, sited to provide a walkable-orientation for neighborhood children.

The Badger Mountain South Subarea Plan Commercial land use category is described as follows:

The Commercial (C) designation would allow retail business and service uses that provide products and services. It is found in future commercial nodes in areas outside of Badger Mountain South. The Commercial designation may include areas that provide limited retail business for the convenience of nearby neighborhoods or areas that provide a wider array of business and service uses.

The Badger Mountain South Subarea Plan Civic land use category is described as follows:

Badger Mountain Civic Uses are uses and places that play an important component to community placemaking. They help to identify a neighborhood or area and give it a distinct and recognizable identity. Neighborhoods and communities are often identified by the school attended by neighborhood children or by the park or other community facility within the neighborhood. In this Plan, civic uses and spaces include schools, neighborhood and community parks, green spaces, trails, community facilities or buildings including churches, post office or public service buildings, plazas and playgrounds. Not all civic spaces are places that are owned and maintained by the city but they are places that people know, gather and relate to because some activity within the space appeals to and functions with some or all within the community. Within the Badger Mountain South properties, approximately 30 percent of the land area is identified as Civic Uses.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

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.

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.

Zoning

Until recently, the entire site was zoned Agriculture [AG], although a recent rezone request (Z2022-106), subdivision (S2022-105), and boundary line adjustment (BLA2022-110) has contemporized land holdings and aims of the Richland School District, which has plans for the Civic parcel in the interior of the lot for a future school site and the surrounding development interest. The rezone only targeted the most southerly parcel for a change from AG to Medium-Density Residential [R-2S], though this only effectuated the BMS the Medium-Density Residential already designated by the Subarea Plan. Further rezones will follow this amendment.

The Richland Municipal Code [RMC] defines Agricultural [AG] districts as follows:

The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

Zoning Map

Item: Peach Tree Estates Comp Plan Amendment
 Applicant: Alex Rietman
 File #: CPA2023-103

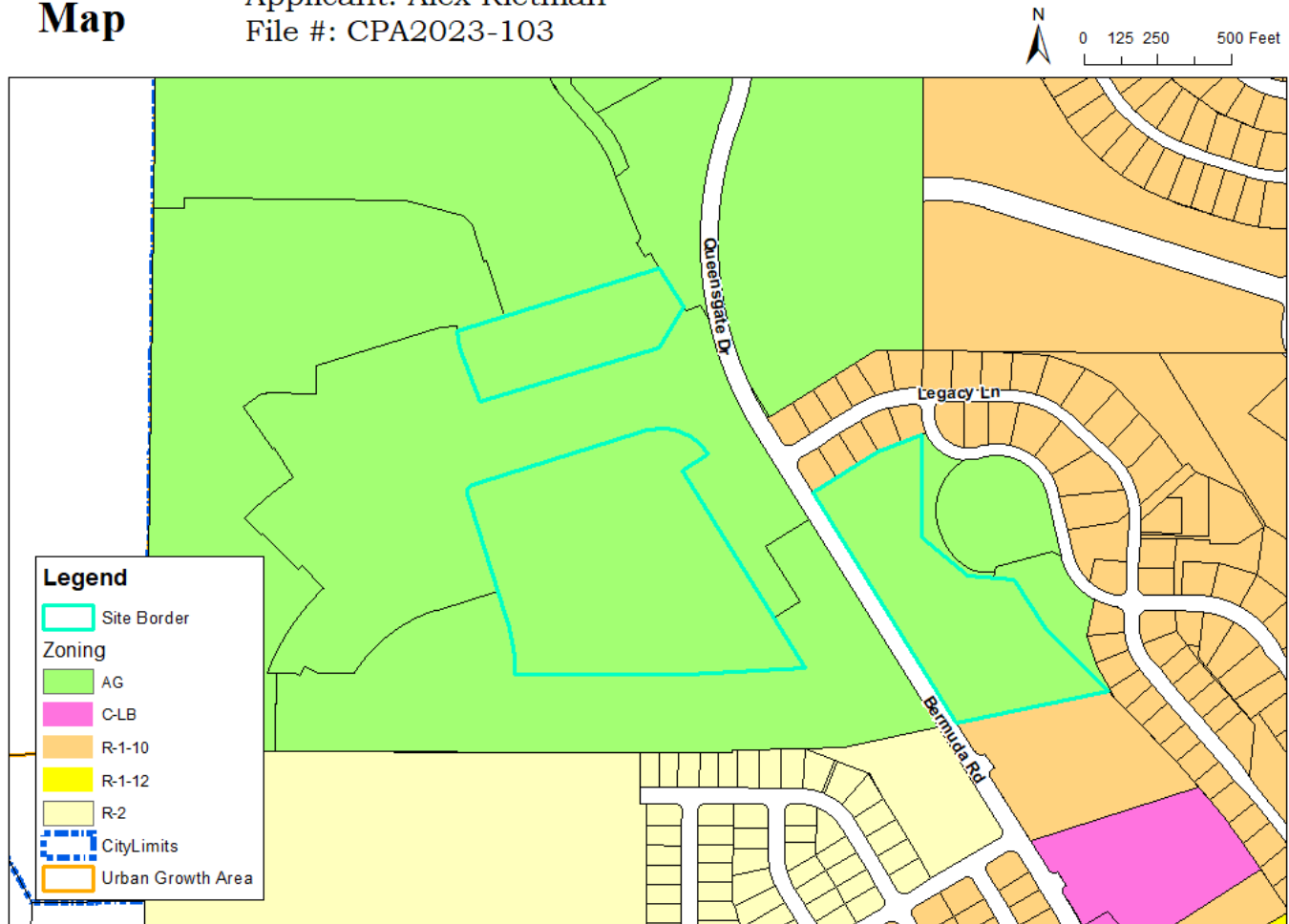


Figure 9 – Zoning Land Use Categories

Utility Availability

There are existing domestic water, sewer, natural gas, fiber, and electrical power line connections in place, available within existing rights-of-way or otherwise on property near the site with adequate capacity to supply anticipated development. Currently, there are no hydrants immediately adjacent to the proposed site. One hydrant is at the southeast corner of Bermuda Road and Legacy Lane. Future development will be conditioned on the installation of a number of fire safety assets.

Transportation & Access

Primary access into the site will come from Bermuda Road and Queensgate Drive, classified by the City as “Major Collector”s. This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity. That said, the City does have a pocket of anticipated neighborhood commercial some 800-feet to the north on Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial. Sidewalks will be installed on local roads and along Bermuda Road. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area. There are no nearby, current (nor proposed) Ben Franklin Transit bus routes.

Schools

The plat falls within the boundaries of the Richland School District. The school district anticipates the

siting of a future elementary school in this area. Recent land actions have contemporized the District's land holdings in preparation for future phases of this development. Secondary education is not in the immediate vicinity of this proposed development.

Parks

Other than a future private park within the Siena Hills development, immediately south, there are no parks planned (or in place) immediately adjacent to this proposed development. Crested Hills Park is one-half mile due east and the Badger Mountain Centennial Preserve is 0.7-miles to the northwest. Of these, the latter is a more significant asset to future residents, but as of yet, there are no formal connections to the Preserve from areas southeast, though at least two separate connections are proposed.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

The requested Comprehensive Plan amendment of the land use district boundaries Commercial [COM], Medium-Density Residential [MDR], and Civic [CIVIC], which are already present within the subject parcels seeks to contemporize City maps with recent changes, including boundary line adjustments, subdivision, public works' designs for the extension of future Gage Blvd., and one rezone to-date. The requested amendment does not attempt to change the underlying functionality of the area originally envisioned with the Subarea Plan, but merely to modify boundaries. No significant displacement of one land use category is requested in in favor (or to the detriment) of any other.

Approval Criteria

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The site has been subject to boundary line adjustments, subdivisions, rezones, and plans for road connections have also been modified.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The Comprehensive Plans original assumptions are correct, but the specific bounds of the land use designations need to be updated based on recent changes.

Summary

Approval of the proposed Comprehensive Plan amendment would provide additional areas for much needed residential development within the City, along with providing for additional commercial and school development areas.

Washington State Dept. of Natural Resources (CPA2023-104 & Z2023-103)

Description of Proposal

Washington State Department of Natural Resources [DNR] is requesting a Comprehensive Plan Map amendment to reclassify an area of land from Public Facilities [PBF] to Medium-Density Residential [MDR] after recent assessments by the Richland School District reduced the size of the parcel required for their future use. DNR is also proposing to rezone the additional land area to Medium Density Residential [R-2].

**Vicinity
Map**

Item: 3580 Kennedy Rd Comp Plan Amendment
Applicant: Tina Hochwender, DNR
File #: Z2023-103

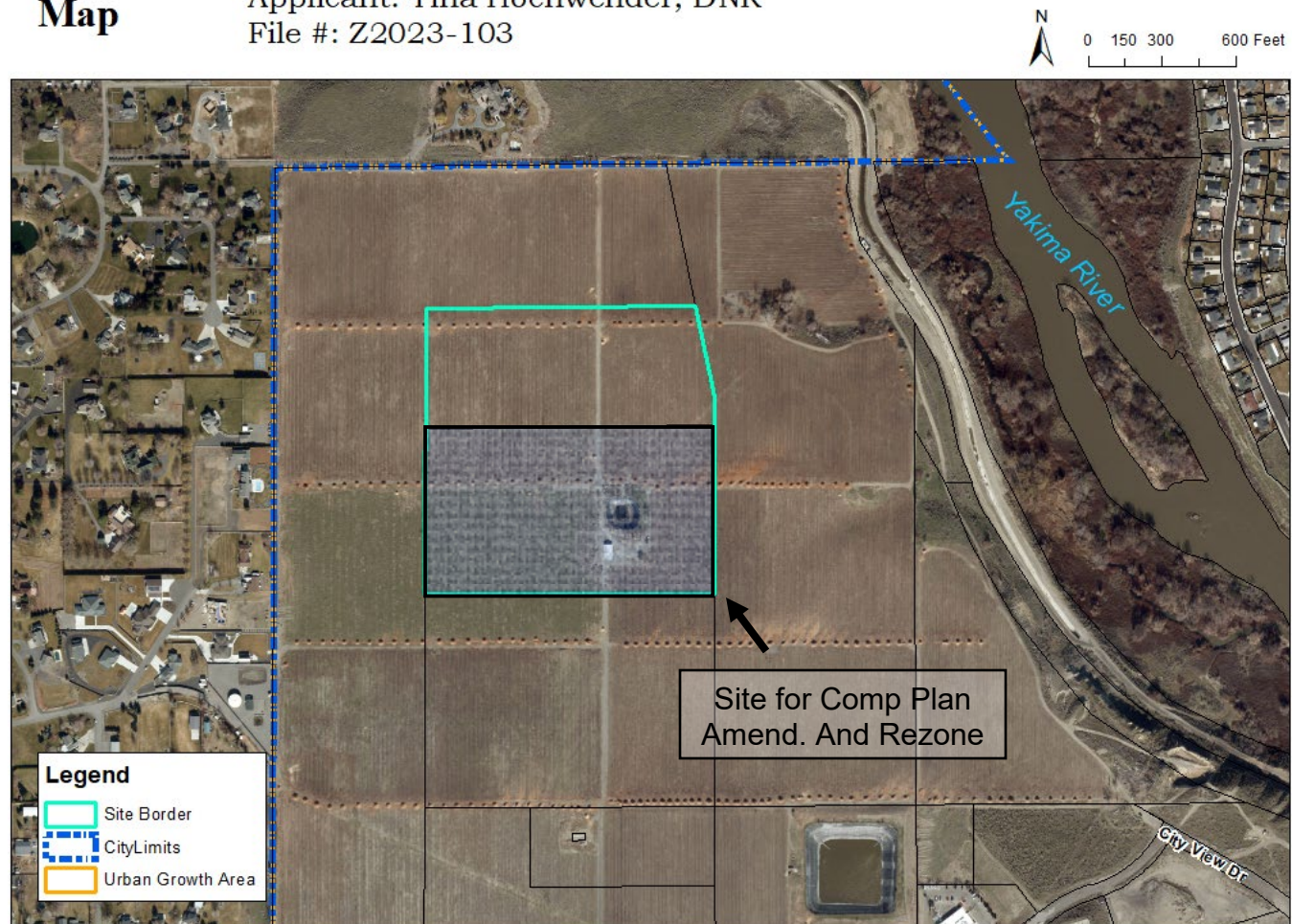


Figure 10 – Vicinity Map

Site Description & Adjacent Land Uses

The site is approximately 16 acres in size and is located within the area north of the Duportail commercial corridor, commonly referred to as “The Richland 16”. The subject site is former orchard, sloping gently some thirty (30) feet running southwest to northeast. It is just one part of a future 300+ acre development area which is currently vacant. Area of interest is highlighted in turquoise, above.

Surrounding Zoning and Land Uses:

- North:** Medium-Density Residential [R-2], Medium-Density Residential [MDR]
Former orchard, currently vacant, awaiting development.
- East:** Low-Density Residential [R-1-10], Low-Density Residential [LDR]
Former orchard, currently vacant, awaiting development.
- South:** Parks & Public Facilities [PPF], Public Facilities [PBF]

Former orchard, currently vacant, awaiting development.
West: Low-Density Residential [R-1-10], Low-Density Residential [LDR]
 Former orchard, currently vacant, awaiting development.

Land Use Map

Item: 3580 Kennedy Rd Comp Plan Amendment
 Applicant: Tina Hochwender, DNR
 File #: Z2023-103

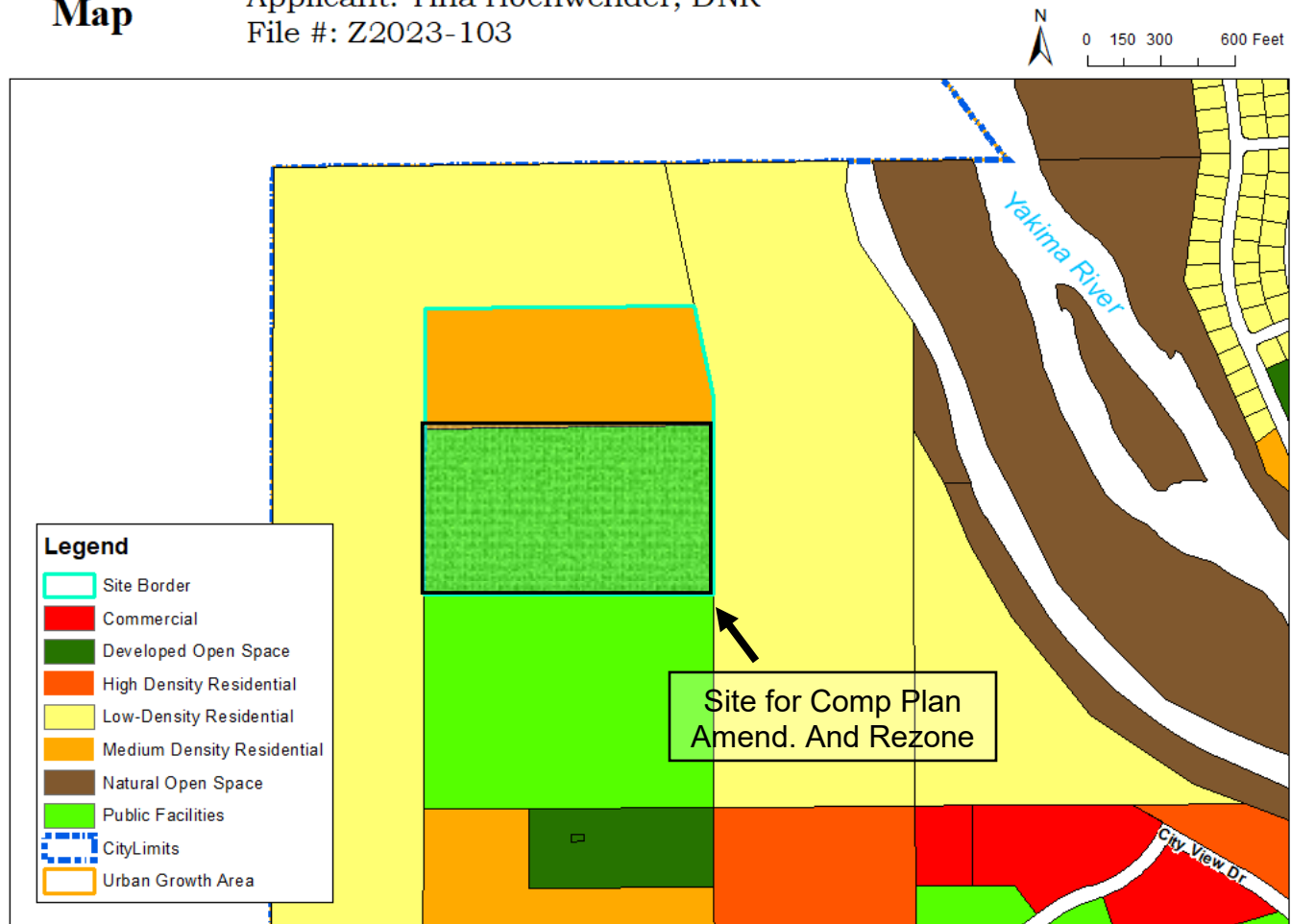


Figure 11 – Comprehensive Plan Land Use Designations

Comprehensive Plan

Washington State Department of Natural Resources [DNR] is requesting a Comprehensive Plan Map amendment for approximately 16 acres (a portion of parcel 1-16982000001006) of land from Public Facilities [PBF] to Medium-Density Residential [MDR].

The Comprehensive Plan defines Public Facilities [PBF] lands as follows:

This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

The Comprehensive Plan defines Medium-Density Residential [MDR] lands as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

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.

Zoning Map

Item: 3580 Kennedy Rd Comp Plan Amendment
Applicant: Tina Hochwender, DNR
File #: Z2023-103

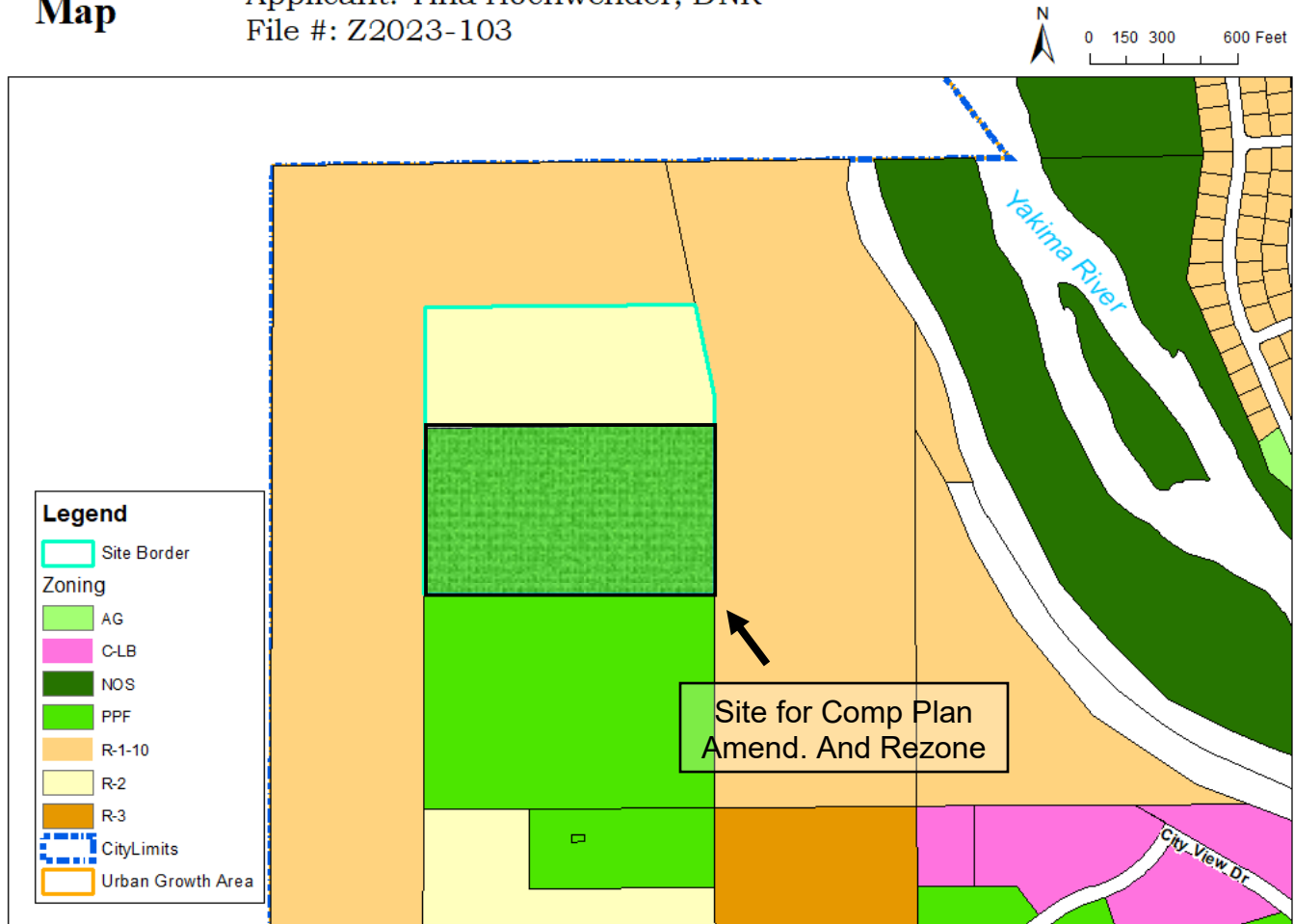


Figure 12 – Zoning Land Use Categories

Zoning

Along with the Comprehensive Plan Map amendment, the applicant proposes to rezone the subject site from Parks & Public Facilities [PPF] to Medium-Density Residential [R-2].

The Richland Municipal Code [RMC] defines Parks & Public Facilities [PPF] districts as follows:

The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

The Richland Municipal Code [RMC] defines Medium-Density Residential [R-2] districts as follows:

The medium-density residential (R-2) is a residential zone classification permitting a higher

density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

Utility Availability

There are no existing domestic water, hydrants, sewer, natural gas, fiber, and electrical power line connections in place, nor are they immediately available within existing rights-of-way or otherwise on property near the site with adequate capacity to supply anticipated development. However, as the larger 375+ acre site develops, utilities will be brought to the site in capacities as determined by City Public Works Staff.

Transportation & Access

Primary access into the site will come through the Queensgate Drive corridor, classified by the City as a “Major Collector”. This future area will largely be characterized by single-family housing in the north, though increasing in density and intensity through higher density residential and commercial uses going south. There will be significant nodes of employment and shopping amenities via suburban scale commercial development within close proximity. Sidewalks will be installed along future roadways. On-street bicycle lanes will likely be designated by the City as well. There are no nearby, current (nor proposed) Ben Franklin Transit [BFT] bus routes, though that is ripe for change, particularly since BFT already operates service east-west along the Duportail commercial area.

Schools

The subject site falls within the boundaries of the Richland School District, though fairly detached from school district service. The closest primary education is not in the immediate vicinity of this proposed development.

Parks

As part of the larger buildout of the 300+ acre area, a future park area is reserved via the current designation of Developed Open Space [DOS] and Parks & Public Facilities [PPF] some fifth of a mile directly south of the subject site.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

As the Richland School District assessed their current needs, they determined that there was a surplus in the amount of land required at this given site. DNR requests Medium-Density Residential [MDR], which is already assigned to the area immediately north, and contextually would be the best, most natural option for a land use reclassification. Furthermore, MDR and R-2 would be better suited to capture more of the inherent public (market) interest in living close to a potential educational amenity than another, less-intense, residential land use designation such as LDR and R-1-10, which are also nearby.

Approval Criteria

1. Have circumstances related to the proposed amendment and/or the area in which it is located

substantially changed since the adoption of the Comprehensive Plan?

The Richland School District no longer requires the amount of PPF/PBF land originally set aside (out of the larger 300+ acre project) and as such, the ownership would prefer to reorient the land to another, contextual, land use and zoning designation.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

Yes. See response to Criteria 1.

Summary

Approval of the proposed Comprehensive Plan amendment would allow owners to reclassify land to another, sympathetic use in light of recent reassessment by the Richland School District regarding the subject property.

City of Richland Public Works Department (CPA2023-105)

Description of Proposal

The City of Richland Public Works Department requests Comprehensive Plan text amendments to the Transportation Element of the City's Comprehensive Plan so as to reflect routine and anticipated changes which have been made over the past 6 years and in anticipation of future needs. Changes include, but are not limited to: street functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrence requirements.

Comprehensive Plan

Public Works Staff request to make Comprehensive Plan text changes to pages 40, 44, 45, 46, 49, 50, 51, and Figures [Maps] T-1, T-2, and T-12. [See Figures 13, 14, and 15 for updated maps.] Text changes range from alterations in diction and syntax, the updating of titles and headings, to the textual establishment of certain prospective projects anticipated by Public Works in the coming years. For a full list of changes, reference Exhibit 8.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Transportation Element Goal 1: Provide an efficient and multi-modal transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.

Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.

Policy 5: Plan and implement transportation system improvements that meet the needs of all areas and residents.

Policy 7: Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.

Transportation Element Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.

Policy 1: Implement appropriate access control for arterial collectors and arterial streets.

Transportation Element Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

Policy 1: Support increased use of transit, bicycling, and pedestrian travel.

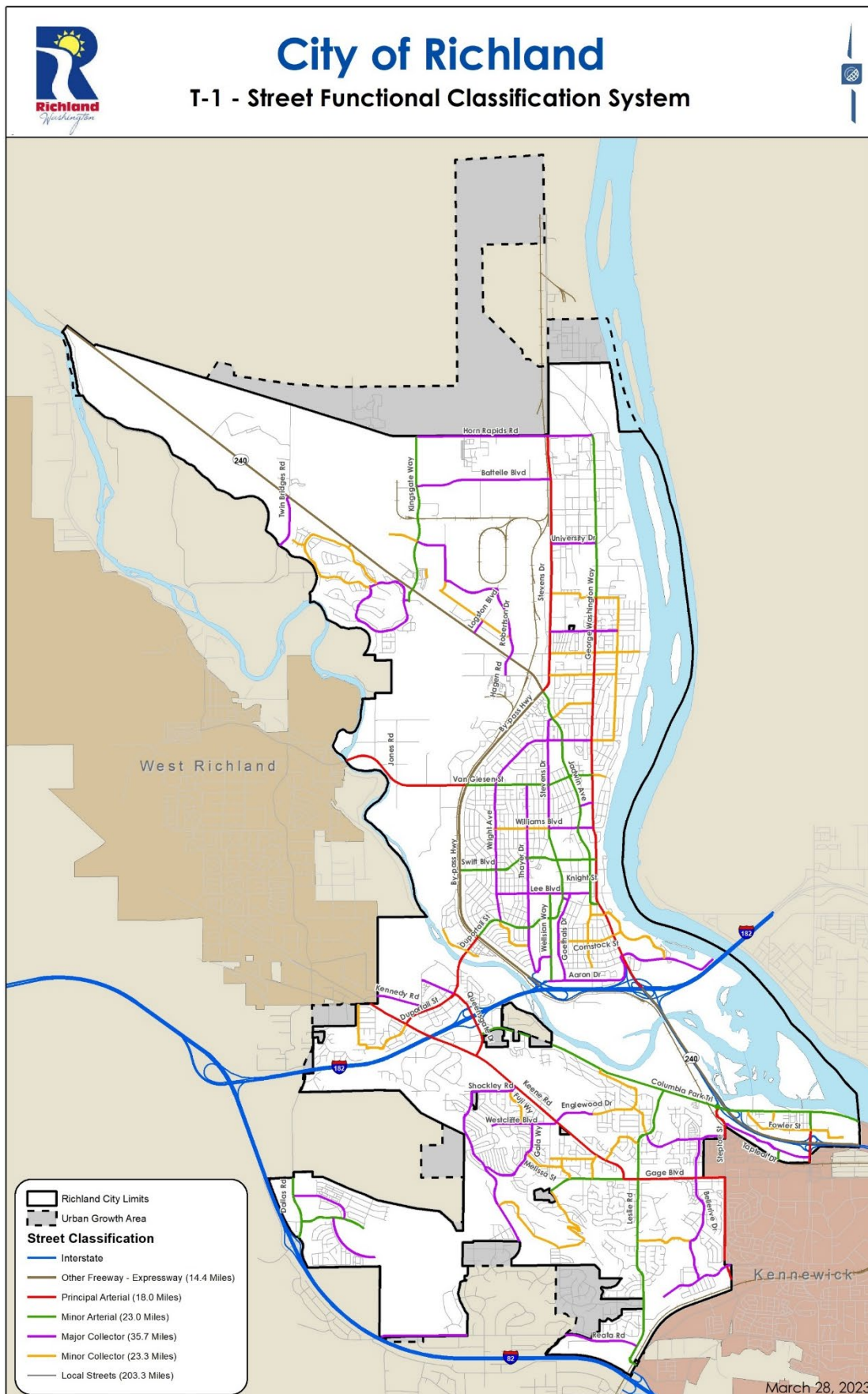


Figure 13 – Updated Street Functional Classification System Map

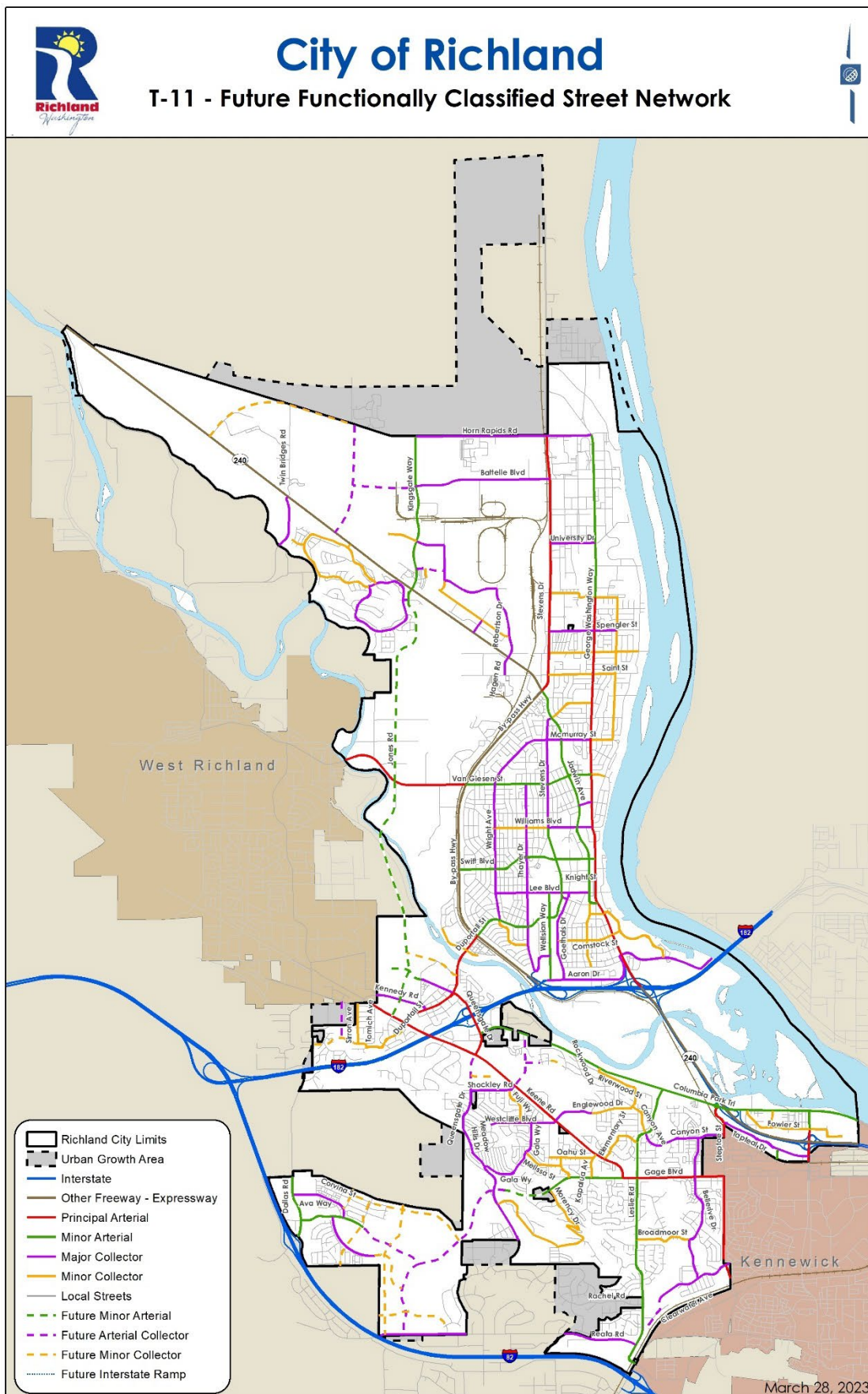


Figure 14 – Updated Future Functionally Classified Street Network Map



Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

The requested changes made by Public Works are a proactive update based on recent project additions, basic text changes to headings, titles, and given wording in the previous version of the Comprehensive Plan, and other updates to fees, as one example. These changes do not seek to modify the underlying Goals or Policies of the document. Changes requested are in line with the inherited Goals and Policies of the Comprehensive Plan.

Approval Criteria

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The changes requested by Public Works are responding to development and the dynamic environment of the City's transportation infrastructure over time. Furthermore, as projects are completed, new projects are anticipated, which is also a significant part of the requested updates.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

Public Works has not requested changes to either Goals or Policies included in the Comprehensive Plan, so those remain valid. Additional information, and new information, informs the requested changes.

Summary

Approval of the proposed Comprehensive Plan amendment would allow Public Works to update information within the document, and ensure its concurrency with future plans and ongoing projects and budgeting.

City of Richland Economic Development (CPA2023-106 & Z2023-105)

Description of Proposal

AHBL, on behalf of the City of Richland Economic Development Division, is proposing the establishment of the Commercial Land Use Designation on approximately 4.3 acres located at 24 Lawless Drive, with an anticipated zoning designation of Retail Business [C-2]. This property was formerly associated with WSDOT right-of-way but has since been made available for higher use.

Vicinity Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105

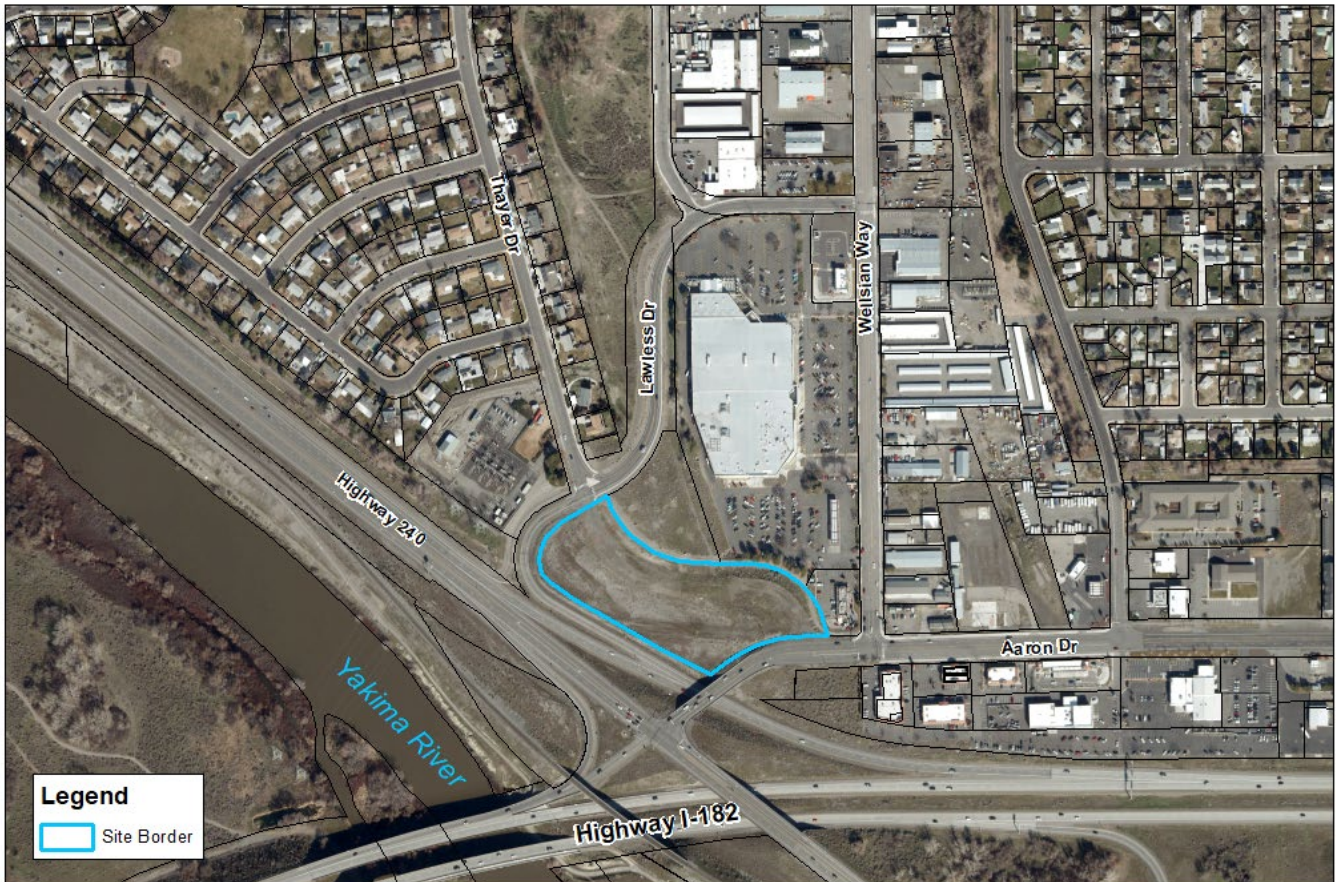
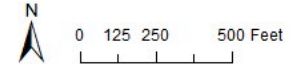


Figure 16 – Vicinity Map

Site Description & Adjacent Land Uses

The site is approximately 4.3 acres in size and is located within the area northwest of Aaron Drive, south of Lawless Drive, and northeast of Bypass Highway 240. The subject site is former right-of-way, sloping swiftly thirty-five (35) feet running northwest to southeast (highlighted in turquoise, above).

Surrounding Zoning and Land Uses:

North: Retail business [C-2], Commercial [COM]

Currently vacant, awaiting development.

East: General Business [C-3], Commercial [COM]

McDonalds Drive-Thru, Fred Meyer-anchored, multi-tenant strip mall.

South: No designations

Bypass Highway 240 right-of-way corridor.

West: Parks & Public Facilities [PPF], Developed Open Space [DOS]

Medium Density Residential [R-2], Public Facilities [PBF]
Electric substation.

Land Use Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105

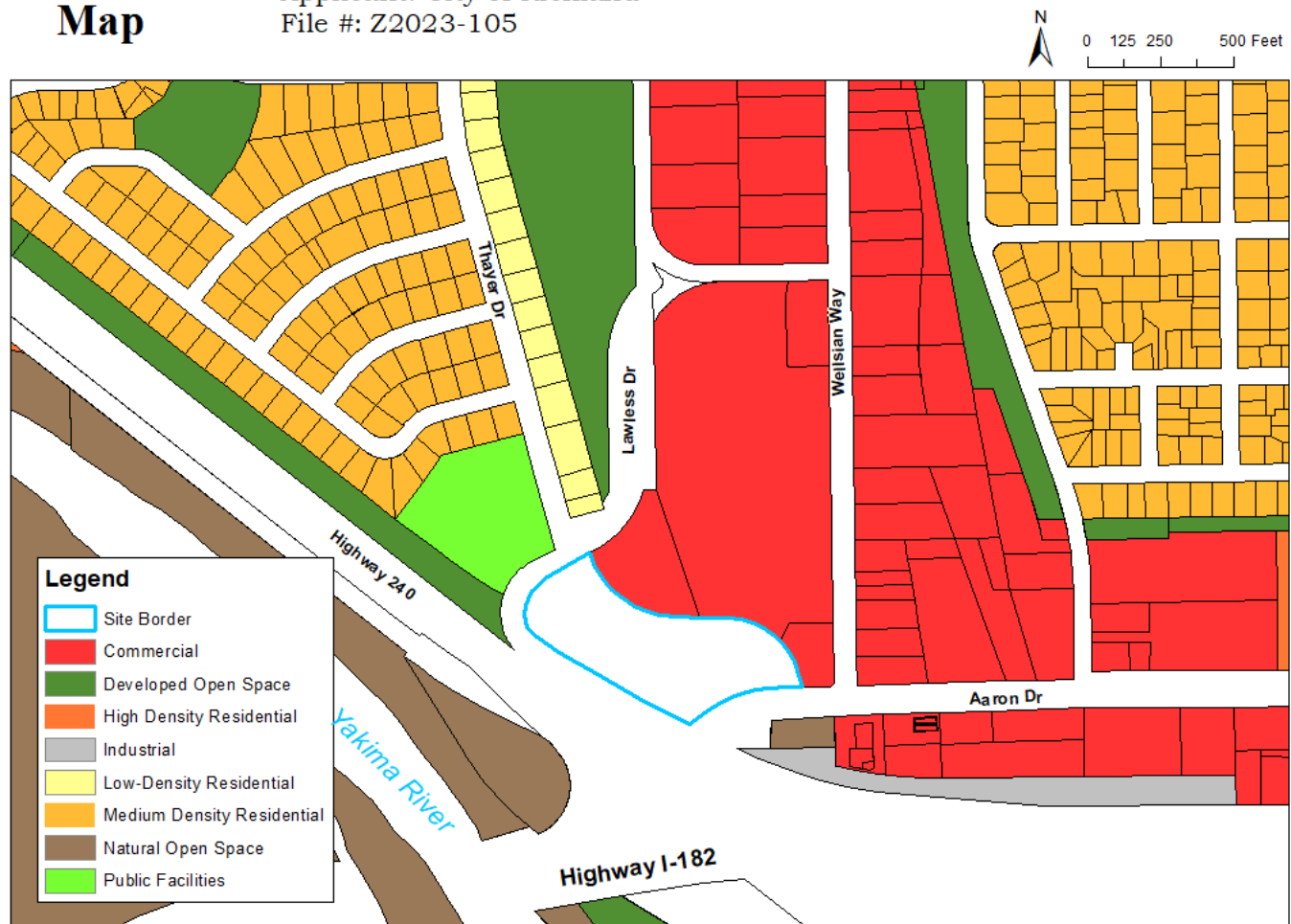


Figure 17 – Comprehensive Plan Land Use Designations

Comprehensive Plan

City of Richland Economic Development Division is requesting a Comprehensive Plan Map amendment for approximately 4.3 acres (no assigned parcel number) to classify the property as a Commercial [COM] land use.

The Comprehensive Plan defines Commercial [COM] lands as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

Land Use Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Land Use Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Zoning Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105

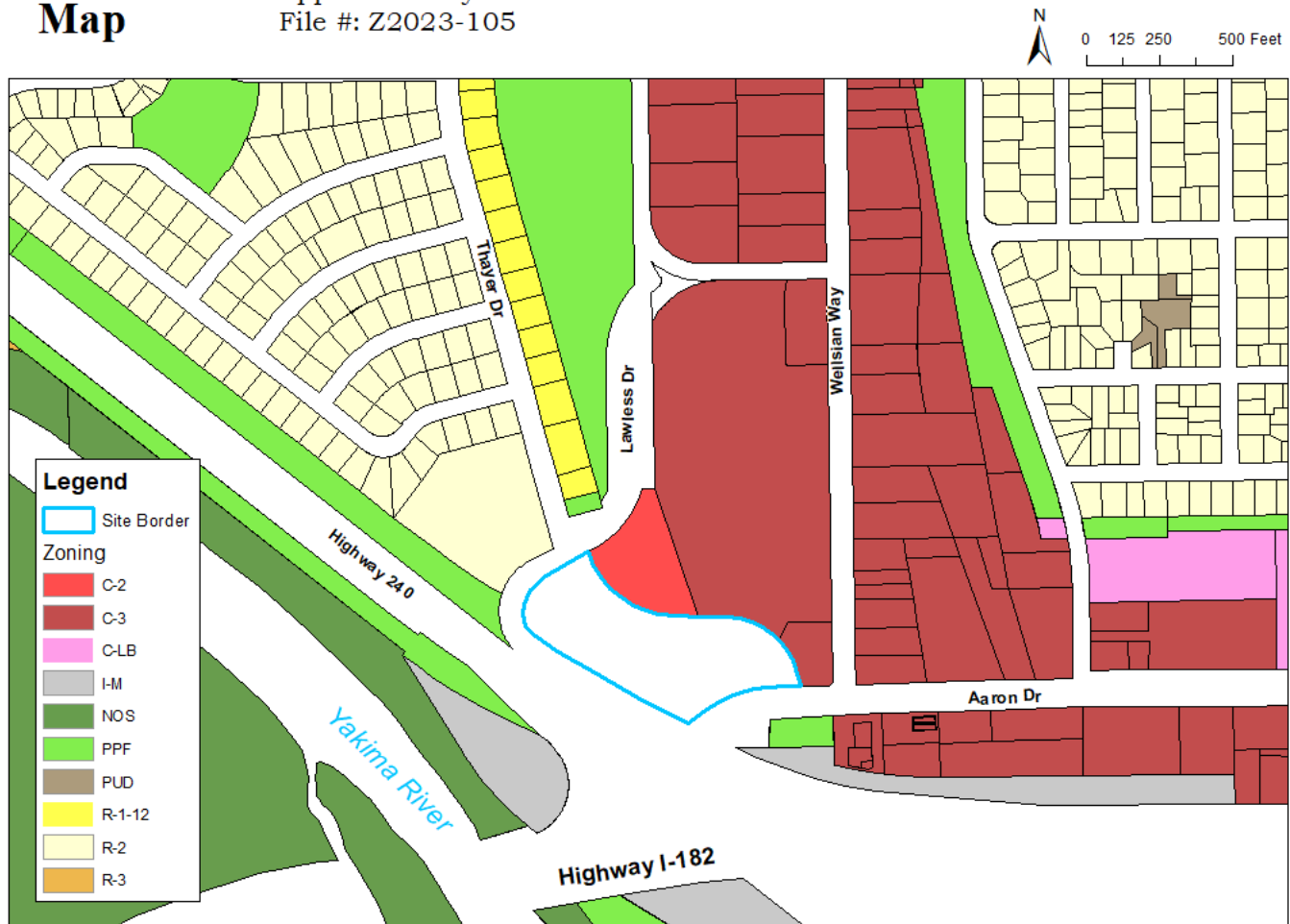


Figure 18 – Zoning Land Use Categories

Zoning

Along with the Comprehensive Plan Map amendment, the applicant proposes to zone the subject site to Retail Business [C-2].

The Richland Municipal Code [RMC] defines Retail Business [C-2] district as follows:

The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the

open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Utility Availability

There are existing domestic water, sewer, fiber, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply anticipated development. Hydrants would need to be extended through the site, conditioned by future permits.

Transportation & Access

Primary access into the site will come via Lawless Drive, classified by the City as a “Major Collector”. The area between Lawless Drive and Wellsian Way is characterized by intense commercial development, from destination-oriented retail to light-commercial activities. Either side of this area is likewise solidly residential in nature. Sidewalks will be installed along future roadways. On-street bicycle lanes are already designated by the City on Lawless Drive as well. There are nearby, current Ben Franklin Transit [BFT] bus routes along Aaron and Lawless Drive.

Environmental Review

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2023 Comprehensive Plan Docket on August 16, 2023 (EA2023-125). No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

Analysis

Based on the intensity of uses, such as the Wellsian Way commercial corridor, heavy traffic along Aaron Drive, Highway I-182, and Bypass Highway 240, and, the electric substation, this site is not suitable for residential uses. Likewise, its location near housing would not make the site appropriate for industrial uses. The Retail Business land use district [C-2] splits the difference between the less- and more-intensive commercial zoning designations and would contextually fit alongside the small, triangular lot of C-2 immediately to the north on Lawless Drive.

Approval Criteria

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

Discussions with WSDOT have recently uncovered that the property, which was thought to be in their possession, was not required for their future use. This property can be developed, though land use and zoning classifications would be required before any development efforts could proceed.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

Yes. See response to Criteria 1.

Summary

Approval of the proposed Comprehensive Plan amendment would allow owners to classify land to a use complementary to its surroundings and contribute to the commercial interests already in place.

ASSOCIATED REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas, and zoning. As a result, any time land use designations are changed, the underlying zoning district must be brought into conformance with the Comprehensive Plan. The City is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the four (4) above listed Comprehensive Plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the rezoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's Comprehensive Plan. Failure to have the zoning designations match the underlying Comprehensive Plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the Planning Commission and City Council should consider how the proposed area-wide rezone implements the Comprehensive Plan, growth management act and benefits the community:

1. *The manner in which the proposed rezone conforms to patterns in adjacent zones;*
The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved Comprehensive Plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the Comprehensive Plan.
2. *The benefits or detriments accruing to the city which would result from the approval of the associated rezones; and,*
Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development, though there are ancillary benefits of significance as well.
3. *The impacts on the environment and public safety.*
Both the change in land-use designation and subsequent area-wide rezonings have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA). Development Review Staff will likewise condition future projects to meet Code and other applicable safety and sanitary standards.

SEPA THRESHOLD DETERMINATION

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed Comprehensive Plan amendment and associated rezoning on August 16, 2023 (EA2023-125). No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

RECOMMENDATION

1. Staff recommends that all text and map amendments included in the 2023 Comprehensive Plan Docket be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendments.

Commission Alternatives:

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings.

- c. Modify the proposed changes before forwarding the document to City Council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City Staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The Docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2022 Comprehensive Plan Amendment Docket will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2023 Comprehensive Plan Docket Policy and Map, and Code Amendments Docket was March 1, 2023.
3. Six (6) applications were received and deemed complete.
4. The City Council conducted a Workshop on May 23, 2023 to review the 2023 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on July 6, 2023 establishing the 2023 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on August 16, 2023 for the proposed 2023 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2023-125).
7. On August 2, 2023 the City of Richland provided the required sixty (60) day notification under RCW 36.70A.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment Docket and intent to adopt.
8. On August 17, 2023 the City of Richland provided Notice of Public Hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. Public Hearing Notice signs were posted on, or near, the five (5) physical properties which had submitted applications for consideration by September 6, 2023.
10. On August 6, 2023 the Tri-City Herald newspaper published notice of SEPA determination on

upcoming Comprehensive Plan Docket.

11. All public notification requirements for the public workshops and public hearings were met.
12. Nicole Stickney, AHBL, on behalf of Washington State University, requests to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential [HDR], to be accompanied by a rezone of the 3.37 acres from Parks & Public Facilities [PPF] to Multi-Family Residential [R-3]. Known as File Number: CPA2023-101 - Washington State University.
13. Washington State University [WSU] requests text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, to create a new zoning district to be referred to as University District [UNIV]. Further zoning map amendments would also be required. This is a Citywide initiative, though to only apply to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)). Known as File Number: CPA2023-102 - 2710 Crimson Way – Washington State University.
14. MD&D Investment, LLC requests a change to the Badger Mountain Subarea Plan Land Use designations to reclassify portions of five (5) parcels to reapportion the existing land use designations Medium-Density Residential [MDR], Civic [CIVIC], and Commercial [COM]. This proposal is intended to contemporize land use designations in the area based on recent boundary line adjustments and the topographical challenges associated with the extension of Gage Blvd. Known as File Number: CPA2023-103 - 1251 Bermuda Rd – Peach Tree Estates.
15. Washington State Department of Natural Resources [DNR] is requesting a Comprehensive Plan Map amendment for approximately 16 acres (a portion of parcel 1-16982000001006) of land from Public Facilities [PBF] to Medium-Density Residential [MDR]. Known as File Number: CPA2023-104 - 3580 Kennedy Rd – Department of Natural Resources.
16. The City of Richland Public Works Department requests Comprehensive Plan text amendments to the Transportation Element of the City's Comprehensive Plan so as to reflect routine and anticipated changes which have been made over the past 6 years and in anticipation of future needs. Changes include, but are not limited to: street functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrence requirements. Known as File Number: CPA2023-105 - 2023 Transportation Element Update.
17. City of Richland Economic Development Division requests a Comprehensive Plan Map amendment for approximately 4.3 acres (no assigned parcel number) to classify the property as a Commercial [COM] land use. Known as File Number: CPA2023-106 - 24 Lawless Dr – City of Richland.
18. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
19. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
20. The proposed amendments are consistent with the goals, policies, and objectives of the Comprehensive Plan.
21. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
22. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
23. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
24. The proposed amendments will not have a cumulative adverse effect on the planning area.

25. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
26. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
27. The City is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the six (6) applications.

RECOMMENDED MOTION

1. " move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2023 Comprehensive Plan Policy and Map, and Code Amendment Docket."
2. "I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones."

EXHIBITS

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. EA2023-125 - SEPA Determination of Non-Significance – 2023 Docket
3. CPA2023-101 - Washington State University
4. CPA2023-102 - 2710 Crimson Way – Washington State University
5. CPA2023-103 - 1251 Bermuda Rd – Peach Tree Estates
6. CPA2023-104 - 3580 Kennedy Rd – Department of Natural Resources
7. CPA2023-105 - 2023 Transportation Element Update
8. CPA2023-106 - 24 Lawless Dr – City of Richland
9. Public Notice
10. Agency/Public Remarks and Comments



Exhibit I

Notice of Intent to Adopt



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☐ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☒ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ” (Maximum 400 characters).	Proposed 2023 Comprehensive Plan Annual Amendment and associated Rezones.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: September 13, 2023 City Council: October 3, 2023 Proposed / Date of Adoption: October 17, 2023
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



Exhibit 2

EA2023-I25 DNS



File No. EA2023-125

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: City of Richland 2023 Comprehensive Plan Amendment Docket and Associated Rezones. The City received six (6) applications and SEPA Checklists for map and/or text amendments. The items have been consolidated into the 2023 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on July 6, 2023) and is file number CPA2023-107. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

The SEPA Checklist and related information can be found by visiting the City of Richland website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use-1609>

File Number: CPA2023-101 & Z2023-101

Applicant: Nicole Stickney, AHBL on behalf of Washington State University (owner)

Nicole Stickney, AHBL on behalf of Washington State University, is proposing to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR) and rezone the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). (Assessor's Parcel Number 126082000001003, located along the west side of George Washington Way between University Drive and Hanford Street).

File Number: CPA2023-102 & Z2023-102

Applicant: Washington State University

Washington State University is proposing text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required. (This is City-wide but would apply only to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)).

File Number: CPA2023-103

Applicant: MD&D INVESTMENT, LLC

MD&D Investment, LLC is proposing to change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID numbers 134982010595001 and 134982000005004 to a mix of medium-density residential and

commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the school site.

File Number: CPA2023-104 & Z2023-103

Applicant: Washington State Department of Natural Resources (DNR)

Washington State Department of Natural Resources is proposing to increase the amount of Medium Density Residential within the area commonly referred to as “The Richland 16” due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north. DNR is also proposing to rezone the additional land area to Medium Density Residential (R-2). (Location: Richland DNR 16 located west of Truman Ave and north of Kennedy Road, behind Target shopping complex).

File Number: CPA2023-106 & Z2023-105

Applicant: AHBL on behalf of City of Richland Economic Development Division

AHBL, on behalf of the City of Richland Economic Development Division, is proposing the establishment of the Commercial Land Use Designation on approximately 4.3 acres located at 24 Lawless Drive. The site is also proposed to be zoned Retail Business (C-2).

File Number: CPA2023-105

Applicant: City of Richland Public Works Department

The City of Richland Public Works Department proposes a text amendment to the Transportation Element of the City’s Comprehensive Plan in order to reflect changes which have been made over the past 6 years to the existing transportation system in Richland, including, but not limited to: Street functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City’s collector street system, the City’s traffic impact fee program, and amending the level-of-service language to meet concurrency requirements.

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: August 2, 2023

Comments Due: August 16, 2023

Signature _____





Exhibit 3

CPA2023-101 - WSU



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Washington State University Attn: Damien J. Sinnott (Interim Vice Chancellor)

Address: P.O. Box 641045, Pullman, WA 99164-1045

Phone: (509) 372-7481

Email: damien.sinnott@wsu.edu

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL Inc.

UBI#: 600-130-359

Contact: Nicole Stickney, AICP

Address: 5804 Road 90 Suite H, Pasco, WA 99301

Phone: (509) 380-5883

Email: nstickney@ahbl.com

PROPERTY INFORMATION

Legal Description:

TBD - A Short Plat application is pending

(Portion of Parcel A, Record Survey No. 4104 (Benton Co. AFN 2010-013101) EXCEPT any portion conveyed under AFN 2006-039852)

Parcel Number: 1-260-8200-000-1003 (the map amendment is requested for a 3.37 Acre portion only)

Current Zoning: PPF (Parks and Public Facilities)

Current Land Use Designation: PBF (Public Facility)

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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.

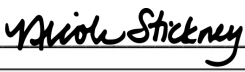
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

Applicant Signature:  Date January 30, 2023



Comprehensive Plan Amendment Application

SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;

Submitted.

2. The purpose of the proposed amendment;

The proposed amendment is to change the designation of a 3.37-acre portion of land (referred to as the “subject site”) at the southwest corner of Parcel No. 1-260-8200-000-1003 from *PBF – Public Facility* to *HDR – High Density Residential*. We are also applying to rezone the same portion from *PPR Parks & Public Facilities* to *R-3 High Density Residential*. The purpose is to allow housing on the site which is not currently permitted given the assigned land use classification and zoning.

3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area and within city limits where adequate public facilities and services exist, consistent with the GMA goal.

(2) **Reduce sprawl.** The proposal would allow a currently undeveloped site to be developed. Such infill development (development occurring near existing development and where infrastructure already exists) does not promote sprawl.

(3) **Transportation.** The GMA calls for communities to encourage efficient multimodal transportation. The site has access to Hanford Street and Smartpark Street, both which run generally east-west and are classified as minor collectors with sidewalks, curbs, and gutters. The site is also proximate to Ben Franklin Transit stops for Bus Route 26 at the intersection of Hanford and George Washington Way, a dedicated bike lane on Stevens Drive, and signaled pedestrian crossings at both intersections.

(4) **Housing.** The provision of additional housing within the city is in concert with the GMA.

(5) through (8): *The goals related to Economic development, property rights, permits, natural resource industries, open space and recreation do not apply.*

(9) **Open space and recreation.** The proposal would not result in a significant loss of open space or recreation. The 3.37-acre subject site comprises the southwest corner of a 19.6 acre parcel designated for parks and public facilities use; however, the subject site is not utilized and undeveloped.

(10) **Environment.** The proposal will not result in any changes to existing environmental protection of the site as there is an existing wetland which will be protected (together with its buffer), and any future

project specific applications will be subject to environmental review.

(11) **Citizen participation and coordination.** The proposal will be considered during a public hearing, providing an opportunity for citizen participation.

(12) **Public facilities and services.** A traffic analysis, if required, would be included with any future project specific applications to ensure that public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for use without decreasing current service levels below locally established standards.

(13) and (14): The goals relating to Historic preservation and Shoreline management do not apply.

4. How the amendment is consistent with the adopted countywide planning policies;

The amendment is consistent with the adopted Benton County Countywide Planning Policies (CWPPs), particularly with those policies focusing on developing areas appropriately where adequate services are available. The proposal site is within proximity to adequate public facilities, including multi-modal transportation options, stormwater infrastructure, water and sanitary sewer, and energy utilities.

5. How the amendment furthers the purpose of the City's comprehensive plan;

The proposed amendment will be consistent with Richland's adopted Comprehensive Plan, including the City's vision statement and objectives to retain the community and neighborhood character which is described as "*vibrant, progressive, safe, diverse and family-friendly....with opportunities for...housing....*" Moreover, the proposal supports many of City's goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

The proposed amendment aligns with the following Richland Comprehensive Plan Goals and Policies:

General Community Goals

GC Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Land Use Goals

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

- Policy 2: Facilitate planned growth and infill developments within the City.

LU 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.

Housing Element Goals

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

- Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations...

6. How the amendment is internally consistent with the City’s comprehensive plan, as well as other adopted City plans and codes;

The proposed CPA is internally consistent with the City of Richland’s Comprehensive Plan as described above in the response for question #5, as well as the following adopted plans and codes:

- RMC 12.06 Complete Streets Policy
- RMC 22.10 Critical Areas
- RMC 23.18 Residential Zoning Districts (*provided the amendment and subsequent rezone are approved*)

In addition, there is no conflict with adopted codes and plans such, as but not limited to, the Shoreline Master Program, adopted subarea plans, Business Improvement Districts, etc. Those codes and plans do not apply.

7. If applicable, how the project will meet concurrency requirements for transportation;

A Comprehensive Plan Land Use map change (and subsequent zone change from the current zoning district of “Parks and Public Facility” to “R-3” district) is not anticipated to result in traffic volumes that would represent any significant increase above what is already allowed for development. This is because under the current zoning the site is currently entitled to be developed with a wide range of uses (which would all be outright permitted per RMC Chapter 23.30) such as but not limited to cemeteries, public parks, public campgrounds, golf courses and churches. Likewise, under the proposed R-3 zoning a wide variety of uses would be allowed (per RMC Section 23.18.030) such as a single family detached residence, a duplex, churches, public parks, golf courses, and apartment buildings. Further it is worth noting that while *up to 48* units could be allowed given the site’s size and per city’s density limitation set out in RMC 23.18.040, development to that extent not probable given the site’s development constraints due to steep slopes on the eastern portion.

Should future development trigger or necessitate SEPA Environmental Review then a traffic study would likely be required at that stage identifying any mitigation requirements for the development.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

SEPA checklist – *enclosed*

Critical areas/ Wetland report - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. **The proposed element, chapter, section and page number of the comp. plan to be amended;**
- b. **The proposed text change, with new text underlined and deleted text crossed out;**

Not applicable as this is a map amendment request.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

- a. **The current land use map designation for the subject parcel(s);**

PBF – Public Facility

b. The land use map designation requested;

HDR - High Density Residential

c. A complete legal description describing the combined area of the subject parcel(s);

The current parcel (no. 126082000001003) is pending a short plat review; only the southwestern portion of the parcel which is approximately 3.37 acres in size is proposed to be changed on the city's Comprehensive Plan Land Use map. The following is the abbreviated legal description for the current parcel, in its entirety:

Parcel A, as depicted on Record Survey No. 4104 and recorded under Auditor's File No. 2010-013101, records of Benton County, Washington; EXCEPT any portion conveyed under Auditor's File No. 2006-039852.

d. A vicinity map showing:

- i. All land use designations within 300 feet of the subject parcel(s);
- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);

A vicinity map named “Hanford Street CPA Vicinity Map” is attached which includes all the required information except the utilities. The utilities information is shown on the attached “Hanford Street Utilities Map” (from the City of Richland online data).

As shown on the vicinity map, the land directly south of the subject site (and across Hanford Street) is designated as “High Density Residential.” Approval of our proposed map amendment will facilitate a logical extension of that assigned land use classification to the north side of the street.

Accordingly, approval of our proposed amendment will result in a cohesive and complementary land use designation bearing substantial consistency with what the City has already guided and allowed for the neighborhood and adjoining properties.

e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);

A topographical map is attached: “Hanford Street CPA Topo Map”

f. The current official zoning map designation for the subject parcel(s);

PPF – Parks & Public Facilities

g. A detailed plan which indicates any proposed improvements to:

- i. Paved streets;

- ii. Storm drainage control and detention facilities;
- iii. Public water supply;
- iv. Public sanitary sewers;
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;

Not applicable at this time.

- h. **A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;**

An application for a zone change to **R-3 – High Density Residential** is submitted. In that application we have described how the proposed zoning will be harmonious with the surrounding zoning and existing uses.

In particular, existing residential uses are located on lands zoned **B-RP Business Research Park** to the immediate west on Smartpark Street and Hanford Street; the Condos / Townhouses are in the areas known as Sienna Sky Village, Hearthwood Plat, and University Park. The B-PR zone allows residential uses with an average density of 8 dwelling units as a permitted use.

- i. **A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.**

Once the requested Comprehensive Plan Land Use map change and associated zoning change are approved, the contract purchaser intends to develop the site with a housing uses, with specifics to be determined.

Hanford Street CPA Application – Legal Description

The following is a full Legal Description for parcel No. 1-260-8200-000-1003, prepared by AHBL Inc.:

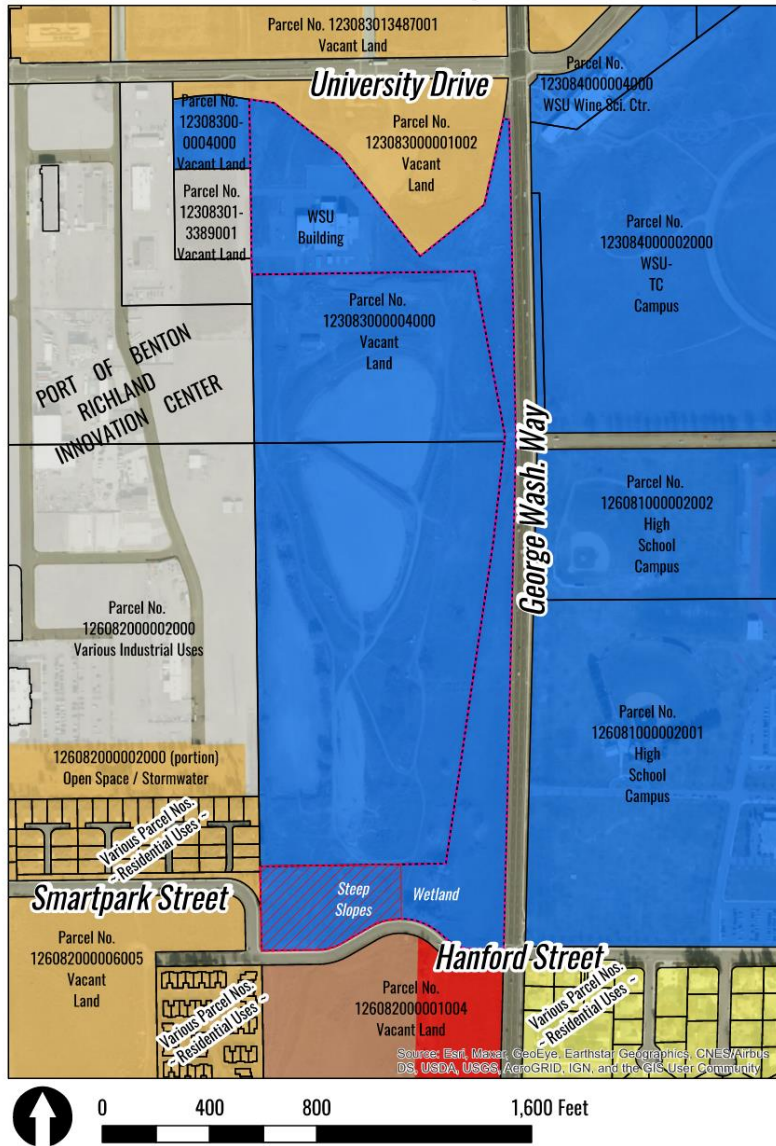
THOSE PORTIONS OF THE WEST HALVES OF SECTIONS 23 & 26, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEING THE INTERSECTION OF GEORGE WASHINGTON WAY AND SPROUT ROAD; THENCE SOUTH 01° 22' 12" WEST ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY A DISTANCE OF 2624.49 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPRING ROAD; THENCE SOUTH 01° 21' 22" WEST ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY A DISTANCE OF 1311.65 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPENGLER ROAD AND THE SOUTH CENTER 1/16 CORNER; THENCE SOUTH 89° 02' 30" WEST ALONG THE CENTERLINE OF SAID SPENGLER ROAD A DISTANCE OF 1355.14 FEET; THENCE LEAVING SAID CENTERLINE NORTH 14° 51' 28" EAST A DISTANCE OF 31.18 FEET TO THE NORTHERLY MARGIN OF SAID SPENGLER ROAD; THENCE CONTINUING NORTH 14° 51' 28" EAST A DISTANCE OF 321.69 FEET TO A MONUMENT ON THE CAMP HANFORD LINE STAMPED CH-10; THENCE NORTH 17° 34' 55" EAST ALONG SAID LINE A DISTANCE OF 1165.79 FEET TO THE SOUTHEAST CORNER OF UNIVERSITY PARK CONDOMINIUM PLAT AS RECORDED IN VOLUME 1 OF CONDOMINIUMS AT PAGE 59, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING NORTH 17° 34' 55" EAST ALONG SAID CAMP HANFORD LINE AND THE EAST LINE OF SAID CONDOMINIUM PLAT A DISTANCE OF 87.09 FEET TO THE MONUMENT ON SAID CAMP HANFORD STAMPED CH-10-1; THENCE NORTH 00 DEGREES 50' 30" WEST ALONG SAID CAMP HANFORD LINE AND ALONG SAID EASTERLY LINE OF CONDOMINIUM PLAT A DISTANCE OF 526.13 FEET TO THE TRUE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PLAT OF SIENNA SKY VILLAGE PHASE 1 AS RECORDED IN VOLUME 15 OF PLATS, AT PAGE 303, RECORDS OF BENTON COUNTY, WASHINGTON AND THE NORTHERLY MARGIN OF HANFORD STREET; THENCE NORTH 00° 50' 30" WEST ALONG SAID CAMP HANFORD LINE AND THE EASTERLY LINE THEREOF A DISTANCE OF 313.08 FEET TO THE MONUMENT OF SAID CAMP HANFORD LINE DEFINED AS CH-11 (DESTROYED); THENCE LEAVING SAID CAMP HANFORD LINE NORTH 89° 09' 30" EAST A DISTANCE OF 691.03 FEET; THENCE NORTH 08° 22' 23" EAST A DISTANCE OF 1225.48 FEET; THENCE NORTH 06° 20' 29" EAST A DISTANCE OF 382.37 FEET TO A POINT 40.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID GEORGE WASHINGTON WAY WHEN MEASURED AT RIGHT ANGLES; THENCE NORTH 10° 37' 06" WEST A DISTANCE OF 623.54 FEET; THENCE SOUTH 89° 09' 45" WEST A DISTANCE OF 829.10 FEET TO A POINT ON SAID CAMP HANFORD LINE; THENCE NORTH 00° 50' 15" WEST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 396.31 FEET TO THE MONUMENT OF SAID CAMP HANFORD LINE DEFINED AS CH-12; THENCE LEAVING SAID CAMP HANFORD LINE, CONTINUING NORTH 00° 50' 15" WEST A DISTANCE OF 256.28 FEET TO A POINT ON SAID CAMP HANFORD LINE; THENCE SOUTH 81° 31' 00" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 93.83 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE STAMPED OUT CH-17; THENCE SOUTH 51° 39' 51" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 311.04 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE STAMPED CH-18; THENCE SOUTH 38° 30' 15" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 481.79 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE DEFINED AS CH-19; THENCE NORTH 51° 16' 14" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 306.95 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE STAMPED CH-20; THENCE NORTH 12° 26' 11" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 327.85 FEET TO THE MONUMENT ON SAID CAMP

HANFORD LINE STAMPED CH-21; THENCE SOUTH $81^{\circ} 14' 49''$ EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 22.08 FEET TO THE WESTERLY MARGIN OF SAID GEORGE WASHINGTON WAY; THENCE SOUTH $01^{\circ} 12' 28''$ EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1197.95 FEET; THENCE SOUTH $01^{\circ} 22' 12''$ WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1890.50 FEET TO THE INTERSECTION OF THE SAID WESTERN MARGIN OF GEORGE WASHINGTON WAY AND THE NORTHERLY MARGIN OF SAID HANFORD STREET; THENCE ALONG SAID NORTHERLY MARGIN THE FOLLOWING CALLS; NORTH $89^{\circ} 53' 19''$ WEST A DISTANCE OF 108.15 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $44^{\circ} 01' 55''$ A RADIUS OF 173.00 FEET AN ARC DISTANCE OF 132.95 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLES OF $74^{\circ} 23' 03''$ A RADIUS OF 227.00 FEET AN ARC DISTANCE OF 294.70 FEET; THENCE SOUTH $59^{\circ} 45' 33''$ WEST A DISTANCE OF 123.09 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $29^{\circ} 24' 36''$ A RADIUS OF 173.00 FEET AN ARC DISTANCE OF 88.80 FEET; THENCE SOUTH $89^{\circ} 10' 09''$ WEST A DISTANCE OF 210.64 FEET TO SAID SOUTHEAST CORNER OF THE PLAT OF SIENNA SKY VILLAGE PHASE 1 AND THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF RICHLAND BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 2006-39852.

Hanford Street CPA Vicinity Map



Legend

- Subject Site
- Parcel No. 126082000001003
- Parcels

- BRP - Business Research Park
- COM - Commercial
- HDR - High Density Residential
- IND - Industrial
- LDR - Low Density Residential
- PBF - Public Facility

City of Richland Comp. Plan
Land Use Designations

ROADS:

Smartpark Street (Minor Collector) improved with curb, gutter, sidewalk
Hanford Street (Minor Collector) improved with curb, gutter, sidewalk
George Washington Way (Principal Arterial)

STRUCTURES:

None on subject site; there is one building on the north end of the parent parcel (WSU building)

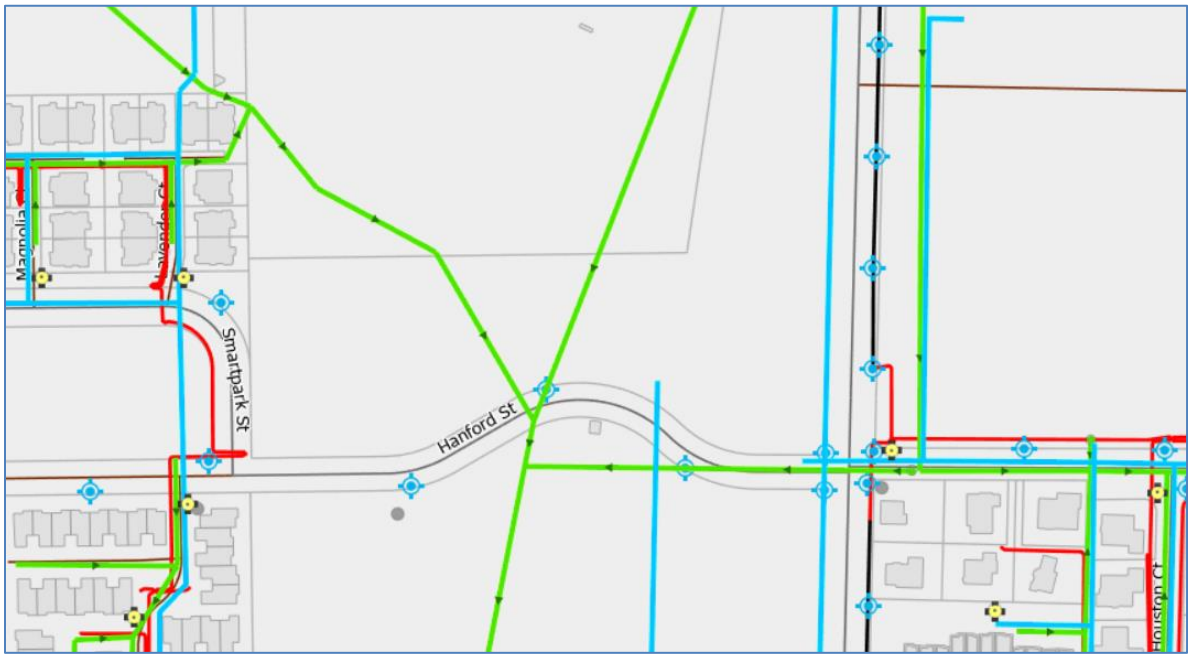
SHORELINE:

None within 300'

CRITICAL AREAS:

Steep slopes occur on and near the site
Depressional wetland (approx. 0.29 acres) east of the subject site

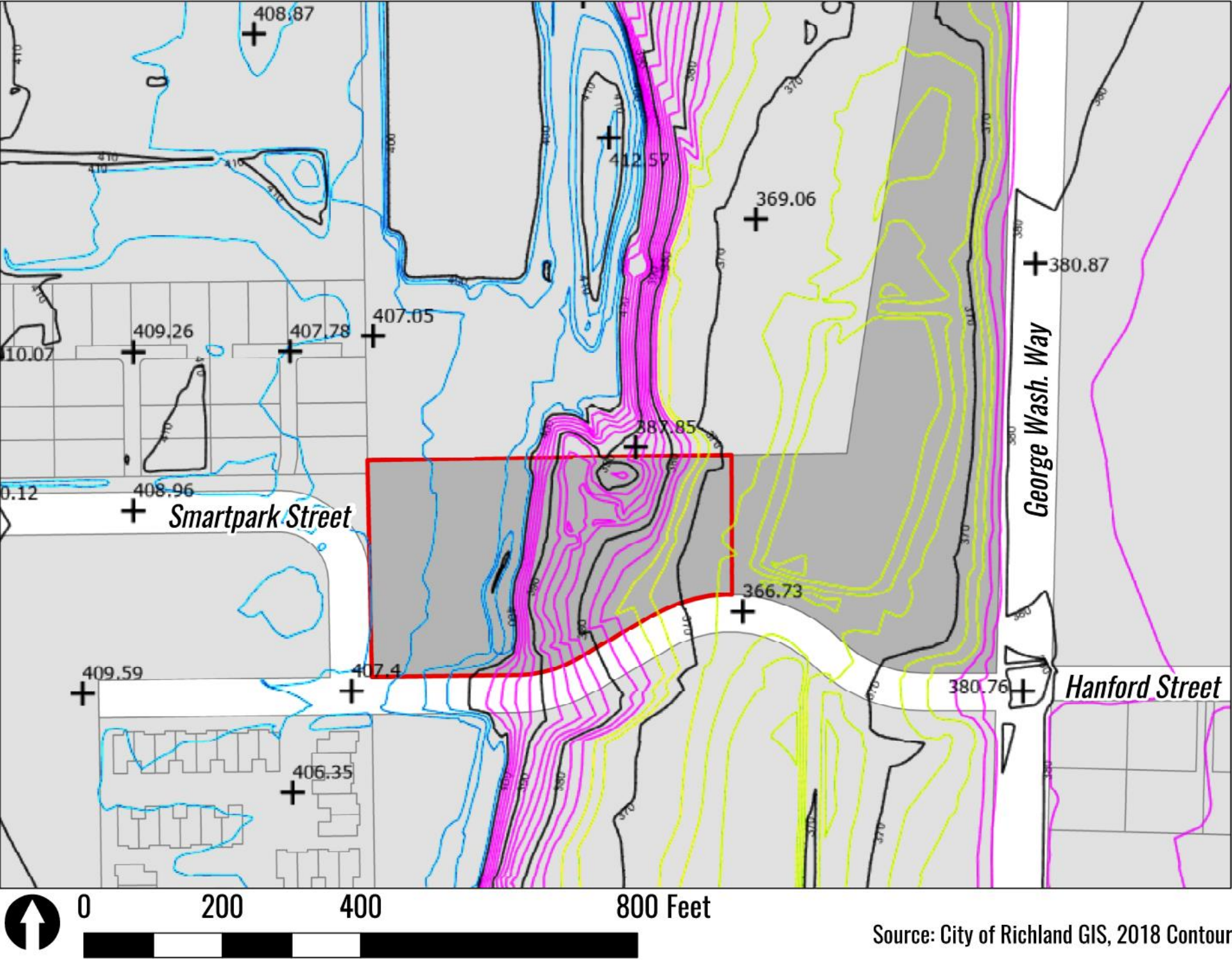
Hanford Street CPA Utilities Map



Source: Richland Utilities map at <https://richlandwa.maps.arcgis.com/apps/webappviewer/index.html?id=1541b5feb5644ef888a1e8cf7a8c3349>

KEY	
Green Line	Sewer
Blue Line	Water
Red Line	Electric
	Hydrant
	Light

Hanford Street CPA Topo Map



- Legend
- ÷ 2018 Spot Height
 - Subject Site
 - Parcel No. 126082000001003



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Washington State University Attn: Damien J. Sinnott (Interim Vice Chancellor)

Address: P.O. Box 641045, Pullman, WA 99164-1045

Phone: (509) 372-7481

Email: damien.sinnott@wsu.edu

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL Inc.

UBI#: 600-130-359

Contact: Nicole Stickney, AICP

Address: 5804 Road 90 Suite H, Pasco, WA 99301

Phone: (509) 380-5883

Email: nstickney@ahbl.com

DESCRIPTION OF WORK

We are requesting the City change the zoning designation from **PPF - Parks & Public Facilities** to **R-3 - High Density Residential** for a 3.37 acre portion of a parcel of land. The purpose is to allow residential development.

This rezone request accompanies a Comprehensive Plan Map Amendment application to change the underlying Comprehensive Plan Land Use classification of **PBF - Public Facility** to **HDR - High Density Residential**.

We understand that this rezone application will only be considered following approval of the pending Comprehensive Plan land use classification change.

PROPERTY INFORMATION

Parcel #: 1-260-8200-000-1003 (Rezone is requested for a portion only)

Legal Description: TBD (Portion of Parcel A, Record Survey No. 4104 (Benton Co. AFN 2010-013101) EXCEPT any portion conveyed under AFN 2006-039852)

Current Zoning: PPF

Current Comp Plan: PBF

(*Change to HDR
is proposed)

Requested Zoning: R-3

Current Use: Vacant

Proposed Use: Housing / Residential

Area of Property: 3.37 Acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

A contract purchaser of the property wishes to develop the land with residential uses. There are existing homes in the immediate vicinity of the site. (Specifically, condos / townhouses exist in the developments known as Sienna Sky Village, Hearthwood Plat, and University Park on Hanford Street and Smartpark Street; those areas are zoned B-PR where residential uses with an average density of 8 dwelling units are permitted.) However, housing is not a permitted use in the assigned PPF zoning district.

Any hardship that may result in the event the rezone is not granted:

(1) If the Comprehensive Plan Amendment is approved but the rezone is not granted then the zoning will not implement the Comprehensive Plan as required by the state Growth Management Act.

(2) If the CPA is denied and the rezoning does not occur the contract purchaser will not purchase the property and housing development will not occur.

The manner in which the proposed rezone conforms to patterns in adjacent zones: Surrounding Comprehensive Plan designations include HDR High Density Residential (to the south), and BRP Business Research Park (to the west). Likewise, the zones include C-LB to the south and B-PR to the west. Adjacent properties are developed with multi-family housing, vacant, or are have various industrial / business park uses. The proposed rezone will result in a logical extension of existing residential uses occurring to the west (NW and SW) of the subject site and would further be consistent with land that could be developed with housing.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Granting the rezone will not produce any adverse effects on adjacent or surrounding lands because the residential use will complement what is already in place. Additionally, adequate infrastructure is in place to support residential use without any detrimental impacts. A rezone and subsequent development of the site will have a positive affect on surrounding properties because it will create housing on a currently vacant site, enhancing the neighborhood character.
Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: Granting the rezone will be consistent with Richland's adopted Comprehensive Plan, including the City's vision statement and objectives to retain the community and neighborhood character which is described as "vibrant, progressive, safe, diverse and family-friendly....with opportunities for...housing...." Moreover, the proposal supports many of City's goals, polices or objectives as expressed in the Plan, and does not conflict with them.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: Benefits to the City include an expanded tax base and additional rate payment for sewer, water and electric services.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: It appears that the zoning district "PPF" (and underlying Public Facility designation) was likely assigned for the entire parcel due to the ownership status (owner is WSU) and development at the north end of the parcel near University Street, instead of any intent for public uses along Hanford Street. Indeed, the subject site fronts Hanford Street and is currently vacant and no parks or public facilities are intended for the site. A change is sensible given goals and policies of the City's comprehensive Plan and represents a higher use.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: Provided the Comprehensive Plan Map Amendment application to change the Land Use designation to HDR is approved, no "spot zoning" would occur because the R-3 zoning district would implement the City's land use designation (effectively precluding any possible spot zoning). Moreover, there are existing residential uses in the vicinity and R-3 would fit in with those uses. A larger area is not recommended for a rezone, particularly given the wetland situated to the east.
Identify impacts on the environment and public safety: The subject site is suitable for residential / housing development from an environmental and public safety standpoint, as the only on-site critical area is steep slopes which is limited to only the eastern portion of the site and additionally could be mitigated for if necessary. There is a small depressional wetland located to the east but the subject site is outside the maximum wetland buffer thus protecting the values and functions of the wetland.

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: Nicole Stickney

Applicant Signature:  Date January 30, 2023

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242300029

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

AHBL, Inc.

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: December 30, 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 Attached Legal Description

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

Washington State University

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

END OF SCHEDULE A

SCHEDULE B

1. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: [126082000001003](#)
Levy Code: R1
Assessed Value-Land: \$1,434,340.00
Assessed Value-Improvements: \$4,190,500.00

2. Easements for right of way for general road purposes and for the installation, maintenance, operation, repair replacement and removal of public utility type facilities recorded September 24, 1957 under Auditor's [File No. 379071](#).
3. Terms, Covenants, Conditions, restrictions and easements contained in Deed from the United States of America to the City of Richland recorded November 12, 1959 under Auditor's [File No. 426757](#).
4. Terms, Covenants, Conditions, restrictions and easements contained in Deed from the United States of America to the City of Richland recorded April 29, 1966 under Auditor's [File No. 560632](#).
5. Restrictions contained in Quit Claim Deed from the City of Richland recorded October 29, 1993 under Auditor's [File No. 93-33376](#) and re-recorded October 31, 1993 under Auditor's [File No. 95-24613](#), as follows:

This Transfer is subject to and conditioned by and all easements, reservations, restrictions and covenants of record. In addition, easements required for utilities, which are not currently encumbered by an easement of record shall be granted to the City of Richland in the future at no expense to the city.

Grantor Conveys the real property to the grantee as part of a college campus and for educational and scientific research purposes related thereto. In the event the grantee uses any or all of the property for other purposes or Grantee conveys to the property to another party without the prior written consent of the Grantor, then title to any portion of the property which is being used for other purposes or which is conveyed to another party, shall revert to grantor.

6. City of Richland Ordinance No. 05-11 revising the boundaries of the revitalization area for industry, science and Education recorded June 15, 2011 under Auditor's [File No. 2011-16743](#).
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: January 11, 2012
Recording No.: [2012-916](#)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: January 11, 2012
Recording No.: [2012-919](#)

SCHEDULE B

(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Sewer Easement
Recording Date: January 11, 2012
[Recording No.:](#) [2012-920](#)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Access Easement
Recording Date: March 29, 2012
[Recording No.:](#) [2012-8903](#), 2012-8904, 2012-8905

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Water Line Easement
Recording Date: August 29, 2012
[Recording No.:](#) [2012-26603](#)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: August 29, 2012
[Recording No.:](#) [2012-26604](#)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Sewer Easement
Recording Date: August 29, 2012
[Recording No.:](#) [2012-26605](#)

END OF SCHEDULE B

EXHIBIT "A"

Legal Description

THOSE PORTIONS OF THE WEST HALVES OF SECTIONS 23 & 26, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEING THE INTERSECTION OF GEORGE WASHINGTON WAY AND SPROUT ROAD;
THENCE S.01°22'12"W. ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY A DISTANCE OF 2624.49 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPRING ROAD;
THENCE S.01°21'22"W. ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY, A DISTANCE OF 1311.65 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPENGLER ROAD, AND THE SOUTH CENTER 1/16 CORNER;
THENCE S.89°02'30"W. ALONG THE CENTERLINE OF SAID SPENGLER ROAD A DISTANCE OF 1355.14 FEET;
THENCE LEAVING SAID CENTERLINE N.14°51'28"E., A DISTANCE OF 31.18 FEET TO THE NORTHERLY MARGIN OF SAID SPENGLER ROAD;
THENCE CONTINUING N.14°51'28"E. A DISTANCE OF 321.69 FEET TO A MONUMENT ON THE CAMP HANFORD LINE STAMPED CH-10;
THENCE N.17°34'55"E., ALONG SAID LINE A DISTANCE OF 1165.79 FEET TO THE SOUTHEAST CORNER OF UNIVERSITY PARK CONDOMINIUM PLAT AS RECORDED IN VOLUME 1 OF CONDOMINIUMS, AT PAGE 59, RECORDS OF BENTON COUNTY, WASHINGTON;
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THENCE N.00°50'30"W. ALONG SAID CAMP HANFORD LINE AND ALONG SAID EASTERLY LINE OF CONDOMINIUM PLAT A DISTANCE OF 526.13 FEET TO THE TRUE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PLAT OF SIENNA SKY VILLAGE PHASE 1 AS RECORDED IN VOLUME 15 OF PLATS, AT PAGE 303, RECORDS OF BENTON COUNTY, WASHINGTON AND THE NORTHERLY MARGIN OF HANFORD STREET;
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THENCE N.06°20'29"E. A DISTANCE OF 382.37 FEET TO A POINT 40.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID GEORGE WASHINGTON WAY WHEN MEASURED AT RIGHT ANGLES;
THENCE N.10°37'06"W. A DISTANCE OF 623.54 FEET;
THENCE S.89°09'45"W. A DISTANCE OF 829.10 FEET TO A POINT ON SAID CAMP HANFORD LINE;
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THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°01'55", A RADIUS OF 173.00 FEET, AN ARC DISTANCE OF 132.95 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 74°23'03", A RADIUS OF 227.00 FEET, AN ARC DISTANCE OF 294.70 FEET;
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THENCE S.89°10'09"W. A DISTANCE OF 210.64 FEET TO SAID SOUTHEAST CORNER OF THE PLAT OF SIENNA SKY VILLAGE PHASE 1 AND THE TRUE POINT OF BEGINNING.

EXCISE TAX PAID
MY -6 10 K 02109
BENTON COUNTY WA

AFTER RECORDING MAIL TO:
WSU OFFICE OF THE V.P. for Business & Finance
Attn: Cindy Hendrickson
P. O. BOX 641045
PULLMAN, WA. 99164-1045
Escrow No.:00098999

2010-012328 D
05/06/2010 10:06:38 AM Pages: 3 Fee: \$64.00
Benton Franklin Title Co
Benton County, Benton County Auditor's Office

98999 cjlssP

BENTON FRANKLIN TITLE CO.

64

QUIT CLAIM DEED

THE GRANTOR WASHINGTON STATE UNIVERSITY for and in consideration of BOUNDARY LINE ADJUSTMENT 458-61A-109 conveys, and quit claims to WASHINGTON STATE UNIVERSITY the following described real estate, situated in the County of BENTON, State of Washington, together with all after acquired title of the grantor(s) therein:

See Exhibit A attached hereto and made a part hereof.

23-10-28
26-10-28

Tax Parcel Number(s): 1-2608-200-0001-002IOP

Dated ~~APRIL~~ ^{MAY} 4, 2010

WASHINGTON STATE UNIVERSITY

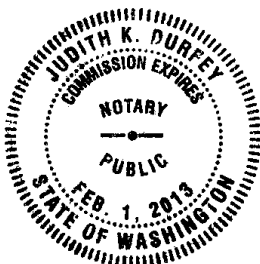
Richard A. Heath

STATE OF WASHINGTON
COUNTY OF WHITMAN

} ss

I certify that I know or have satisfactory evidence that RICHARD A. HEATH
~~is~~ are the persons who appeared before me, and said persons acknowledged that ~~he/she/they~~ signed this instrument, on oath ~~stated~~ that ~~he/she/they~~ authorized to execute the instrument and acknowledged it as the Assoc. Vice Pres. of Business & Finance of WASHINGTON STATE UNIVERSITY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: ^{MAY} ~~APRIL~~ 4, 2010



Judith K. Durefy
Notary Public in and for the State of Washington
Residing at Pullman, WA
My appointment expires: 2/1/2013

EXHIBIT A

Parcel A:

THOSE PORTIONS OF THE WEST HALVES OF SECTIONS 23 & 26, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEING THE INTERSECTION OF GEORGE WASHINGTON WAY AND SPROUT ROAD;
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Benton County Treasurer's Office
Duane A. Davidson, CPA, Treasurer

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Washington State University

Street P.O. Box 6405

City: Pullman State: WA Zip: 99105

Parcel # (s) 1-2608-200-0001-002

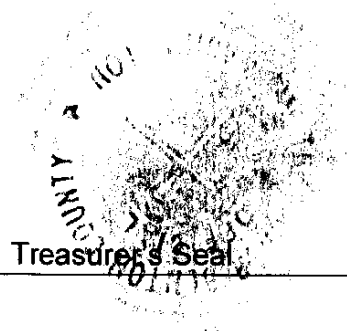
TCA R1

☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton
County on the above parcel number(s) have been
paid through 2010

5/6/10
Date

Hungnicht
Signature



PO Box 630
Prosser WA 99350

Phone (509) 786-2255
(509) 736-3087
Phone (509) 735-8505

Fax 786-5628
Fax 736-2705

www.co.benton.wa.us

Benton County Property Search

Property

Account			
Property ID:	297134	Abbreviated Legal Description:	THOSE PORTIONS OF THE WEST HALVES OF SECTIONS 23 & 26, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEING THE INTERSECTION OF GEORGE WASHINGTON WAY AND SPROUT ROAD; THENCE SOUTH 01° 22' 12" WEST ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY A DISTANCE OF 2624.49 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPRING ROAD; THENCE SOUTH 01° 21' 22" WEST ALONG THE CENTERLINE OF SAID GEORGE WASHINGTON WAY A DISTANCE OF 1311.65 FEET TO THE INTERSECTION OF SAID GEORGE WASHINGTON WAY AND SPENGLER ROAD AND THE SOUTH CENTER 1/16 CORNER; THENCE SOUTH 89° 02' 30" WEST ALONG THE CENTERLINE OF SAID SPENGLER ROAD A DISTANCE OF 1355.14 FEET; THENCE LEAVING SAID CENTERLINE NORTH 14° 51' 28" EAST A DISTANCE OF 31.18 FEET TO THE NORTHERLY MARGIN OF SAID SPENGLER ROAD; THENCE CONTINUING NORTH 14° 51' 28" EAST A DISTANCE OF 321.69 FEET TO A MONUMENT ON THE CAMP HANFORD LINE STAMPED CH-10; THENCE NORTH 17° 34' 55" EAST ALONG SAID LINE A DISTANCE OF 1165.79 FEET TO THE SOUTHEAST CORNER OF UNIVERSITY PARK CONDOMINIUM PLAT AS RECORDED IN VOLUME 1 OF CONDOMINIUMS AT PAGE 59, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING NORTH 17° 34' 55" EAST ALONG SAID CAMP HANFORD LINE AND THE EAST LINE OF SAID CONDOMINIUM PLAT A DISTANCE OF 87.09 FEET TO THE MONUMENT ON SAID CAMP HANFORD STAMPED CH-10-1; THENCE NORTH 00 DEGREES 50' 30" WEST ALONG SAID CAMP HANFORD LINE AND ALONG SAID EASTERLY LINE OF CONDOMINIUM PLAT A DISTANCE OF 526.13 FEET TO THE TRUE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PLAT OF SIENNA SKY VILLAGE PHASE 1 AS RECORDED IN VOLUME 15 OF PLATS, AT PAGE 303, RECORDS OF BENTON COUNTY, WASHINGTON AND THE NORTHERLY MARGIN OF HANFORD STREET; THENCE NORTH 00° 50' 30" WEST ALONG SAID CAMP HANFORD LINE AND THE EASTERLY LINE THEREOF A DISTANCE OF 313.08 FEET TO THE MONUMENT OF SAID CAMP HANFORD LINE DEFINED AS CH-11 (DESTROYED); THENCE LEAVING SAID CAMP HANFORD LINE NORTH 89° 09' 30" EAST A DISTANCE OF 691.03 FEET; THENCE NORTH 08° 22' 23" EAST A DISTANCE OF 1225.48 FEET; THENCE NORTH 06° 20' 29" EAST A DISTANCE OF 382.37 FEET TO A POINT 40.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID GEORGE WASHINGTON WAY WHEN MEASURED AT RIGHT ANGLES; THENCE NORTH 10° 37' 06" WEST A DISTANCE OF 623.54 FEET; THENCE SOUTH 89° 09' 45" WEST A DISTANCE OF 829.10 FEET TO A POINT ON SAID CAMP HANFORD LINE; THENCE NORTH 00° 50' 15" WEST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 396.31 FEET TO THE MONUMENT OF SAID CAMP HANFORD LINE DEFINED AS CH-12; THENCE LEAVING SAID CAMP HANFORD LINE, CONTINUING NORTH 00° 50' 15" WEST A DISTANCE OF 256.28 FEET TO A POINT ON SAID CAMP HANFORD LINE; THENCE SOUTH 81° 31' 00" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 93.83 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE STAMPED OUT CH-17; THENCE SOUTH 51° 39' 51" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 311.04 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE STAMPED CH-18; THENCE SOUTH 38° 30' 15" EAST ALONG SAID CAMP HANFORD LINE A DISTANCE OF 481.79 FEET TO THE MONUMENT ON SAID CAMP HANFORD LINE DEFINED AS

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Parcel # / Geo ID:	126082000001003	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	39
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	10	Section:	26
Range:	28	Legal Acres:	19.6001

Location

Address:	2605 GEORGE WASHINGTON WAY RICHLAND, WA 99354	Mapsco:	
Neighborhood:	Richland Manufacturing	Map ID:	
Neighborhood CD:	670111M		

Owner

Name:	WASHINGTON STATE UNIVERSITY	Owner ID:	113102
Mailing Address:	PO BOX 641045 PULLMAN, WA 99164-1045	% Ownership:	100.0000000000%
		Exemptions:	EX

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/06/2023

Amount Due if Paid on:  NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due	
▼ Statement Details								
Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2022	70079	CITR - CITY OF RICHLAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	70079	CTYGEN - COUNTY BENTON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	70079	PRTB - PORT OF BENTON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	70079	SCH400 - RICHLAND SD 400	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	70079	STATE - STATE SCHOOL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	70079	BCD - BENTON CONSERVATION DISTRICT	\$4.48	\$0.00	\$0.00	\$0.00	\$4.48	\$0.00

2022	70079	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$1.50	\$0.00	\$0.00	\$0.00	\$1.50	\$0.00
2022	70079	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$5.01	\$0.00	\$0.00	\$0.00	\$5.01	\$0.00
2022	70079	TOTAL:	\$10.99	\$0.00	\$0.00	\$0.00	\$10.99	\$0.00

▼ Statement Details

Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2021	70417	CITR - CITY OF RICHLAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	70417	CTYGEN - COUNTY BENTON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	70417	PRTB - PORT OF BENTON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	70417	SCH400 - RICHLAND SD 400	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	70417	STATE - STATE SCHOOL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	70417	BCD - BENTON CONSERVATION DISTRICT	\$4.48	\$0.00	\$0.00	\$0.00	\$4.48	\$0.00
2021	70417	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$1.50	\$0.00	\$0.00	\$0.00	\$1.50	\$0.00
2021	70417	MOSBEN - MOSQUITO	\$36.92	\$0.00	\$0.00	\$0.00	\$36.92	\$0.00
2021	70417	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$5.10	\$0.00	\$0.00	\$0.00	\$5.10	\$0.00
2021	70417	TOTAL:	\$48.00	\$0.00	\$0.00	\$0.00	\$48.00	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$4,190,500
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$1,434,340
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$5,624,840
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$5,624,840
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$5,624,840
(=) Total Appraised Value:	=	\$5,624,840
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$5,624,840
(=) Taxable Value:	=	\$0

Taxing Jurisdiction

Owner: WASHINGTON STATE UNIVERSITY
 % Ownership: 100.0000000000%
 Total Value: \$5,624,840
 Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
RICH	RICHLAND	2.1615608745	\$5,624,840	\$0	\$0.00
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1678948044	\$5,624,840	\$0	\$0.00
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$5,624,840	\$0	\$0.00
CNYVET	COUNTY VETERANS	0.0112499998	\$5,624,840	\$0	\$0.00
COUNTY	COUNTY	0.9751636610	\$5,624,840	\$0	\$0.00
PORTBNT	PORT OF BENTON	0.2598107439	\$5,624,840	\$0	\$0.00
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0895039729	\$5,624,840	\$0	\$0.00
SD400	SCHOOL DIST 400 DEBT SERVICE	1.8371390432	\$5,624,840	\$0	\$0.00
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.3869600793	\$5,624,840	\$0	\$0.00
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.3954671577	\$5,624,840	\$0	\$0.00
STATE	STATE SCHOOL	1.7092860795	\$5,624,840	\$0	\$0.00
STATE2	STATE SCHOOL PART 2	0.9208541793	\$5,624,840	\$0	\$0.00
Total Tax Rate:		10.9398905956			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$61,535.13

Improvement / Building

Improvement #1: Commercial **State Code:** 339 13132.5 sqft **Value:** \$3,952,350
 COMM Framing Class: Class A - Structural Steel Frame COMM HVAC: Forced Air Furnace
 COMM Shape: Rectangular COMM Sprinkler System: Y

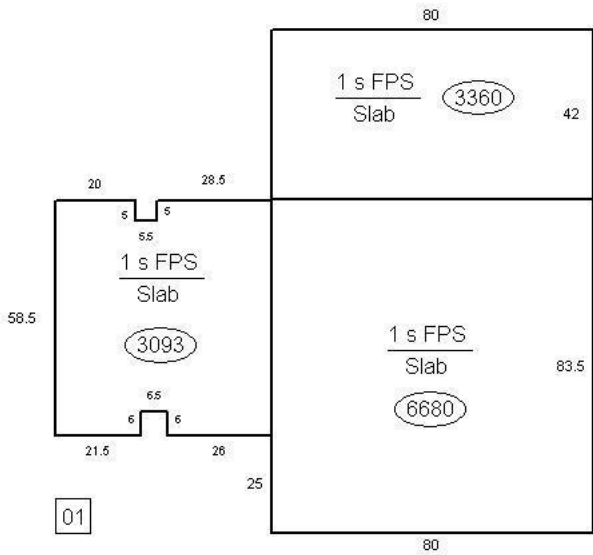
Type	Description	Class CD	Sub Class CD	Year Built	Area
→ RESDEV	Research and Development, Engineering 392	VGd		2012	3360.0
→ RESDEV	Research and Development, Engineering 392	VGd		2012	6680.0
→ GENOFF	General Office 344	VGd		2012	3092.5

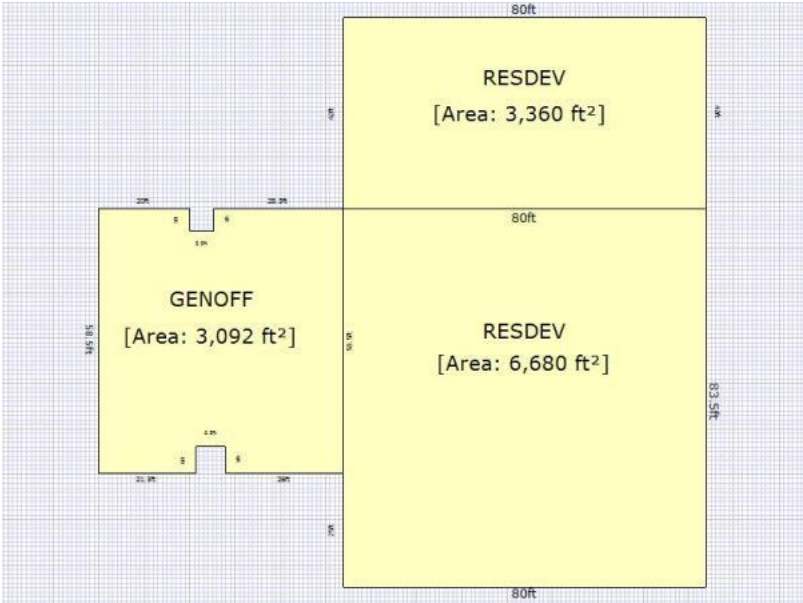
Improvement #2: Commercial **State Code:** 339 0.0 sqft **Value:** \$238,150

Type	Description	Class CD	Sub Class CD	Year Built	Area
→ ASPH	Asphalt	Avg		2012	23000.0
→ CONC	Concrete	Avg		2012	37500.0
→ LGHTPOLE	Light Poles	Avg		2012	1.0

Property Image







Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	19.6000	853776.00	0.00	0.00	1.00	\$1,434,340	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$4,190,500	\$1,434,340	\$0	\$5,624,840	\$0
2021	\$4,115,660	\$1,434,340	\$0	\$5,550,000	\$0

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	...
1	02/04/2013	QCD	Quit Claim Deed	WASHINGTON STATE UNIVERSITY	WASHINGTON STATE UNIVERSITY	2013-005492	13P00068	\$0.00	0	7

Payout Agreement

No payout information available..

379091

152 204

Filed for Record SEP 24 1957 4:20 P.M.
Report of United States of America
Atomic Energy Commission
Box 550, Richland, Wash.
R. P. WILK, County Auditor

RECORDED

EASEMENT QUITCLAIM DEED

THIS DEED, made this 24 day of September, 1957 by the United States of America (hereinafter called "Grantor"), acting herein through the Atomic Energy Commission (hereinafter called the "Commission").

WHEREAS, the Atomic Energy Community Act of 1955, 69 Stat. 471, as amended, declares the policy of the United States of America to be that government ownership and management of the communities owned by the Commission shall be terminated in an expeditious manner; and

WHEREAS, the Commission is authorized to dispose of real property at the Community of Richland (as defined in Section 21b(2) of said Act) whether within or outside of that Community; and

WHEREAS, the Commission finds it necessary in order to carry out the declared policy of the United States of America to dedicate to the general public certain easements;

NOW, THEREFORE, the Grantor conveys, quitclaims, and dedicates to the general public easements of right-of-way for general road purposes and for the installation, maintenance, operation, repair, replacement, and removal of public utility type facilities over, across, in, and upon: (1) the areas which are named Van Giesen, Jones, Hyde, Cullum, Lacy, Sprout, Burlin, Snyder, George Washington, Spengler, Stevens, Gay, Saint, Hagen, Hurley, and Davison, all of which are shown in red on the attached maps; and (2) those unnamed areas which are also shown in red on the attached maps. Said maps are labelled: Map of Section 3, Twp. 9 N., R.28 E., W.M.; Map of Section 4, Twp. 9 N., R.28 E., W.M.; Map of Section 5, Twp. 9 N., R.28 E., W.M.; Map of Section 9, Twp. 9 N., R.28 E., W.M.; Map of Section 14, Twp. 9 N., R.28 E., W.M.; Map of Section 15, Twp. 9 N., R.28 E., W.M.; Map of Section 22, Twp. 9 N., R.28 E., W.M.; Map of Section 23, Twp. 9 N., R.28 E., W.M.; Map of Section 24, Twp. 9 N., R.28 E., W.M.; Map of Section 25, Twp. 10 N., R.28 E., W.M.; Map of Section 26, Twp. 10 N., R.28 E., W.M.; Map of Section 27, Twp. 10 N., R.28 E., W.M.; Map of Section 32, Twp. 10 N., R.28 E., W.M.; Map of Section 33, Twp. 10 N., R.28 E., W.M.; Map of Section 34, Twp. 10 N., R.28 E., W.M.; and Map of Section 35, Twp. 10 N., R.28 E., W.M.; and they are attached hereto and made a part hereof by this reference. All of said areas are located in Benton County, Washington.

WHEREAS, Grantor has caused this deed to be executed in its name
by its authorized representative as of the day and year first
written.

UNITED STATES OF AMERICA
UNITED STATES ATOMIC ENERGY COMMISSION

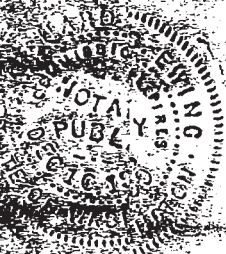


STATE OF WASHINGTON)
COUNTY OF BENTON)

SS

On this 24th day of September, 1957, before me personally appeared
[Signature] to me known to be the authorized representative of
and Atomic Energy Commission that has executed the within and foregoing instrument,
and acknowledged said instrument to be a free and voluntary act and deed of the
United States of America, acting through the Atomic Energy Commission, for the
uses and purposes therein mentioned, and on oath stated that he was authorized to
execute said instrument and that the seal affixed is the seal of the Atomic Energy
Commission, Hanford Operations Office.

Witness Whereof, I have hereunto set my hand and affixed my official
seal the day and year first above written.





Notary Public in and for the State of
Washington, residing at Richland,
Benton County.

RECORDED IN BENTON LAND TITLE
APR 29 2 11 PM '66

VERNER MILLER, AUDITOR

QUITCLAIM DEED

VOLUME PAGE

DEPUTY

INDEXED BY mlbRECORDED IN VOL. 225

CHECKED BY

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby convey and quitclaim to CITY OF RICHLAND, WASHINGTON, a municipal corporation, (hereinafter referred to as "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property (hereinafter referred to as "Property") situated in Benton County, State of Washington:

A parcel of land lying in the Southwest Quarter of the Southwest Quarter of Section 23 and in the West Half of Section 26, all in Township 10 North, Range 28 EWM, in Benton County, Washington, described as follows:

Commencing at the Northwest corner of said Section 26, which point is at Coordinates North 365, 605.75 and East 2, 307, 651.79 on the Washington State Grid System (South Zone);
Thence South 63° 22' 58" East 29.51 feet to a point on the East right of way line of Stevens Drive, an unplatted way, which point is the TRUE POINT OF BEGINNING;
Thence North 0° 21' 49" West 1349.61 feet along the East right of way line of Stevens Drive;
Thence North 89° 06' 06" East 477.73 feet;
Thence South 1° 03' 08" East 2659.78 feet to the North line of the South Half of the Northwest Quarter of said Section 26;
Thence North 89° 25' 55" East along the said North line of the South Half of the Northwest Quarter of Section 26 a distance of 1194.17 feet;
Thence South 0° 49' 54" East 261.91 feet to U. S. Corps of Engineers marker "CH-11, 1955";
Thence South 0° 49' 44" East 839.32 feet to U. S. Corps of Engineers marker "CH-10-1, 1955";
Thence South 17° 35' 27" West 1252.88 feet to U. S. Corps of Engineers marker "CH-10, 1955";
Thence South 89° 16' 15" West 304.69 feet to U. S. Corps of Engineers marker "CH-9-2, 1955";
Thence South 0° 50' 52" East 340.72 feet to the South line of the North Half of the Southwest Quarter of said Section 26, which line is the center line of Spengler Road;
Thence South 89° 00' 59" West along said center line 1133.36 feet to the East right of way line of Stevens Drive;
Thence North 1° 13' 35" East along said right of way line a distance of 3950.73 feet to the POINT OF BEGINNING.
Containing 129.41 acres.

THE UNITED STATES HEREBY RESERVES unto itself, and its assigns, the following described easements for the construction, operation, maintenance and replacement of existing utilities:

1. Railroad Spur and Loading Ramp

An easement for a railroad spur line on a strip of land 50 feet wide, being 15 feet on the northerly and easterly side and 35 feet on the southerly and westerly side of the following described center line:

Beginning at a point on the west line of the above described parcel, which point is North $1^{\circ} 13' 35''$ East 2675.71 feet from the Southwest corner of the parcel;

Thence along a 569.63 foot radius curve to the left an arc distance of 338.81 feet (the chord of said arc bearing South $43^{\circ} 47' 33''$ East 333.84 feet) to a point of tangency;

Thence South $60^{\circ} 49' 54''$ East 837.94 feet to a point of curve;

Thence along a 571.36 foot radius curve to the right an arc distance of 598.38 feet to a point of tangency, which point of tangency is hereinafter referred to as "Point A";

Thence South $0^{\circ} 51' 39''$ East 1084.50 feet to a point of terminus;

Except that the easement width on the West side of the center line, along the South 190 feet of the above described line, shall be 100 feet.

ALSO, An easement for a railroad spur on a strip of land 35 feet wide, being 17.5 feet on each side of the following described center line;

Commencing at "Point A" on the above described 571.36 foot radius curve; thence returning northwesterly along said curve an arc distance of 258.09 feet to the TRUE POINT OF BEGINNING;

Thence North $28^{\circ} 05' 39''$ West 130 feet to a point of curve;

Thence along a 658.71 foot radius curve to the right, an arc distance of 313.09 feet, the chord of said arc bearing North $14^{\circ} 28' 39''$ West 310.15 feet, to a point of tangency;

Thence North $0^{\circ} 51' 39''$ West 453.76 feet to the north line of the parcel herein conveyed.

2. Sewer lines

Beginning at a point on the West line of the parcel herein conveyed, which point is North $1^{\circ} 13' 35''$ East 1410.28 feet from the Southwest corner of the parcel;

Thence North $89^{\circ} 16' 31''$ East 37.21 feet to the center of an existing manhole;

Thence North $47^{\circ} 00' 49''$ East 613 feet to the center of a manhole, which point hereinafter is referred to as "Point B".

ALSO, beginning at "Point B" described above;

Thence North $39^{\circ} 17' 56''$ West 34.83 feet to the center of an existing manhole;

Thence North $0^{\circ} 44' 06''$ West 1556.65 feet to the center of an existing manhole, which point is hereinafter referred to as "Point C";

Thence continuing North 0° 44' 06" West 551.74 feet to the center of an existing manhole, which point is hereinafter referred to as "Point D";

Thence continuing North 0° 44' 06" West 1242.03 feet to the North line of the parcel herein conveyed.

ALSO, beginning at "Point C" described above;

Thence North 89° 15' 54" East 114.13 feet to the East line of the parcel herein conveyed.

ALSO, beginning at "Point D", described above, thence North 89° 15' 54" East 111.08 feet to the East line of the parcel herein conveyed.

3. Power and Telephone Line

An easement for power and telephone lines on a strip of land 10 feet wide, being five feet on each side of the following described center line:

Beginning at a point which is 30 feet North of the South line of the parcel herein conveyed and is North 89° 00' 59" East 59.81 feet from the west line of the said property;

Thence North 01° 16' 55" East 517.78 feet to a point hereinafter referred to as "Point F";

Thence continuing North 01° 16' 55" East 134.37 feet to a point hereinafter referred to as "Point G";

Thence North 87° 25' 27" East 154.96 feet to a point hereinafter referred to as "Point H";

Thence North 0° 30' 08" West 790.59 feet;

Thence North 89° 08' 07" East 243.15 feet to a point hereinafter referred to as "Point J";

Thence North 0° 49' 15" West 3165.83 feet;

Thence East 83.00 feet;

Thence North 0° 48' 33" West 799.32 feet to the North line of the parcel herein conveyed.

ALSO, Beginning at "Point F" as described above;

Thence South 89° 22' 58" East 158.63 feet;

Thence North 0° 30' 08" West 143.01 feet to join the above described easement at "Point H".

ALSO, beginning at "Point G" described above;

Thence South 87° 25' 27" West 60.09 feet to the West line of the parcel herein conveyed.

TOGETHER WITH easements on adjoining lands for head guys and down guys required to support the power lines and telephone lines in the above described easements, as such guys now exist or may be required in the future.

4. Access Road

A non-exclusive easement for a road on a strip of land 60 feet wide, being 30 feet on each side of the following described center line:

Beginning on the West line of the parcel herein conveyed, at a point which is South 0° 21' 49" East a distance of 829.41 feet from the

Northwest corner of the parcel;
Thence North 88° 44' 07" East 487.70 feet to the East property line.

5. Telephone Line

An easement on a strip of land 10 feet wide, being 5 feet on each side of the following described center line:

Beginning at a point on the East line of the parcel, which point is South 17° 35' 27" West 28.32 feet from U. S. Corps of Engineers Marker "CH-10-1, 1955";
Thence North 0° 49' 22" West 1125 feet, more or less, to the North property line.

6. Bonneville Power Line

An easement for the Bonneville Power Administration, as shown by document recorded in Volume 157 of Deeds, Page 12, under Auditor's File No. 387794, records of Benton County, for a power line, said easement being 100 feet wide, being 50 feet on each side of the following described center line:

Beginning at a point which is 30 feet north of the South line of the parcel herein conveyed and is North 89° 00' 59" East 105.50 feet from the West line of said property;
Thence North 01° 14' 20" East 1835.31 feet;
Thence North 17° 20' 45" West 332.26 feet to the West line of the parcel.

This conveyance is SUBJECT TO the following easements heretofore conveyed to the City of Richland:

1. Sewer line

An easement for the operation, maintenance and remodeling of an existing sewer line, including the right to have reasonable access to the easement from a public way, on a strip of land 10 feet wide, being five feet on each side of the following described center line:

Beginning on the East line of the parcel herein conveyed, which point is South 17° 35' 27" West 154.00 feet from U. S. Corps of Engineers Marker "CH-10-1, 1955";
Thence North 71° 34' 03" West 1317.82 feet to the center of an existing manhole, at "Point B" referred to above, and there terminating.

2. Spengler Road

An easement for a public road on the South 30 feet of the property herein conveyed.

3. Stevens Drive Power Line

An easement for the construction, operation, maintenance and repair of a power line along the West 10 feet of the parcel herein conveyed.

4. 24-Inch Water Line

That portion of the following described easement lying within the parcel herein conveyed:

An easement for the construction, operation, maintenance and repair of a water line, heretofore conveyed to the City of Richland, on a strip of land 10 feet wide, being five feet on each side of the following described center line:

Beginning at a point which lies North 0° 50' 30" West 33.51 feet from U. S. Corps of Engineers Marker "CH-13, 1955";
Thence South 88° 13' 45" West 452.18 feet;
Thence South 83° 35' 25" West 932.02 feet;
Thence South 39° 04' 11" West 55.63 feet, more or less, to the West line of the parcel herein conveyed.

5. Civil Defense Siren

An easement for the construction, operation, maintenance and remodeling of existing utilities, including the right to have reasonable access to said easement from a public way, on a parcel of land described as follows:

Commencing at the West quarter corner of said Section 26;
Thence North 63° 19' 09" East 46.43 feet;
Thence North 89° 11' 30" East 286.1 feet to the TRUE POINT OF BEGINNING;
Thence North 0° 48' 30" West 76.5 feet;
Thence North 89° 11' 30" East 37.7 feet;
Thence South 0° 48' 30" East 76.5 feet;
Thence South 89° 11' 30" West 37.7 feet to the POINT OF BEGINNING.

Containing 0.07 acre, more or less.

6. 14-Inch Water Line

An easement for the construction, operation, maintenance and repair of a water line on a strip of land 10 feet wide, being 5 feet on each side of the following described center line:

Beginning on the East line of the parcel herein conveyed, which point is South 17° 35' 27" West a distance of 277.0 feet from U. S. Corps of Engineers marker "CH-10-1, 1955";
Thence North 0° 46' 01" West 1360 feet, more or less, to the North line of the parcel herein conveyed.

7. Canal

That portion of the following described easement for a canal lying within the parcel herein conveyed:

A strip of land 50 feet wide, lying on the southerly side of, measured at right angles, and adjacent to the following described line:

Beginning at U. S. Corps of Engineers marker "CH-14, 1955";
Thence North 87° 54' 44" West 169.94 feet;

Thence North 74° 24' 10" West 481.40 feet;
 Thence South 79° 59' 39" West 507.35 feet;
 Thence South 66° 01' 49" West 305 feet more or less to the
 West line of the parcel herein conveyed.

8. Stevens Drive Water Line

An easement for the construction, operation, maintenance, repair, replacement and removal of a water line in a strip of land described as being that part of the North 450 feet of the West 30 feet of the parcel herein conveyed which lies North of the North right of way line of that easement for a 24-inch water line, described in paragraph 4. above.

TO HAVE AND TO HOLD the Property together with all the privileges and appurtenances thereto belonging, unto Grantee, its successors and assigns, forever.

The Property was acquired by the United States of America partly by purchase and partly by condemnation in Civil Cause No. 128 U. S. District Court for the Eastern District of Washington, Southern Division.

The Property was both duly determined to be surplus to the needs and requirements of the United States of America and assigned to General Services Administration for disposal pursuant to authority contained in the said Federal Property and Administrative Services Act as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of January 7, 1966.

UNITED STATES OF AMERICA
 Acting by and through the
 Administrator of General Services

By *V. J. Barnes*
 Chief, Real Property Division
 Utilization and Disposal Service

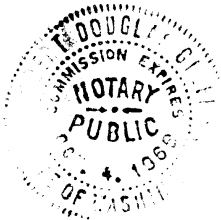


STATE OF WASHINGTON)
COUNTY OF KING) ss
)

On this 20th day of April, 1966, before the undersigned,
a Notary Public in and for the State of Washington, personally appeared
V L Barnes, to me known to be the — Chief, Real
Property Division, Utilization and Disposal Service, General Services Administra-
tion, Region 10, and to me known to be the individual described in and who executed
the foregoing instrument and who under oath stated that he was duly authorized,
empowered and delegated by the Administrator of General Services to execute the
said instrument and acknowledged the foregoing instrument to be his free and
voluntary act and deed, acting for and on behalf of the Administrator of General
Services, acting for and on behalf of the United States of America, for the uses and
purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate above written.

Robert Douglas Green
Notary Public in and for the State of
Washington, residing at Federal Way



FILED BY

Oct 29 2 12 PM '93

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

VOL. 592 PAGE 2790

FILED FOR RECORD AT REQUEST OF

City Attorney
City of Richland

WHEN RECORDED RETURN TO

Name City Attorney, City of Richland

Address PO Box 190

City, State, Zip Richland, WA 99352

B-6557

OFFICIAL RECORD

9.00

Quit Claim Deed

THE GRANTOR, the CITY OF RICHLAND, WASHINGTON, a municipal corporation,
for and in consideration of a gift to an educational institution,
conveys and quit claims to WASHINGTON STATE UNIVERSITY,

the following described real estate, situated in the County of BENTON State of Washington,
together with all after acquired title of the grantor(s) therein (see attached legal description.)

This transfer is subject to and conditioned by any and all easements, reservations,
restrictions and covenants of record. In addition, easements required for utilities
which are not currently encumbered by an easement of record shall be granted to the
City of Richland in the future at no expense to the City.

Grantor conveys the real property to the Grantee as part of a college campus and
for educational, scientific and research purposes related thereto. In the event the
Grantee uses any or all of the property for other purposes or Grantee conveys the
property to another party without the prior written consent of the Grantor, then
title to any portion of the property which is being used for other purposes or which
is conveyed to another party, shall revert to the Grantor.

Dated October 22 19 93

(Individual)

CITY OF RICHLAND, WASHINGTON

(Individual)

B. JOSEPH C. KING, City Manager

B. LESLIE A. SMITH, City Clerk



STATE OF WASHINGTON
COUNTY OF

STATE OF WASHINGTON
COUNTY OF BENTON

On this day personally appeared before me

On this 22nd day of October 19 93

to me known to be the person described in and
who executed the foregoing instrument,
and acknowledged the same as his or her own act and deed,
for the uses and purposes therein mentioned

before me, the undersigned, a Notary Public in and for the State of Wash-
ington duly commissioned and sworn, personally appeared
JOSEPH C. KING
and
LESLIE A. SMITH

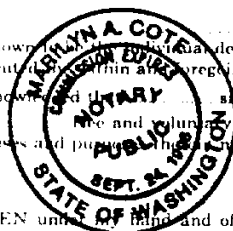
to me known to be the City Mgr. and City Clk. respectively,
of the CITY OF RICHLAND
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
they are authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written

GIVEN under my hand and official seal this
day of 19

Notary Public in and for the State of Wash-
ington residing at

Notary Public in and for the State of Washington,
residing at Kennewick



OFFICIAL RECORD

WSU PROPERTY

Portions of the Section 26 and Section 23, Township 10 North, Range 28 East, W.M., described as follows:

Beginning at the intersection of George Washington Way and Sprout Road, said point being the North 1/4 corner of said Section 26; thence S 01°22'12"W 2624.49 feet along the centerline of George Washington Way to the intersection of George Washington Way and Spring Road; thence S 01°21'22"W 1311.65 feet along said centerline to the intersection of George Washington Way and Spengler Road, said point is being held as the south 1/16 corner of said Section 26 (found PK nail with washer); thence S 89°02'30"W 1355.14 feet along the centerline of said Spengler Road; thence leaving said centerline N 14°51'28"E 31.18 feet to a point on the north right-of-way of said Spengler Road and the "True Point of Beginning"; thence continuing N 14°51'28"E 321.69 feet to a point on the Camp Hanford line marked with a monument stamped CH 10; thence N 17°34'55"E 1252.88 feet along said line to a monument stamped CH 10-1; thence N 00°50'30"W 839.21 feet along said line to a monument stamped CH 11; thence leaving said Camp Hanford line N 89°09'30"E 691.03; thence N 08°22'33"E 1225.48 feet; thence N 06°20'29"E 382.37 feet to a point that is 40.00 feet west of the west right-of-way of George Washington Way measured at right angles to right-of-way; thence N 10°37'06"W 623.54 feet; thence S 89°09'45"W 829.19 feet to a point on said Camp Hanford line; thence N 00°50'15"W 396.31 feet along said line to a monument stamped CH 12; thence leaving said line, continuing N 00°50'15"W 256.28 feet to a point on said Camp Hanford line, said line is between monuments stamped CH 16 and CH 17; thence S 81°31'00"E 93.83 feet along said line to said monument stamped CH 17; thence S 51°39'51"E 311.04 feet along said line to a monument stamped CH 18; thence S 38°30'15"E 481.79 feet along said line to a monument stamped CH 19; thence N 51°16'14"E 306.95 along said line to a point held as CH 20, per Record of Survey #741 as recorded in Volume 1 of Record of Survey, page 741, Records of Benton County, Washington; thence N 12°26'11"E 327.85 feet along said line to a monument stamped CH 21; thence S 81°14'49"E 22.08 feet along said line to a point on the west right-of-way of said George Washington Way; thence leaving said Camp Hanford line, S 01°12'28"E 1197.95 feet along said west right-of-way; thence S 01°22'12"W 2474.05 feet along said right-of-way; thence leaving said right-of-way N 88°16'01"W 504.49 feet; thence S 01°24'00"W 577.82 feet to a point on the north line of a fire line recorded under AF# 793180; thence S 89°02'30"W 195.30 feet along said north line; thence S 01° 21'22"W 25.02 feet along the west line of said fire lane to the northwest corner of Washington Square Apartments per AF# 790553; thence continuing S 01°21'22"E 610.57 feet along the west line of said Washington Square Apartments to the northeast corner of Rainier Square Apartments per AF# 847366; thence S 89°02'30"W 200.17 feet along the north line of said Rainier Square Apartments to the northwest corner of said Rainier Square, said point is also the northeast corner of Record

OFFICIAL RECORDS

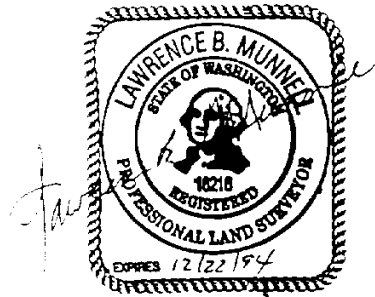
VOL. 592 PAGE 2792

Page Two

WSU Property (cont.)

of Survey No. 989 as recorded in Volume 1 of Record of Surveys, page 989, Records of Benton County, Washington; thence continuing S 89°02'30"W 271.00 along the north line of said Record of Survey to its northwest corner; thence S 14°51'28"W 249.42 feet along the west line of said Record of Survey to a point on the north right-of-way of Spengler Road; thence S 89°02'30"W 77.76 feet along said right-of-way to the True Point of Beginning.

Contains 45.58 acres.



DATE 10/15/93

LAWRENCE B. MUNNELL, P.L.S.
LS #16216

Transamerica
Title Services

95 24613

OFFICIAL RECORDS
Transamerica
Title Insurance Company

FILED BY

Oct 31 11 48 AM '93

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

VOL. 636 PAGE 3315

FILED FOR RECORD AT REQUEST OF

City Attorney
City of Richland

WHEN RECORDED RETURN TO

Name City Attorney, City of Richland

Address PO Box 190

City, State, Zip Richland, WA 99352

B-6557

CORRECTED

9.00

Quit Claim Deed

THE GRANTOR, the CITY OF RICHLAND, WASHINGTON, a municipal corporation,
for and in consideration of a gift to an educational institution,
conveys and quit claims to WASHINGTON STATE UNIVERSITY,

the following described real estate, situated in the County of BENTON State of Washington,
together with all after acquired title of the grantor(s) therein: (See attached legal description.)

This transfer is subject to and conditioned by any and all easements, reservations,
restrictions and covenants of record. In addition, easements required for utilities
which are not currently encumbered by an easement of record shall be granted to the
City of Richland in the future at no expense to the City.

Grantor conveys the real property to the Grantee as part of a college campus and
for educational, scientific and research purposes related thereto. In the event the
Grantee uses any or all of the property for other purposes or Grantee conveys the
property to another party without the prior written consent of the Grantor, then
title to any portion of the property which is being used for other purposes or which
is conveyed to another party, shall revert to the Grantor.

Dated October 22, 1993

(Individual)

CITY OF RICHLAND, WASHINGTON

(Individual)

By JOSEPH C. KING, City Manager

By LESLIE A. SMITH, City Clerk

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me

to me known to be the person described in and
who executed the foregoing instrument,
and acknowledged that he and she executed the same
as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
day of , 19.

Notary Public in and for the State of Wash-
ington, residing at.

STATE OF WASHINGTON
COUNTY OF BENTON

On this 22nd day of October, 1993,
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared

JOSEPH C. KING

and DOROTHY A. CAMPBELL, Deputy
to me known to be the City Mgr. and City Clk. respectively, of the CITY OF RICHLAND

the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
they are authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington,
residing at.

Land Document 493

93 33373

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED BY

Oct 29 2 12 PM '93

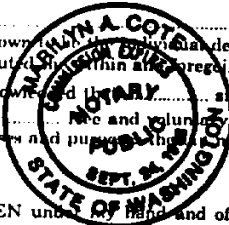
BOBBIE GAGNER
BENTON COUNTY, AUDITOR

VOL. 592 PAGE 2790

OFFICIAL RECORDS

Oct 31 95 04 252

Oct 29 93 05 931



OFFICIAL RECORDS

WSU PROPERTY

Portions of the Section 26 and Section 23, Township 10 North, Range 28 East, W.M., described as follows:

Beginning at the intersection of George Washington Way and Sprout Road, said point being the North 1/4 corner of said Section 26; thence S 01°22'12"W 2624.49 feet along the centerline of George Washington Way to the intersection of George Washington Way and Spring Road; thence S 01°21'22"W 1311.65 feet along said centerline to the intersection of George Washington Way and Spengler Road, said point is being held as the south 1/16 corner of said Section 26 (found PK nail with washer); thence S 89°02'30"W 1355.14 feet along the centerline of said Spengler Road; thence leaving said centerline N 14°51'28"E 31.18 feet to a point on the north right-of-way of said Spengler Road and the "True Point of Beginning"; thence continuing N 14°51'28"E 321.69 feet to a point on the Camp Hanford line marked with a monument stamped CH 10; thence N 17°34'55"E 1252.88 feet along said line to a monument stamped CH 10-1; thence N 00°50'30"W 839.21 feet along said line to a monument stamped CH 11; thence leaving said Camp Hanford line N 89°09'30"E 691.03; thence N 08°22'33"E 1225.48 feet; thence N 06°20'29"E 382.37 feet to a point that is 40.00 feet west of the west right-of-way of George Washington Way measured at right angles to right-of-way; thence N 10°37'06"W 623.54 feet; thence S 89°09'45"W 829.19 feet to a point on said Camp Hanford line; thence N 00°50'15"W 396.31 feet along said line to a monument stamped CH 12; thence leaving said line, continuing N 00°50'15"W 256.28 feet to a point on said Camp Hanford line, said line is between monuments stamped CH 16 and CH 17; thence S 81°31'00"E 93.83 feet along said line to said monument stamped CH 17; thence S 51°39'51"E 311.04 feet along said line to a monument stamped CH 18; thence S 38°30'15"E 481.79 feet along said line to a monument stamped CH 19; thence N 51°16'14"E 306.95 along said line to a point held as CH 20, per Record of Survey #741 as recorded in Volume 1 of Record of Survey, page 741, Records of Benton County, Washington; thence N 12°26'11"E 327.85 feet along said line to a monument stamped CH 21; thence S 81°14'49"E 22.08 feet along said line to a point on the west right-of-way of said George Washington Way; thence leaving said Camp Hanford line, S 01°12'28"E 1197.95 feet along said west right-of-way; thence S 01°22'12"W 2474.05 feet along said right-of-way; thence leaving said right-of-way N 88°36'01"W 504.49 feet; thence S 01°24'00"W 577.82 feet to a point on the north line of a fire line recorded under AF# 793180; thence S 89°02'30"W 195.30 feet along said north line; thence S 01° 21'22"W 25.02 feet along the west line of said fire lane to the northwest corner of Washington Square Apartments per AF# 790553; thence continuing S 01°21'22"E 610.57 feet along the west line of said Washington Square Apartments to the northeast corner of Rainier Square Apartments per AF# 847366; thence S 89°02'30"W 200.17 feet along the north line of said Rainier Square Apartments to the northwest corner of said Rainier Square, said point is also the northeast corner of Record

WSU Property (cont.)

Page Two

of Survey No. 989 as recorded in Volume 1 of Record of Surveys, page 989, Records of Benton County, Washington; thence continuing S 89°02'30"W 271.00 along the north line of said Record of Survey to its northwest corner; thence S 14°51'28"W 249.42 feet along the west line of said Record of Survey to a point on the north right-of-way of Spengler Road; thence S 89°02'30"W 77.76 feet along said right-of-way to the True Point of Beginning.

Contains 45.58 acres.



DATE 10/15/93

LAWRENCE B. MUNNELL, P.L.S.
LS #16216



WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

ORDINANCE NO. 05-11

AN ORDINANCE of the City of Richland, Washington, revising the boundaries of the Revitalization Area for Industry, Science and Education and providing for other matters properly relating thereto.

BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 The City Council (the "Council") of the City of Richland, Washington (the "City"), hereby makes the following findings and determinations:

(a) The City is a first-class city duly incorporated and operating under the laws of the State of Washington. Chapter 39.104 RCW authorizes the City to create revitalization areas and use local revitalization financing to finance public improvements within such revitalization areas. The Council passed Ordinance No. 28-09 ("Ordinance 28-09") on August 25, 2009, which created and established the Revitalization Area for Industry, Science and Education (the "RAISE").

(b) Section 4 of Ordinance 28-09 established the geographic boundaries of the RAISE. The boundaries of the RAISE in various places bisect parcels of land. As a result, it is not reasonably practicable for the Benton County Assessor to determine the "property tax allocation revenue value" and "property tax allocation revenue base value" of property within the RAISE, as is required by RCW 39.104.080(b)(2). This frustrates one of the primary purposes of the RAISE. Therefore, it is necessary and desirable to revise the boundaries of the RAISE so that such boundaries correspond to the boundaries of existing property parcels of land. The revisions to the boundaries of the RAISE made pursuant to Section 2 of this ordinance reduce of area encompassed within the RAISE. The RAISE will not include, as a result of such revisions, any area that previously was not included in the RAISE.

(c) RCW 39.104.050(6) provides that "[t]he boundaries of the revitalization area may not be changed for the time period that local property tax allocation revenues, local sales and use taxes of participating local governments, and the local sales and use tax under RCW 82.14.510 are used to pay bonds issued under RCW 39.104.110 and public improvement costs within the revitalization area on a pay-as-you-go basis, as provided under this chapter." To date, the City has neither issued bonds under RCW 39.104.110 nor paid public improvement costs under chapter 39.104 RCW on a pay-as-you-go basis.

(d) RCW 39.104.050(2) provides that a "revitalization area is limited to contiguous tracts, lots, pieces, or parcels of land without the creation of islands of property not included in the revitalization area." The boundaries of the RAISE, as revised pursuant to Section 2 of this ordinance, encompass an area of contiguous tracts, lots, pieces, or parcels of land, and do not result in the creation of islands of property.

(e) RCW 39.104.050(2) provides that the boundaries of a revitalization area "may not be drawn to purposely exclude parcels where economic growth is unlikely to occur." The boundaries of the RAISE, as revised pursuant to Section 2 of this ordinance, have not been drawn to purposely exclude parcels where economic growth is unlikely to occur.

(f) Section 3.06 of the City Charter authorizes the City, by ordinance, to revise and amend an existing ordinance (or section thereof) if the new ordinance sets forth at length the ordinance (or section thereof) as revised or amended. It is necessary to amend Section 4 of and Exhibit A to Ordinance 28-09.

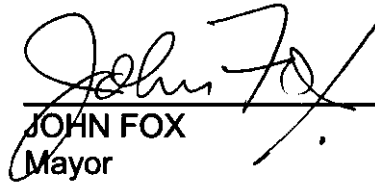
Section 2.01 Exhibit A to Ordinance 28-09 is amended to read as set forth in Exhibit A attached to this ordinance. From and after the effective date of this ordinance, the exhibit incorporated by reference in Section 4 of Ordinance 28-09 is Exhibit A attached to this ordinance (and incorporated herein by this reference).

Section 3.01 The City Clerk is directed to file with the Auditor of Benton County Washington a copy of this ordinance and the attached exhibit, duly certified by the Clerk as a true copy. The City Clerk is also directed to cause a certified copy of this ordinance to be delivered to the County Treasurer and the State of Washington Department of Revenue.

Section 4.01 All actions heretofore taken in furtherance thereof and not inconsistent with the provisions of this ordinance are hereby ratified and confirmed in all respects.

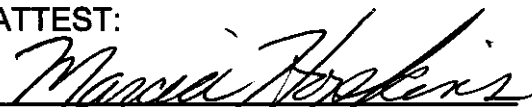
Section 5.01 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of June, 2011.



JOHN FOX
Mayor

ATTEST:



MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:



THOMAS O. LAMPSON
City Attorney

Date Published: June 12, 2011

Exhibit A
Boundaries of Revitalization Area

A PORTION OF LAND LYING IN SECTIONS 14,15,16,17,19,20,21,22,23,26,27,28, AND 34, ALL WITHIN TOWNSHIP 10 NORTH. RANGE 28 EAST, W.M., CITY OF RICHLAND, WASHINGTON, BEING DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF PUBLIC ROAD KNOWN AS SR240 AND THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTHWESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 16,200 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE THEREOF FOR A DISTANCE 600 FEET MORE OR LESS TO THE NORTHWEST CORNER THEREOF; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDFILL PARCEL AS DEPICTED ON RECORD OF SURVEY NUMBER 4165, RECORDS OF BENTON COUNTY WASHINGTON; THENCE SOUTH ALONG THE WEST LINE THEREOF AND THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 146 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEAST CONTINUING ALONG THE BOUNDARY OF SAID LANDFILL PARCEL FOR A DISTANCE OF 385 FEET MORE OR LESS; THENCE EASTERLY CONTINUING ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 2480 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 4,200 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY MARGIN OF A ROAD KNOWN AS HORN RAPIDS ROAD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 3,700 FEET MORE OR LESS; THENCE EASTERLY CONTINUING ALONG THE NORTH LINE THEREOF A DISTANCE OF 11,800 FEET; THENCE CONTINUING ALONG THE NORTH LINE THEREOF IN A NORTHEASTERLY DIRECTION A DISTANCE OF 600 FEET MORE OR LESS; THENCE EASTERLY ALONG THE NORTH LINE THEREOF PROJECTED A DISTANCE OF 1,800 MORE OR LESS FEET THE HIGH WATER LINE OF THE COLUMBIA RIVER; THENCE SOUTHERLY ALONG THE WATER LINE THEREOF FOR A DISTANCE OF 6,160 FEET MORE OR LESS TO THE CENTER LINE OF A ROAD KNOWN AS 1ST PROJECTED; THENCE WEST ALONG SAID PROJECTION FOR A DISTANCE OF 308 FEET MORE OR LESS TO THE BEGINNING OF SAID CENTERLINE OF FIRST STREET; THENCE SOUTH 40 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 1ST STREET; THENCE WEST 100 FEET MORE OR LESS ALONG THE SOUTH LINE THEREOF TO THE NORTHEAST CORNER OF A PARCEL; THENCE SOUTHERLY FOR A DISTANCE OF 960 FEET MORE OR LESS; THENCE SOUTHEASTERLY FOR A DISTANCE OF 1720 FEET TO THE NORTH LINE OF A ROAD KNOWN AS SPROUT ROAD; THENCE WESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE 2,800 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY MARGIN OF SAID GEORGE WASHINGTON WAY; THENCE

NORTHERLY ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 1,300 FEET MORE OR LESS TO POINT ON THE SOUTH RIGHT-OF-WAY MARGIN OF A ROAD KNOWN AS UNIVERSITY DRIVE; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1,250 FEET MORE OR LESS TO A POINT ON THE EAST BOUNDARY OF A PARCEL OWNED BY THE PORT OF BENTON; THENCE SOUTH ALONG SAID WEST LINE FOR A DISTANCE OF 320 FEET MORE OR LESS; THENCE WESTERLY FOR A DISTANCE OF 285 FEET MORE OR LESS TO THE WEST BOUNDARY OF PARCEL A AS DEPICTED IN RECORD OF SURVEY NUMBER 4104, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3,440 FEET MORE OR LESS; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY BOUNDARY FOR A DISTANCE OF 1,300 FEET MORE OR LESS; THENCE WESTERLY FOR A DISTANCE OF 270 FEET MORE OR LESS; THENCE SOUTHERLY 300 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY MARGIN OF A ROAD KNOWN AS SPENGLER STREET; THENCE WESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1,300 FEET MORE OR LESS TO THE SAID WEST RIGHT-OF-WAY MARGIN OF STEVENS DRIVE; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 1,300 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF A ROAD KNOWN AS SNYDER STREET; THENCE WESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1,300 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE NORTH LINE THEREOF; THENCE WESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE 1,300 TO THE WEST LINE THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF A ROAD KNOWN AS ROBERTSON DRIVE; THENCE EASTERLY AND SOUTHERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVE FOR A DISTANCE OF 1,200 FEET MORE OR LESS; THENCE SOUTHWESTERLY ALONG THE EAST LINE THEREOF PROJECTED FOR A DISTANCE OF 260 FEET MORE OR LESS TO THE NORTH LINE OF SAID SR240; THENCE NORTHWESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 340 MORE OR LESS TO THE SAID TRUE POINT OF BEGINNING.



WHEN RECORDED RETURN TO:

City Engineer
City of Richland
840 Northgate Dr.
Richland, WA 99352
MS#26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY Alexis Cox DEPUTY
Easement 8/29/12

Portion of Parcel #1-2608-200-0001-003

SEWER EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, a **sewer easement** in, over and under the following described centerline, situated in The City of Richland, Benton County, Washington, described as follows:

A strip of land being 10.00 feet in width situated in the Southwest quarter of Section 23, Township 10 North, Range 28 East, Willamette Meridian, Benton County, Washington, with 5.00 feet lying on each side of the following described centerline:

Beginning at a monument stamped "CH-19" located on the North boundary of Parcel a as depicted on that Record of Survey recorded in Volume 1 of Surveys, Page 4104, records of Benton County, Washington, said point bears North 29°57'46" West a distance of 795.19 feet from the South quarter corner of said Section 23; Thence North 51°16'14" East along the North boundary of said parcel a for a distance of 306.95 feet to a monument stamped "CH-20"; Thence North 12°26'11" East along said North boundary a distance of 327.85 feet to a monument stamped "CH-21"; Thence South 81°14'49" East along said North line a distance of 22.08 feet to the Westerly right of way margin of George Washington Way; Thence South 01°12'28" East along said Westerly right of way a distance of 549.45 feet; Thence leaving said Westerly right of way margin South 33°37'58" West 64.70 feet to the **TRUE POINT OF BEGINNING**;

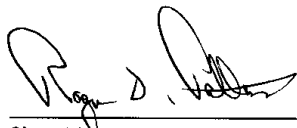
Thence North 56°22'02" West 152.58 feet; Thence South 89°57'07" West 185.41 feet; Thence North 38°30'15" West 225.15 feet; Thence North 90°00'00" West 162.27 feet to the terminus of this described line.

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

See attached Exhibit "A"

For the purpose of constructing, installing maintaining, repairing, and operating a **sewer easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same

and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.



Sig Roger D. Patterson
VP for Business & Finance
Washington State University

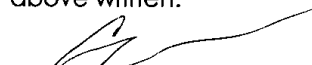
Print Name:

An authorized representative for:
WASHINGTON STATE UNIVERSITY

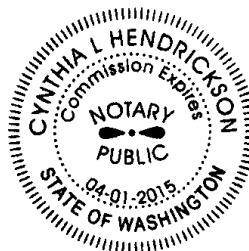
STATE OF WASHINGTON)
 : Ss
COUNTY OF BENTON)

On this 27th day of August, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, Roger D. Patterson, to me known to be an authorized representative for **WASHINGTON STATE UNIVERSITY**, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the State of Washington.
Residing at Colfax, WA
My Commission Expires 04/01/2015

Cynthia L. Hendrickson
Print Name:



12-0080
Drpjrls

EXHIBIT "A"
12-0080E



WHEN RECORDED PLEASE RETURN TO:

City Engineer
City of Richland
840 Northgate Drive
Richland, WA. 99352
MS#26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY: *B. Murray* 1/11/12 DEPUTY
EASEMENT

Portion of Parcel # 1-2608-200-0001-003

UTILITY EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to The **CITY of RICHLAND**, Washington, a municipal corporation, a **utility easement** in, over and under the following described property situated in the County of Benton, State of Washington.

A STRIP OF LAND BEING 10.00 FEET IN WIDTH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A MONUMENT STAMPED "CH-19" LOCATED ON THE NORTH BOUNDARY OF PARCEL A AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4104, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEARS NORTH 29°57'46" WEST A DISTANCE OF 795.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 38°30'15" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 481.79 FEET TO A MONUMENT STAMPED "CH-18"; THENCE NORTH 51°39'51" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 311.04 FEET TO A MONUMENT STAMPED "CH-17"; THENCE NORTH 81°31'00" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 93.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE SOUTH 00°50'15" EAST ALONG THE WEST BOUNDARY OF SAID PARCEL A FOR A DISTANCE OF 226.43 FEET TO THE TRUE POINT OF BEGINNING;

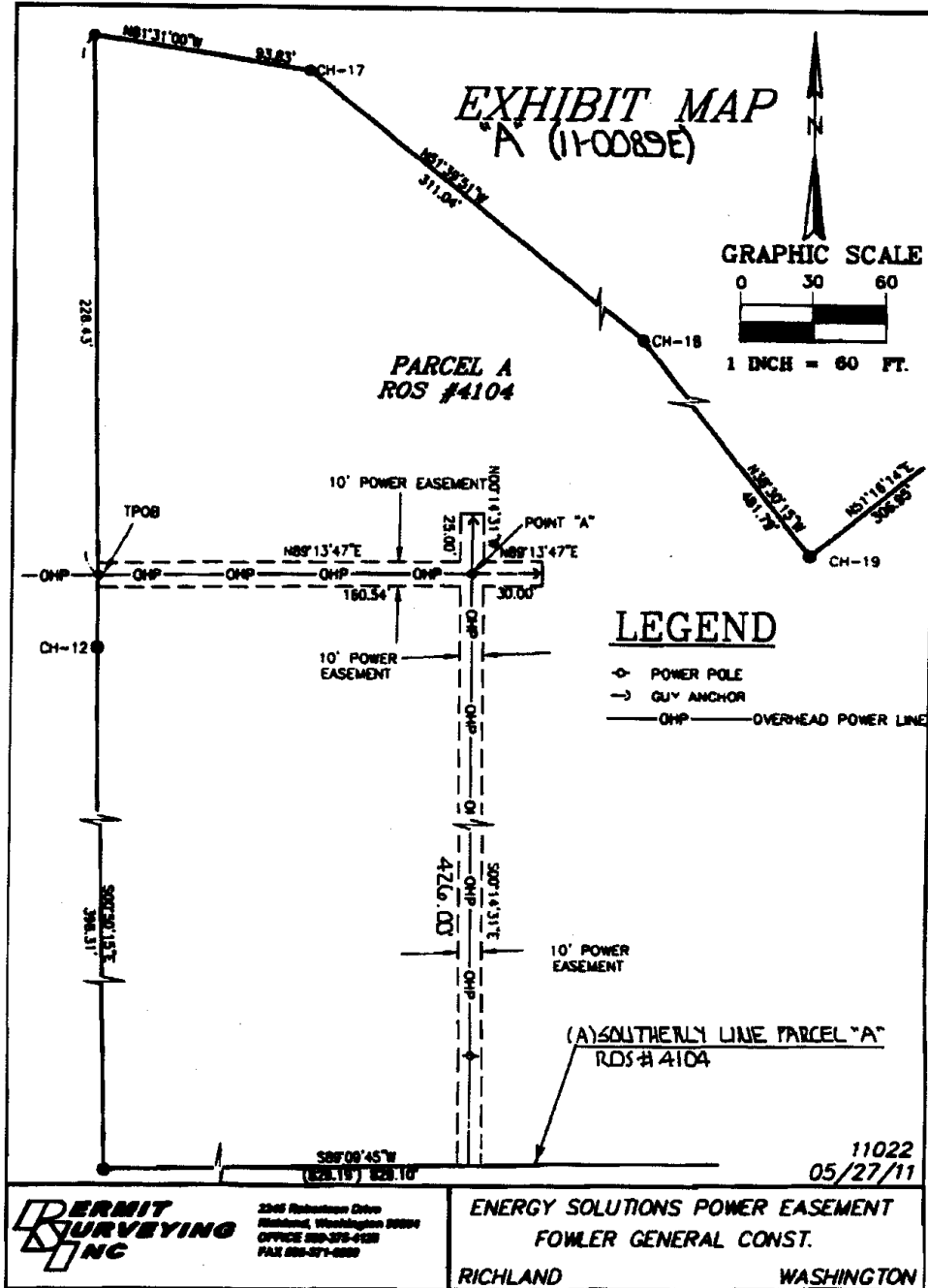
THENCE NORTH 89°13'47" EAST A DISTANCE OF 160.54 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 00°14'31" EAST A DISTANCE OF 426.00 FEET TO A POINT ON A SOUTHERLY LINE OF PARCEL "A" OF RECORD OF SURVEY NO. 4104, AS RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 4104, RECORDS OF SAID COUNTY AND STATE AND THE TERMINUS OF THIS DESCRIBED LINE.

TOGETHER WITH A STRIP OF LAND BEING 10.00 FEET IN WIDTH WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A" AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°14'31" WEST A DISTANCE OF 25.00 FEET TO THE TERMINUS OF THIS DESCRIBED LINE.

TOGETHER WITH A STRIP OF LAND BEING 10.00 FEET IN WIDTH WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A" AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°13'47" EAST A DISTANCE OF 30.00 FEET TO THE TERMINUS OF THIS DESCRIBED LINE.



WHEN RECORDED RETURN TO:

City Engineer
City of Richland
840 Northgate Dr.
Richland, WA 99352
MS#26

EXCISE TAX NOT PAID
BENTON COUNTY EXCISE TAX DIVISION
1/11/12
EASEMENT

Portion of Parcel #1-2608-200-0001-003

WATERLINE EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, a **waterline easement** in, over and under the following described property situated in the County of Benton, State of Washington, described as follows:

A STRIP OF LAND BEING 10.00 FEET IN WIDTH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A MONUMENT STAMPED "CH-19" LOCATED ON THE NORTH BOUNDARY OF PARCEL A AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4104, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEARS NORTH 29°57'46" WEST A DISTANCE OF 795.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 38°30'15" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 481.79 FEET TO A MONUMENT STAMPED "CH-18"; THENCE NORTH 51°39'51" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 311.04 FEET TO A MONUMENT STAMPED "CH-17"; THENCE NORTH 81°31'00" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 45.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02°28'49" EAST A DISTANCE OF 139.95 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 02°28'49" EAST A DISTANCE OF 95.73 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 89°41'33" EAST A DISTANCE OF 12.41 FEET; THENCE SOUTH 02°31'36" EAST A DISTANCE OF 134.32 FEET; THENCE SOUTH 05°20'14" EAST A DISTANCE OF 150.88 FEET; THENCE SOUTH 03°42'04" EAST A DISTANCE OF 124.56 FEET TO A POINT LOCATED ON THE SOUTH BOUNDARY OF SAID PARCEL A AND THE TERMINUS OF THIS DESCRIBED LINE.

TOGETHER WITH A STRIP OF LAND BEING 10.00 FEET IN WIDTH WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A" AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 87°39'41" WEST A DISTANCE OF 33.28 FEET TO THE TERMINUS OF THIS DESCRIBED LINE.

TOGETHER WITH A STRIP OF LAND BEING 10.00 FEET IN WIDTH WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

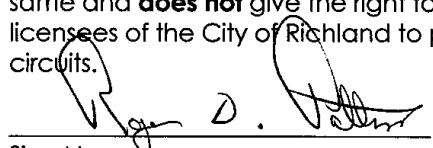
COMMENCING AT SAID POINT "B" AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°41'33" WEST A DISTANCE OF 4.93 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "C"; THENCE SOUTH 89°41'33" WEST A DISTANCE OF 49.45 FEET TO THE WEST BOUNDARY OF SAID PARCEL A AND THE TERMINUS OF THIS DESCRIBED LINE.

TOGETHER WITH A STRIP OF LAND BEING 10.00 FEET IN WIDTH WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "C" AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°02'33" WEST A DISTANCE OF 20.80 FEET AND THE TERMINUS OF THIS DESCRIBED LINE.

See attached Exhibit "A"

For the purpose of constructing, installing maintaining, repairing, and operating a **waterline easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.


Sign Name:

An authorized representative

for: **WASHINGTON STATE UNIVERSITY**

Roger D. Patterson
VP for Business & Finance

Print Name:

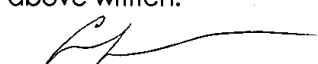
An authorized representative

for: **WASHINGTON STATE UNIVERSITY**

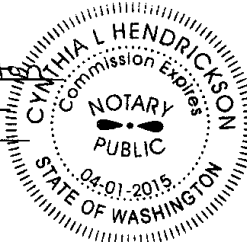
STATE OF WASHINGTON)
 : Ss
COUNTY OF BENTON)

On this 21st day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, Roger A. Patterson to me known to be an authorized representative for _____, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute the said instrument.

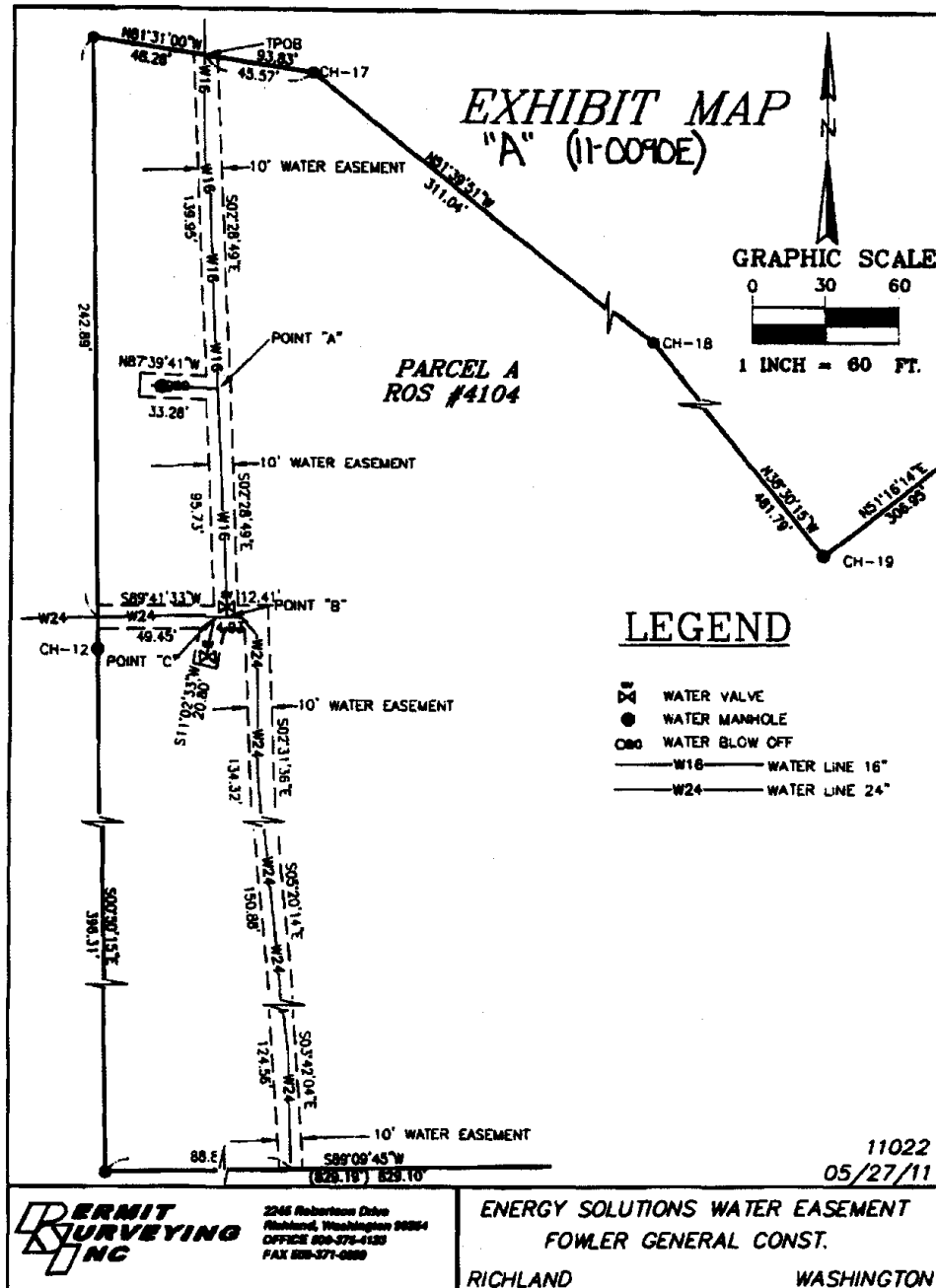
Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the State of Washington
Residing at Colfax, WA
My Commission Expires 04/01/2015

Cynthia L. Hendrickson
Print Name:



11-0090
Drpjrp1s





WHEN RECORDED RETURN TO:

City Engineer
City of Richland
840 Northgate Dr.
Richland, WA 99352
MS#26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
1/11/12
DM Murray
EASEMENT

Portion of Parcel #1-2608-200-0001-003

SEWER EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, a **sewer easement** in, over and under the following described **centerline**, situated in The City of Richland, Benton County, Washington, described as follows:

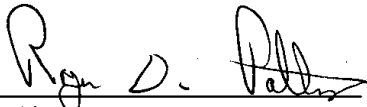
A STRIP OF LAND BEING 10.00 FEET IN WIDTH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, WITH 5.00 FEET LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A MONUMENT STAMPED "CH-19" LOCATED ON THE NORTH BOUNDARY OF PARCEL A AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4104, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEARS NORTH 29°57'46" WEST A DISTANCE OF 795.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 51°16'14" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A FOR A DISTANCE OF 306.95 FEET TO A MONUMENT STAMPED "CH-20"; THENCE NORTH 12°26'11" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 327.85 FEET TO A MONUMENT STAMPED "CH-21"; THENCE SOUTH 81°14'49" EAST ALONG SAID NORTH LINE A DISTANCE OF 22.08 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF GEORGE WASHINGTON WAY; THENCE SOUTH 01°12'28" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 549.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY SOUTH 33°37'58" WEST A DISTANCE OF 149.30 FEET TO THE TERMINUS OF THIS DESCRIBED LINE.

See attached Exhibit "A"

For the purpose of constructing, installing maintaining, repairing, and operating a **sewer easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.



Sign Name:

An authorized representative for:
WASHINGTON STATE UNIVERSITY

Roger D. Patterson
VP for Business & Finance

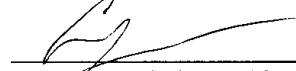
Print Name:

An authorized representative for:
WASHINGTON STATE UNIVERSITY

STATE OF WASHINGTON)
 : Ss
COUNTY OF BENTON)

On this 21st day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, Roger D. Patterson to me known to be an authorized representative for **WASHINGTON STATE UNIVERSITY**, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute the said instrument.

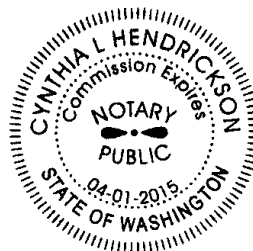
Witness my hand and official seal hereto affixed the day and year first above written.



Notary Public in and for the State of Washington.
Residing at Colfax, WA
My Commission Expires 04/01/2015

Cynthia L. Hendrickson

Print Name:



11-0088
Drpjrpls



**WHEN RECORDED RETURN TO:**

City Engineer
City of Richland
840 Northgate Dr.
Richland, WA 99352

MS# 26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISIONBY [Signature] DEPUTY

Portion of Parcel # 1- 2308-300-0004-000

ACCESS EASEMENT

The Grantor, **CITY OF RICHLAND**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, an **access easement** in, over and under the following described property situated in the County of Benton, State of Washington, described as follows:

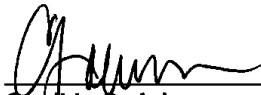
A STRIP OF LAND BEING 50.00 FEET IN WIDTH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

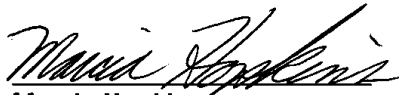
COMMENCING AT A MONUMENT STAMPED "CH-18" LOCATED ON THE NORTH BOUNDARY OF PARCEL A AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4104, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 51°39'51" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 311.04 FEET TO A MONUMENT STAMPED "CH-17"; THENCE NORTH 81°31'00" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 93.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE TRUE POINT OF BEGINNING:

THENCE SOUTH 00°50'15" EAST A DISTANCE OF 256.28 FEET TO A MONUMENT "CH-12" AS DEPICTED ON SAID RECORD OF SURVEY; THENCE SOUTH 89°05'19" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 00°50'15" WEST 264.55 FEET; THENCE SOUTH 81°31'00" EAST A DISTANCE OF 50.67 FEET TO THE TRUE POINT OF BEGINNING.

See attached **Exhibit "A"**.

For the purpose of constructing, installing maintaining, repairing, and operating a **access easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.

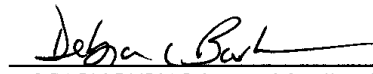

Cynthia D. Johnson,
City Manager

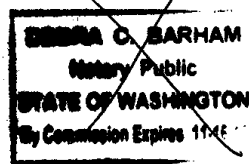

Marcia Hopkins
City Clerk

STATE OF WASHINGTON)
 : Ss.
County of Benton)

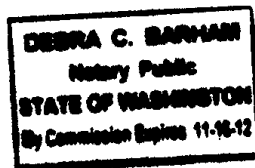
On this 6 day of February, 2012, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, **Cynthia D. Johnson** and **Marcia Hopkins**, to me known to be the City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

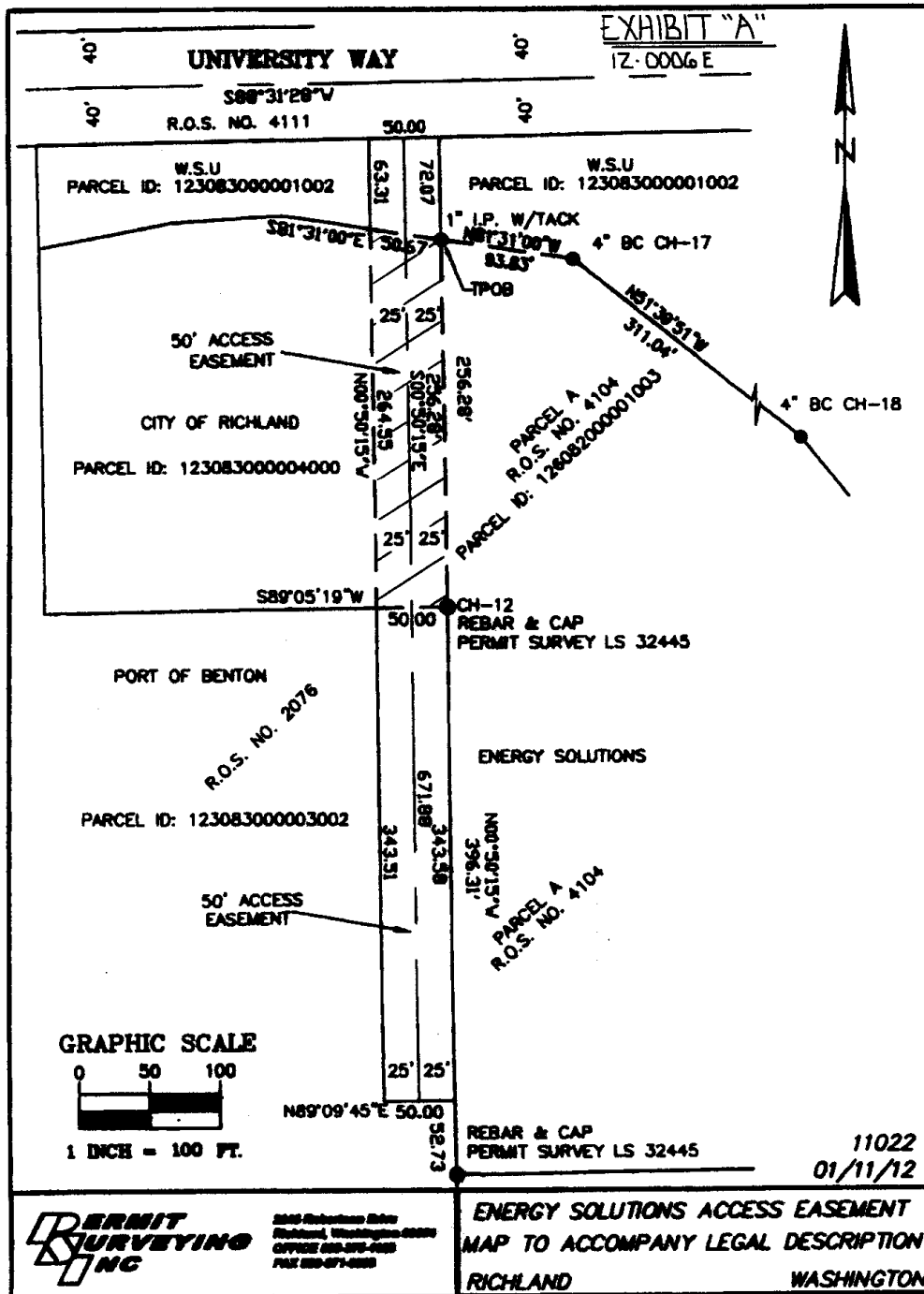

NOTARY PUBLIC in and for the State of
Washington, residing at: BENTON COUNTY
My Commission Expires: 11/16/12



DEBRA C. BARHAM
Print Name:



12-0006
Drpjrp1s



WHEN RECORDED RETURN TO:

City Engineer
City of Richland
840 Northgate Dr.
Richland, WA 99352
MS#26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY *Alvin Cox* DEPUTY
Easement 8129112

Portion of Parcel #1-2608-200-0001-003

WATERLINE EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, a **waterline easement** in, over and under the following described property situated in the County of Benton, State of Washington, described as follows:

A strip of land being 10.00 feet in width situated in the Southwest quarter of Section 23, Township 10 North, Range 28 East, Willamette Meridian, Benton County, Washington, with 5.00 feet lying on each side of the following described centerline:

Beginning at a monument stamped "CH-19" located on the North boundary of Parcel a as depicted on that Record of Survey recorded in Volume 1 of Surveys, Page 4104, records of Benton County, Washington, said point bears North 29°57'46" West a distance of 795.19 feet from the South quarter corner of said Section 23; Thence North 38°30'15" West along said North boundary a distance of 481.79 feet to a monument stamped "CH-18"; Thence North 51°39'51" West along said North boundary a distance of 311.04 feet to a monument stamped "CH-17"; Thence North 81°31'00" West along said North boundary a distance of 45.57 feet; Thence leaving said North boundary South 02°28'49" East a distance of 215.41 feet to the **TRUE POINT OF BEGINNING**;

Thence North 90°00'00" East 44.48 feet; Thence South 00°00'00" East 135.41 feet; Thence North 90°00'00" East 98.79 feet; Thence South 00°00'00" East 13.21 to the terminus of this described line.

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

See attached Exhibit "A"

For the purpose of constructing, installing maintaining, repairing, and operating a **waterline easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility

licensees of the City of Richland to place telephone and television cable circuits.



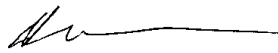
Sign Roger D. Patterson
VP for Business & Finance
Washington State University

Print Name:
An authorized representative for:
WASHINGTON STATE UNIVERSITY

STATE OF WASHINGTON)
 : Ss
COUNTY OF BENTON)

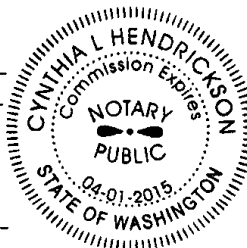
On this 24th day of August, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, Roger D. Patterson, to me known to be an authorized representative, **WASHINGTON STATE UNIVERSITY**, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the State of Washington
Residing at Colfax, WA
My Commission Expires 04/01/2015

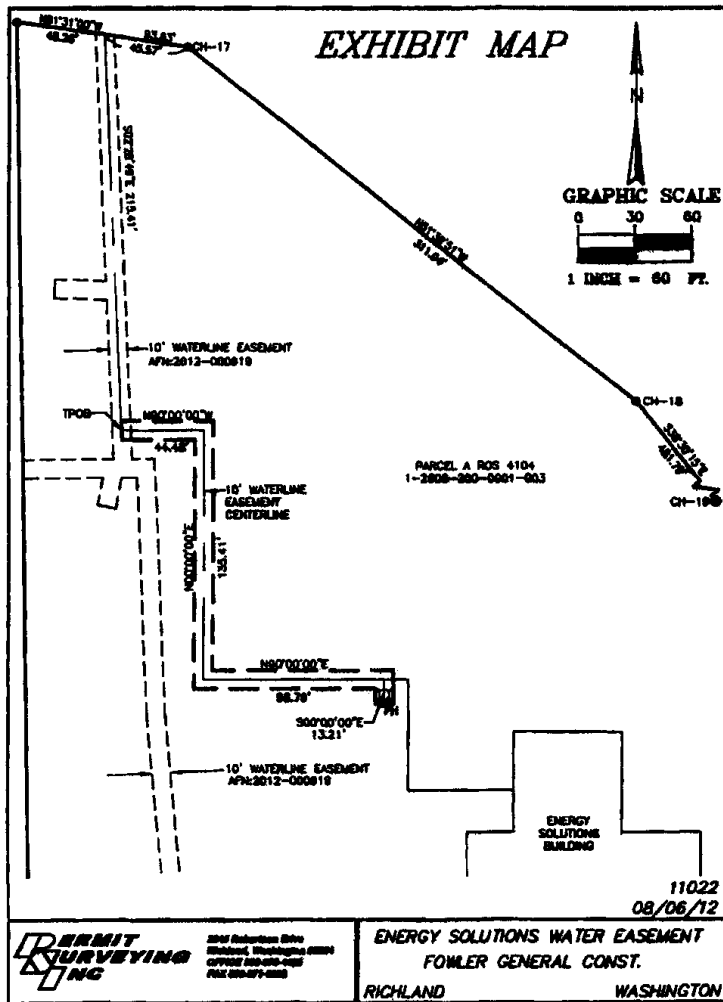
Cynthia L. Hendrickson

Print Name:



12-0082
Drpjrpls

EXHIBIT "A"
12:0082 E





WHEN RECORDED PLEASE RETURN TO:

City Engineer
City of Richland
840 Northgate Drive
Richland, WA. 99352
MS#26

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY Alexis Cae DEPUTY
Easement 8/29/12

Portion of Parcel # 1-2608-200-0001-003

UTILITY EASEMENT

The Grantor, **WASHINGTON STATE UNIVERSITY**, for and in consideration of the transfer of interest in a portion of property and other valuable considerations, grants to The **CITY of RICHLAND**, Washington, a municipal corporation, a **utility easement** in, over and under the following described property situated in the County of Benton, State of Washington.

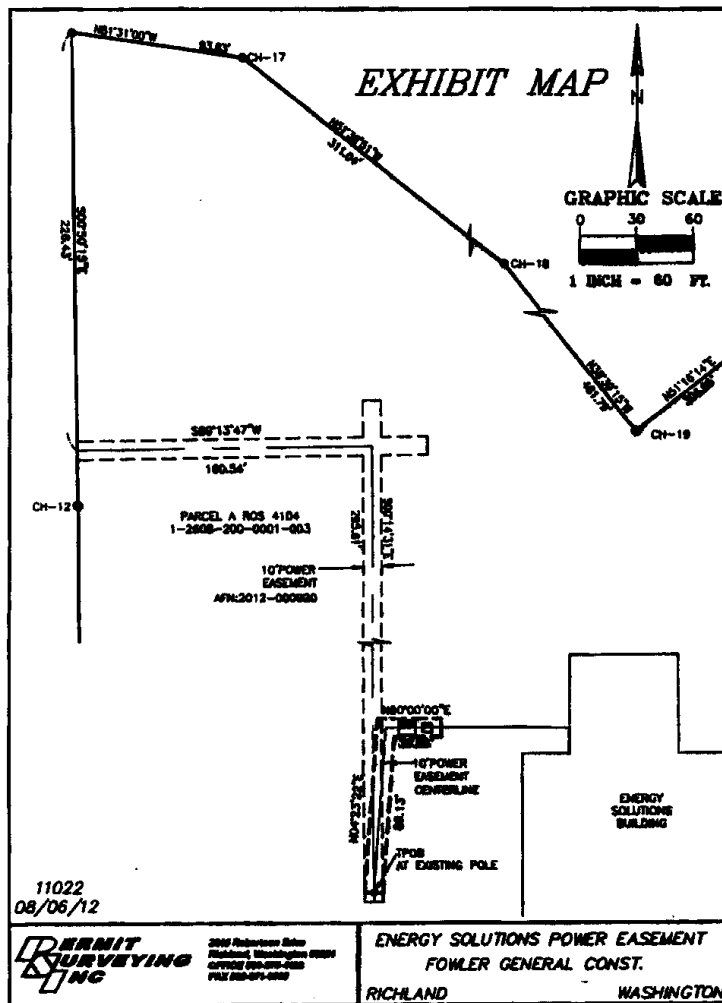
A strip of land being 10.00 feet in width situated in the Southwest quarter of Section 23, Township 10 North, Range 28 east, Willamette Meridian, Benton County, Washington, with 5.00 feet lying on each side of the following described centerline:

Beginning at a monument stamped "CH-19" located on the North boundary of parcel a as depicted on that Record of Survey recorded in Volume 1 of Surveys, Page 4104, records of Benton County, Washington, said point bears North 29°57'46" West a distance of 795.19 feet from the South quarter corner of said Section 23; Thence North 38°30'15" West along said North boundary a distance of 481.79 feet to a monument stamped "CH-18"; Thence North 51°39'51" West along said North boundary a distance of 311.04 feet to a monument stamped "CH-17"; Thence North 81°31'00" West along said North boundary a distance of 93.83 feet to the Northwest corner of said Parcel A; Thence South 00°50'15" East along the West boundary of said Parcel a for a distance of 226.43 feet; Thence North 89°13'47" East a distance of 160.54 feet; Thence South 00°14'31" East a distance of 295.61 feet to the **TRUE POINT OF BEGINNING;**

Thence North 04°23'22" East 89.13 feet; Thence North 90°00'00" East 30.08 feet to the terminus of this described line.

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

See attached Exhibit "A"



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

1. Name of proposed project, if applicable:
Hanford Street CPA and Rezone
2. Name of applicant:
Nicole Stickney

3. Address and phone number of applicant and contact person:
- | | |
|---|--|
| <i>Applicant:</i>
Nicole Stickney, AICP
AHBL, Inc.
5904 Road 90, Suite H
Pasco, WA 99301
(509) 380-5883
nstickney@ahbl.com | <i>Property owner contact:</i>
Damien J. Sinnott (Interim Vice Chancellor)
Washington State University
P.O. Box 641045
Pullman, WA 99164-1045
(509) 372-7481
damien.sinnott@wsu.edu |
|---|--|
4. Date checklist prepared:
January 30, 2023
5. Agency requesting checklist:
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):
A contract purchaser of a potential future lot is requesting a Comprehensive Plan Land Use map amendment as part of the city's 2023 Comprehensive Plan Amendments docket. We are also submitting a zone change application. Typically the City processes these requests in a few months; final legislative action for Comprehensive Plan Land Use map amendments is by the City Council and Rezones go to the City's Hearing Examiner for a quasi-judicial review.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The intent is to develop the site in accordance with the proposed permitted use of housing. Development could begin in 2023, but not until after all approvals are given, a land transaction occurs, permit issuance, etc.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None. We are providing a Critical Areas Report / Wetland Report (Prepared by JUB Engineering) for a wetland that exists near the proposal site.
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.
Yes - Short Plat (City of Richland) - pending
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Richland
- Preliminary Short Plat approval
 - Final Short Plat approval + Recording at the County Auditor
 - SEPA threshold determination issuance (non-project action)
 - Comprehensive Plan Land Use Map Amendment (CPA) approval
 - Rezone approval
 - Utilities Extension
 - 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.)

We are requesting a Comprehensive Plan Land Use map amendment as part of the city's 2023 Comprehensive Plan Amendments docket. We are also submitting a zone change application.

The proposal is for a Comprehensive Plan Amendment (CPA) and a subsequent rezone for a portion of land (approximately 3.37 acres) at the southwest corner of Parcel No. 126082000001003 which is currently owned by Washington State University. The University may sell the land to a contract purchaser.

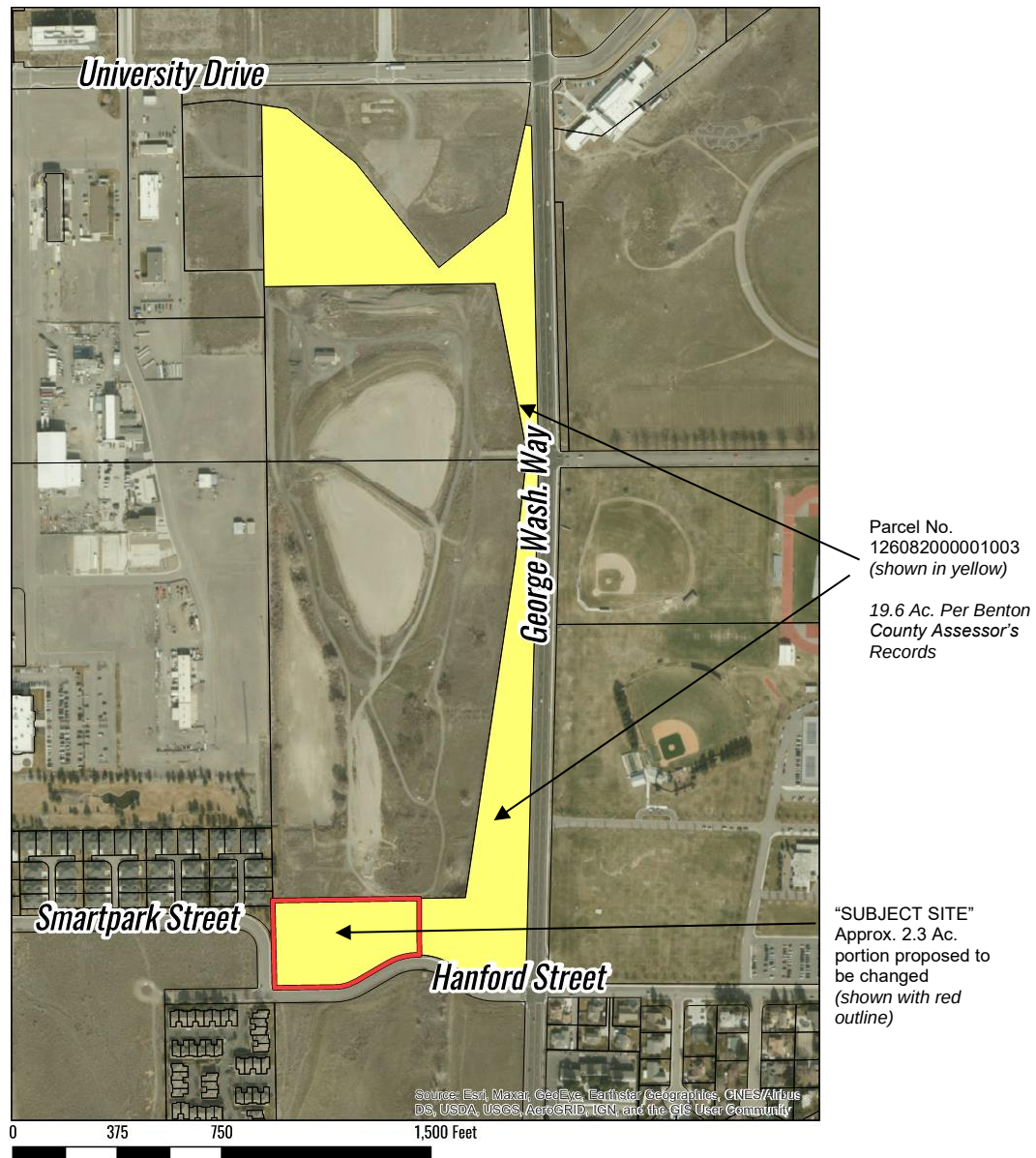


Exhibit A – Vicinity Map and Subject Site

The proposed CPA is to change the property Land Use map designation from PBF – Public Facility to HDR – High Density Residential. The related rezone proposal is to change the property zoning designation from PPF - Parks & Public Facilities to R-3.

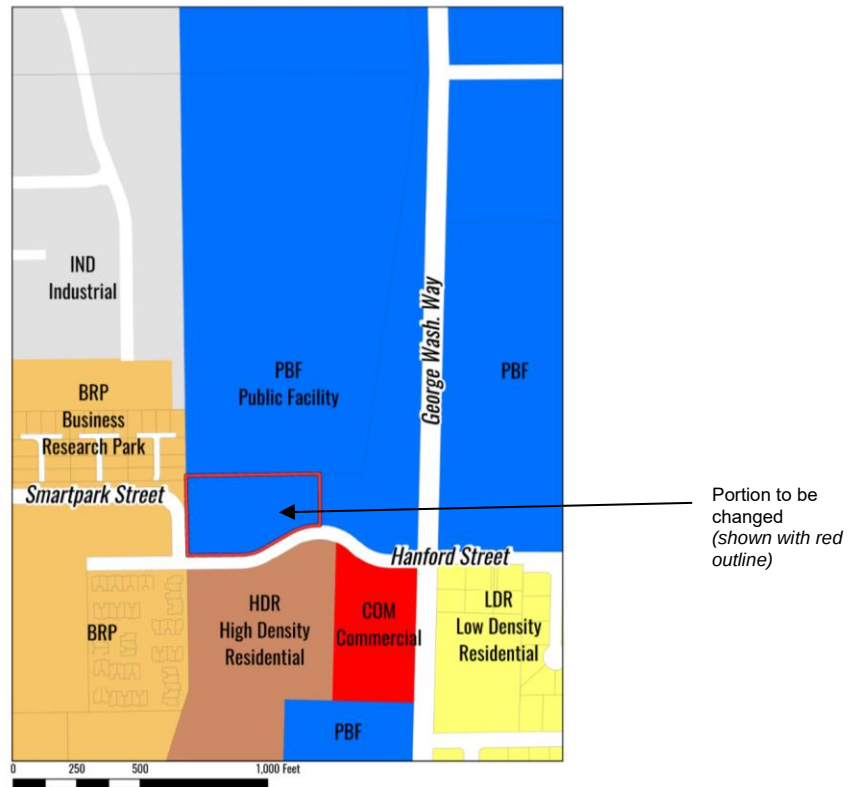


Exhibit B – Comprehensive Land Use Designations

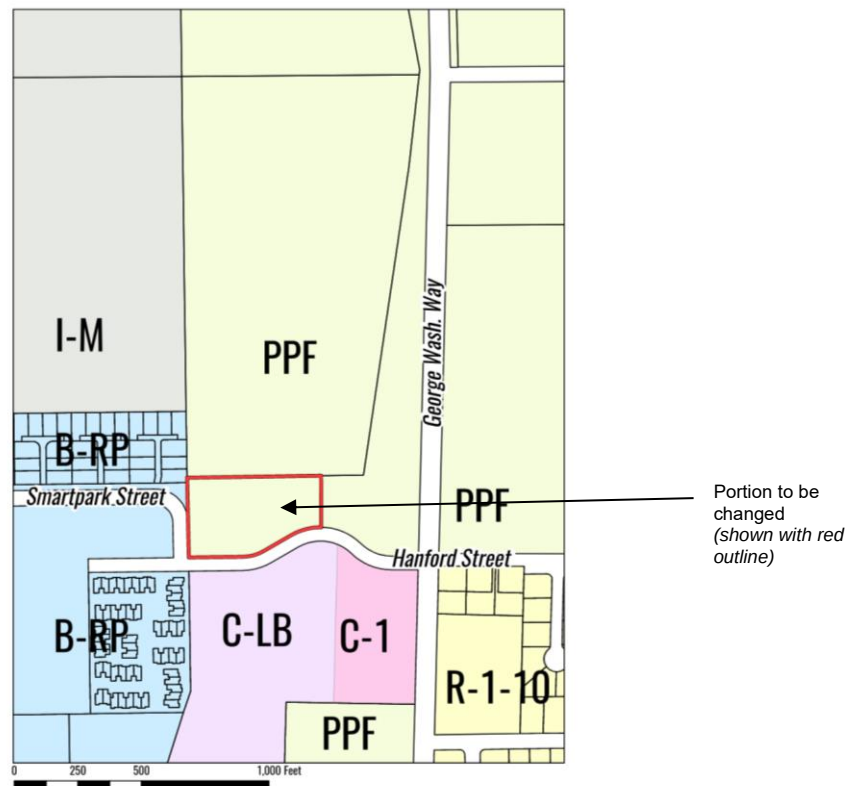


Exhibit C – Zoning

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.

Note: The following describes the entire parcel, which is pending a short plat division of land. The Comprehensive Plan Amendment (and rezone) is requested for only a 3.37 -acre portion of the parcel at the southwestern portion.

Address: 2605 George Washington Way, Richland, WA 99354

Parcel No.: 26082000001003

Legal Description (abbreviated): Parcel A, as depicted on Record Survey No. 4104 and recorded under Auditor's File No. 2010-013101, records of Benton County, Washington; EXCEPT any portion conveyed under Auditor's File No. 2006-039852.

(Situated in portion of W ½ Section 26, Township 10 N, Range 28 E, W. M.)

B. Environmental Elements

1. Earth

a. General description of the site:

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

The subject site is generally flat on the western portion, with a precipitous drop to the east.

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

Approx. 13% on the western half and approx. 38% on the eastern half of the subject site

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

The soils at the subject site are Burbank loamy fine sand, gravelly substratum with varying slope profiles (BIA and BID). There are no hydric soils. There is no agricultural land of long-term commercial significance at or near the site.

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.**

No filling, excavation or grading is proposed at this time; this is a non-project action.

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

N/A - No filling, excavation or grading is proposed at this time; this is a non-project action.

- f. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A – construction is proposed at this time; this is a non-project action.

- g. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed. This is a non-project action.

2. Air

- 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.**

N/A, this is a non-project action. All future site-specific development is subject to future review and housing is planned.

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

There are limited emissions or odors which occur from nearby industrial uses and vehicle traffic which are not anticipated to affect any future site development.

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

None proposed; this is a non-project action.

3. Water

- a. **Surface Water:**

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

Yes, there is a small depressional wetland (approximately 0.29 acres) near the subject site and on the parent parcel. The wetland primarily receives water from an outlet pipe

(probably buried) but also may receive seepage water from nearby detention ponds. The Wetland was determined to have a Category of III (total score of 16) with a habitat score of 4. The water is not connected to any Waters of the US (no ACOE jurisdiction).

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.

The wetland edge is within 200 feet from the eastern edge of the subject site however the subject site is outside the maximum (riparian) buffer of 80 feet that could be required for the protection of wetland valued and functions. No development within 200 feet of the wetland is anticipated at this time.

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 fill or dredge material will be placed in or removed any from water bodies.

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

No water will be withdrawn or diverted as a result of this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the subject site is not situated within a floodplain.

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.

N/A, this is a non-project action.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A, this is a non-project action. All future site-specific development is subject to review.

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.

N/A, this is a non-project action. In the future, no discharges of waste material into the ground is expected (no agricultural uses, animal husbandry activities or septic system installation / use is likely).

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.**

N/A, this is a non-project action. All future site-specific development is subject to review under the applicable Stormwater Management Manual.

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

N/A, this is a non-project action.

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

N/A, this is a non-project action.

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

None proposed.

4. Plants

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

The site is sparsely vegetated and not irrigated (undisturbed landscape and weeds).

☐ 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?

N/A, this is a non-project action.

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

None known.

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

N/A, this is a non-project action. Future landscaping will be typical of residential development.

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

None known.

5. *Animals*

- 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 _____

There is a potential for rabbits / hares, voles and moles or other small animals that live in sagebrush.

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

None known.

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

Yes, the site is a part of the Pacific Flyway, a bird migration route.

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

None proposed; this is a non-project action.

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

None known.

6. *Energy and Natural Resources*

- 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.**

N/A, this is a non-project action. All future site-specific development is subject to future review and housing is planned; solar, electric power may be used.

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

N/A, this is a non-project action. All future site-specific development is subject to future review and housing is planned; housing development is not anticipated to affect any potential use of solar energy by adjacent properties.

- 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:**

N/A, this is a non-project action. Any future development will be subject to the Washington State energy code requirements.

7. *Environmental Health*

- 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.**

N/A, this is a non-project action. All future site-specific development is subject to future review and housing is planned which does not involve any such environmental health hazards.

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

None known. The site was not previously disturbed or developed.

- 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.**

N/A, this is a non-project action.

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

N/A, this is a non-project action.

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

None proposed; this is a non-project action.

- b. *Noise*

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

There is traffic noise in the area typical of residential development and sounds from the nearby school sports fields may also be detected from the site.

- 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.**

N/A, this is a non-project action. All future site-specific development is subject to future review and housing is planned which would have negligible noise impacts.

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

None proposed; this is a non-project action. The site is subject to local noise ordinances.

8. Land and Shoreline Use

- 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 vacant and adjacent properties are either vacant, developed with multi-family housing, or used with various industrial / business park uses. There are additionally some stormwater detention ponds near the site.

As to whether the proposal will affect current land uses on nearby or adjacent properties, the question is not applicable, this is a non-project action. All future site-specific development is subject to review.

- 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?**

The site has not been used for working farmlands or forestlands; there are no resource land designations.

- 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:**

The proposal will not affect, or be affected, by surrounding working farm or forest land operations.

- c. Describe any structures on the site.**

None.

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

N/A, there are no structures.

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

PPF - Parks & Public Facilities

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

PBF – Public Facility

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

None as the site is not within shoreline jurisdiction.

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

There is an environmentally critical area – a wetland – located on the current parcel. However, the portion of the site which is to be reclassified and rezoned (the subject site) is outside of the wetland and its protective (riparian) buffer.

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

N/A, this is a non-project action.

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

There are currently no people residing or working on the site so there will be no displacement upon future development.

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

No measures proposed as no displacement will occur.

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

None proposed; this is an application to modify the land use classification designation as determined by the City.

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

No measures proposed as impacts to agricultural and forest lands are not anticipated as a result of this proposal.

9. Housing

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

N/A, this is a non-project action. All future site-specific development is subject to review.

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

None, there is no housing on the site.

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

No measures are proposed because no negative impacts to housing are anticipated.

10. Aesthetics

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

N/A, this is a non-project action. All future site-specific development is subject to review and structure heights are regulated by the Richland zoning code.

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

N/A, this is a non-project action.

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

None proposed; this is a non-project action.

11. Light and Glare

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

N/A, this is a non-project action. All future site-specific development is subject to review.

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

N/A, this is a non-project action.

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

N/A, this is a non-project action. There are no known off-site sources of light or glare that would likely be problematic as currently any off-site sources of light or glare are limited to that which is typical of vehicle traffic movement and typical residential uses.

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

None proposed, this is a non-project action.

12. Recreation

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

There are walking trails in the immediate vicinity and the site is proximate to Hanford High School which features sports fields, tennis courts and other recreation opportunities on the school campus. Additionally, the Columbia River is near the site which is used for boating, swimming and other recreational uses.

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

There are no existing recreational uses on the subject site and therefore no such uses will be displaced.

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

None proposed; this is a non-project action.

13. Historic and cultural preservation

- 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.**

The State of Washington online WISAARD database, the state's digital repository for architectural and archaeological resources, was consulted for information available to the general public. The WISAARD database shows the site is not within any areas identified / labeled as "Survey Highly Advised: Very High Risk."

- 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.**

None proposed; this is a non-project action.

14. *Transportation*

- 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 subject site is on the northeast corner of Smartpark Street and Hanford Street. All the road frontage is built out with full amenities (curb, gutter, and sidewalk).

- 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, public transit is available; there are bus stops (with shelters) a very short distance from the subject site on George Washington Way (serving the northbound and southbound directions of travel) which is currently served by Ben Franklin Transit line 26.

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

N/A, this is a non-project action. There are no current parking spaces and so none will be eliminated.

- 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).**

N/A, this is a non-project action. No additional facilities aside from driveways are anticipated upon future development.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Rail transport is available in the greater north Richland area, but is not within the immediate vicinity of the site.

- 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?**

N/A, this is a non-project action.

A zone change from the current zoning district of "Parks and Public Facility" to "R-3" district is not anticipated to result in traffic volumes that would represent any significant increase. This is because under the current zoning the site is currently entitled to be developed with a wide-range of uses (which would all be outright permitted per RMC Chapter 23.30) such as but not limited to cemeteries, public parks, public campgrounds, golf courses and churches. Likewise, under the proposed R-3 zoning a wide variety of

uses would be allowed (per RMC Section 23.18.030) such as a single family detached residence, a duplex, churches, public parks, golf courses, and apartment buildings (where *up to* 48 units would be allowed for the size of the site and the city's density limitation; however, development to that extent is highly unlikely given site constraints with slopes on the eastern portion).

Should future development trigger or necessitate SEPA Environmental Review then a traffic study would likely be required at that stage identifying mitigation requirements for development.

- 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.**

N/A, this is a non-project action. No impacts to agricultural or forest products are likely upon future development.

- h. Proposed measures to reduce or control transportation impacts, if any:**

None proposed; this is a non-project action.

15. Public Services

- 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.**

N/A, this is a non-project action. All future site-specific development is subject to review.

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

None proposed; this is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____**

Electricity, city water, city garbage collection services, city sewer and telephone services are all available to or near the site.

- 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.**

None proposed. Future development will likely include the extension of water and sewer services.

C. Signature

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: Nicole Stickney

Name of signee: Nicole Stickney, AICP

Position and Agency/Organization: Senior Planning Project Manager / AHBL, Inc.

Date Submitted: January 30, 2023

D. Supplemental sheet for nonproject actions

(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 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?

As a non-project action, the proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or result in noise production.

Presently, a the site is zoned **PPF – Parks & Public Facilities** and may be used for such purposes. Should the City approve of the short plat and adopt the proposed Comprehensive Plan Land Use map amendment to designate the new lot as **HDR – High Density Residential** and grant approval of a related rezone application to **R3**, there will be an opportunity to develop the site with housing. Future proposed projects may result in increases to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise; however, any potential increases to these elements can be identified and mitigated through project level environmental review (SEPA).

Proposed measures to avoid or reduce such increases are:

In addition to the state environmental policy act (SEPA) and other applicable regulations such as the Washington State Clean Air Act, the City of Richland Critical Areas Ordinance is the implementing code that must be met by all future development. Future proposed projects will be individually reviewed for site-specific impacts.

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

As a non-project action, the proposal will not affect plants, animals, fish, or marine life. Future proposed projects will be individually reviewed for site-specific impacts.

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

All site specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

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

As a non-project action, the proposal will not deplete energy or natural resources. Future proposed projects may result in increases to energy and natural resource use; however, any potential increases will be identified and mitigated through project level environmental review.

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

Future proposed projects will be individually reviewed for site-specific impacts. The Washington State Energy code will apply to future development.

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?

As a non-project action, the proposal will not affect environmentally sensitive areas or areas designated (or eligible or under study) for any such government protection.

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

Future proposed projects will be individually reviewed for site-specific impacts and will be subject to any relevant regulations of the Washington State Department of Archaeology and Historic Preservation.

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?

There will be no impact to shoreline uses. The proposal, if approved, will change the allowable uses on the new lot to High Density Residential, which is compatible with the neighboring properties. The proposed CPA does not encourage land uses incompatible with existing plans but rather proposes to add to the housing uses in the area.

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

None proposed.

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

Any future development which could result upon approval of the comp plan change and rezone is not expected to result in an increased need for public safety services such as police and fire or to public utilities, beyond that which is typical of residential development.

Future proposed projects will be individually reviewed for site-specific impacts to transportation, public services, and utilities.

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

None proposed.

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

It is not the intent of the proposed short plat, CPA, and rezone to conflict with local, state, or federal laws or requirements for the protection of the environment.

**Critical Areas Report for
Parcel #126082000001003**

Richland, Washington

Prepared for

Washington State University
P.O. Box 641045
Pullman, Washington 99164

Prepared by

J-U-B Engineers, Inc.
2760 W. Excursion Lane, Suite 400
Meridian, Idaho 83642

April 2021

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Introduction

Washington State University (WSU) authorized J-U-B Engineers, Inc. to conduct a critical areas assessment of Parcel #126082000001003 in anticipation of selling the parcel. The parcel is located at 2605 George Washington Way in the City of Richland, Benton County, Washington (Figures 1 and 2). It encompasses approximately 19.6 acres and occurs in Section 26 of Township 10 N, Range 28 East of the Willamette Meridian. The parcel is located within the Richland U.S. Geological Survey (USGS) 7.5-minute quadrangle.

The City of Richland, Washington (City) requires submittal of a Critical Areas Report if critical areas are present on/near a property that is being sold. This Critical Areas Report has been prepared to address critical areas present on or near the WSU property parcel. Critical Areas identified on City maps and from discussions with the City included wetlands and potential habitat areas. This Critical Areas Report follows requirements found in the Richland Municipal Code 22.10 (e.g., 22.10.370), and includes pertinent maps, delineated wetland boundary, location of sample points, and a discussion of site conditions, wetland functions and values (per *Washington State Wetland Rating System for Eastern Washington*), and potential alterations or impacts to wetlands on the parcel.

Methodology

A J-U-B wetland specialist conducted a field investigation on March 31, 2021, to identify and delineate wetlands and waters in the parcel area using routine delineation methodology. The delineation was conducted in a manner to ensure 100 percent visual coverage of the parcel area. The parcel area was evaluated for the presence of wetlands and natural drainages, and the delineation was conducted in accordance with methods described in the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the most recent version of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West (Version 2.0)* (USACE 2008a). The parcel area was inspected for wetland indicators such as hydric soils, hydrophytic vegetation, and hydrology. When potential wetland conditions were identified, paired sample points were located on the wetland and upland sides of each feature boundary to obtain information describing both wetland and upland conditions. At each sample point, the presence or absence of hydrologic indicators was noted, soils were characterized, and vegetation was analyzed following standard procedures. These data were recorded in USACE Arid West Wetland Determination Data Forms (Appendix A). Ratings for wetlands were calculated on the Washington Department of Ecology (WDOE) Wetland Rating Forms (Attachment B) for Eastern Washington using the Washington State Wetland Rating System for Eastern Washington (DOE 2015). The methods used for delineating ordinary high water mark (OHWM) were based on guidance in the U.S. Army Corps of Engineers (USACE) *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008b).

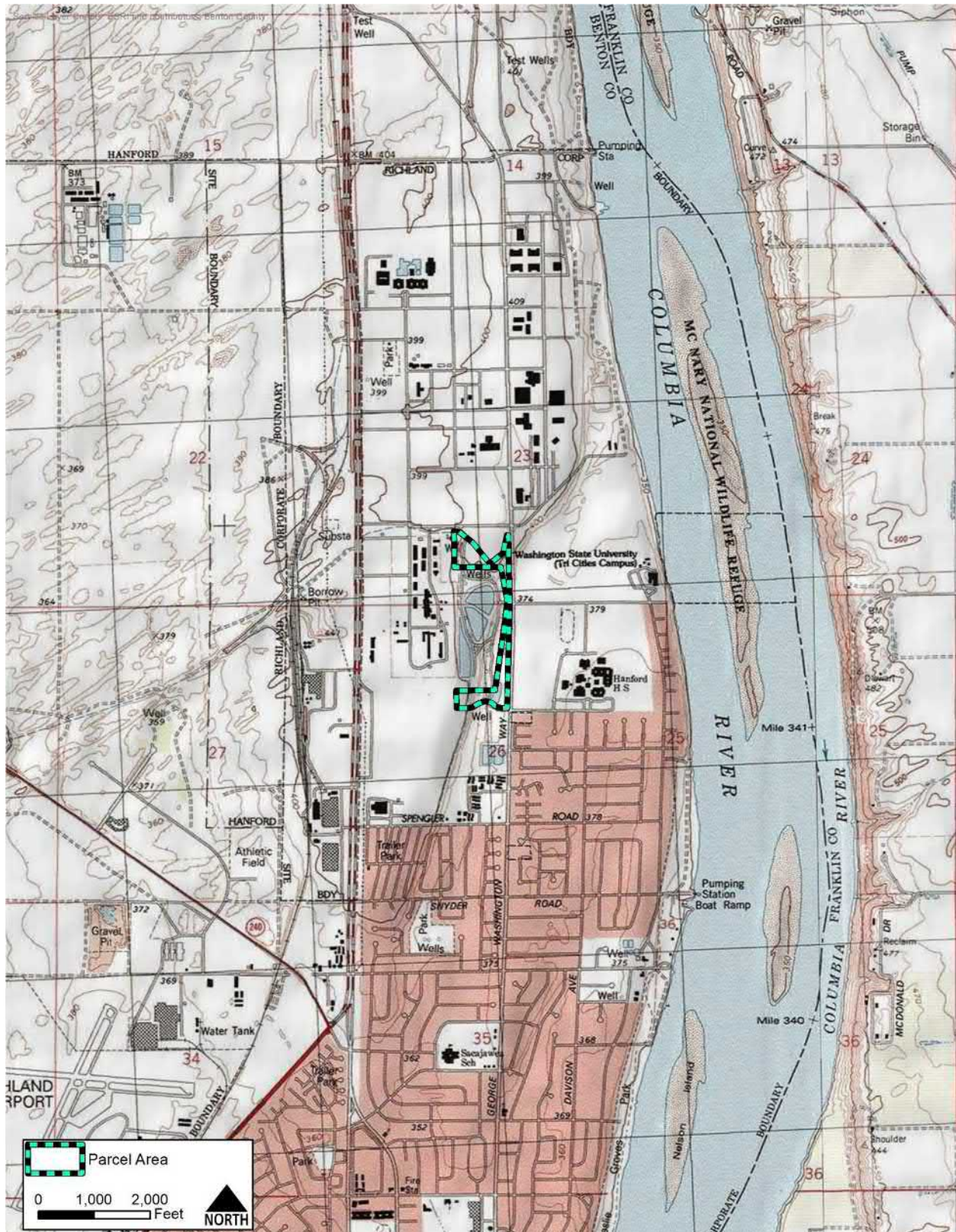


Figure 1: USGS Topographic Map



Figure 2: Parcel Area

Sample points and wetland boundaries were mapped with an EOS Arrow 100 Geographic Positioning System (GPS) unit to collect sub-meter accurate data points. Representative photographs of delineated waters were recorded (Appendix C). Delineation maps were produced by overlaying the survey GPS data with recent color aerial imagery (ArcGIS Online 2021). The property just west of the subject property is fenced along the entire boundary; as such, this area was inaccessible to investigate additional wetland areas.

Additional sources of information used for this investigation included:

- U.S. Geological Survey topographic map (Figure 1)
- Aerial imagery from Google Earth Pro and ArcGIS Online (Figure 2)
- Natural Resources Conservation Service Web Soil Survey (NRCS 2021) soils map (Figure 3)
- U.S. Fish and Wildlife Service National Wetlands Inventory (USFWS 2021) (Figure 4)
- USGS National Hydrography Dataset (NHD; USGS 2021) (Figure 4)
- City of Richland Critical Areas webmap (Richland 2021)
- Washington Department of Natural Resources Forest Practices Interactive Water Typing Map (WDNR 2021)
- Site survey and existing parcel lines
- Washington Department of Fish and Wildlife SalmonScape website (WDFW 2021)
- WDOE Wetland Rating Forms – Eastern Washington (Appendix B)
- FEMA Firm Panel Map #53063C0075D (Appendix D)
- Washington Department of Fish and Wildlife Priority Habitats and Species on the Web (WDFW 2021) (Appendix E)
- NRCS WETS Table for Richland, Washington
- Weather and Precipitation Data from Western Regional Climate Center (WRCC) (2021)

Existing Environmental Conditions

Topography

The elevation in the parcel area ranges from approximately 360 feet to 410 feet above mean sea level with various hills and undulations throughout the area. The local relief of the parcel is concave with hillslope forming the western boundary and roadway forming the eastern boundary; as such, it is likely that water flows down these slopes and is retained in the low portions of the parcel (and adjacent areas). Elevation is higher on the northeastern portion of the parcel and water likely flows south from here. A contour map shows where areas of higher elevation occur in and around the parcel (Figure 3).

The parcel occurs in an undeveloped area with detention ponds and industrial development to the west. Additional undisturbed land and lagoons occurs south of the parcel, and high-density residential buildings, buffered by undisturbed land, occur north of the parcel. Existing infrastructure in the parcel area includes a pipe and grate on the south side, from which water was flowing, a fence on the west side around the detention ponds, a small access road in the

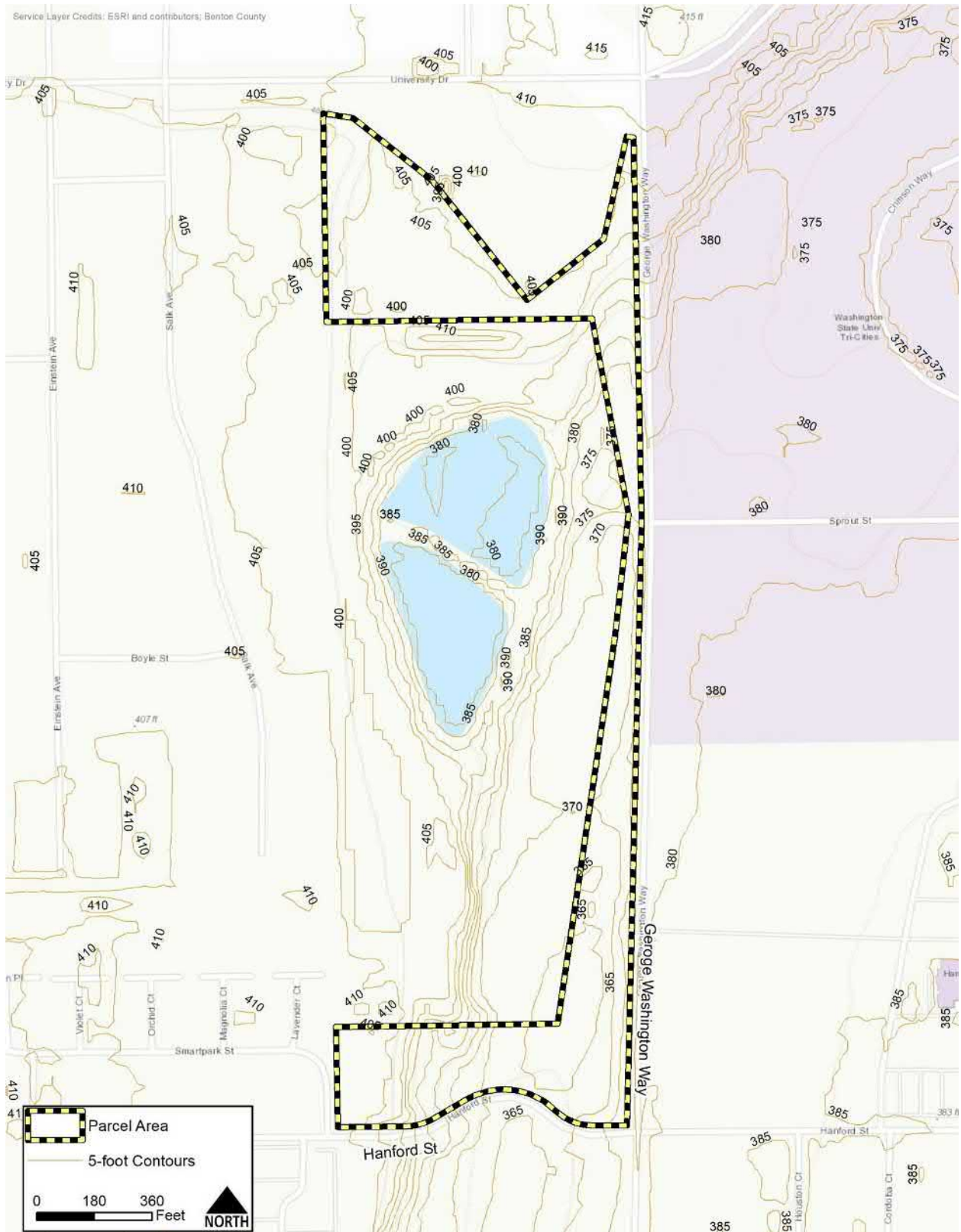


Figure 3: Contour Map

middle of the parcel, and the WSU Atkins Engineering Laboratory building on the north side of the parcel. Plant communities include ruderal vegetation, grasses, rubber rabbitbrush (*Ericameria nauseosa*), and wetland vegetation near the southern portion of the parcel.

Climate

Climatic data was obtained from the WRCC Cooperative Observer Program ID: 457015, located in Richland, Washington. On average, temperatures at this station range from an average minimum of 26.4° Fahrenheit (F) in January to an average maximum of 90.5° F in July (WRCC 2021). The average annual precipitation is 7.15 inches, with rain occurring throughout the year, but most of the precipitation occurs between November and March (WRCC 2021). The average annual snowfall is 7.1 inches and mostly occurs between December and February (WRCC 2021).

The Natural Resource Conservation Service WETS table for Richland, indicated that the “normal” (70%) growing season for 28° F (surface temperature) occurs between March 15 and November 10 (NRCS-USDA 2021c). The high temperature for the day was 64°F, which is higher than the normal of 62°F; the average month to date temperature was also 1.1°F higher than the normal (NRCS-USDA 2021c).

Soils

Four soil types occur in the parcel area (Figure 4; Table 1). Burbank loamy fine sand, gravelly substratum is the predominant soil type in the parcel area (47.7%). Burbank fine sandy loam (non-gravelly substratum) is the second most predominant soil type in the parcel area (23.4%). None of the soil types were reported as being hydric (NRCS-USDA 2021a).

Table 1: Soil Types and Amount in parcel area

Soil Type	Acres in parcel area	Percent of Soil Area
Burbank loamy fine sand	4.6	23.4
Burbank loamy fine sand, gravelly substratum	9.3	47.7
Finley fine sandy loam	3.4	17.2
Quincy loam	2.3	11.7
Total	19.6	100

Vegetation

Three vegetation communities were identified on the parcel: wetland, riparian forest, and rabbitbrush shrubland. Ruderal vegetation also occurs on the parcel. Wetland vegetation primarily included cattail, bulrush, and narrowleaf willow (*Salix exigua*). Rabbitbrush shrubland primarily included rubber rabbitbrush with cheatgrass (*Bromus tectorum*) and red-stem filaree (*Erodium cicutarium*) interspersed throughout. A small amount of big sagebrush (*Artemisia*

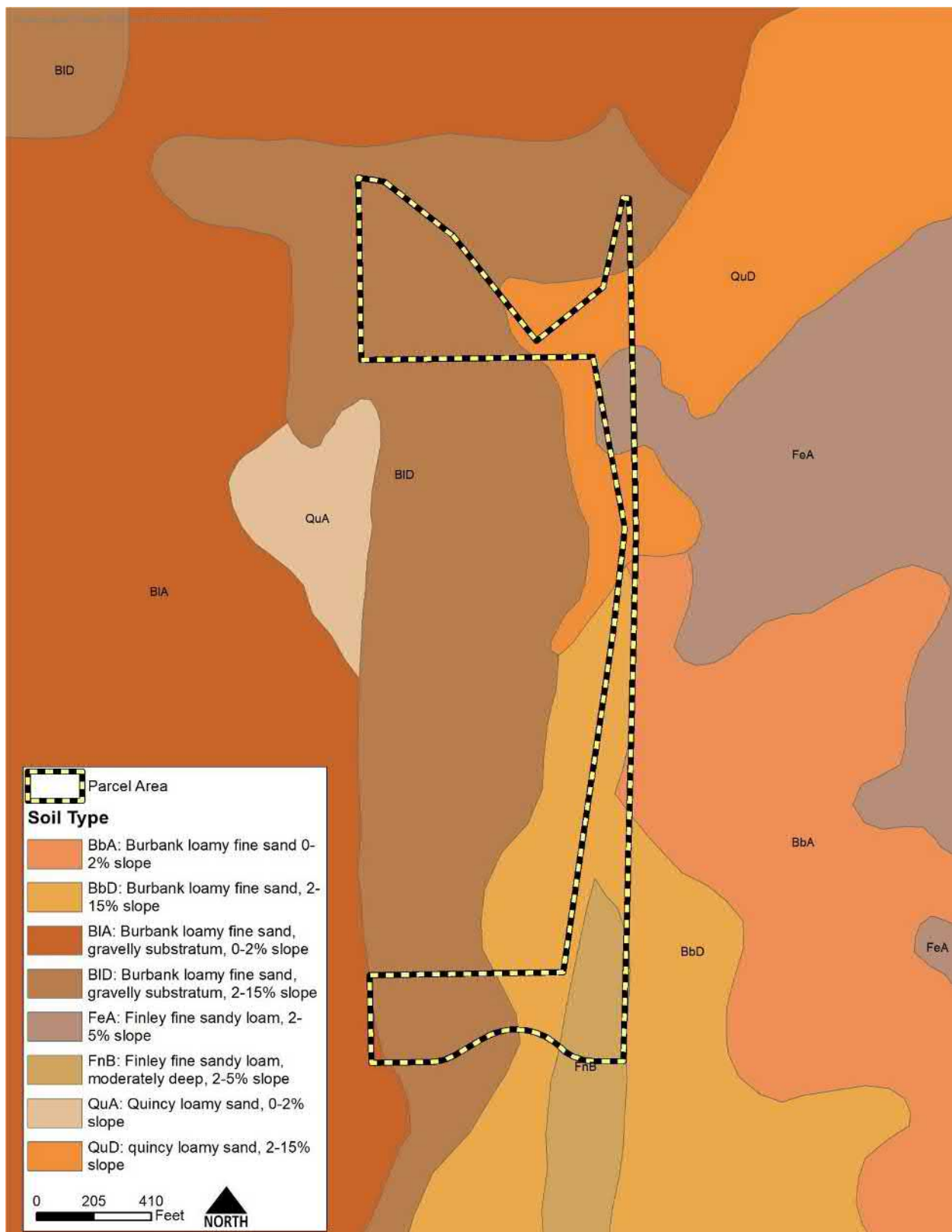


Figure 4: Soils Map

tridentata) was also identified in the area. A riparian forested area consisted of quaking aspen trees abutted a wetland area. Plant species identified during the survey are listed in Table 22.

Table 2: Plant Species Recorded within the Study Area

Scientific Name	Common Name
<i>Achillea millefolium</i>	common yarrow
<i>Agropyron cristatum</i>	crested wheatgrass
<i>Artemisia tridentata</i>	big sagebrush
<i>Bromus tectorum</i>	cheatgrass
<i>Centaurea diffusa</i>	diffuse knapweed
<i>Descurainia pinnata</i>	western tansymustard
<i>Ericameria nauseosa</i>	rubber rabbitbrush
<i>Erigeron canadensis</i>	Canada horseweed
<i>Erodium cicutarium</i>	redstem filaree
<i>Lactuca serriola</i>	prickly lettuce
<i>Lithospermum rudemale</i>	Columbia puccoon
<i>Phalaris arundinacea</i>	reed canarygrass
<i>Populus tremuloides</i>	quaking aspen
<i>Rumex crispus</i>	curly dock
<i>Salix exigua</i>	coyote willow
<i>Salsola kali</i>	Russian thistle
<i>Schoenoplectus</i> sp.	bulrush
<i>Sisymbrium altissimum</i>	tall-hedge mustard
<i>Ulmus pumila</i>	Siberian elm
<i>Verbascum thapsus</i>	common mullein

Waters

The NHD and topographic map depict two unnamed “blue-line” features crossing through the parcel area (Figure 5). The blue-line feature running in a north-south trajectory (BL1) crosses on the southwestern portion of the parcel area, continues north (branching off to the detention basins), and travels into the northwestern portion of the parcel area where it joins with another blue-line feature that runs in an east-west trajectory (BL2). BL1 originates approximately 2,070 feet south of the parcel area near residential properties. BL2 extends far off site meandering through developed land and agricultural fields and appears to terminate near the north boundary of the parcel area. BL1 was field-confirmed as present in a small portion where indicated by the NHD. BL2 was not confirmed, but access to much of the feature’s location was limited due to the Atkins building and surrounding area being fenced off, so the feature may still occur.

The NWI database shows two features in the parcel area, both classified as riverine features (R5UBH; Figure 5). R5UBH riverine wetlands are riverine (typically habitats within a channel), unknown perennial, unconsolidated bottom (>25% cover of particles smaller than stones and <30% vegetative cover), and permanently flooded. Two freshwater ponds classified as PUBHx, palustrine, unconsolidated bottom, permanently flooded, and excavated occur less than 250 feet

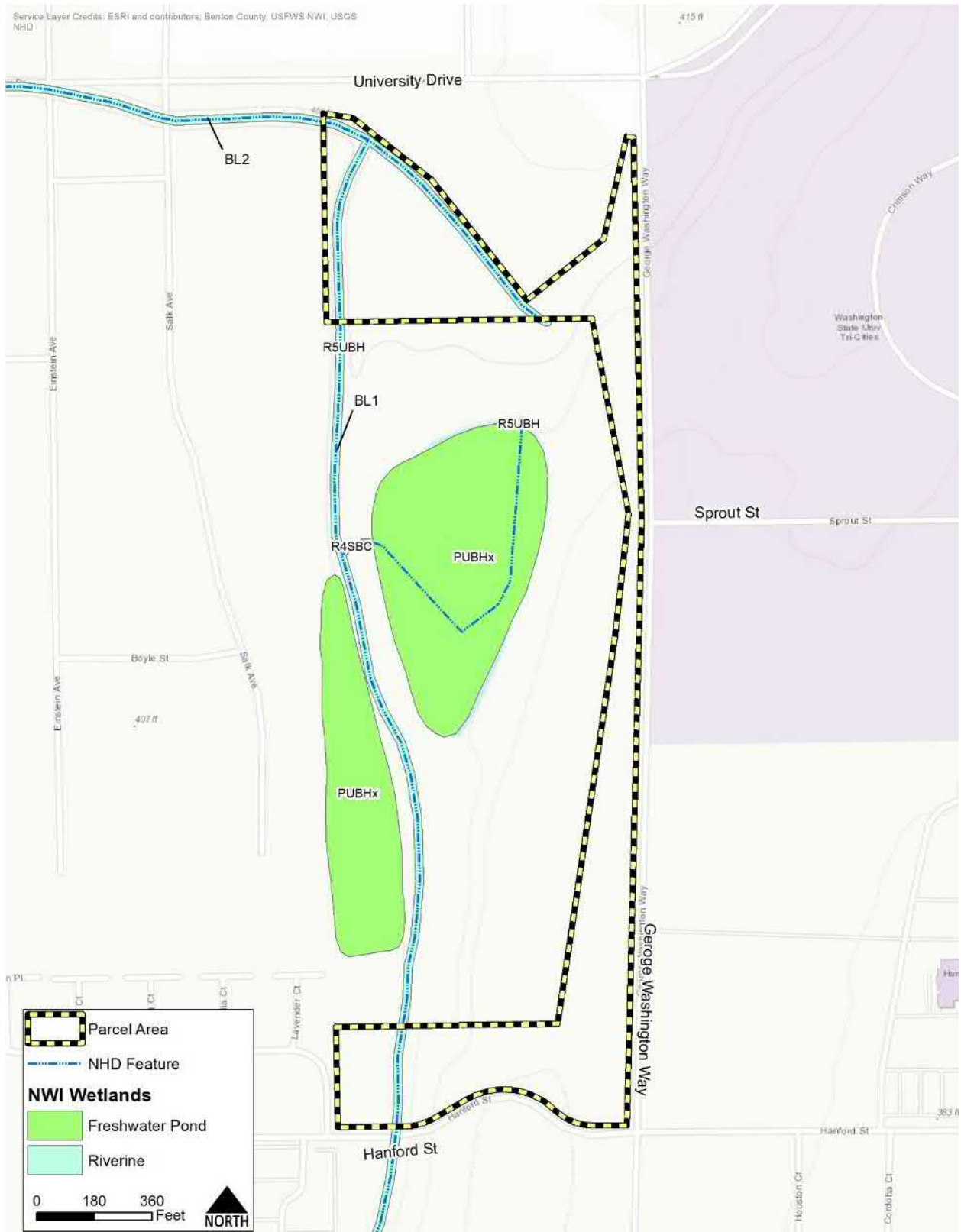


Figure 5: National Wetland Inventory and National Hydrography Dataset Map

from the parcel area boundary. The NWI riverine features match the NHD features, BL1 and BL2. The freshwater ponds located west of the parcel were visually confirmed as present via binocular scanning. The delineated wetland on the parcel, however, does not occur on the NWI map.

The parcel is not located within a special flood hazard area (SFHA), or area of 1% annual chance of flood (also known as 100-year flood zone). The nearest SFHA occurs along the Columbia River, which runs east of the parcel (Appendix D).

Critical Areas and Buffers

Wetlands

One wetland (Wetland 1) was mapped on the parcel (Figure 6). Wetland 1 is a freshwater emergent (PEM1A) wetland, but it was not identified in the NWI (Cowardin et al. 1979). In general, palustrine wetlands include all non-tidal wetlands (freshwater) dominated by trees, shrubs, and persistent emergent species. The emergent wetland location on the parcel is dominated by herbaceous vegetation communities and has a temporary flooded water regime. The adjoining forested area was also flooded and was dominated by quaking aspen (*Populus tremuloides*), a facultative upland species, with reed canarygrass (*Phalaris arundinacea*) also occurring in a limited capacity. Aerial imagery dating back to 2004 (imagery beyond this is unreliable/low resolution) does not indicate that this area routinely floods. The landowners likewise indicated the area is not routinely flooded.

Collectively, 0.29 acres of wetlands were delineated on the parcel. The wetland primarily receives water from an outlet pipe originating from the ponds south of the Study Area but may also receive seepage water from nearby detention ponds. Though no outlet pipe was visible on the parcel, possibly due to overgrowth, flowing water, or even being buried, an outlet pipe is shown in design plans as feeding into the wetland area. Water was coming up through the grate, which suggests the outlet pipe is currently buried to some degree. Wetland 1 encompasses 0.29 acres and consists primarily of cattail (*Typha latifolia*) and bulrush (*Schoenoplectus* sp.). The southern and western portions of the wetland were inundated at the time of the survey. This wetland extends northward, and a small portion occurs west of the parcel beyond the fenced-off area.

Soils in Wetland 1 are predominantly sandy loam, Finley soil series, with a small amount of loamy sand, Burbank soil series on the western edge. Hydric soil indicators observed during the field survey included hydrogen sulfide.

Using the Eastern Washington Rating forms, Wetland 1 has an HGM classification of depressional and scored a total of 16 points (six for Water Quality Functions; six for Hydrologic Functions; and four for Habitat Functions). Thus, Wetland 1 is a Category III wetland. The recommended buffer per RMC code 22.10.110 (Table 22.10.110(D)— Buffer Widths) for Category III wetlands with a habitat score of three or four is 40 feet, 60 feet, and 80 feet for low, moderate, and high impacts, respectively. Given that no physical activity to the wetland or parcel is proposed, the low impact

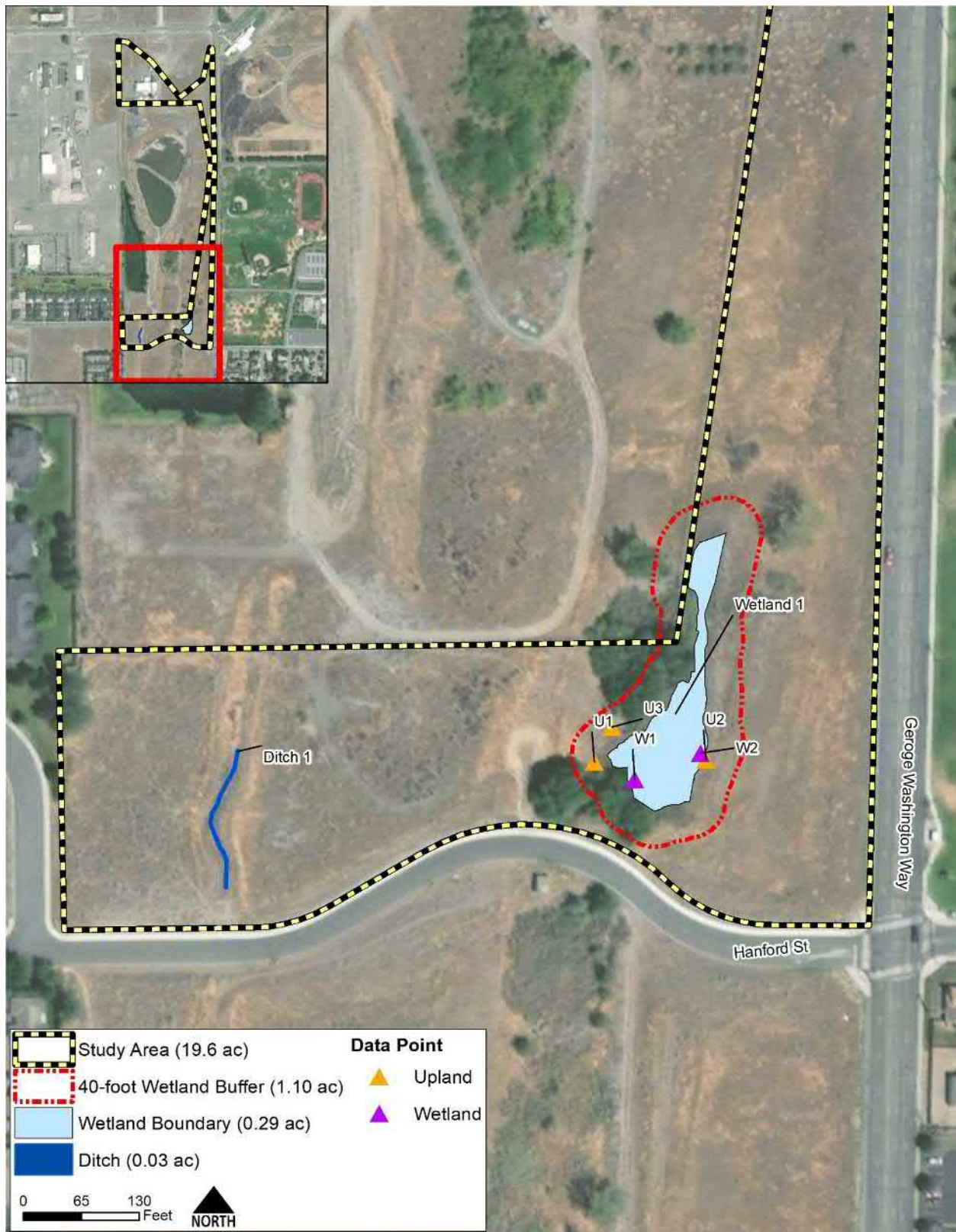


Figure 6: Delineated Wetland and Buffer

buffer of 40 feet is appropriate for the sale of the property. Approximately 1.10 acres of associated wetland buffer was identified (see Figure 6).

Streams

One ditch (Ditch 1) was identified on the western portion of the parcel on a raised berm. Ditch 1 is approximately 235 feet long by five feet wide, encompassing 0.03 acres within the OHWM (see Figure 6). This ditch abruptly ends on the north side and abruptly ends on the south side near Hanford Street. The ditch continues its path south of Hanford Street on another property. This ditch was dry at the time of survey and does not appear to be in use. No natural streams occur on the parcel.

Geologic Hazard Areas

The City of Richland identifies geologic hazard areas as those susceptible to erosion, landslides, seismic hazard or mine hazard. Though slopes and undulations occur in the parcel, none of the parcel or vicinity is mapped as having steep slopes. According to the WA State DNR Natural Hazards map, liquefaction potential for the parcel is listed as very low, and the seismic site class is listed as C, which is on the low end of softer soil conditions resulting in increased amplification of ground shaking. If the parcel is to be developed, a geotechnical report may be required by the City to determine if proposed development could create a risk of danger to life or property on or off the parcel.

Impacts to Critical Areas and Buffers

No direct impacts are anticipated to occur to wetlands or streams as a result of the sale of the property. However, the wetland buffer does encroach into adjacent parcels. Activities could occur on these parcels within the wetland buffer demarcated for this Critical Areas Report.

Conclusion

Figure 6 shows the location of the delineated depressional wetland, data points, and wetland buffers. Wetland 1 encompasses 0.29 acres within the parcel boundary, though it may slightly extend beyond a non-accessible fenced-off area. Using RMC Section 22.10.110, a 40-foot buffer was identified as appropriate for Wetland 1, which was found to be a Category III wetland. Approximately 1.1 acres of buffer for Wetland 1 was identified.

Though the wetland on the parcel lacks connection to a WOTUS, a jurisdictional determination would need to be obtained from the USACE if any impacts were proposed to the wetlands. Because the project is not proposing impacts to wetlands, a determination has not been requested. The City of Richland has determined that the wetlands are jurisdictional and therefore covered under the City's Critical Areas Code. Impacts to wetlands are subject to avoidance, minimization and mitigation requirements under code sections 22.10.120 through 22.10.160. Buffers are defined in code section 22.10.110.

The final authority with regard to the identification, categorization, and delineation of the wetland area rests with the appropriate regulatory agencies.

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Appendix A: USACE Arid West Determination Data Forms

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: U1
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3245328 Long: -119.2740800 Datum: NAD 1983
 Soil Map Unit Name: Burbank loamy fine sand NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A) Total Number of Dominant Species Across All Strata: 0 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: 0 % (A/B)																								
1.																												
2.																												
3.																												
4.																												
Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th colspan="2">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td>x 1 =</td> <td> 0 </td> </tr> <tr> <td>FACW species</td> <td>x 2 =</td> <td> 0 </td> </tr> <tr> <td>FAC species</td> <td>x 3 =</td> <td> 0 </td> </tr> <tr> <td>FACU species</td> <td>x 4 =</td> <td> 0 </td> </tr> <tr> <td>UPL species</td> <td>x 5 =</td> <td> 500 </td> </tr> <tr> <td>Column Totals:</td> <td> 100 (A)</td> <td> 500 (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = 5 </td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:		OBL species	x 1 =	0	FACW species	x 2 =	0	FAC species	x 3 =	0	FACU species	x 4 =	0	UPL species	x 5 =	500	Column Totals:	100 (A)	500 (B)	Prevalence Index = B/A = 5		
Total % Cover of:	Multiply by:																											
OBL species	x 1 =	0																										
FACW species	x 2 =	0																										
FAC species	x 3 =	0																										
FACU species	x 4 =	0																										
UPL species	x 5 =	500																										
Column Totals:	100 (A)	500 (B)																										
Prevalence Index = B/A = 5																												
1.																												
2.																												
3.																												
4.																												
Herb Stratum	Total Cover:			Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present.																								
1. <i>Bromus tectorum</i>	90	No	UPL																									
2. <i>Salsola kali</i>	10	No	UPL																									
3.																												
4.																												
Woody Vine Stratum	Total Cover: 100			Hydrophytic Vegetation Present? Yes ☐ No ☒																								
1.																												
2.																												
Total Cover:																												
% Bare Ground in Herb Stratum	% Cover of Biotic Crust																											
Remarks:																												

Sampling Point: U1

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)					
☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)			
☐ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)			
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)			
☐ Water Marks (B1) (Nonriverine)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)			
☐ Sediment Deposits (B2) (Nonriverine)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Dry-Season Water Table (C2)			
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Thin Muck Surface (C7)			
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Plowed Soils (C6)	☐ Crayfish Burrows (C8)			
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Saturation Visible on Aerial Imagery (C9)			
☐ Water-Stained Leaves (B9)		☐ Shallow Aquitard (D3)			
		☐ FAC-Neutral Test (D5)			
Field Observations:					
Surface Water Present?	Yes ☐	No ☒	Depth (inches):		
Water Table Present?	Yes ☐	No ☒	Depth (inches):		
Saturation Present?	Yes ☒	No ☐	Depth (inches):	2	
(Includes capillary fringe)				Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:					
Remarks:					

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: U2
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3245328 Long: -119.2740800 Datum: NAD 1983
 Soil Map Unit Name: Finley fine sandy loam NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)																					
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Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> <th></th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td>x 1 =</td> <td><u>0</u></td> </tr> <tr> <td>FACW species</td> <td>x 2 =</td> <td><u>0</u></td> </tr> <tr> <td>FAC species</td> <td>x 3 =</td> <td><u>0</u></td> </tr> <tr> <td>FACU species</td> <td>x 4 =</td> <td><u>40</u></td> </tr> <tr> <td>UPL species</td> <td>x 5 =</td> <td><u>450</u></td> </tr> <tr> <td>Column Totals:</td> <td></td> <td><u>100</u> (A) <u>490</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>4.9</u>	Total % Cover of:	Multiply by:		OBL species	x 1 =	<u>0</u>	FACW species	x 2 =	<u>0</u>	FAC species	x 3 =	<u>0</u>	FACU species	x 4 =	<u>40</u>	UPL species	x 5 =	<u>450</u>	Column Totals:		<u>100</u> (A) <u>490</u> (B)
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Column Totals:		<u>100</u> (A) <u>490</u> (B)																							
Total Cover: <u>0</u> %																									
Herb Stratum																									
1. <i>Bromus tectorum</i>	50	Yes	UPL																						
2. <i>Centaurea diffusa</i>	30	Yes	UPL																						
3. <i>Verbascum thapsus</i>	10		FACU																						
4. <i>Erigeron canadensis</i>	10		UPL																						
5.																									
6.																									
7.																									
8.																									
Total Cover: <u>100</u> %																									
Woody Vine Stratum																									
1.																									
2.																									
Total Cover: <u>0</u> %																									
% Bare Ground in Herb Stratum <u>0</u> %	% Cover of Biotic Crust <u>0</u> %			Hydrophytic Vegetation Present? Yes ☐ No ☒																					
Remarks:																									

Sampling Point: U2

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: <u>WSU Parcel North</u>	City/County: <u>Richland/Benton</u>	Sampling Date: <u>03/31/21</u>
Applicant/Owner: <u>WSU</u>	State: <u>WA</u>	Sampling Point: <u>U3</u>
Investigator(s): <u>Tyler Schade, Lexie Conley</u>	Section, Township, Range: <u>26, 10N, 28E</u>	
Landform (hillslope, terrace, etc.): <u>terrace</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>1-5</u>
Subregion (LRR): <u>B - Columbia/Snake River Plateau</u>	Lat: <u>46.3245328</u>	Long: <u>-119.2740800</u> Datum: <u>NAD 1983</u>
Soil Map Unit Name: <u>Burbank loamy fine sand</u>	NWI classification: <u>NA</u>	
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)		
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐		
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)																									
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2.																													
3.																													
Herb Stratum	Total Cover: <u>96</u> %			Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain)																									
1. <i>Bromus tectorum</i>	85	Yes	UPL																										
2. <i>Erigeron canadensis</i>	10	No	UPL																										
3. <i>Verbascum thapsus</i>	1	No	FACU																										
4.				¹ Indicators of hydric soil and wetland hydrology must be present.																									
5.																													
6.																													
7.																													
Woody Vine Stratum	Total Cover: <u>96</u> %			Hydrophytic Vegetation Present? Yes ☐ No ☒																									
1.																													
2.																													
Total Cover: <u>96</u> %																													
% Bare Ground in Herb Stratum <u>4</u> %	% Cover of Biotic Crust <u> </u> %																												
Remarks:																													

Sampling Point: U3

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)					
☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Nonriverine)	☐ Sediment Deposits (B2) (Nonriverine)	☐ Water Marks (B1) (Riverine)	☐ Sediment Deposits (B2) (Riverine)
☐ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Drift Deposits (B3) (Nonriverine)	☐ Surface Soil Cracks (B6)	☐ Drift Deposits (B3) (Riverine)	☐ Drift Deposits (B3) (Riverine)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Inundation Visible on Aerial Imagery (B7)	☐ Water-Stained Leaves (B9)	☐ Drainage Patterns (B10)	☐ Drainage Patterns (B10)
	☐ Hydrogen Sulfide Odor (C1)			☐ Dry-Season Water Table (C2)	☐ Dry-Season Water Table (C2)
	☐ Oxidized Rhizospheres along Living Roots (C3)			☐ Thin Muck Surface (C7)	☐ Thin Muck Surface (C7)
	☐ Presence of Reduced Iron (C4)			☐ Crayfish Burrows (C8)	☐ Crayfish Burrows (C8)
	☐ Recent Iron Reduction in Plowed Soils (C6)			☐ Saturation Visible on Aerial Imagery (C9)	☐ Saturation Visible on Aerial Imagery (C9)
	☐ Other (Explain in Remarks)			☐ Shallow Aquitard (D3)	☐ Shallow Aquitard (D3)
				☐ FAC-Neutral Test (D5)	☐ FAC-Neutral Test (D5)
Field Observations:					
Surface Water Present?	Yes ☐ No ☒	Depth (inches):			
Water Table Present?	Yes ☐ No ☒	Depth (inches):			
Saturation Present?	Yes ☒ No ☐	Depth (inches):	3		
(Includes capillary fringe)				Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:					
Remarks:					

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: W1
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3244773 Long: -119.2739001 Datum: NAD 1983
 Soil Map Unit Name: Burbank loamy fine sand 2-15% NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7</u> % (A/B)														
1. <u>Ulmus pumilla</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>															
2.																		
3.																		
Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>80</u></td> <td>x 2 = <u>160</u></td> </tr> <tr> <td>FAC species</td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species</td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>210</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>2.33</u>	Total % Cover of:	Multiply by:	OBL species	x 1 = <u>0</u>	FACW species <u>80</u>	x 2 = <u>160</u>	FAC species	x 3 = <u>0</u>	FACU species	x 4 = <u>0</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>90</u> (A)	<u>210</u> (B)
Total % Cover of:	Multiply by:																	
OBL species	x 1 = <u>0</u>																	
FACW species <u>80</u>	x 2 = <u>160</u>																	
FAC species	x 3 = <u>0</u>																	
FACU species	x 4 = <u>0</u>																	
UPL species <u>10</u>	x 5 = <u>50</u>																	
Column Totals: <u>90</u> (A)	<u>210</u> (B)																	
1. <u>Salix exigua</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>															
2.																		
3.																		
Herb Stratum				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present.														
1. <u>Phalaris arundinaceae</u>	<u>50</u>	<u>Yes</u>	<u>FACW</u>															
2.																		
3.																		
Woody Vine Stratum				Hydrophytic Vegetation Present? Yes ☒ No ☐														
1.																		
Total Cover: <u>50</u> %																		
Total Cover: <u>10</u> %																		
% Bare Ground in Herb Stratum <u>10</u> % % Cover of Biotic Crust <u> </u> %																		
Remarks: <u>bare ground is surface water</u>																		

Sampling Point: W1

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: W2
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3245549 Long: -119.2736068 Datum: NAD 1983
 Soil Map Unit Name: Finley fine sandy loam NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Herb Stratum			
1. <i>Phalaris arundinaceae</i>	10	No	FACW
2. <i>Schoenoplectus sp.</i>	70	Yes	OBL
3. <i>Rumex crispus</i>	10	No	FAC
4. <i>Lactuca serriola</i>	5	No	FACU
5.			
6.			
7.			
8.			
Woody Vine Stratum			
1.			
2.			
Total Cover: 95 %			
% Bare Ground in Herb Stratum 5 % % Cover of Biotic Crust %			
Remarks: bare ground is surface water			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 % (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species <u>70</u>	x 1 =	<u>70</u>
FACW species <u>10</u>	x 2 =	<u>20</u>
FAC species <u>10</u>	x 3 =	<u>30</u>
FACU species <u>5</u>	x 4 =	<u>20</u>
UPL species	x 5 =	<u>0</u>
Column Totals: <u>95</u> (A)		<u>140</u> (B)

Prevalence Index = B/A = 1.47

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☒ Prevalence Index is ≤3.0¹

☐ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Sampling Point: W2

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)					
☒	Surface Water (A1)	☐	Salt Crust (B11)	☐	Water Marks (B1) (Riverine)
☐	High Water Table (A2)	☐	Biotic Crust (B12)	☐	Sediment Deposits (B2) (Riverine)
☐	Saturation (A3)	☐	Aquatic Invertebrates (B13)	☐	Drift Deposits (B3) (Riverine)
☐	Water Marks (B1) (Nonriverine)	☐	Hydrogen Sulfide Odor (C1)	☐	Drainage Patterns (B10)
☐	Sediment Deposits (B2) (Nonriverine)	☐	Oxidized Rhizospheres along Living Roots (C3)	☐	Dry-Season Water Table (C2)
☐	Drift Deposits (B3) (Nonriverine)	☐	Presence of Reduced Iron (C4)	☐	Thin Muck Surface (C7)
☐	Surface Soil Cracks (B6)	☐	Recent Iron Reduction in Plowed Soils (C6)	☐	Crayfish Burrows (C8)
☐	Inundation Visible on Aerial Imagery (B7)	☐	Other (Explain in Remarks)	☐	Saturation Visible on Aerial Imagery (C9)
☐	Water-Stained Leaves (B9)			☐	Shallow Aquitard (D3)
				☐	FAC-Neutral Test (D5)
Field Observations:					
Surface Water Present?		Yes ☒	No ☐	Depth (inches): 1	
Water Table Present?		Yes ☐	No ☒	Depth (inches):	
Saturation Present?		Yes ☒	No ☐	Depth (inches): 1	
(Includes capillary fringe)				Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:					
Remarks: area flooded from overflow					

Appendix B: Eastern Washington Wetland Rating Forms

Wetland name or number: Wetland 1

RATING SUMMARY – Eastern Washington

Name of wetland (or ID #): Wetland 1 Date of site visit: 03/31/2021
Rated by Tyler Schade Trained by Ecology? Yes ☒ No Date of training _____
HGM Class used for rating Depressional Wetland has multiple HGM classes? Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).
Source of base aerial photo/map ArcGIS Online

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

_____ Category I – Total score = 22-27
_____ Category II – Total score = 19-21
X _____ Category III – Total score = 16-18
_____ Category IV – Total score = 9-15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M L	H ☒ M L	H M ☒ L	
Landscape Potential	☒ H M L	☒ H M L	H ☒ M L	
Value	H M ☒ L	H M ☒ L	H M ☒ L	TOTAL
Score Based on Ratings	6	6	4	16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY <i>Circle the appropriate category</i>
Vernal Pools	II III
Alkali	I
Wetland of High Conservation Value	I
Bog and Calcareous Fens	I
Old Growth or Mature Forest – slow growing	I
Aspen Forest	I
Old Growth or Mature Forest – fast growing	II
Floodplain forest	II
None of the above	

HGM Classification of Wetland in Eastern Washington

For questions 1-4, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-4 apply, and go to Question 5.

1. Does the entire unit **meet both** of the following criteria?

☐ The vegetated part of the wetland is on the water side of the Ordinary High Water Mark of a body of permanent open water (without any plants on the surface) that is at least 20 ac (8 ha) in size
☐ At least 30% of the open water area is deeper than 10 ft (3 m)

NO - go to 2

YES - The wetland class is **Lake Fringe** (Lacustrine Fringe)

2. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks;
☐ The water leaves the wetland **without being impounded**.

NO - go to 3

YES - The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 foot deep).

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river;
☐ The overbank flooding occurs at least once every 10 years.

NO - go to 4

YES - The wetland class is **Riverine**

NOTE: The Riverine wetland can contain depressions that are filled with water when the river is not flooding.

4. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

NO - go to 5

YES - The wetland class is **Depressional**

5. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-4 APPLY TO DIFFERENT AREAS IN THE WETLAND UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

Wetland name or number Wetland 1

DEPRESSIONAL WETLANDS		Points (only 1 score per box)
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland:		
Wetland has no surface water outlet	points = 5	3
Wetland has an intermittently flowing outlet	points = 3	
Wetland has a highly constricted permanently flowing outlet	points = 3	
Wetland has a permanently flowing, unconstricted, surface outlet	points = 1	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions of soils)		
YES = 3 NO = 0		0
D 1.3. Characteristics of persistent vegetation (Emergent, Scrub-shrub, and/or Forested Cowardin classes)		
Wetland has persistent, ungrazed, vegetation for $> \frac{2}{3}$ of area	points = 5	5
Wetland has persistent, ungrazed, vegetation from $\frac{1}{3}$ to $\frac{2}{3}$ of area	points = 3	
Wetland has persistent, ungrazed vegetation from $\frac{1}{10}$ to $< \frac{1}{3}$ of area	points = 1	
Wetland has persistent, ungrazed vegetation $< \frac{1}{10}$ of area	points = 0	
D 1.4. Characteristics of seasonal ponding or inundation:		
<i>This is the area of ponding that fluctuates every year. Do not count the area that is permanently ponded.</i>		
Area seasonally ponded is $> \frac{1}{2}$ total area of wetland	points = 3	1
Area seasonally ponded is $\frac{1}{4}$ - $\frac{1}{2}$ total area of wetland	points = 1	
Area seasonally ponded is $< \frac{1}{4}$ total area of wetland	points = 0	
Total for D 1		Add the points in the boxes above
		9

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L

Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	1
D 2.2. Is $> 10\%$ of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1- D 2.3? Source <u>pipd water from ponds</u>	Yes = 1 No = 0	1
Total for D 2		Add the points in the boxes above
		3

Rating of Landscape Potential If score is: X 3 or 4 = H 1 or 2 = M 0 = L

Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, or lake that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where water quality is an issue in some aquatic resource [303(d) list, eutrophic lakes, problems with nuisance and toxic algae]?	Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the drainage or basin in which the wetland is found)?	Yes = 2 No = 0	0
Total for D 3		Add the points in the boxes above
		0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number Wetland 1

DEPRESSIONAL WETLANDS		Points (only 1 score per box)
Hydrologic Functions - Indicators that the site functions to reduce flooding and erosion.		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. <u>Characteristics of surface water outflows from the wetland:</u>		
Wetland has no surface water outlet	points = 8	4
Wetland has an intermittently flowing outlet	<u>points = 4</u>	
Wetland has a highly constricted permanently flowing outlet	points = 4	
Wetland has a permanently flowing unconstricted surface outlet (If outlet is a ditch and not permanently flowing treat wetland as "intermittently flowing")	points = 0	
D 4.2. <u>Depth of storage during wet periods:</u> Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or deepest part (if dry).		
Seasonal ponding: > 3 ft above the lowest point in wetland or the surface of permanent ponding	points = 8	2
Seasonal ponding: 2 ft - < 3 ft above the lowest point in wetland or the surface of permanent ponding	points = 6	
The wetland is a headwater wetland	points = 4	
Seasonal ponding: 1 ft - < 2 ft	points = 4	
Seasonal ponding: 6 in - < 1 ft	<u>points = 2</u>	
Seasonal ponding: < 6 in or wetland has only saturated soils	points = 0	
Total for D 4	Add the points in the boxes above	6

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support the hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges?	<u>Yes = 1</u> No = 0	1
D 5.2. Is > 10% of the area within 150 ft of the wetland in a land use that generates runoff?	<u>Yes = 1</u> No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses?	<u>Yes = 1</u> No = 0	1
Total for D 5	Add the points in the boxes above	3

Rating of Landscape Potential If score is: X 3 = H 1 or 2 = M 0 = L

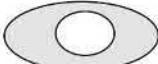
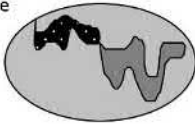
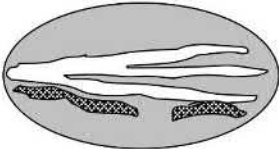
Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. <u>The wetland is in a landscape that has flooding problems.</u>		
Choose the description that best matches conditions around the wetland being rated. Do not add points. Choose the highest score if more than one condition is met.		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds), AND		
Flooding occurs in sub-basin that is immediately down-gradient of wetland	points = 2	0
Surface flooding problems are in a sub-basin farther down-gradient	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood.		
Explain why <u>Wetland and outlet are landscape constrained</u>	<u>points = 0</u>	
There are no problems with flooding downstream of the wetland	points = 0	
D 6.2. Has the site has been identified as important for flood storage or flood conveyance in a regional flood control plan?		
Yes = 2 <u>No = 0</u>		0
Total for D 6	Add the points in the boxes above	0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number Wetland 1

These questions apply to wetlands of all HGM classes.		(only 1 score per box)
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat		
H 1.0. Does the wetland have the potential to provide habitat for many species?		
H 1.1. Structure of the plant community: <i>Check the Cowardin vegetation classes present and categories of emergent plants. Size threshold for each category is $\geq \frac{1}{4}$ ac or $\geq 10\%$ of the wetland if wetland is < 2.5 ac.</i> ☐ Aquatic bed ☐ Emergent plants 0-12 in (0-30 cm) high are the highest layer and have $> 30\%$ cover ☒ Emergent plants >12-40 in (>30-100 cm) high are the highest layer with $>30\%$ cover ☒ Emergent plants > 40 in (> 100 cm) high are the highest layer with $>30\%$ cover ☐ Scrub-shrub (areas where shrubs have $>30\%$ cover) ☐ Forested (areas where trees have $>30\%$ cover) 4 or more checks: points = 3 3 checks: points = 2 <u>2 checks: points = 1</u> 1 check: points = 0	2	
H 1.2. Is one of the vegetation types Aquatic Bed?		Yes = 1 <u>No = 0</u>
H 1.3. <u>Surface water</u> H 1.3.1. Does the wetland have areas of open water (without emergent or shrub plants) over at least $\frac{1}{4}$ ac OR 10% of its area during the March to early June OR in August to the end of September? <i>Answer YES for Lake Fringe wetlands.</i> Yes = 3 points & go to H 1.4. <u>No = go to H 1.3.2</u> H 1.3.2. Does the wetland have an intermittent or permanent, and unvegetated stream within its boundaries, or along one side, over at least $\frac{1}{4}$ ac or 10% of its area? <i>Answer yes only if H 1.3.1 is No.</i> Yes = 3 <u>No = 0</u>		0
H 1.4. <u>Richness of plant species</u> Count the number of plant species in the wetland that cover at least 10 ft^2. <i>Different patches of the same species can be combined to meet the size threshold. You do not have to name the species.</i> <i>Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Russian olive, Phragmites, Canadian thistle, yellow-flag iris, and saltcedar (Tamarisk)</i> # of species _____ Scoring: > 9 species: points = 2 4-9 species: points = 1 <u>< 4 species: points = 0</u>		0
H 1.5. <u>Interspersion of habitats</u> Decide from the diagrams below whether interspersions among types of plant structures (described in H 1.1), and unvegetated areas (open water or mudflats) is high, moderate, low, or none. <i>Use map of Cowardin and emergent plant classes prepared for questions H 1.1 and map of open water from H 1.3. If you have four or more plant classes or three classes and open water, the rating is always high.</i>  None = 0 points  <u>Low = 1 point</u>  Moderate = 2 points All three diagrams in this row are    Riparian braided channels with 2 classes High = 3 points		Figure _____ 1

Wetland name or number Wetland 1

H 1.6. Special habitat features <i>Check the habitat features that are present in the wetland. The number of checks is the number of points.</i> ☐ Loose rocks larger than 4 in OR large, downed, woody debris (> 4 in diameter) within the area of surface ponding or in stream. ☒ Cattails or bulrushes are present within the wetland. ☐ Standing snags (diameter at the bottom > 4 in) in the wetland or within 30 m (100 ft) of the edge. ☐ Emergent or shrub vegetation in areas that are permanently inundated/ponded. ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 45 degree slope) OR signs of recent beaver activity ☒ Invasive species cover less than 20% in each stratum of vegetation (<i>canopy, sub-canopy, shrubs, herbaceous, moss/ground cover</i>)		2
Total for H 1	Add the points in the boxes above	5

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support habitat functions of the site?		
H 2.1. Accessible habitat (only area of habitat abutting wetland). If total accessible habitat is: <i>Calculate:</i> % undisturbed habitat <u>10</u> + [(% moderate and low intensity land uses)/2] <u>5</u> = <u>15</u> % > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1km Polygon points = 2 10-19% of 1km Polygon <u>points = 1</u> <10% of 1km Polygon points = 0		1
H 2.2. Undisturbed habitat in 1 km Polygon around wetland. <i>Calculate:</i> % undisturbed habitat <u>10</u> + [(% moderate and low intensity land uses)/2] <u>5</u> = <u>15</u> % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches <u>points = 1</u> Undisturbed habitat < 10% of Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: > 50% of Polygon is high intensity land use <u>points = (-2)</u> Does not meet criterion above points = 0		-2
H 2.4. The wetland is in an area where annual rainfall is less than 12 in, and its water regime is not influenced by irrigation practices, dams, or water control structures. Generally, this means outside boundaries of reclamation areas, irrigation districts, or reservoirs Yes = 3 <u>No = 0</u>		0
Total for H 2	Add the points in the boxes above	0

Rating of Landscape Potential If score is: 4-9 = H 1-3 = M X < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose the highest score that applies to the wetland being rated Site meets ANY of the following criteria: <u>points = 2</u> ☐ It has 3 or more priority habitats within 100 m (see Appendix B) ☒ It provides habitat for Threatened or Endangered species (any plant or animal on state or federal lists) ☐ It is mapped as a location for an individual WDFW species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats within 100 m (see Appendix B) points = 1 Site does not meet any of the criteria above points = 0		2

Rating of Value If score is: X 2 = H 1 = M 0 = L Record the rating on the first page

Appendix C: Representative Photographs



Photograph 1: Northwest view of wetland area with aspen trees in background.



Photograph 2: Southwest view of northern extent of Wetland 1.



Photograph 3: North view of eastern boundary of Wetland 1.



Photograph 4: Southeast view of Wetland 1 at southern end of Study Area with flooded area.



Photograph 5: Southeast view of Study Area from eastern-central portion.



Photograph 6: West view of WSU Atkins Engineering Laboratory building and area.



Photograph 7: East view of water flowing out of grate on southern end of Study Area.



Photograph 8: North view of Ditch 1 on western portion of Study Area.



Photograph 9: Northeast view of general site area from berm at Ditch 1. Note the empty detention pond in foreground left of photo.

Appendix D: FEMA Firm Panel Flood Map

Appendix E: Washington Department of Fish and Wildlife Priority Habitats and Species Report



Priority Habitats and Species on the Web



Report Date: 02/09/2021, Parcel ID: [126082000001003](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Generalized Location
Wetlands	N/A	N/A	No
Ferruginous hawk	N/A	Threatened	Yes

PHS Species/Habitats Details:

Wetlands	
Priority Area	Aquatic Habitat
Site Name	HANFORD HIGH SCHOOL
Accuracy	1/4 mile (Quarter Section)
Notes	PALUSTRINE WETLANDS.
Source Record	913576
Source Dataset	PHSREGION
Source Name	LARIVIERE, PAUL WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Ferruginous hawk	
Scientific Name	<i>Buteo regalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Threatened
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

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.

**Wetland Delineation Report for
Parcel #126082000001003**

Richland, Washington



Prepared for

Washington State University
P.O. Box 641045
Pullman, Washington 99164

Prepared by

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April 2021

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Executive Summary

Washington State University (WSU) is proposing to sell property parcel #126082000001003 to the City of Richland and authorized the wetland delineation to facilitate the transfer of ownership.

A literature review and database search were conducted prior to performing field investigations. A J-U-B Engineers, Inc. wetland specialist conducted a field investigation on March 31, 2021, to identify and delineate wetlands and waters in the Study Area using routine delineation methodology. The Study Area was evaluated for the presence of wetlands and natural drainages, and the delineation was conducted in accordance with methods described in the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the most recent version of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008).

One wetland and one abandoned ditch were identified and delineated within the Study Area. One 0.29-acre freshwater emergent wetland habitat borders a non-wetland forested habitat. Because the wetland is artificially fed outlet pipes and seepages and isolated from natural water features, it would not be a water of the U.S. (WOTUS) and therefore not under the jurisdiction of the U.S. Army Corps of Engineers (USACE); however, the wetland would be under the regulatory authority of the Washington Department of Ecology (WDOE).

The wetland delineation report should be submitted to WDOE. Impacts to the wetland would require submitting a request to WDOE for an Administrative Order to comply with Chapter 90.48 RCW of the state Water Pollution Control Act. It should be noted that the final authority regarding jurisdictional determination and wetland delineations rests with the appropriate regulatory agencies.

1 Introduction

Washington State University (WSU) is proposing to sell property parcel #126082000001003 to the City of Richland and authorized the wetland delineation to facilitate the transfer of ownership (herein referred to as “Project”). The Study Area includes the property parcel and is located at 2605 George Washington Way in Richland, Benton County, Washington (Figures 1 and 2). The Study Area encompasses approximately 19.6 acres and occurs in Section 26 of Township 10 N, Range 28 East of the Willamette Meridian. It is located within the Richland U.S. Geological Survey (USGS) 7.5-minute quadrangle.

This report includes the results of a delineation of wetlands and waters that J-U-B Engineers, Inc. (J-U-B) conducted in the Study Area. The delineation and report completed for the Project included:

- Documenting existing site conditions;
- Determining the presence of wetlands and waters that occur in the Study Area using standardized diagnostic criteria; and,
- Delineating wetland and ordinary high water mark (OHWM) boundaries for features that may be under the jurisdictional authority of the United States Army Corps of Engineers (USACE).

Tasks that were completed included:

- Reviewing previous environmental reports, topographic maps, and aerial photography;
- Reviewing National Wetlands Inventory (NWI) data and maps, National Hydrography Dataset (NHD) and topographic maps, and published soil survey data and maps;
- Conducting a field survey of the Study Area to locate and map all potential wetlands;
- Documenting soil conditions, hydrological conditions, and plant community composition of potential wetlands in accordance with the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008), and using the *National Wetland Plant List: 2018 Wetland Ratings* to determine plants’ wetland indicator classification (USACE 2018).
- Determining boundaries of potential waters of the U.S. at the OHWM using the *Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008).

This report summarizes the distribution of wetland and water features that were found in the Study Area. It follows the *Components of a Complete Wetland Delineation Report* outlined by the USACE Seattle District (USACE 2011).

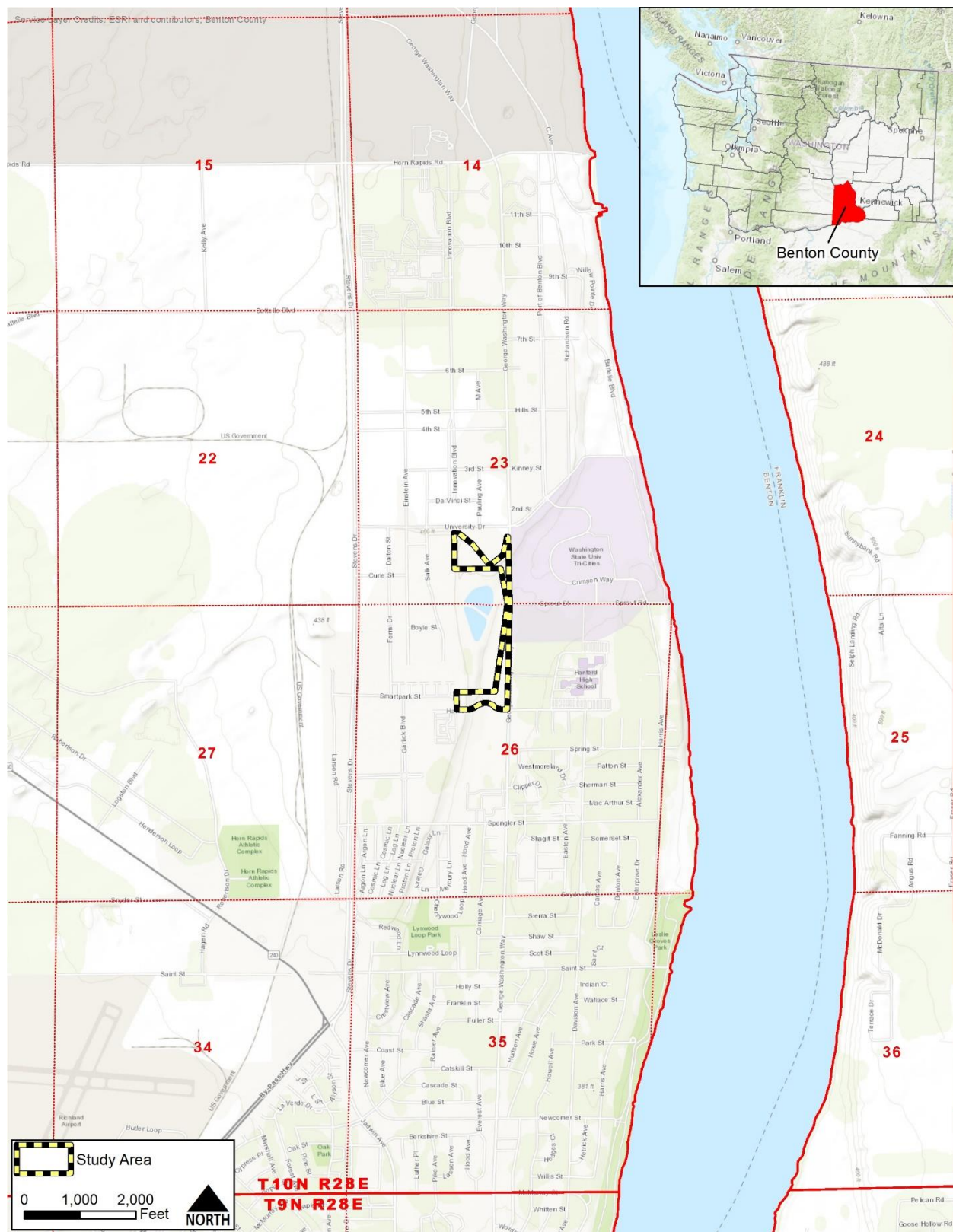




Figure 2: Study Area

2 Methods

A literature review and database search were conducted prior to performing field investigations. The NWI (USFWS 2021) was searched for known and estimated occurrences of wetlands, and USGS 7.5-minute topographic maps and the NHD were evaluated for the presence of known natural drainage features and other potential waters occurring in and near the Study Area (USGS 2021). Aerial imagery was reviewed to identify differences in vegetative cover, slope, and general terrain that can be indicative of the presence of waters (ArcGIS Online 2021; Google Earth 2021). Weather and precipitation data were obtained from the Western Regional Climate Center (WRCC 2021) and soils data were obtained from the Web Soil Survey (USDA-NRCS 2021a).

Tyler Schade, a Spokane County Qualified Wetland Specialist, conducted a field investigation on March 31, 2021, to identify and delineate wetlands and waters in the Study Area using routine delineation methodology. The delineation was conducted in a manner to ensure visual coverage of most of the Study Area. The Atkins Engineering Laboratory building and surrounding area, and the detention basins west of the property, are fenced off, restricting access. Binoculars were used to scan the area, but no pedestrian access was possible. The Study Area was evaluated for the presence of wetlands and natural drainages, and the delineation was conducted in accordance with methods described in the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the most recent version of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West (Version 2.0)* (USACE 2008). The Study Area was inspected for wetland indicators such as hydric soils, hydrophytic vegetation, and hydrology. When potential wetland conditions were identified, paired sample points were located on the wetland and upland sides of each feature boundary to obtain information describing both wetland and upland conditions. At each sample point, the presence or absence of hydrologic indicators was noted, soils were characterized, and vegetation was analyzed following standard procedures. These data were recorded in USACE Arid West Wetland Determination Data Forms (Appendix A).

Sample points and wetland boundaries were mapped with an EOS Arrow 100 Geographic Positioning System (GPS) unit to collect sub-meter accurate data points. Representative photographs of delineated waters were recorded (Appendix B). Delineation maps were produced by overlaying the survey GPS data with recent color aerial imagery (ArcGIS Online 2021).

2.1 Hydrophytic Vegetation

Hydrophytic plants are those adapted to wet conditions. Dominant plant species were identified in accordance with the USACE 50/20 Rule. The *2018 National Wetland Plant List* was used to determine the wetland indicator classification of plant species identified at the sampling points and throughout the Study Area (USACE 2018). As necessary, plant species were identified using *Weeds of the West* (Whitson et al. 2012), *Wetland Plants of Oregon and Washington* (Guard 2010) and descriptions from the U.S. Department of Agriculture-Natural Resources Conservation Service Plants Database (USDA-NRCS; USDA-NRCS 2021b).

2.2 Wetland Hydrology

Analysis of wetland hydrology examines the presence, behavior, and indicators of water movement in wetlands. The *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* separates wetland hydrologic indicators into four groups (USACE 2008):

- Group A: direct observation of surface water or groundwater
- Group B: evidence the area is subject to flooding or ponding
- Group C: evidence the soil is, or was recently, saturated
- Group D: vegetation and soil features that indicate recent (rather than historical) wet conditions

Within each group, indicators are divided into primary or secondary. In the absence of a primary indicator, two secondary indicators must be identified. These categories were used when determining if hydrologic indicators were present.

2.3 Hydric Soils

The NRCS defines hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile (above 12- to 20-inch depth, depending on soil texture) (NRCS 2010). Soil samples were excavated, and soils were inspected to characterize soil profiles at each sample plot, when possible. Soil horizonation, texture, moisture content, depth to saturation, and/or standing water was noted for each soil pit. The presence or absence of organic matter, redoximorphic features, depleted matrices, and other diagnostic characteristics were noted, as appropriate. Soil colors were determined using Munsell soil-color charts (*sensu* Munsell 2009).

2.4 Ordinary High Water Mark

Linear water features were assessed using methodologies and diagnostic characteristics presented in *Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008b). The OHWM is delineated by identifying a variety of physical characteristics (Table 1).

Table 1. Physical Characteristics of Ordinary High Water Mark (USACE 2005)

Natural line impressed on the bank	Sediment sorting
Shelving	Leaf litter disturbed or washed away
Changes in the character of soil	Scour
Destruction of terrestrial vegetation	Deposition
Presence of litter and debris	Multiple observed flow events
Wracking	Bed and bank
Vegetation matted down, bent, or absent	Water staining
	Changes in plant community

There is no required number of physical characteristics that must be present to make an OHWM determination, but it is generally good practice to identify two or more characteristics unless there is strong evidence of just one.

3 Existing Conditions

3.1 Topography and Land Use

The elevation in the Study Area ranges from approximately 360 feet to 410 feet above mean sea level with various topographic hills and undulations throughout the area.

The Study Area occurs in an undeveloped area with detention ponds and industrial development to the west. Additional undisturbed land and lagoons occurs south of the Study Area, and high-density residential buildings, buffered by undisturbed land, occur north of the Study Area. Existing infrastructure in the Study Area includes a pipe and grate on the south side, from which water was flowing, a fence on the west side around the detention ponds, a small access road in the middle of the property, and the WSU Atkins Engineering Laboratory building on the north side of the property. Plant communities included ruderal vegetation, grasses, rubber rabbitbrush (*Ericameria nauseosa*), and wetland vegetation near the southern portion of the property.

3.2 Climate

Climatic data was obtained from the WRCC Cooperative Observer Program ID: 457015, located in Richland, Washington. On average, temperatures at this station range from an average minimum of 26.4° Fahrenheit (F) in January to an average maximum of 90.5° F in July (WRCC 2021). The average annual precipitation is 7.15 inches, with rain occurring throughout the year, but most of the precipitation occurs between November and March (WRCC 2020). The average annual snowfall is 7.1 inches and mostly occurs between December and February (WRCC 2021).

The NRCS WETS table for Richland, indicated that the “normal” (70%) growing season for 28° F (surface temperature) occurs between March 15 and November 10 (NRCS-USDA 2021c). The high temperature for the day was 64°F, which is higher than the normal of 62°F; the average month to date temperature was also 1.1°F higher than the normal (NRCS-USDA 2021c).

3.3 Floodplains

No flood zone designation occurs in the Study Area. The nearest designated flood zone area is approximately 2,800 feet east in association with the Columbia River (FIRM Panel 5355330010E). See Appendix D for FIRM panel.

3.4 Soils

Four soil types occur in the Study Area (Figure 3; Table 2). Burbank loamy fine sand, gravelly substratum is the predominant soil type in the Study Area (47.7%). Burbank fine sandy loam (non-gravelly substratum) is the second most predominant soil type in the Study Area (23.4%). None

of the soil types were reported as being hydric (NRCS-USDA 2021a). The soil descriptions below are taken from the Official Soil Series Descriptions (NRCS-USDA 2021d).

Table 2: Soil Types and Amount in Study Area

Soil Type	Acres in Study Area	Percent of Soil Area
Burbank loamy fine sand	4.6	23.4
Burbank loamy fine sand, gravelly substratum	9.3	47.7
Finley fine sandy loam	3.4	17.2
Quincy loam	2.3	11.7
Total	19.6	100

Burbank soil series: This soil series consists of very deep, excessively drained soils with very slow to medium runoff and rapid permeability. Burbank soils formed in basaltic glacial outwash (gravelly and cobbly) or alluvium and typically occur on terraces and terrace escarpments.

Finley soil series: This soil series consists of very deep, well drained soils with high saturated hydraulic conductivity. Finley soils formed in alluvial fans and outwash terraces, and typically occur in valleys.

Quincy soil series: This soil series consists of very deep, excessively drained soils with very slow to moderate runoff and rapid to very rapid permeability. Quincy soils formed in sands on dunes and terraces and typically occur on uplands, fan piedmonts and terraces.

3.5 USGS Topographic Drainages and National Wetlands Inventory

The NHD and topographic map depict two unnamed “blue-line” features crossing through the Study Area (Figure 4). The blue-line feature running in a north-south trajectory (BL1) crosses on the southwestern portion of the Study Area, continues north (branching off to the detention ponds), and travels into the northwestern portion of the Study Area where it joins with another blue-line feature that runs in an east-west trajectory (BL2). BL1 originates approximately 2,070 feet south of the Study Area near residential properties. BL2 extends far off site meandering through developed land and agricultural fields and appears to terminate near the north boundary of the Study Area. BL1 was field-confirmed as present in a small portion where indicated by the NHD. BL2 was not confirmed, but access to much of the feature’s location was limited due to the Atkins building and surrounding area being fenced off, so the feature may still occur.

The NWI database shows two features in the Study Area, both classified as riverine features (R5UBH; Figure 4). R5UBH riverine wetlands are riverine (typically habitats within a channel),

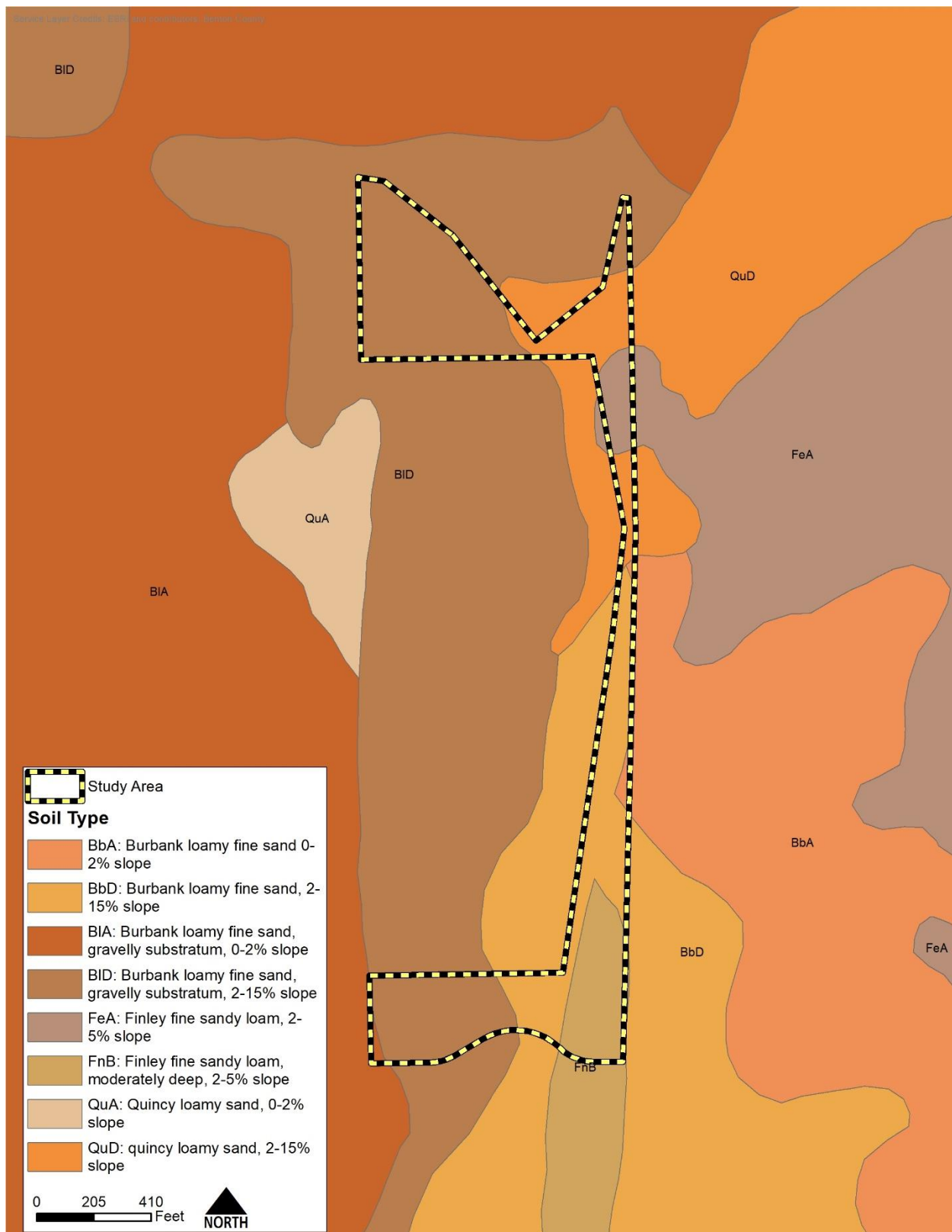


Figure 3: Soil Map

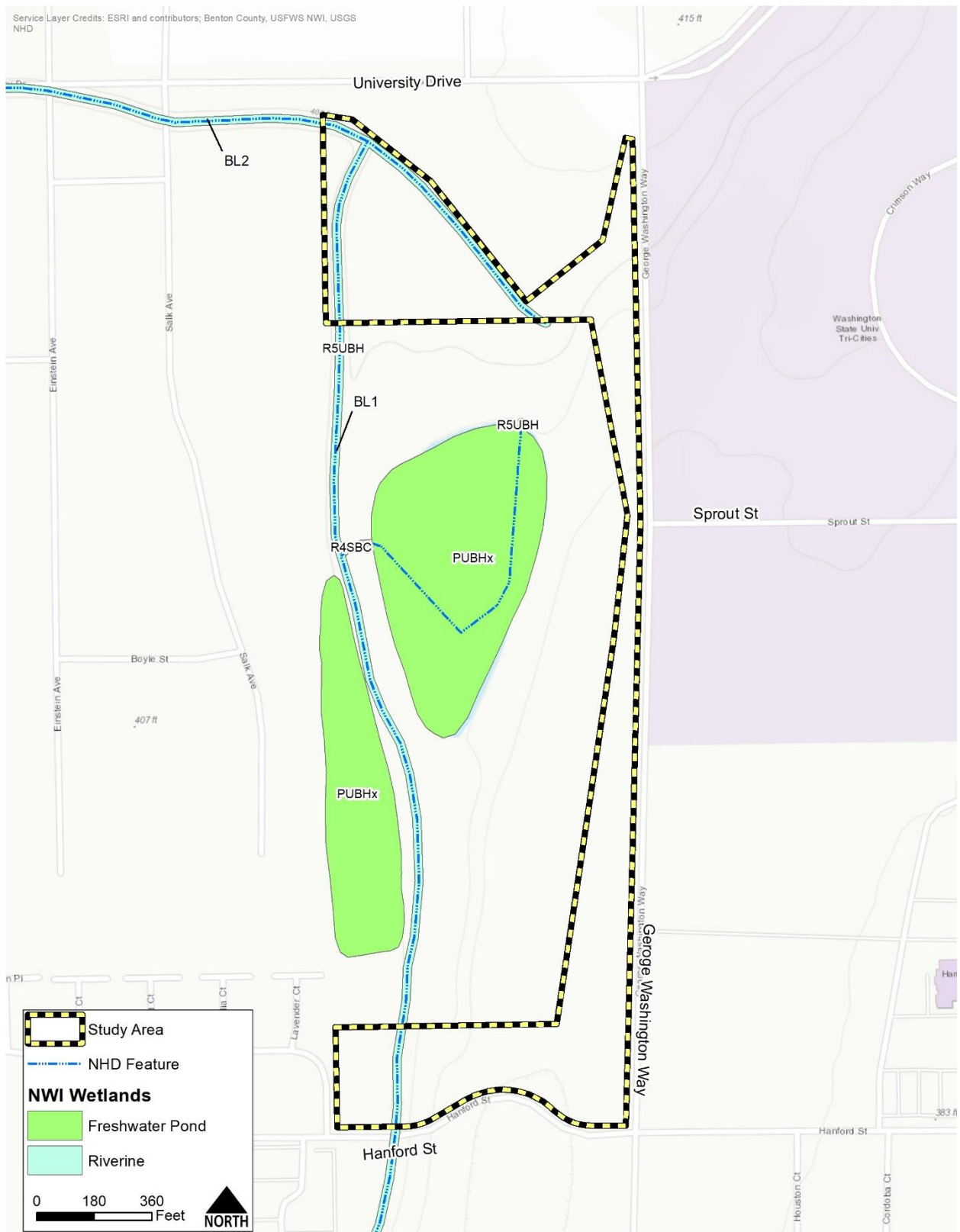


Figure 4: National Wetland Inventory and National Hydrography Dataset Map

unknown perennial, unconsolidated bottom (>25% cover of particles smaller than stones and <30% vegetative cover), and permanently flooded. Two freshwater ponds classified as PUBHx, palustrine, unconsolidated bottom, permanently flooded, and excavated occur less than 250 feet from the Study Area boundary. The NWI riverine features roughly match the NHD features, BL1 and BL2. The freshwater ponds located west of the Study Area were visually confirmed as present via binocular scanning. The delineated wetland in the Study Area, however, does not occur on the NWI map.

4 Aquatic Resources

4.1 Type and Condition of Aquatic Resources

One wetland (Wetland 1) and one ditch (Ditch 1) were mapped in the Study Area (Figure 5, Table 3). Wetland 1 is a freshwater emergent (PEM1A) wetland (Cowardin et al. 1979). In general, palustrine wetlands include all non-tidal wetlands (freshwater) dominated by trees, shrubs, and persistent emergent species. The emergent wetland location in the Study Area is dominated by herbaceous vegetation communities and has a temporary flooded water regime. The adjoining forested area was also flooded and was dominated by quaking aspen (*Populus tremuloides*), a facultative upland species, with reed canarygrass (*Phalaris arundinacea*) also occurring in a limited capacity. Aerial imagery dating back to 2004 (imagery beyond this is unreliable/low resolution) does not indicate that this area routinely floods.

Collectively, 0.29 acres of wetlands were delineated within the Study Area (Table 3; Figure 5). The wetland primarily receives water from an outlet pipe originating from the ponds south of the Study Area but may also receive seepage water from nearby detention ponds. Though no outlet pipe was visible on the property, possibly due to overgrowth, flowing water, or even being buried, an outlet pipe is shown in design plans as feeding into the wetland area. Water was coming up through the grate, which suggests the outlet pipe is currently buried to some degree. Wetland 1 encompasses 0.29 acres and consists primarily of cattail (*Typha latifolia*) and bulrush (*Schoenoplectus* sp.). The southern and western portions of the wetland were inundated at the time of the survey. This wetland extends northward, and a small portion occurs west of the Study Area.

Ditch 1 is approximately 235 feet long by five feet wide, encompassing 0.03 acres within the OHWM. It occurs on the western portion of the Study Area on a raised berm. This ditch abruptly ends on the north side and abruptly ends on the south side due to presence of Hanford Street. The ditch continues its path south of Hanford Street on another property. This ditch was dry at the time of survey and does not appear to be in use.



Figure 5: Delineated Wetlands and Waters

Table 3: Wetlands and Waters in the Study Area

Feature ID	Acreage	Length (ft)	Classification	Jurisdictional	In NWI	Coordinates (midpoint)
Wetland 1	0.286	NA	PEM1A	State	No	46.324681, -119.273714
Total Wetlands	0.29 ac					
Ditch 1	0.03	235	Ephemeral	State	NA	46.324436, -119.275735
Total Ditches	0.03 ac	235 feet				
Total All Waters	0.32 ac	235 feet				

Because Wetland 1 is artificially fed by outlet pipes and seepages, it has no connection to any natural drainages or tributaries to waters of the U.S. (WOTUS), and therefore it would not be considered a WOTUS. The wetland would, however, be under the regulatory authority of WDOE. Per WDOE guidance, though Wetland 1 is artificially fed, it would not be regulated as an “artificial” wetland but as waters of the state subject to state water quality law. To be deemed “artificial,” WDOE indicates the wetland must a) be intentionally created and b) be in a formerly upland area. Given that Wetland 1 was not intentionally created, it does not meet condition “a.”

4.2 Wetland Hydrology

The primary hydrologic indicators observed in the field included surface water (A1) and saturation (A3). Hydrology sources for the wetland features include flow from the outlet pipe and seepage from the detention ponds. Water was actively flowing out of the grate from the outlet pipe, flooding most of the wetland area. Hydrologic data collected at the sampling points are provided in Appendix A.

4.3 Hydric Soil

The hydric soil indicator observed in the field was hydrogen sulfide odor (A4). Indicator A4 has soils with a hydrogen sulfide (rotten egg) odor within 12 inches of the soil surface, and it is often found in areas that are permanently saturated or inundated due to sulfur reduction (USACE 2008b). Hydric soil data collected at the sampling points are provided in Appendix A.

4.4 Hydrophytic Vegetation

Three vegetation communities occur in the Study Area: wetland, riparian forest, and rabbitbrush shrubland. Ruderal vegetation also occurs in the Study Area. Wetland vegetation primarily included cattail, bulrush, and narrowleaf willow (*Salix exigua*). Rabbitbrush shrubland primarily included rubber rabbitbrush with cheatgrass (*Bromus tectorum*) and red-stem filaree (*Erodium cicutarium*) interspersed throughout. A small amount of big sagebrush (*Artemisia tridentata*) was

also identified in the area. The riparian forest consisted of quaking aspen trees. Plant species identified during the survey are listed in **Error! Reference source not found.4.**

Table 4: Plant Species Recorded within the Study Area

Scientific Name	Common Name	Indicator Status
<i>Achillea millefolium</i>	common yarrow	FACU
<i>Agropyron cristatum</i>	crested wheatgrass	UPL
<i>Artemisia tridentata</i>	big sagebrush	UPL
<i>Bromus tectorum</i>	cheatgrass	UPL
<i>Centaurea diffusa</i>	diffuse knapweed	UPL
<i>Descurainia pinnata</i>	western tansymustard	UPL
<i>Ericameria nauseosa</i>	rubber rabbitbrush	UPL
<i>Erigeron canadensis</i>	Canada horseweed	UPL
<i>Erodium cicutarium</i>	redstem filaree	UPL
<i>Lactuca serriola</i>	prickly lettuce	FACU
<i>Lithospermum ruderales</i>	Columbia puccoon	UPL
<i>Phalaris arundinacea</i>	reed canarygrass	FACW
<i>Populus tremuloides</i>	quaking aspen	FACU
<i>Rumex crispus</i>	curly dock	FAC
<i>Salix exigua</i>	coyote willow	FACW
<i>Salsola kali</i>	Russian thistle	UPL
<i>Schoenoplectus</i> sp.	bulrush	OBL*
<i>Sisymbrium altissimum</i>	tall-hedge mustard	FACU
<i>Ulmus pumila</i>	Siberian elm	UPL
<i>Verbascum thapsus</i>	common mullein	FACU

*Note. This species is likely *S. americanus*, but lack of flowering parts makes identification uncertain

5 Conclusions

One wetland (Wetland 1) and one ditch (Ditch 1) were identified within the Study Area (see Figure 5). The wetland is a freshwater emergent wetland that encompasses approximately 0.29 acres within the Study Area. This wetland may extend beyond the Study Area, but this area was not visited or mapped due to lack of access past a high fence. Because Wetland 1 has no connection to a WOTUS, it is not considered a WOTUS. However, Wetland 1 is under the regulatory authority of the WDOE. The ditch encompasses 0.03 acres within the OHWM and appears to be abandoned.

Although this report assessed that the identified waters are not WOTUS, a Joint Aquatic Resources Permit Application (JARPA) would assist in obtaining the necessary state authorizations/permits for any anticipated impacts to the identified features, such as a Section 401 permit from WDOE (Water Quality Certification), an Aquatic Use Authorization from Washington Department of Natural Resources, or shoreline permits from the City. It should be noted that the final authority regarding jurisdictional determination and wetland delineations rests with the appropriate regulatory agencies.

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Appendix A: Wetland Data Forms

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: <u>WSU Parcel North</u>		City/County: <u>Richland/Benton</u>		Sampling Date: <u>03/31/21</u>	
Applicant/Owner: <u>WSU</u>		State: <u>WA</u>		Sampling Point: <u>U1</u>	
Investigator(s): <u>Tyler Schade, Lexie Conley</u>		Section, Township, Range: <u>26, 10N, 28E</u>			
Landform (hillslope, terrace, etc.): <u>terrace</u>		Local relief (concave, convex, none): <u>concave</u>		Slope (%): <u>1-5</u>	
Subregion (LRR): <u>B - Columbia/Snake River Plateau</u>		Lat: <u>46.3245328</u>	Long: <u>-119.2740800</u>	Datum: <u>NAD 1983</u>	
Soil Map Unit Name: <u>Burbank loamy fine sand</u>		NWI classification: <u>NA</u>			
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)					
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed?		Are "Normal Circumstances" present? Yes ☒ No ☐			
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?		(If needed, explain any answers in Remarks.)			

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)																								
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Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> <td></td> </tr> <tr> <td>OBL species</td> <td>x 1 =</td> <td><u>0</u></td> </tr> <tr> <td>FACW species</td> <td>x 2 =</td> <td><u>0</u></td> </tr> <tr> <td>FAC species</td> <td>x 3 =</td> <td><u>0</u></td> </tr> <tr> <td>FACU species</td> <td>x 4 =</td> <td><u>0</u></td> </tr> <tr> <td>UPL species</td> <td>x 5 =</td> <td><u>500</u></td> </tr> <tr> <td>Column Totals:</td> <td><u>100</u> (A)</td> <td><u>500</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>5</u></td> </tr> </table>	Total % Cover of:	Multiply by:		OBL species	x 1 =	<u>0</u>	FACW species	x 2 =	<u>0</u>	FAC species	x 3 =	<u>0</u>	FACU species	x 4 =	<u>0</u>	UPL species	x 5 =	<u>500</u>	Column Totals:	<u>100</u> (A)	<u>500</u> (B)	Prevalence Index = B/A = <u>5</u>		
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Herb Stratum	Total Cover: <u> </u> %			Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain)																								
1. <i>Bromus tectorum</i>	90	No	UPL																									
2. <i>Salsola kali</i>	10	No	UPL																									
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Woody Vine Stratum	Total Cover: <u>100</u> %			¹ Indicators of hydric soil and wetland hydrology must be present.																								
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2.				Hydrophytic Vegetation Present? Yes ☐ No ☒																								
Total Cover: <u> </u> %																												
% Bare Ground in Herb Stratum <u> </u> %	% Cover of Biotic Crust <u> </u> %																											
Remarks:																												

Sampling Point: U1

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: U2
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3245328 Long: -119.2740800 Datum: NAD 1983
 Soil Map Unit Name: Finley fine sandy loam NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)																								
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Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> <th></th> </tr> </thead> <tbody> <tr><td>OBL species</td><td>x 1 =</td><td><u>0</u></td></tr> <tr><td>FACW species</td><td>x 2 =</td><td><u>0</u></td></tr> <tr><td>FAC species</td><td>x 3 =</td><td><u>0</u></td></tr> <tr><td>FACU species</td><td>x 4 =</td><td><u>40</u></td></tr> <tr><td>UPL species</td><td>x 5 =</td><td><u>450</u></td></tr> <tr><td>Column Totals:</td><td></td><td><u>100</u> (A) <u>490</u> (B)</td></tr> <tr><td colspan="2">Prevalence Index = B/A =</td><td><u>4.9</u></td></tr> </tbody> </table>	Total % Cover of:	Multiply by:		OBL species	x 1 =	<u>0</u>	FACW species	x 2 =	<u>0</u>	FAC species	x 3 =	<u>0</u>	FACU species	x 4 =	<u>40</u>	UPL species	x 5 =	<u>450</u>	Column Totals:		<u>100</u> (A) <u>490</u> (B)	Prevalence Index = B/A =		<u>4.9</u>
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Herb Stratum				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain)																								
Total Cover: <u> </u> %																												
1. <i>Bromus tectorum</i>	50	Yes	UPL																									
2. <i>Centaurea diffusa</i>	30	Yes	UPL																									
3. <i>Verbasum thapsus</i>	10		FACU																									
4. <i>Erigeron canadensis</i>	10		UPL																									
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Remarks:																												

Sampling Point: U2

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: <u>WSU Parcel North</u>		City/County: <u>Richland/Benton</u>		Sampling Date: <u>03/31/21</u>	
Applicant/Owner: <u>WSU</u>		State: <u>WA</u>		Sampling Point: <u>U3</u>	
Investigator(s): <u>Tyler Schade, Lexie Conley</u>		Section, Township, Range: <u>26, 10N, 28E</u>			
Landform (hillslope, terrace, etc.): <u>terrace</u>		Local relief (concave, convex, none): <u>concave</u>		Slope (%): <u>1-5</u>	
Subregion (LRR): <u>B - Columbia/Snake River Plateau</u>		Lat: <u>46.3245328</u>	Long: <u>-119.2740800</u>	Datum: <u>NAD 1983</u>	
Soil Map Unit Name: <u>Burbank loamy fine sand</u>		NWI classification: <u>NA</u>			
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)					
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed?		Are "Normal Circumstances" present? Yes ☒ No ☐			
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?		(If needed, explain any answers in Remarks.)			

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)																																																																						
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Remarks:																																																																										

Sampling Point: U3

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: W1
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3244773 Long: -119.2739001 Datum: NAD 1983
 Soil Map Unit Name: Burbank loamy fine sand 2-15% NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7</u> % (A/B)																								
1. <u>Ulmus pumilla</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																									
2.																												
3.																												
Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> <th></th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td>x 1 =</td> <td><u>0</u></td> </tr> <tr> <td>FACW species</td> <td>x 2 =</td> <td><u>160</u></td> </tr> <tr> <td>FAC species</td> <td>x 3 =</td> <td><u>0</u></td> </tr> <tr> <td>FACU species</td> <td>x 4 =</td> <td><u>0</u></td> </tr> <tr> <td>UPL species</td> <td>x 5 =</td> <td><u>50</u></td> </tr> <tr> <td>Column Totals:</td> <td></td> <td><u>90</u> (A) <u>210</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>2.33</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:		OBL species	x 1 =	<u>0</u>	FACW species	x 2 =	<u>160</u>	FAC species	x 3 =	<u>0</u>	FACU species	x 4 =	<u>0</u>	UPL species	x 5 =	<u>50</u>	Column Totals:		<u>90</u> (A) <u>210</u> (B)	Prevalence Index = B/A = <u>2.33</u>		
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Column Totals:		<u>90</u> (A) <u>210</u> (B)																										
Prevalence Index = B/A = <u>2.33</u>																												
1. <u>Salix exigua</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																									
2.																												
3.																												
Herb Stratum				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present.																								
1. <u>Phalaris arundinaceae</u>	<u>50</u>	<u>Yes</u>	<u>FACW</u>																									
2.																												
3.																												
Woody Vine Stratum				Hydrophytic Vegetation Present? Yes ☒ No ☐																								
1.																												
2.																												
Total Cover: <u>50</u> %																												
Total Cover: <u>10</u> %																												
% Bare Ground in Herb Stratum <u>10</u> % % Cover of Biotic Crust <u> </u> %																												
Remarks: bare ground is surface water																												

Sampling Point: W1

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: WSU Parcel North City/County: Richland/Benton Sampling Date: 03/31/21
 Applicant/Owner: WSU State: WA Sampling Point: W2
 Investigator(s): Tyler Schade, Lexie Conley Section, Township, Range: 26, 10N, 28E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1-5
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 46.3245549 Long: -119.2736068 Datum: NAD 1983
 Soil Map Unit Name: Finley fine sandy loam NWI classification: NA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒	No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒	No ☐		
Wetland Hydrology Present?	Yes ☒	No ☐		
Remarks:				

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> % (A/B)																					
1.																									
2.																									
3.																									
4.																									
Sapling/Shrub Stratum				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th colspan="2">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td><u>70</u></td> <td>x 1 = <u>70</u></td> </tr> <tr> <td>FACW species</td> <td><u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species</td> <td><u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species</td> <td><u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species</td> <td></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td><u>95</u> (A)</td> <td><u>140</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>1.47</u>	Total % Cover of:	Multiply by:		OBL species	<u>70</u>	x 1 = <u>70</u>	FACW species	<u>10</u>	x 2 = <u>20</u>	FAC species	<u>10</u>	x 3 = <u>30</u>	FACU species	<u>5</u>	x 4 = <u>20</u>	UPL species		x 5 = <u>0</u>	Column Totals:	<u>95</u> (A)	<u>140</u> (B)
Total % Cover of:	Multiply by:																								
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1. <i>Phalaris arundinaceae</i>	10	No	FACW																						
2. <i>Schoenoplectus sp.</i>	70	Yes	OBL																						
3. <i>Rumex crispus</i>	10	No	FAC																						
4. <i>Lactuca serriola</i>	5	No	FACU	¹ Indicators of hydric soil and wetland hydrology must be present.																					
5.																									
6.																									
7.																									
8.																									
Total Cover: <u>95</u> %																									
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1.																									
2.																									
Total Cover: <u>5</u> %																									
% Bare Ground in Herb Stratum <u>5</u> % % Cover of Biotic Crust <u>5</u> %																									
Remarks: bare ground is surface water																									

Sampling Point: W2

HYDROLOGY

US Army Corps of Engineers

Appendix B: Photographs



Photograph 1: Northwest view of wetland area with aspen trees in background.



Photograph 2: Southwest view of northern extent of Wetland 1.



Photograph 3: North view of eastern boundary of Wetland 1.



Photograph 4: Southeast view of Wetland 1 at southern end of Study Area with flooded area.



Photograph 5: Southeast view of Study Area from eastern-central portion.



Photograph 6: West view of WSU Atkins Engineering Laboratory building and area.



Photograph 7: East view of water flowing out of grate on southern end of Study Area.



Photograph 8: North view of Ditch 1 on western portion of Study Area.



Photograph 9: Northeast view of general site area from berm at Ditch 1. Note the empty detention pond in foreground left of photo.



Exhibit 4

CPA2023-102

2710 Crimson Way – WSU



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map ☒ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: **Washington State University**

Address: **2710 Crimson Way, Richland, WA 99354**

Phone: **509-372-7481**

Email: **damien.sinnott@wsu.edu**

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: **Design West Architects**

UBI#:

Contact: **Ned Warnick**

Address: **830 N. Columbia Center Blvd.; Kennewick, WA 99336**

Phone: **509-332-3113**

Email: **nwarnick@designwestpa.com**

PROPERTY INFORMATION

Legal Description: **Reference below & attached document.**
359 University Dr. – parcel # 123084000004000
2700 Crimson Way – parcel # 123084000002000
2940 George WA Way – parcel # 123084000003000
Parcel Number: **triangle riverfront parcel – parcel # 124081000000000**

Current Zoning: **PPF**

Current Land Use Designation: **Public Facility**

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**

Only text amendment would be to add new zone designation of WSU University zone

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;
- b. The proposed text change, with new text underlined and deleted text crossed out;

10. **Comprehensive Plan MAP AMENDMENT applications must also include:**

No need for map amendment, this would remain public facility, as this would be overarching category that WSU zoning would fall under.

- a. The current land use map designation for the subject parcel(s);
- b. The land use map designation requested;
- c. A complete legal description describing the combined area of the subject parcel(s);
- d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Damien Sinnott

Applicant Signature: Damien Sinnott Date 02/21/23

WSU Tri-Cities Campus

Rezone Parcels Description

Street Address: 359 UNIVERSITY DR

Parcel #123084000004000

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23; TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF A PARCEL AS DEPICTED ON RECORD SURVEY NO. 1-1199 RECORDS OF ABOVE SAID COUNTY THENCE NORTH 89° 58' 01" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 1330.68 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 52° 27' 32" WEST CONTINUING ALONG SAID NORTHERLY LINE 239.20 FEET TO THE SOUTHWEST CORNER OF THE WASHINGTON STATE UNIVERSITY PARCEL AS DESCRIBED IN AF#9337620, RECORDS OF SAID COUNTY AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 51' 02" WEST ALONG THE WESTERLY LINE OF SAID WASHINGTON STATE UNIVERSITY PARCEL 324.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTH 44° 06' 47" WEST ALONG SAID SOUTHERLY LINE 559.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT WHICH BEARS NORTH 45° 53' 13" WEST 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 45° 02' 48" AN ARC LENGTH OF 157.24 FEET; THENCE SOUTH 89° 09' 55" WEST ALONG SAID LINE 58.29 FEET; THENCE SOUTH 01° 24' 41" EAST 12.15 FEET; THENCE SOUTH 43° 35' 19" WEST 39.60 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF GEORGE WASHINGTON WAY; THENCE SOUTH 01° 24' 41" EAST ALONG SAID LINE 134.93 FEET TO THE SOUTHERLY LINE OF THE PORT OF BENTON PROPERTY THENCE SOUTH 81° 15' 37" EAST ALONG SAID LINE 174.65 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 52° 27' 32" EAST ALONG SAID LINE 560.67 FEET TO THE SAID TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT OF WAYS, AND RESTRICTIONS OF RECORD. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-025330, 9/03/2010, SEE SURVEY #4127).

Street Address: 2700 Crimson Way

Parcel # 123084000002000

A PARCEL OF LAND IN GOVERNMENT LOTS 3 AND 4 AND IN THE WEST 1/2 OF THE SOUTHEAST OF SECTION 23, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS: THE PORTION OF SECTION 23 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89° 38' 05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30° 32' 06"

EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52° 25' 34" EAST A DISTANCE OF 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52° 25' 34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56, AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56, AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22° 36' 23" EAST 944.05 FEET. THENCE SOUTH 17° 47' 03" EAST 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70, AND EAST 2,313,136.51. THENCE NORTH 89° 38' 05" EAST 3.58 FEET. THENCE SOUTH 11° 29' 06" EAST 1.97 FEET THENCE SOUTH 89° 37' 40" WEST 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS MARKER 'CH-28, 1955'. THENCE SOUTH 89° 37' 22" WEST A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89° 37' 10" WEST A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89° 36' 49" WEST 231.36 FEET TO THE POINT OF BEGINNING. LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 23 HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,623.18, EAST 2,310,388.41. THENCE NORTH 46° 45' 39" EAST A DISTANCE OF 42.83 FEET TO CAMP HANFORD MONUMENT 'CH-25, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,650.77, EAST 2,310,417.75 WHICH IS THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 36' 50" EAST A DISTANCE OF 30.66 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET. THENCE SOUTH 89° 36' 50" WEST A DISTANCE OF 30.66 FEET TO CAMP HANFORD MONUMENT 'CH-24, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 366,547.56, EAST 2,310,436.03. THENCE SOUTH 01° 10' 04" WEST 896.98 FEET TO THE TRUE POINT OF BEGINNING ALL WITHIN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66. TOGETHER WITH EASEMENTS 9-2-71. RELINQUISHMENT OF EASEMENTS 4-19-69.

Street Address: 2940 George Washington Way #A

Parcel # 123084000003000

Section 23 Township 10 Range 28. A portion described as follows: Beginning at the intersection of First Street and Waterfront Drive as shown on Record of Survey No. 713, as recorded in Volume 1, Page 713, records of Benton County, Washington. Said intersection is marked with a 5/8" rebar: Thence south 89 degrees 08 minutes 02" West along the centerline of said First Street, 25.62 feet: Thence South 00 degrees 50 minutes 56 seconds East leaving said centerline 30.00 feet to a point at the intersection of the south margin of said First street and the west margin of said Waterfront Drive, said point is the True point of Beginning: Thence South 09 degree 50 minutes 55 seconds east along the west margin of said Waterfront Drive, 984.62 feet to the northeast corner of Record of Survey No. 1199 as recorded in volume 1, page 1199, records of Benton county, Washington: Thence North 89 degrees 57 minutes 55 seconds west along the north line of said Record of Survey No. 1199, 1331.20 feet: Thence continuing along said north line South 52 degrees 27 minutes 39 seconds west 241.59 feet to the intersection of said north line of Record Survey No. 1199 and the "projected" east margin of "E" Street, also

known as Port of Benton Blvd, : thence leaving said north line North 00 degrees 46 minutes 54 seconds west along said "projected" east margin 325.33 feet, to a point on the south margin of said First Street: Thence North 44 degrees 07 minutes 32 seconds east along said south margin of First Street 770.18 feet to the beginning of a tangent curve concave to the northwest, having a radius of 405.00 feet and a central angle of 17 degrees 00 minutes 00 seconds: Thence northeasterly along said curve 120.17 feet to its point of tangency: Thence continuing along said south margin North 27 degrees 07 minutes 32 seconds east 74.90 feet to the beginning of a tangent curve concave to the southeast having a radius of 120.00 feet and a central angle of 62 degrees 01 minutes 31 seconds: Thence northeasterly along said curve 129.91 feet to its point of tangency: Thence north 89 degrees 09 minutes 02 seconds east continuing along said south margin 613.71 feet to the true point of beginning. (12/6/93 AF#93-37620)

Street Address: Undetermined (triangle riverfront parcel)

Parcel # 124081000000000

THE PORTION OF THE SOUTHWEST OF THE SOUTHWEST OF SECTION 24, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS (THIS IS ALL OF 24-10-28 / THIS PORTION IS LYING SOUTHWESTERLY OF RIVER) THE PORTION OF SECTION 24 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23. THENCE NORTH 89 DEGREES 38'05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01 DEGREE 10'04" EAST 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING: THENCE NORTH 01 DEGREE 10'04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30 DEGREES 32'06" EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52 DEGREES 25'34" EAST 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52 DEGREES 25'34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56 AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56 AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22 DEGREES 36'23" EAST A DISTANCE OF 944.05 FEET. THENCE SOUTH 17 DEGREES 47'03" EAST FOR A DISTANCE OF 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70 AND EAST 2,313,136.51. THENCE NORTH 89 DEGREES 38'05" EAST FOR A DISTANCE OF 3.58 FEET. THENCE SOUTH 11 DEGREES 29'06" EAST FOR A DISTANCE OF 1.97 FEET. THENCE SOUTH 89 DEGREES 37'40" WEST FOR A DISTANCE OF 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-28, 1955'. THENCE SOUTH 89 DEGREES 37'22" WEST FOR A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89 DEGREES 37'10" WEST FOR A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89 DEGREES 36'49" WEST FOR A DISTANCE OF 231.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66.

see notes on pages 18 (next page) and 34

LAND USE ELEMENT



In this chapter, you will find:

- Goals and policies guiding land use in Richland
- Existing land uses and future projections
 - Overall capacity
- Proposed land use
- Sub-elements:
 - Critical areas
 - Mineral resources
 - Open space
 - Historic and cultural resources
 - Urban design

INTRODUCTION

The Land Use Element guides and accommodates future growth of the City while maintaining the community's high quality of life and unique characteristics. It determines the community's need for and distribution of residential, business, governmental, recreational, open space, and other types of land uses. The accompanying land use map (Fig. LU-3) identifies land use categories within the City limits and the UGA. A key component of the GMA and the Comprehensive Plan is to allow growth within the urban growth area.

Richland implements its various land uses through zoning designations as shown in Table LU-1 below.

The City must assess its financial ability to provide services at its urban density level and provide an appropriate supply of land uses for new developments. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

Table LU-1: Land Use Implementation by Zoning

Land Use Designation	Zoning Categories
Residential	
Low Density Residential	R-1-12, R-1-10, SAG
Medium Density Residential	R-2, R-2S
High Density Residential	R-3, C-LB
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

GOALS AND POLICIES

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2: Facilitate planned growth and infill developments within the City.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

LU 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 2: Encourage higher residential densities especially in and near the Central Business District area.

Add line item for University Campus = UNIV

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.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

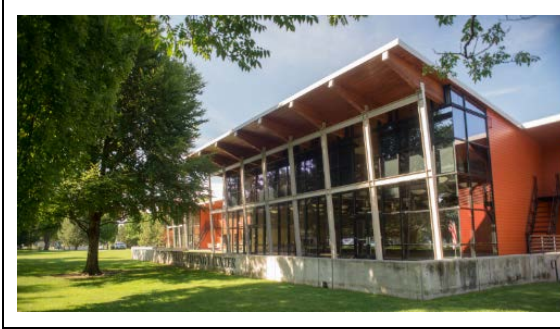


Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District.

Public Facilities



LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

- Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.
- Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.
- Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.
- Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Land Use in Specific Areas

LU 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 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.
- Policy 2: Apply the Agricultural designation in the Yakima River floodplain.
- Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.
- Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.
- Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).
- Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with

the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is:

- a) large enough to support redevelopment for non-single family residential land uses; and
- b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Private Property Rights

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

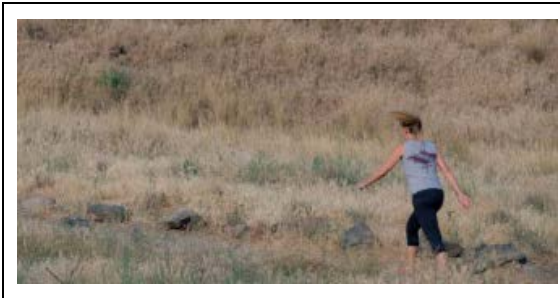
Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Natural Environment

NE 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.

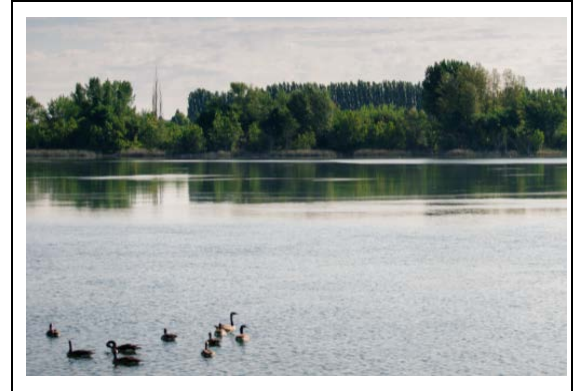


Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.



Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.



Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Historic and Cultural Resources

HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.



Urban Design

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

- Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.
- Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.
- Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.



- Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

- Policy 1: Enhance the appearance, image, and design character of the Central Business District.
- Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.
- Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.
- Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.
- Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

- Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.
- Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.
- Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.



Policy 1: Improve the appearance of all city-owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

EXISTING LAND USE

Richland includes a variety of land uses as follows:

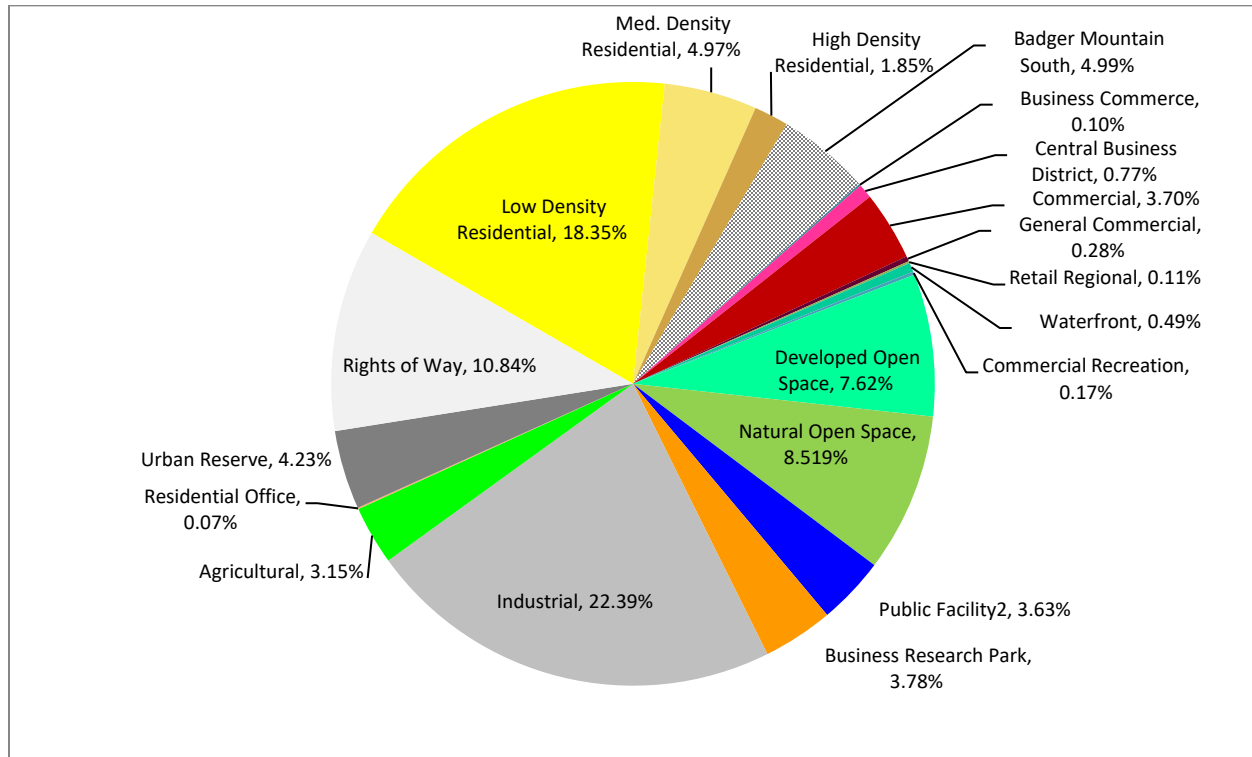
- Agriculture (AG)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Badger Mountain South (BMS)
- Multifamily Residential Office (RO)
- Central Business District (CBD)
- Commercial (C)
- Retail Regional (RR)
- General Commercial (GC)
- Business Commerce (BC)
- Single Family Overlay (SFO)
- Commercial Recreation (CR)
- Waterfront (WF)
- Industrial (I)
- Business/Research Park (BRP)
- Public Facility (PF)
- Developed Open Space (DOS)
- Natural Open Space (NOS)
- Urban Reserve (UR)

Richland's land area consists of a total of 28,694 acres (25,846 acres in the City limits and 2,848 acres in the UGA). Richland's land use is dominated by residential land use consisting of about 32 percent of the total land use (low, medium, and high density land uses combined), followed by 22 percent industrial, and 16 percent open space (developed and natural) land use. Single-family residential use is predominant in both LDR and MDR land uses areas. Industrial land includes a recent transfer of 1,641 acres of land from the

Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest on the north side of the City. A major portion of this

land was located outside of the UGA, and is currently being processed to be included within the UGA.

Figure LU-1: Existing Land Use Distribution in City Limits and UGA



Land Use Pattern and Compatibility

Due to the linear geographic pattern of the City along the Columbia River running north and south, Richland's land is also distributed primarily from north to south covering approximately 25,000 acres in the current incorporated limits and additional over 2,800 acres in the UGA. Residential lands are concentrated in three major areas, the central area between the Columbia River and SR 240, areas south of the Yakima River, and the Horn Rapids area. The Yakima River delta and associated natural open space land run almost through the middle of the City. Although commercial lands are distributed throughout the City, the major concentrations are found in the Central Business District, Queensgate, and

the Island View areas. Much of the industrial and research uses are located on the northern part of the City starting from Richland Airport on the south side to the north City limits.

Richland's land use distribution focuses on placing compatible land uses next to each other. Compatibility is based on the intensity of land uses. Generally speaking, industrial is the most intense use due to the impacts of its operations (noise, light, dust, etc.), need of supporting facilities, and overall impact on the land. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a low density residential next to a heavy industrial land use would be considered incompatible because of the impacts industrial use may have on the residences.

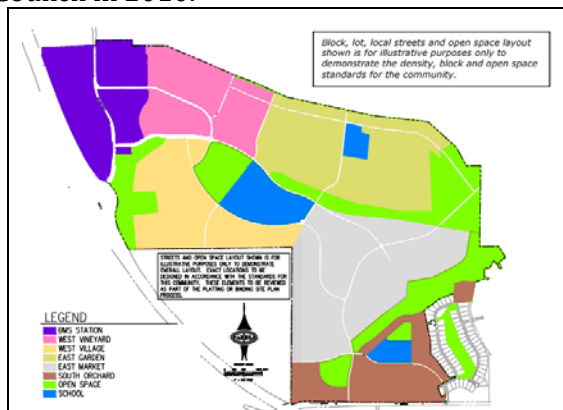
Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible land uses.



Mixed uses are encouraged in Richland where they are allowed. Such uses are generally mutually supportive of each other. Locating residences, offices, neighborhood shops, cafes, etc. in the same building or same site promotes walkability and reduces the vehicle miles traveled.

Badger Mountain South

Badger Mountain South is a master-planned community of 1,480 acres located in the southwest side of the City. The area is intended to be developed with 5,000 homes, businesses, and other community activities. The sub-area plan sets forth various uses in the area and was adopted by Richland City Council in 2010.



The purpose of this area is to establish neighborhoods with a range of housing types and to accommodate a population of diverse ages and incomes. The plan promotes pedestrian-friendly and mixed-use neighborhoods with areas for parks, trails, and open space in a connected network.

Central Business District

Richland CBD is planned to encourage the transformation of the area from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The area is characterized by its close proximity to the Columbia River and Howard Amon Park, concentration of pedestrian-oriented businesses, and the presence of medical, educational, and public institutions. Multiple planning studies and efforts have been conducted in the past decades, many of which have been or are being implemented in this area including public investments on infrastructure and streetscape improvements, and code revisions to attract private investment.



The Parkway has been a center of pedestrian-oriented retail and restaurants. Kadlec Regional Medical Center's campus and Columbia Basin College's Health Science Center both are located in the CBD. The Swift Corridor improvement will connect the CBD with the waterfront parks and recreation areas.

Columbia Point



The Columbia Point area is located between I-82 to the south and George Washington Way to the west. The area is developed with a mix of shops, hotels, restaurants, offices, condominiums, and recreational amenities. Recreational amenities include a golf course, park, marina, and waterfront trail. The area is close to buildout.

Horn Rapids

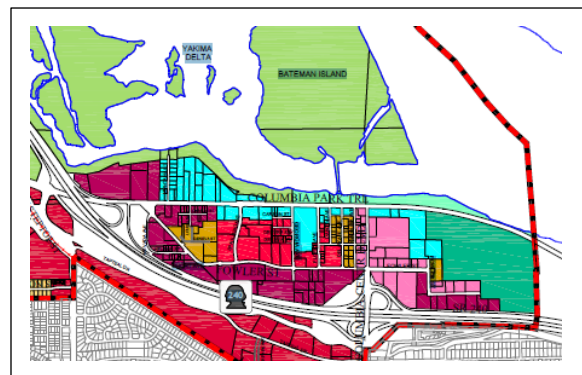
The Horn Rapids area is located on the north side of the City. This constitutes two planning areas: a) the Horn Rapids Industrial Park area, a triangular area bounded by Horn Rapids Road to the north and SR 240 to the south; and b) the 1,641 acres Horn Rapids North Industrial Area, north of Horn Rapids Road.

A master plan for Horn Rapids Industrial Park was originally adopted in 1995 and updated in 2011 and 2016. This area has been envisioned as an employment and economic center in the region. The master plan identifies the necessary infrastructure required to serve the area and associated cost for infrastructure improvements. The Horn Rapids planned residential community is located south of this area.



The 1,641-acre industrial area has recently been transferred from the Department of Energy to the City, the Port of Benton, and Energy Northwest by an act of Congress. This 1,341-acre Horn Rapids Industrial Area is specifically set aside for industrial development. The City and the Port plan to market the property to industrial developers as “mega-sites” of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Island View



The Island View area, also known as Richland Wye, is located on the southeast side of the City between the Columbia River to the north and SR 240 to the south. It is north of the regional Columbia Center Mall in Kennewick. Columbia Park West is located to the east and Bateman Island to the north of the area.

The Richland Wye Master Plan was prepared in 1998 to revitalize the area and provide a general guideline for the planning and future development of the area. The objective of the master plan includes stimulating mixed use development, providing flexibility in the changing market condition, and ensuring high quality developments with increased opportunities for waterfront recreation. Implementation strategies were developed to address infrastructure, land use, and economic development issues. The area consists of a mix of General Commercial and Regional Retail on the south side, Business Commerce and Multi-family Residential Office in the middle, with Waterfront land use designation on the north side fronting the Columbia River. The entire length of the Columbia River waterfront has public access. The area is now being revitalized with uses such as, residential, commercial, business park, marina, etc.

POPULATION TRENDS AND PROJECTIONS

The Tri-Cities Metro area is one of the fastest growing areas in Washington. The City has grown rapidly in the last decade with a 24 percent growth from 2000 to 2010, and an 11 percent growth from 2010 to 2016.

Based on the 2016 estimate of the Office of Financial Management (OFM), the City of Richland's current population is 53,410. The population including the UGA boundary is 54,732.

Benton County's county-wide allocation and projected population numbers for Richland are 76,533 for the year 2035 and 81,366 for the year 2040. The end of the 20-year planning horizon is 2037. Based on current trends, Richland's projected population in the year 2037 will be 78,431 persons. This means over the next 20 years, the City and its UGA will add 23,699 (78,431-54,732) persons in addition to its existing population. Identifying land for growth and delivering public services will be important to maintaining the high quality of life for its residents.

Figure LU-2: Projected Population Growth

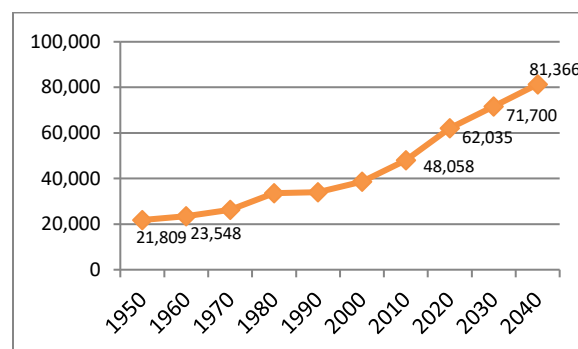


Table LU-2: Population and Employment Projections for 2037

Year	Population	Jobs
2016/ 2017	53,410	37,675 ¹
2037 Projection	78,431	50,295

¹ Estimated jobs in 2017

Source: OFM, US Census, OnTheMap; Washington Employment Security Department; ECONorthwest.

Future Land Capacity

In order to identify land necessary to meet the future demand, an analysis of available land was performed. Details of the analysis are available in the Comprehensive Plan Supporting Analysis (Appendix A). This analysis used the City's existing land use density and land inventory in order to identify

vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land, together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. Additional growth will take place in the existing vacant residential lands throughout the City. It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as “Urban Reserve” in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City’s developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces

will be identified based on the GMA criteria and best available science (BAS). Existing data and findings from similar communities indicate Richland has adequate open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under “Parks, Recreation and Open Space” in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

The City is planning to accommodate future growth in two areas within the City, on the north and west sides of the City. One area is located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in the City View West area is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space. The land use in the Horn Rapids Northwest area is re-designated from Urban Reserve to Low, and Medium Density Residential uses. These are shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation and Natural Open Space. The existing Natural Open Space land in the Columbia Point South area remains unchanged. Additional Natural Open Space land is designated along the shoreline. See Table LU-3, Proposed Land Use, and Figure LU-3, the Future Land Use Map.

Table LU-3: Proposed Land Use

Land Use	Acres
Horn Rapids Northwest	
Existing Land Use	
Urban Reserve	272
Proposed Land Uses	
Low Density Residential	230
Medium Density Residential	42
Total	272
City View West	
Existing Land Use	
Urban Reserve	340
Proposed Land Uses	
Low Density Residential	143
Medium Density Residential	25
High Density Residential	34
Commercial	55
Public Facility	40
Developed Open Space	5
Natural Open Space	38
Total	340
Columbia Point South	
Existing Land Uses	
Public Facility	33
Developed Open Space	71
Natural Open Space	153
Total	257
Proposed Land Uses	
Urban Recreation	80
Natural Open Space	177
Total	257

NATURAL ENVIRONMENT

Critical Areas

Richland's environmentally critical areas include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologic hazard areas, and natural aquifer areas. Most of the critical areas are discussed under the open space subsection below. The critical areas map (Fig. LU-4) indicates wetlands, fish

and wildlife habitat areas, aquifer recharge areas, and other critical areas such as landslide, erosion, or seismic hazard areas.

The City uses the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures.

Shoreline

Richland's shoreline consists of approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. A Shoreline Master Program (SMP) was developed and adopted by Richland City Council and approved by the Department of Ecology in 2014. This Comprehensive Plan incorporates the SMP by reference. The SMP aims to utilize Richland's shoreline for various water-oriented uses and facilities while protecting the ecological functions and cultural and historic values of the shoreline. The SMP designates eight shoreline environments as follows:

1. Natural Environment
2. Recreation Conservancy Environment
3. Recreation Environment
4. Rural Environment
5. Residential Environment
6. Waterfront Use Environment
7. Industrial Conservancy
8. Aquatic Environment

Open Space

Open space in Richland and the UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space) in the land use map. Developed Open Space is discussed under the Parks and Recreation

Sub Element under Capital Facilities. This section discusses the natural open space.

The natural open space system includes the Yakima River and Columbia River shorelines, islands, greenways, and designated areas within residential developments. It also includes environmentally sensitive areas or critical areas where development would be constrained by wetlands, geologic hazards areas, aquifer recharge areas, fish and wildlife habitat areas, and frequently flooded areas along river or stream corridors.

The natural open spaces on or near the Yakima River include:

- The Tapteal Greenway, located on the lower Yakima River. It provides potential opportunities for non-motorized recreation, education, and habitat protection. The Tapteal Greenway is owned by multiple public and private entities including US Army Corps of Engineers (USACE).
- The Chamna Natural Preserve, located on the north bank of the Yakima River. This area is owned by USACE.
- The Riverview Preserve is located at the confluence of the Yakima and Columbia Rivers and is owned and managed by the USACE.
- Bateman Island in the Yakima River Delta is also owned by the USACE and leased to the City.
- W.E. Johnson Park is located south of Van Giesen Street and is owned by the City of Richland.
- The Amon Natural Preserve, a part of the west branch of the Amon Basin is owned by the City. This area is located on the south end of the City near the Interstate-82.

On the Columbia River, natural open spaces include:

- A portion of Leslie Groves Park area located between Snyder Street and Ferry Street.
- A portion of Columbia Point South area; a largely undeveloped area located at the confluence of the Yakima River and the Columbia River.
- The islands on the river that are part of the McNary National Wildlife Refuge.

In 2004, the City worked with community groups and several funding agencies to help Benton County acquire from willing sellers a 575-acre preserve on Badger Mountain located north of the Badger Mountain South area. The City also worked with community groups and funding agencies to purchase properties from willing sellers along the west branch of Amon Basin in order to enlarge the City-owned natural open space areas.

Mineral Resources

Mineral resource lands are resource lands that are primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals. The GMA requires cities and counties to designate natural resource lands where appropriate and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands. The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland UGA should be designated as mineral resource lands.

BUILT ENVIRONMENT

Historic and Cultural Resources

Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures

unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes, built between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.). In addition, several apartment buildings and pre-fabricated homes were part of this development scheme. These houses have historical significance in that they were built as part of the federal city created for the Hanford project. Historic structures that have been formally recognized on the National Register of Historic Places include the “Gold Coast” District, a north Richland neighborhood comprised of Alphabet Homes that have largely retained their original character.

Cultural resources are typically discovered during excavation and site preparation for development proposals. While it is difficult to know where every cultural resource site exists, the Washington State Office of Archaeology and Historic Preservation has records of previous investigations in the region. As discussed before, there are recorded archaeological sites within a mile of the Yakima River confluence. National Register-listed properties include the Columbia Point area, Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

Goals and policies in the Comprehensive Plan provide a framework for reviewing and permitting future development proposals. Coordination with the State Office of Archaeology and Historic Preservation and implementation of policies relating to the preservation of cultural and historic resources will help to ensure that these resources are protected.

Urban Design

Urban design applies to the three-dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and

plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods, and districts.

Design

The City aims to achieve quality design in citywide civic projects such as public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for the City and may encourage further quality developments by the private sector. Richland’s Public Library, Community Center, and the Reach Interpretive Center all display quality design. The City promotes quality design in the commercial and residential developments through its development standards. The City is also planning to add gateway features in the downtown area that will enhance the identity of the community.

Pedestrian and Bicycle-Friendly Environment

It has been a priority of the community to create a vibrant and livable community in Richland. Goals and policies are geared towards creating a pedestrian-friendly community. Mix of uses, higher density, access to transit, safe sidewalks, streetscape elements, network of paths and trails, building orientation, and articulation are some of the considerations for creating a pedestrian-friendly community. Richland has prioritized its downtown area to be more pedestrian- and bicycle-friendly. Swift Corridor development is already underway that will create a pedestrian- and bicycle-friendly connection between the downtown businesses and the residential neighborhoods. The Parkway area, CBD, and Kadlec campus are designed with pedestrian-friendly components.

Circulation and Connectivity

Connectivity between major destinations and neighborhoods within the City and the region is important to Richland. Richland's transportation system aims to provide a multi-modal circulation system for pedestrian, bike, car, and transit users. Richland has multi-use trails connecting its parks and natural areas, as well as some key locations within the City. The City works with public agencies and private developers to create an efficient circulation pattern within business and residential neighborhoods. The proposed Duportail Bridge, once built, will make a significant improvement in connecting the northern and southern parts of Richland.

Public Realm

Richland's public realm includes plazas, parks, playgrounds, sidewalks, and open spaces. Each public realm is different and serves a different purpose in their formal, semi-formal, or natural settings. They offer places for gathering, interaction, and recreation. Public places are further enhanced by artworks and pedestrian amenities. The John Dam Plaza is a heavily used public place for community gathering and events, while the Parkway area offers an urban setting for the community. Parks and natural areas offer recreation and tranquil environment for the residents.

District

The visual character of the Richland UGA varies widely from downtown, Uptown, and the Richland Wye/Island View area, to relatively new commercial areas such as Queensgate and City View, to master planned areas like Columbia Point and Horn Rapids to older alphabet housing neighborhoods in central Richland and to the new residential neighborhoods in Badger Mountain South. Each of these distinct areas calls for a different design approach. In older areas, the emphasis

needs to be placed on revitalizing neighborhoods; in other areas, maintenance can be a priority. In newly developing areas, the emphasis needs to be placed on building design and site planning standards. The City recognizes that it needs to take a targeted approach with different urban design standards and strategies to reflect the differing needs of each area within the City.

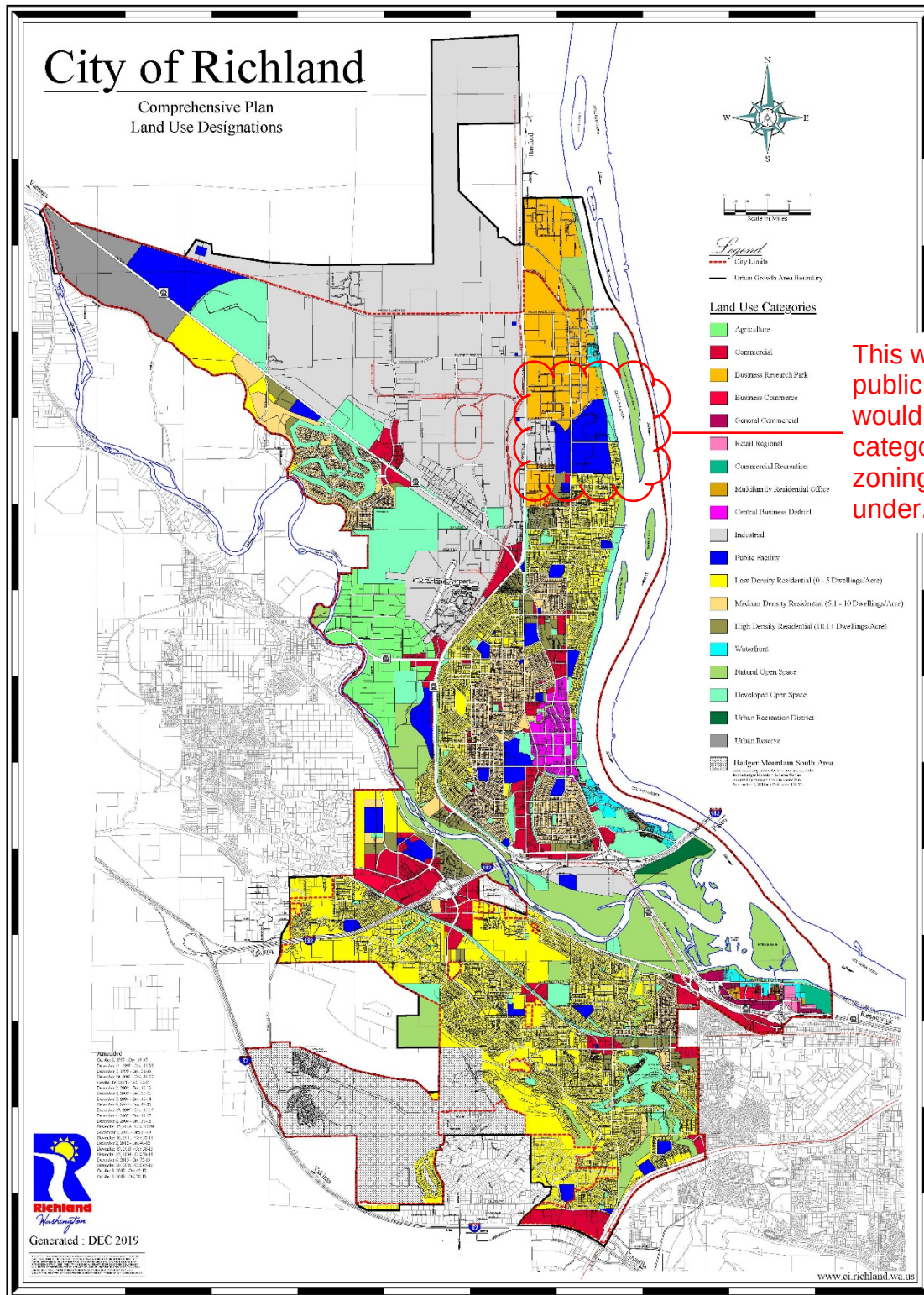
Environment and Sustainability

Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, the SMP, as well as State and Federal Laws. The City also maintains energy efficiency, renewable energy, and recycling programs. The City encourages the use of sustainable standards including, but not limited to, passive solar energy, geothermal energy, solar hot water systems, Green Building Certification, Energy Star Certification, bird-friendly buildings (i.e., those that are designed to minimize collisions with birds). The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction.

Landscaping

Landscaping is important for maintaining Richland's attractive physical appearance. Proper landscaping can highlight an area's features and add aesthetic value. Landscaping is applicable for both public and private developments. Given the hot-arid climate in the Tri-Cities area, native landscape and plants are more desirable. Using xeriscape principles can make a water-efficient landscape and signify the area's climate and geology. Selection of trees that offer shade on hot summer days is important for this area.

Figure LU-3: Future Land Use Map



This would remain public facility, as this would be overarching category that UNIV zoning would fall under.

Figure LU-4: Critical Areas Map

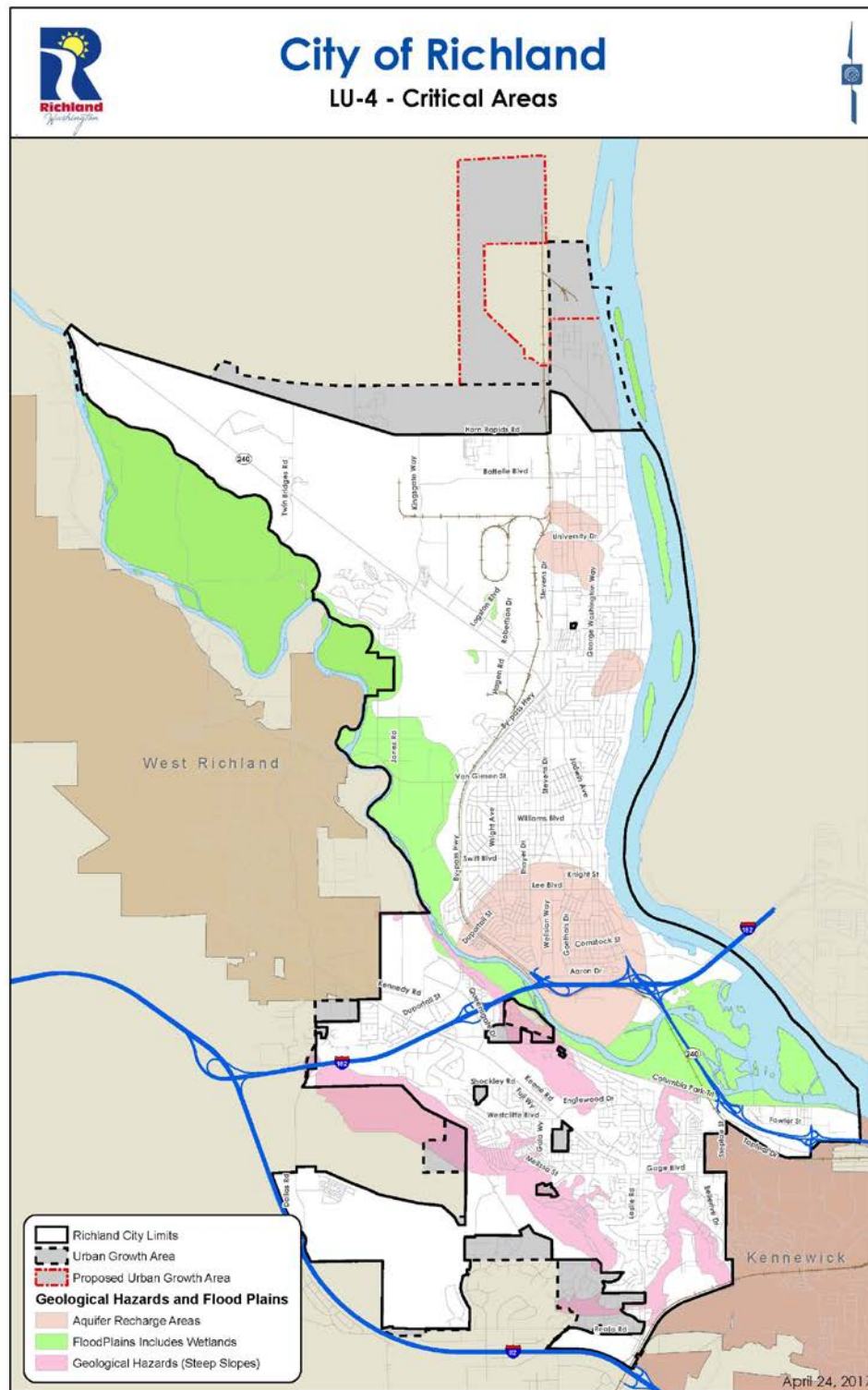


Figure LU-5: Shoreline Map

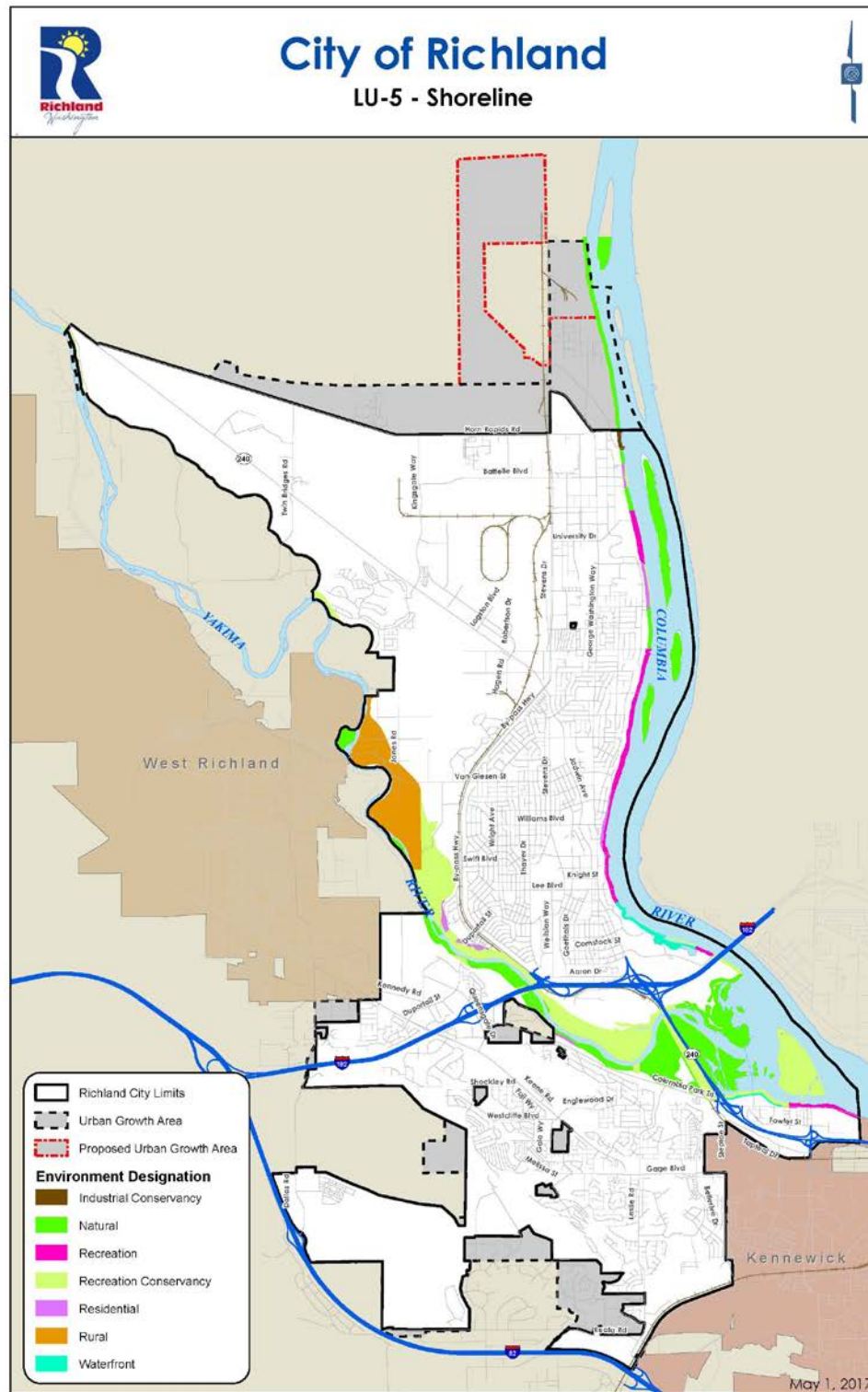
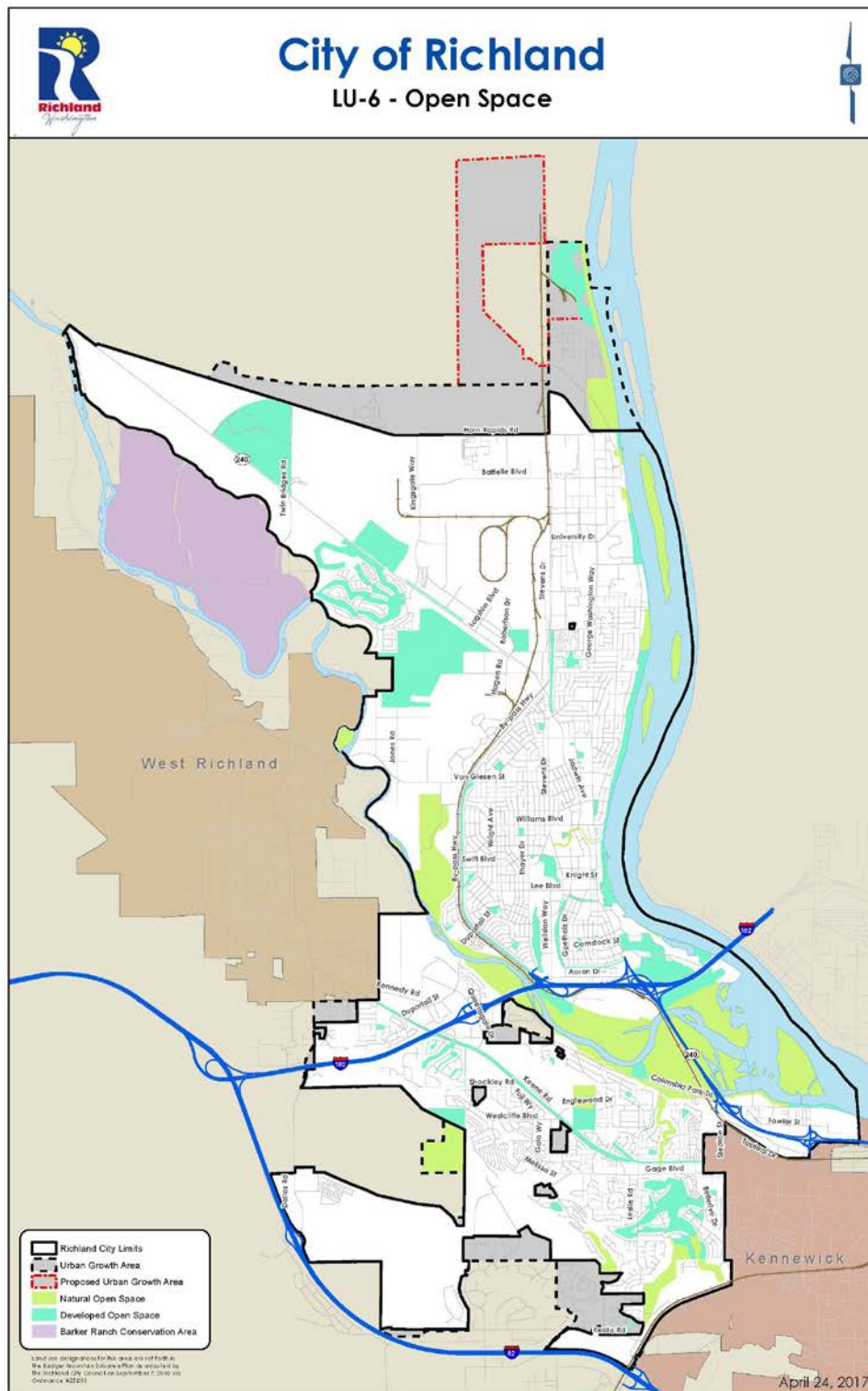


Figure LU-6: Open Space Map





Code Amendment Application

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

APPLICANT

☒ Contact Person

Company: **Washington State University**

UBI#:

Contact: **Damien Sinnott**

Address: **2710 Crimson Way, Richland, WA 99354**

Phone: **509-372-7481**

Email: **damien.sinnott@wsu.edu**

DESCRIPTION OF PROPOSED AMENDMENT

Add an additional zoning district designation for a University district (UNIV), associated with Institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4). This new zone recognizes that university campuses comprise a wide variety of uses which are unique and various. This amendment would solve the challenge that currently exists where the higher education campus is regulated in the same fashion that a K-12 school, park, or undefined public facility might be.

APPLICATION MUST INCLUDE:

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

- 23.08.010 - add UNIV district to the end of the public use districts in the Primary District Table
- 23.30.010 - add paragraph "C" to define purpose of the UNIV - University district
- 23.30.020 - add an additional column and rows to Public Use District permitted land use table
- 23.30.030 - add an additional column to Site requirements table and paragraph "D"
- 23.30.040 - add a second paragraph to this section to define unique nature of campus parking

Summary of requested code amendment(s):

Amend the RMC zoning code to add the additional zone for the UNIV - University District - the references above would result in a new zone being applicable to the campus of WSU Tri-Cities.

Reason(s) for code amendment(s):

The current zoning designations available to the City of Richland do not adequately address the multitude of uses that can occur on a University campus. As the WSU Tri-Cities campus develops, the application of the PPF zoning designation causes difficulties for uses that are normal and compatible with a university campus but not for a park or public facility.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

A concurrent amendment to the Comprehensive Plan is required to allow this new zoning district. The amendment is compatible and consistent with the goals and details of the comprehensive plan.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

These amendments do have a relation to public health, safety, welfare and protection of the environment, as they will allow the City of Richland and WSU Tri-Cities to develop in a manner that is predictable and controllable to both entity's mutual interest. The current situation relies on individual discretion and interpretations that may not be relied upon over time.

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. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), 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.

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: Damien Sinnott

Applicant Signature: Damien Sinnott Date 02/21/23

City of Richland

University Zone – amendment items

Richland Municipal Code items requiring modification as a result of this amendment:

23.08.010 Establishment of use districts

End of Primary District table add (red text):

Parks and public facilities	PPF	Parks, playgrounds, and public facility uses
Natural open space district	NOS	Undeveloped open space, pedestrian trails
University district	UNIV	Uses related to University Campus

Web reference for full ordinance text:

<https://www.codepublishing.com/WA/Richland/#!/Richland23/Richland2308.html#23.08>

Proposed University Zoning District amendment draft

02/21/23

Chapter 23.30 PUBLIC USE ZONING DISTRICTS

Sections:

[23.30.010 Purpose of public use districts.](#)

[23.30.020 Public use districts permitted land uses.](#)

[23.30.030 Site requirements for public use districts.](#)

23.30.010 Purpose of public use districts.

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to those portions of the city that are designated as natural open space under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 08-20 § 2].

C. The University district (UNIV) is a public use classification intended to provide area for the development of public university campus for the institutions of higher educations. The term University shall include all entities covered by the definition of 'Higher Education' in RCW 28B.07.020(4) or the definition of 'Institutions of higher education' in RCW 28B.10.016(4). Property owned by entities meeting the definition of a University shall be eligible for this zoning designation. This zoning district recognizes that university campuses can have a variety of uses that support the overall mission of the university and may not specifically be educational uses. This zone will furnish areas for the location of university services and facilities to promote Washington State University's goal of excellence in higher education and furthering the land grant university mission of extending higher education opportunities throughout the state; and encourage cooperation between the city and Washington State University in planning the physical development of the community. This zoning classification is intended to be applied to those portions of the city that are designated as University District under the city of Richland comprehensive plan. [red text = PROPOSED AMENDMENT].

02/21/23

23.30.020 Public use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	PPF	NOS	UNIV
Public/Quasi-Public Uses			
Alternative School	P ¹		P ¹
Churches	P ²		
Clinics, School-Based	S		P
Clubs or Fraternal Societies	P ²		P ²
Cultural Institutions	P ²		P ²
General Park Maintenance and Operations	P	P	P
Golf Courses	P		
Passive Open Space Uses	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ³	P ³	P ³
Public Agency Buildings	P ³	P ³	P ³
Public Agency Facilities	P ³	P ³	P ³
Public Campgrounds	P		P
Public Parks	P	P	P
Schools	P ⁴		P

Land Use	PPF	NOS	UNIV
Higher Education Institution – Educational & Research Buildings			P
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P		P
Trail Head Facilities	P	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P	P
Recreational Uses			
Art Galleries	P		P
Boat Mooring Facilities	P		P
Retail Uses			
Concessionaire	P ⁶	P ⁶	P⁶
Parking Lot	P	S ⁵	P
Macro-Antennas	P		S
Miscellaneous Uses			
On-Site Hazardous Waste Treatment and Storage		A	A
Cemetery		P	
Residential Uses			
Apartment/Condominium (3 or More Units)			P
Day Care Center			P
Dormitories, Fraternities and Sororities			P
Private Swimming Pools			P
Recreational Club			P

[red text = PROPOSED AMENDMENT].

1. RMC [23.42.260](#)
2. RMC [23.42.050](#)
3. RMC [23.42.200](#)
4. RMC [23.42.250](#)
5. RMC [23.42.183](#)

[Ord. 28-05 § 1.02; Ord. 13-08; Ord. 04-09; Ord. 07-19 § 9; Ord. 08-20 § 2].

23.30.030 Site requirements for public use districts.

A. A lot in a parks and public facilities district shall have at least an area sufficient to satisfy the requirements for minimum yard and off-street parking as required by this title.

B. The minimum yard requirements in the parks and public facilities district shall be the same as those in the adjacent zone district. Where there is more than one zone district adjacent to

the parks and public facilities zone district, the yard requirement in the parks and public facilities district shall be the same as the one in the adjacent zone having the most compatible setback requirement.

C. In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	PPF	NOS	UNIV
Maximum Building Height – Main Building	55 feet	0 feet ¹	55 feet

1. Permanent structures designed for human occupancy are not permitted in the NOS district.

[Ord. 28-05 § 1.02; amended during 2011 recodification].

D. Given that Washington State University maintains a capital planning and development operation to administer its own university development standards, no specific development standards are set forth in this Title for the WSU zone district. Furthermore, none of the standards contained in the following Chapters shall apply to the WSU zone district:

Chapter 23.38 Supplementary Yard and Area Regulations

Chapter 23.54 Off-Street Parking and Landscaping

[red text = PROPOSED AMENDMENT].

23.30.040 Parking standards for public use districts.

Off-street parking space shall be provided in parks and public facilities zones in compliance with the requirements of Chapter [23.54](#) RMC. [Ord. 28-05 § 1.02].

Off-street parking space shall be provided in University district zone in general compliance with the requirements of Chapter [23.54](#) RMC where such uses can be identified. The parking requirements shall consider the nature of the campus and that some uses may require different parking quantities than those strictly defined in Chapter 23.54 RMC. Parking requirements shall be reviewed by the City Planning Manager and be established having the most compatible parking requirement considering the full array of campus parking options.

The Richland Municipal Code is current through Ordinance 2022-39, passed November 15, 2022.

Red Text indicates proposed amendments.



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: **Washington State University**

Address: **2710 Crimson Way, Richland, WA 99354**

Phone: **509-372-7481**

Email: **damien.sinnott@wsu.edu**

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: **Design West Architects**

UBI#:

Contact: **Ned Warnick**

Address: **830 N. Columbia Center Blvd.; Kennewick, WA 99336**

Phone: **509-332-3113**

Email: **nwarnick@designwestpa.com**

DESCRIPTION OF WORK

Add an additional zoning district designation for a University district, associated with the WSU Tri-Cities campus. This new zone recognizes that university campuses comprise a wide variety of uses which are unique and various. This amendment would solve the challenge that currently exists where the higher education campus is regulated in the same fashion that a park, recreational field, K-12 school or undefined public facility might be.

PROPERTY INFORMATION

Parcel #: **Reference below & attached document.**

359 University Dr. – parcel # 123084000004000; 2700 Crimson Way – parcel # 123084000002000

Legal Description: **2940 George WA Way – parcel # 123084000003000; triangle riverfront parcel – parcel # 124081000000000**

Current Zoning: **PPF**

Current Comp Plan: **Public Facility**

Requested Zoning: **UNIV (new)**

Current Use: **University campus**

Proposed Use: **University campus**

Area of Property: **112.79 acres**

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The WSU Tri-Cities campus is a full four-year public university, and as such is unique in the City of Richland. WSU's State mandated mission differs from the types of public City based uses found in PPF zones. By re-zoning WSU owned property as a newly created UNIV zone, it will allow the University and the City to more accurately and predictably regulate the development on the campus.

Any hardship that may result in the event the rezone is not granted:

The current situation is unpredictable and requires city planners to exercise discretion in the enforcement of the PPF zoning. In order for WSU Tri-Cities to grow, and include the full range of uses and services on campus, a more accurate and appropriate zoning district must be created.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The rezone conforms to the current development patterns in the adjacent zones, the newly created zoning designation recognizes the unique nature of the university campus but does not significantly change the current development patterns. Two lots of R-1-12 zoned property occur at the southeast corner of the proposed revision, and the remainder of the adjacent parcels are PPF and B-RP. The result of this rezone will not significantly impact those zones potential value or uses.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

There would be no adverse effects on the adjacent and surrounding zones. The newly created UNIV zoning designation would only apply to the WSU owned property. The significant benefit to the neighbors is the improved predictability in applying land use regulations and the regulations more accurately categorizes it to the uses and requirements associated with a higher education campus.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

The proposed rezone is compatible with and furthers the goals of the comprehensive plan. WSU Tri-Cities is an important public institution offering four-year higher education within the City of Richland. Specifically, this change relates to several of the Economic Development and Land Use goals (reference ED1, ED2, ED4, ED5, LU1, LU2, LU4, LU5, and LU7, please see attachment)

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

The primary benefit to the City in granting the re-zone is the more accurate classification and regulation of an area of land that is currently used as a University campus. The current zoning for parks and public facilities is difficult and unpredictable to administer, by having a zone specific to WSU Tri-Cities the land use management will be improved. The use chart included in the amended version of Chapter 23.30 will restrict discretion in the regulating uses in the new UNIV zone.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The rezone will result in a better and more accurate land use designation, as envisioned by the comprehensive plan. The new zoning designation will allow for the continued expansion and development of the WSU Tri-Cities campus, to the overall benefit of the City of Richland.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

No, the zone is defined by land owned and used by the WSU Tri-Cities campus. The 112.79 acres represents a substantial land area that will accommodate the foreseeable growth of the core campus area. A larger area would result in area not required for university uses being regulated inappropriately.

Identify impacts on the environment and public safety:

The addition of a specific zone that accurately reflects the use of the land as a university campus will allow the city to more predictably regulate and plan for city services in this area. With the certainty that this land will be used for university campus uses will allow public safety services and environmental regulation to be applied in the most efficient manner possible.

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: Damien Sinnott

Applicant Signature: Damien Sinnott Date 02/21/23

WSU Tri-Cities Campus

Rezone Parcels Description

Street Address: 359 UNIVERSITY DR

Parcel #123084000004000

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23; TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF A PARCEL AS DEPICTED ON RECORD SURVEY NO. 1-1199 RECORDS OF ABOVE SAID COUNTY THENCE NORTH 89° 58' 01" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 1330.68 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 52° 27' 32" WEST CONTINUING ALONG SAID NORTHERLY LINE 239.20 FEET TO THE SOUTHWEST CORNER OF THE WASHINGTON STATE UNIVERSITY PARCEL AS DESCRIBED IN AF#9337620, RECORDS OF SAID COUNTY AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 51' 02" WEST ALONG THE WESTERLY LINE OF SAID WASHINGTON STATE UNIVERSITY PARCEL 324.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTH 44° 06' 47" WEST ALONG SAID SOUTHERLY LINE 559.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT WHICH BEARS NORTH 45° 53' 13" WEST 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 45° 02' 48" AN ARC LENGTH OF 157.24 FEET; THENCE SOUTH 89° 09' 55" WEST ALONG SAID LINE 58.29 FEET; THENCE SOUTH 01° 24' 41" EAST 12.15 FEET; THENCE SOUTH 43° 35' 19" WEST 39.60 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF GEORGE WASHINGTON WAY; THENCE SOUTH 01° 24' 41" EAST ALONG SAID LINE 134.93 FEET TO THE SOUTHERLY LINE OF THE PORT OF BENTON PROPERTY THENCE SOUTH 81° 15' 37" EAST ALONG SAID LINE 174.65 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 52° 27' 32" EAST ALONG SAID LINE 560.67 FEET TO THE SAID TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT OF WAYS, AND RESTRICTIONS OF RECORD. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-025330, 9/03/2010, SEE SURVEY #4127).

Street Address: 2700 Crimson Way

Parcel # 123084000002000

A PARCEL OF LAND IN GOVERNMENT LOTS 3 AND 4 AND IN THE WEST 1/2 OF THE SOUTHEAST OF SECTION 23, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS: THE PORTION OF SECTION 23 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89° 38' 05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30° 32' 06"

EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52° 25' 34" EAST A DISTANCE OF 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52° 25' 34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56, AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56, AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22° 36' 23" EAST 944.05 FEET. THENCE SOUTH 17° 47' 03" EAST 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70, AND EAST 2,313,136.51. THENCE NORTH 89° 38' 05" EAST 3.58 FEET. THENCE SOUTH 11° 29' 06" EAST 1.97 FEET THENCE SOUTH 89° 37' 40" WEST 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS MARKER 'CH-28, 1955'. THENCE SOUTH 89° 37' 22" WEST A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89° 37' 10" WEST A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89° 36' 49" WEST 231.36 FEET TO THE POINT OF BEGINNING. LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 23 HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,623.18, EAST 2,310,388.41. THENCE NORTH 46° 45' 39" EAST A DISTANCE OF 42.83 FEET TO CAMP HANFORD MONUMENT 'CH-25, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,650.77, EAST 2,310,417.75 WHICH IS THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 36' 50" EAST A DISTANCE OF 30.66 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET. THENCE SOUTH 89° 36' 50" WEST A DISTANCE OF 30.66 FEET TO CAMP HANFORD MONUMENT 'CH-24, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 366,547.56, EAST 2,310,436.03. THENCE SOUTH 01° 10' 04" WEST 896.98 FEET TO THE TRUE POINT OF BEGINNING ALL WITHIN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66. TOGETHER WITH EASEMENTS 9-2-71. RELINQUISHMENT OF EASEMENTS 4-19-69.

Street Address: 2940 George Washington Way #A

Parcel # 123084000003000

Section 23 Township 10 Range 28. A portion described as follows: Beginning at the intersection of First Street and Waterfront Drive as shown on Record of Survey No. 713, as recorded in Volume 1, Page 713, records of Benton County, Washington. Said intersection is marked with a 5/8" rebar: Thence south 89 degrees 08 minutes 02" West along the centerline of said First Street, 25.62 feet: Thence South 00 degrees 50 minutes 56 seconds East leaving said centerline 30.00 feet to a point at the intersection of the south margin of said First street and the west margin of said Waterfront Drive, said point is the True point of Beginning: Thence South 09 degree 50 minutes 55 seconds east along the west margin of said Waterfront Drive, 984.62 feet to the northeast corner of Record of Survey No. 1199 as recorded in volume 1, page 1199, records of Benton county, Washington: Thence North 89 degrees 57 minutes 55 seconds west along the north line of said Record of Survey No. 1199, 1331.20 feet: Thence continuing along said north line South 52 degrees 27 minutes 39 seconds west 241.59 feet to the intersection of said north line of Record Survey No. 1199 and the "projected" east margin of "E" Street, also

known as Port of Benton Blvd, : thence leaving said north line North 00 degrees 46 minutes 54 seconds west along said "projected" east margin 325.33 feet, to a point on the south margin of said First Street: Thence North 44 degrees 07 minutes 32 seconds east along said south margin of First Street 770.18 feet to the beginning of a tangent curve concave to the northwest, having a radius of 405.00 feet and a central angle of 17 degrees 00 minutes 00 seconds: Thence northeasterly along said curve 120.17 feet to its point of tangency: Thence continuing along said south margin North 27 degrees 07 minutes 32 seconds east 74.90 feet to the beginning of a tangent curve concave to the southeast having a radius of 120.00 feet and a central angle of 62 degrees 01 minutes 31 seconds: Thence northeasterly along said curve 129.91 feet to its point of tangency: Thence north 89 degrees 09 minutes 02 seconds east continuing along said south margin 613.71 feet to the true point of beginning. (12/6/93 AF#93-37620)

Street Address: Undetermined (triangle riverfront parcel)

Parcel # 124081000000000

THE PORTION OF THE SOUTHWEST OF THE SOUTHWEST OF SECTION 24, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS (THIS IS ALL OF 24-10-28 / THIS PORTION IS LYING SOUTHWESTERLY OF RIVER) THE PORTION OF SECTION 24 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23. THENCE NORTH 89 DEGREES 38'05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01 DEGREE 10'04" EAST 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING: THENCE NORTH 01 DEGREE 10'04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30 DEGREES 32'06" EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52 DEGREES 25'34" EAST 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52 DEGREES 25'34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56 AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56 AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22 DEGREES 36'23" EAST A DISTANCE OF 944.05 FEET. THENCE SOUTH 17 DEGREES 47'03" EAST FOR A DISTANCE OF 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70 AND EAST 2,313,136.51. THENCE NORTH 89 DEGREES 38'05" EAST FOR A DISTANCE OF 3.58 FEET. THENCE SOUTH 11 DEGREES 29'06" EAST FOR A DISTANCE OF 1.97 FEET. THENCE SOUTH 89 DEGREES 37'40" WEST FOR A DISTANCE OF 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-28, 1955'. THENCE SOUTH 89 DEGREES 37'22" WEST FOR A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89 DEGREES 37'10" WEST FOR A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89 DEGREES 36'49" WEST FOR A DISTANCE OF 231.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66.



City of Richland

Zoning GIS Map¹

Proposed
area of
zone
change

Primary Zoning Districts

- AG - Agricultural
- B-C - Business Commerce
- B-RP Business Research Park
- C-1 - Neighborhood Retail Business
- C-2 - Retail Business
- C-3 - General Business
- CBD - Central Business District
- C-LB - Limited Business
- CR - Commercial Recreation
- FP - Flood Plain
- I-M - Medium Industrial
- M-2 - Heavy Manufacturing
- NOS - Natural Open Space
- PPF - Parks & Public Facilities
- PUD - Planned Unit Development
- R-1-12 - Single Family Residential
- R-1-10 - Single Family Residential
- R-2 - Medium Density Residential
- R-2S - Medium Density Residential Small Lot
- R-3 - Multiple Family Residential
- SAG - Suburban Agriculture
- WF - Waterfront
- CW - Commercial Winery

Badger Mountain South Area
Zoning districts and regulations for this area are set forth in the Master Agreement and associated Land Use and Development Regulations (LUDR) for the Badger Mountain Master Planned Area adopted December 7, 2010.

N

0 1/8 1/4 1/2 3/4 1
Scale in Miles

Legend

- City Limits
- Railroad

Notes

- 1- THIS IS A SMALL SCALE ZONING MAP FOR GENERAL ILLUSTRATIVE AND INFORMATIONAL PURPOSE. CONTACT THE CURRENT PLANNING SECTION STAFF FOR OFFICIAL ZONING VERIFICATION.
- 2- PLANNED UNIT DEVELOPMENTS (AND SOMETIMES OTHER REZONES) HAVE SPECIAL CONDITIONS WHICH ARE SET FORTH BY THE ADOPTING ZONING ORDINANCE. CONTACT THE CURRENT PLANNING SECTION STAFF IF YOU HAVE ANY QUESTIONS.
- 3- THIS MAP DOES NOT SHOW OVERLAY ZONING DISTRICTS SUCH AS FLOODPLAIN. CONTACT THE CURRENT PLANNING SECTION STAFF FOR THIS INFORMATION.

LAST AMENDMENT - ORD. 42-21 JANUARY 2022

Generated : February 2022

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Attachment to Zoning Map Amendment Application

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan

The proposed rezone is compatible with and furthers the goals of the comprehensive plan. WSU Tri-Cities is an important public institution offering four-year higher education within the City of Richland. Specifically, this change relates to several of the Economic Development and Land Use goals (reference ED1, ED2, ED4, ED5, LU1, LU2, LU4, LU5, and LU7, please see below for more specific information). *Italic text excerpted from the current City of Richland Comprehensive Plan.*

ED Goal 1: *Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.*

Policy 1: Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, agricultural processing, energy industries, manufacturing, and tourism.

Generally, the presence of WSU Tri-Cities in the City of Richland is one element of the support that attracts, supports, and retains the companies that make up the economy of the city. By providing a zone to allow for the future expansion of the WSU Tri-Cities campus, it in turn supports the city's economy.

Policy 2: Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Reference comment for Policy 1 above.

Policy 3: Encourage educational institutions and non-profits to train a skilled future workforce.

This zoning code and map amendment will allow WSU Tri-Cities to expand and develop facilities to educate the citizens and future workforce of the City of Richland. The identification of a specific zone for higher education will support and encourage the development of the city to include areas for education and training.

Policy 4: Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.

ED Goal 2: *Make Richland a center of entrepreneurial business, and research and development opportunities.*

Policy 1: Develop a detailed strategy to help grow technology businesses in the City of Richland.

Policy 2: Leverage scientific and technology research at PNNL and WSU-Tri-Cities for spin-off local businesses.

For the City of Richland to support WSU Tri-Cities in leveraging public sector research and education to create spin-off businesses, the university requires a campus to allow that scientific and technological research to occur. The requested zone change will allow for more accurate and predictable land use regulation for the campus to expand and develop to support this goal and specific policy.

Policy 3: Enhance Richland's physical and business environment for technology-based companies.

Generally, the presence of WSU Tri-Cities in the City of Richland is one element of the support that attracts, supports, and retains technology-based companies. By providing a zone to allow for the future expansion of the WSU Tri-Cities campus, it in turn supports the city's economy.

Policy 4: Remove unnecessary barriers for start-ups and entrepreneurs.

ED Goal 4: *Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration.*

Policy 1: Enhance the connection between sectors – medical, educational, research, and technology to encourage collaboration and skilled job placement.

Policy 2: Engage local and regional partners in discussions about land use, transportation, and facilities to complement business development.

Policy 3: Support growth and expansion of Kadlec Regional Medical Center and diverse medical companies, WSU Tri-Cities, Columbia Basin College, and PNNL within the City.

This zoning code and map amendment is a specific and tangible method for the City of Richland to support the growth and expansion of the WSU Tri-Cities. The identification of a specific zone for higher education will support and encourage the development of the campus which in turn will result in more collaboration between the campus and the various institutional partners in the City.

ED Goal 5: *Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.*

Policy 1: Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.

Generally, the presence of WSU Tri-Cities in the City of Richland is one element of what can attract, support, and retains new business and industries to the community. By providing a zone to allow for the future expansion of the WSU Tri-Cities campus, it in turn supports the growth of the city's economy.

Policy 2: Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

Policy 4: Market the newly transferred 1,341 areas land from DOE to the City, the Port of Benton, and Energy

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2: Facilitate planned growth and infill developments within the City.

This zoning code and map amendment will allow WSU Tri-Cities to expand and develop facilities for higher education in the City of Richland. The identification of a specific zone for higher education will support and encourage the development of the city to include areas for education and training. The current zoning designation for this area is inaccurate and unpredictable, and as such hampers future development of this infill area for the purposes of the university campus.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

As the WSU Tri-Cities campus has developed into a full-service four-year university it has become clear that the current PPF zone is not adequate to address the possible uses that might occur on a university campus. To ensure that land use planning and regulation continues to work for this area of the city accurately and predictably it is important to evolve the zoning code and map to address this evolution.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

This zoning code and map amendment will allow WSU Tri-Cities to expand and develop facilities to the benefit the City of Richland. The identification of a specific zone for higher education realizes that this use is unique and requires separate regulation from other public land uses. This additional zone will allow the city to regulate and plan for a wider variety of land uses in the city.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5: *Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.*

This zoning code and map amendment will allow WSU Tri-Cities to expand and develop facilities to the benefit the City of Richland. By recognizing and supporting the development of a four-year university in the city, this will ensure convenient access to local citizens seeking degrees in the fields offered by the university.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

LU Goal 7: *Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.*

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

This zoning code and map amendment will allow WSU Tri-Cities to expand and develop facilities for higher education in the City of Richland. The identification of a specific zone for higher education will support and encourage the development of the city to include areas for education and training. The current zoning designation for this area is inaccurate and unpredictable, and as such leaves future development at the discretion of planners at the time of any given campus project's submittal. The revised zoning regulations will ensure that planning is applied in a predictable manner.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Amendments to City of Richland Comprehensive Plan, Zoning Ordinances, and Zoning Map to provide for the addition of a new zoning designation for University District.

2. Name of applicant:

Washington State University

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

27109 Crimson Way
Richland, WA 99354
Damien Sinnott

4. Date checklist prepared:

February 24, 2023

5. Agency requesting checklist:

City of Richland, Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

The proposed comprehensive plan and zoning amendments would be considered through the City's typical yearly docketing process, and if accepted the new zoning designation might go into effect late in 2023 or early 2024 depending on the public review processes involved.

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

No, the proposed amendments are defined in the applications themselves and based on current planning that the applicant has completed, there is no plans for further expansion or additions. Should that come to pass at some later date it would be subject to similar public review processes.

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

The proposal consists of three separate land use planning and regulation amendment applications to be placed before the City of Richland. The applications themselves contain the applicable information for the city to consider and rule on the proposed amendments. Beyond this information there is no environmental studies or information that has been prepared for this proposal.

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.

There are currently projects submitted or under consideration for the property covered by this proposal, but the findings regarding these amendment applications does not have a direct impact on these on-going project on the WSU Tri-Cities Campus.

10. List any government approvals or permits that will be needed for your proposal, if known.

The applicant is unaware of any other governmental approvals or permits that are necessary to this proposal.

12. Give a 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 proposal consists of three proposed amendments to the City of Richland's land use planning regulations. These consist of amendments to the Comprehensive Plan, Zoning Code, and the Zoning Map. The proposal would create a new zoning designation for a University District in the City of Richland. This proposal recognizes that institutions of higher education, are not like public parks or K-12 public schools and as such a zoning designation is required that recognizes the variety of land uses that may occur on a university campus.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal would revise the zoning designation of these street addresses: 359 University Drive, 2700 Crimson Way, 2940 George Washington Way #A, along with an unaddressed riverfront parcel adjacent to 2700 Crimson Way. Attachment "A" provides the legal descriptions and a vicinity map indicating the location of the proposal.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The campus of Washington State University Tri-Cities is adjacent to the Columbia River on the east and bounded by Sprout Road to the south, George Washington Way on the west and University Drive to the north. The area is partially developed for campus uses and expected to fill in over time for further development of the University.

Circle or highlight one. Flat, rolling, hilly, steep slopes, mountainous, other:

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

Approximately 10% slopes occur at the bench step between the flat area adjacent to the river and the upper level adjacent to George Washington Way at the northwest corner of the site.

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.

Finely graded fine sandy loam.

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

The soils in this area are from river deposits. Based on experience with building projects on the campus in the surrounding area the soil is stable.

- 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.

No cut or fill is directly associated with this environmental action. Future projects may excavate or fill on the site, but these possible future projects would be subject to a separate SEPA Checklist process.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No erosion will be directly associated with this environmental action. Future projects may result in the need to address possible erosion, but these possible future projects would be subject to a separate SEPA Checklist process.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No impervious surfacing will be directly associated with this environmental action. Future projects may result in additional impervious surfaces, but these possible future projects would be subject to a separate SEPA Checklist process.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

No erosion, stormwater increases, or other development will be directly associated with this environmental action. Future projects may result in the need to address possible concerns in this regard but these possible future projects would be subject to a separate SEPA Checklist process.

2. Air [Find help answering air questions](#)

- 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.

No emissions to the air will be directly associated with this environmental action. Current operations of the WSU Tri-Cities campus will continue and comply with applicable environmental regulation. Future projects may result in the need to address possible emissions concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No known off-site emissions will affect this proposal.

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

No on-site or off-site emissions to the air are directly associated with this environmental action. Current operations of the WSU Tri-Cities campus will continue and comply with applicable environmental regulation. Future projects may result in the need to address possible emissions concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

Yes, the WSU Tri-Cities campus is adjacent to the Columbia River.

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 physical construction work will be directly associated with this environmental action. Current operations of the WSU Tri-Cities campus will continue and comply with applicable environmental regulations associated with the Columbia River shoreline. Future projects, that may occur on the campus near the river, would be subject to a separate SEPA Checklist process.

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 fill or dredge material will occur that is directly associated with this environmental action. Future projects may result in the need to address possible fill & dredge material concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No surface water withdrawals or diversions will occur that is directly associated with this environmental action. Future projects may result in the need to address possible surface water withdrawal or diversion concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the area in question does not occur in the 100-year floodplain.

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 discharges of waste to surface waters will occur that is directly associated with this environmental action. Future projects may result in the need to address possible waste discharge concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn from a well as part of this proposed environmental action.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 material will be discharged into the ground as part of this proposed environmental action.

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.

There will be no change to the current handling of stormwater runoff as a part of this environmental action. Currently runoff will be generated as stormwater. Runoff from the roof will be collected and directed into a biofiltration swale or similar treatment facility that meets the SWMMEW and City of Richland Standards. Stormwater from hardscapes will either surface flow or be collected by inlets and conveyed to a treatment facility. All runoff will be disposed of with infiltration into the ground and will not directly flow into the river. There will be no surface outfalls.

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

No, there will be no change to the current handling of water runoff as a result of the proposed environmental action.

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

No, there will be no change to the current handling of water runoff because of the proposed environmental action.

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

There will be no change to the current handling of water runoff because of the proposed environmental action. On site runoff is disposed of with infiltration into the subsurface during design events. Stormwater is contained on-site and infiltrated per the SWMMEW and City of Richland standards.

4. Plants [Find help answering plants questions](#)

- 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?

No removal or alteration of existing vegetation will occur that is directly associated with this environmental action. Future projects may result in the removal or alteration of existing vegetation, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No threatened or endangered species are known to be on or near the site.

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

No removal or alteration of existing vegetation will occur that is directly associated with this environmental action. Future projects may result in the removal or alteration of existing vegetation, but these possible future projects would be subject to a separate SEPA Checklist process.

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

The site is currently maintained by WSU Tri-Cities, and the site maintenance program seeks to comply with City of Richland Municipal Code 10.04.040 to ensure that noxious weeds and invasive plant species are controlled on the site. No change related to control of noxious weeds and invasive species will occur that is directly associated with this environmental action.

5. Animals [Find help answering animal questions](#)

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

Birds that have been observed at or near the site include hawks, herons, and songbirds.

Mammals that have been observed at or near the site include deer, and beaver.

Fish that have been observed at or near the site include salmon and trout.

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.

No threatened or endangered species are known to be on or near the site.

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

No, the site is not known to be a part of a migration route.

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

The proposed land use actions that are a part of this proposal will not have a direct impact on wildlife. With the further development of the WSU Tri-Cities campus some of the wildlife might be displaced but may return to pass through the site. The important habitat along the river is not being altered and will continue to be available for all wildlife. Future projects may be subject to the SEPA Checklist process to review possible preservation or enhancements measures.

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

No, invasive animal species are not known to be on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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.

Currently the WSU Tri-Cities campus is served by electrical and natural gas utilities. There is no energy use that is directly associated with this environmental action. Future projects may result in the need to address possible energy source concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No, the revised land use regulations will not affect the potential use of solar energy by adjacent properties.

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.

There is no energy use that is directly associated with this environmental action. The revisions to the zoning requirements will allow the WSU Tri-Cities campus to develop as a full service, self-contained four-year higher education institution. By avoiding having all students need to commute to the campus, the zoning regulations will allow for energy conservation by way of a compact, self-contained college campus. Future projects may result in the need to address possible energy conservation concerns, but these possible future projects would be subject to a separate SEPA Checklist process.

7. Environmental Health [Find help with answering environmental health questions](#)

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

There are no environmental health hazards that are directly associated with this environmental action. Future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No, the site is not known to have any possible contamination from present or past uses.

- a. 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.

No, the site is not known to have any existing hazardous chemical/conditions that might affect future development or design.

- b. 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.

There are no toxic or hazardous chemicals that are directly associated with this environmental action. The proposal does not include any toxic or hazardous chemicals. Future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

- c. Describe special emergency services that might be required.

No additional or special emergency services are directly associated with this environmental action. Future projects may result in the need to address possible concerns in this regard but these possible future projects would be subject to a separate SEPA Checklist process.

- d. Proposed measures to reduce or control environmental health hazards, if any.

None. There are no environmental health hazards associated with this proposal.

b. Noise

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

There are no unusual noise conditions that exist in the area that would affect this environmental action. The campus has some traffic noise associated with the surrounding streets, and building equipment causes some low level ambient, but all these sources do not exceed ordinary background noise levels.

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)?

There are no specific noise concerns that are directly associated with this environmental action. The WSU Tri-Cities campus will generate ordinary levels of traffic, construction, and operations noise during normal university hours (approximately 7:00 AM through 10:00 PM), but the implementation of these land use regulation changes will not alter that. Future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

3. Proposed measures to reduce or control noise impacts, if any.

None, please see response to item directly above.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 of the proposed land use regulation changes is currently the campus of WSU Tri-Cities. Adjacent land uses include a small area of residential lots to the southeast, Hanford HS to the South, and Research and Industrial uses to the west and north of the site. The proposal to identify this area as a specific University District will provide greater accuracy and certainty for the land use regulations in the area.

- 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 because 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?

Possibly, but not for over 50 years. No agricultural or forest resources land will be lost by the implementation of this proposal.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No, it will not.

- c. Describe any structures on the site.

The site includes the current WSU Tri-Cities academic and research buildings including Elson Floyd Building, East Building, West Building, Collaboration Hall, Consolidated Information Center, Student Union Building, Annex Complex, Brelsford Vineyard Apartments, Ste. Michelle Wine Science Center. The buildings are three stories or less in height, and are used for a variety of teaching, research, student support, and residential uses.

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

There structure demolition is associated with this environmental action. Future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

The current zoning designation of the site is PPF – Public Parks & Facilities. This proposal would revise the zoning to UNIV - University District.

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

The current comprehensive plan designation of the site is Public Facility. This proposal would leave the comprehensive plan designations as Public Facility, as that would be the overarching category for the newly created UNIV - University District.

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

Urban

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

No, the has not been classified as a critical area.

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

The current population of people who reside and/or work in the proposal area is approximately 2,000. Over time it is expected that the WSU Tri-Cities University will continue to grow to support the City of Richland and the surrounding region.

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

None, this proposal will not result in the displacement of any people.

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

None, please see the response to the question direction above.

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

This proposal is being made in the framework of the City of Richland's regular land use amendment process. This process includes City Council leadership, planning commission review, and public hearing input. This process ensures that the proposed changes to the City's land use regulations will be compatible with the overall plans and regulations that the city is administering.

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

This proposal will not have any impact to productive agricultural or forest lands.

9. Housing [Find help answering housing questions](#)

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

No additional housing units are directly associated with this environmental action. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No housing units will be eliminated as a part of this environmental action. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

This proposal is not directly related to housing impacts. It is possible that the revisions to the current zoning regulations will allow additional housing to be developed within the new University District.

10. Aesthetics [Find help answering aesthetics questions](#)

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

the principal exterior building material(s) proposed?

There will be no change to the tallest allowed structures because of this environmental action. The current PPF zoning regulations and the new UNIV zoning district limit the maximum height of structures to 55'. This specific proposal does not include any new buildings or changes to exterior building materials. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

No views in the immediate vicinity of this environmental action will be altered or obstructed. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

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

WSU Tri-Cities include administrative and facilities staff that focus on maintaining and improving the aesthetics of the campus. This proposal to revise the zoning code recognizes that the City of Richland and WSU have a joint interest in having a university campus that is attractive and able to develop to fulfill the educational needs of the region.

11. Light and Glare [Find help answering light and glare questions](#)

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

The campus has lighted parking lots, walkways and building entrances for the safety and security of the students and staff. This will not change because of this proposal.

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

No, the campus lighting is and will continue to be designed, installed, and operated to avoid causing a safety hazard or interfering with views.

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

None

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

Campus lighting will continue to be designed, installed, and operated to control light and glare impacts on campus users and surrounding properties.

12. Recreation [Find help answering recreation questions](#)

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

There is a popular pedestrian/bicycle trail along the Columbia River in the area of this proposal, and the adjacent athletic fields at Hanford HS are also in the immediate vicinity.

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

No, this proposal will not displace any existing recreational uses.

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

This proposal does not include any specific measures related to recreation, however the university campus will continue to grow and may include additional recreational facilities to support that growth.

Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.

There are no known objects listed on or proposed for national, state, or local preservation registers on or next to this site. All nearby development is less than 45 years old and is not eligible for listing on any preservation register.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the “Cultural Resources Survey of the Washington State University Tri-Cities Branch Campus Properties” study by David A. Harder from the Center for Northwest Anthropology (1995), one chipped stone flake was found on the campus in the vicinity of the CIC building. On recent construction projects, cultural consultants have observed the work and no native American artifacts have been uncovered.

- 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.

There will be no potential impacts to cultural or historic resources directly associated with this environmental action. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

- 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.

No disturbance is anticipated as a part of this proposal, please reference the response to the question directly above.

13. Transportation [Find help with answering transportation questions](#)

- 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 of this proposal is served by Sprout Road to the south, George Washington Way on the west and University Drive to the north. These streets provide private vehicular and public transit access throughout the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is currently served by Route 26 of the Ben Franklin Transit system.

- c. 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).

There is no plan to provide new or improved transportation facilities directly associated with this environmental action. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed site will not be directly served by water, rail, or air transportation.

- e. 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?

There will be no change in vehicular traffic directly associated with this environmental action. The revision of zoning designation will not result in increase or decrease in vehicle traffic. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

- f. 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, this proposal will not affect the movement of agricultural or forest products in the area.

- g. Proposed measures to reduce or control transportation impacts, if any.

Not applicable, please reference the response to the two questions directly above.

14. Public Services [Find help answering public service questions](#)

- 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.

No, the proposal will not increase the need for public services.

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

Not applicable, please reference the response to the question directly above.

15. Utilities [Find help answering utilities questions](#)

- 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.

There will be no change in utility infrastructure directly associated with this environmental action. It is possible that future projects may result in the need to address possible concerns in this regard, but these possible future projects would be subject to a separate SEPA Checklist process.

C. Signature [Find help about who should sign](#)

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.

X *Damien Sinnott*

SEPA Responsible Official

Type name of signee: **Damien Sinnott**

Position and agency/organization: **Interim Vice Chancellor for Finance & Administration**

Date submitted: **February 27, 2023**

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

This proposal will not increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo to these concerns.

- Proposed measures to avoid or reduce such increases are:

As stated above this proposal will not result in such increases. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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

This proposal will not increase the impact to plants, animals, fish or other marine life, from current land use regulations. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo to these concerns.

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

As stated above this proposal will not result in further need to protect or conserve plants, animals, fish or marine life. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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

This proposal will not deplete energy or natural resources in any way from current land use regulations. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo to these concerns.

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

As stated above this proposal will not result in further need to protect or conserve energy or natural resources. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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?

This proposal will not use or affect environmentally sensitive areas or areas designated for governmental protection in any way from current land use regulations. As stated in the previous sections of this SEPA Checklist, the proposal does not impact areas that are designated as such. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo related to these concerns.

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

As stated above this proposal will not result in further need to protect or reduce impacts to such resources. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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?

This proposal will not alter or affect the land and shoreline use in the area, in any way from current land use regulations. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo related to these concerns.

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

As stated above this proposal will not alter or affect land and shoreline uses in the area. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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

This proposal will not alter or affect the demands on transportation, public services, and utilities in the area, in any way from current land use regulations. The proposed revisions to the City of Richland's comprehensive plan, zoning code and zoning amendments will not result any changes from status quo related to these concerns.

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

As stated above this proposal will not increase demands on public services beyond what is allowed under current regulation. Future projects will be regulated by way of the City of Richland's land use and development regulations, and where applicable future SEPA Checklists may address possible concerns in this regard.

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

The proposal does not conflict with local, state, or federal laws or environmental protection requirements.

Primary Zoning Districts

	AG - Agricultural
	B-C - Business Commerce
	B-RP Business Research Park
	C-1 - Neighborhood Retail Business
	C-2 - Retail Business
	C-3 - General Business
	CBD - Central Business District
	C-LB - Limited Business
	CR - Commercial Recreation
	FP - Flood Plain
	I-M - Medium Industrial
	M-2 - Heavy Manufacturing
	NOS - Natural Open Space
	PPF - Parks & Public Facilities
	PUD - Planned Unit Development
	R-1-12 - Single Family Residential
	R-1-10 - Single Family Residential
	R-2 - Medium Density Residential
	R-2S - Medium Density Residential Small Lot
	R-3 - Multiple Family Residential
	SAG - Suburban Agriculture
	WF - Waterfront
	CW - Commercial Winery
	Badger Mountain South Area

Zoning districts and regulations for this area are set forth in the Master Agreement and associated Land Use and Development Regulations (LUDR) for the Badger Mountain Master Planned Area adopted December 7, 2009.

Zoning districts and regulations for this area are set forth in the Master Agreement and associated Land Use and Development Regulations (LUDR) for the Badger Mountain Master Planned Area adopted December 7, 2010.



- 1- THIS IS A SMALL SCALE ZONING MAP FOR GENERAL ILLUSTRATIVE AND INFORMATIONAL PURPOSE. CONTACT THE CURRENT PLANNING SECTION STAFF FOR OFFICIAL ZONING VERIFICATION.
- 2- PLANNED UNIT DEVELOPMENTS (AND SOMETIMES OTHER REZONINGS) HAVE SPECIAL CONDITIONS WHICH ARE SET FORTH BY THE ADOPTING ZONING ORDINANCE. CONTACT THE CURRENT PLANNING SECTION STAFF IF YOU HAVE ANY QUESTIONS.

THIS MAP DOES NOT SHOW OVERLAY ZONING DISTRICTS
SUCH AS FLOODPLAIN.
CONTACT THE CURRENT PLANNING SECTION STAFF
FOR MORE INFORMATION

Generated : February 2022

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WSU Tri-Cities Campus

Rezone Parcels Description

Street Address: 359 UNIVERSITY DR

Parcel #123084000004000

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23; TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF A PARCEL AS DEPICTED ON RECORD SURVEY NO. 1-1199 RECORDS OF ABOVE SAID COUNTY THENCE NORTH 89° 58' 01" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 1330.68 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 52° 27' 32" WEST CONTINUING ALONG SAID NORTHERLY LINE 239.20 FEET TO THE SOUTHWEST CORNER OF THE WASHINGTON STATE UNIVERSITY PARCEL AS DESCRIBED IN AF#9337620, RECORDS OF SAID COUNTY AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 51' 02" WEST ALONG THE WESTERLY LINE OF SAID WASHINGTON STATE UNIVERSITY PARCEL 324.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTH 44° 06' 47" WEST ALONG SAID SOUTHERLY LINE 559.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT WHICH BEARS NORTH 45° 53' 13" WEST 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 45° 02' 48" AN ARC LENGTH OF 157.24 FEET; THENCE SOUTH 89° 09' 55" WEST ALONG SAID LINE 58.29 FEET; THENCE SOUTH 01° 24' 41" EAST 12.15 FEET; THENCE SOUTH 43° 35' 19" WEST 39.60 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF GEORGE WASHINGTON WAY; THENCE SOUTH 01° 24' 41" EAST ALONG SAID LINE 134.93 FEET TO THE SOUTHERLY LINE OF THE PORT OF BENTON PROPERTY THENCE SOUTH 81° 15' 37" EAST ALONG SAID LINE 174.65 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 52° 27' 32" EAST ALONG SAID LINE 560.67 FEET TO THE SAID TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT OF WAYS, AND RESTRICTIONS OF RECORD. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-025330, 9/03/2010, SEE SURVEY #4127).

Street Address: 2700 Crimson Way

Parcel # 123084000002000

A PARCEL OF LAND IN GOVERNMENT LOTS 3 AND 4 AND IN THE WEST 1/2 OF THE SOUTHEAST OF SECTION 23, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS: THE PORTION OF SECTION 23 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89° 38' 05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30° 32' 06"

EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52° 25' 34" EAST A DISTANCE OF 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52° 25' 34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56, AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56, AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22° 36' 23" EAST 944.05 FEET. THENCE SOUTH 17° 47' 03" EAST 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70, AND EAST 2,313,136.51. THENCE NORTH 89° 38' 05" EAST 3.58 FEET. THENCE SOUTH 11° 29' 06" EAST 1.97 FEET THENCE SOUTH 89° 37' 40" WEST 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS MARKER 'CH-28, 1955'. THENCE SOUTH 89° 37' 22" WEST A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89° 37' 10" WEST A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89° 36' 49" WEST 231.36 FEET TO THE POINT OF BEGINNING. LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 23 HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,623.18, EAST 2,310,388.41. THENCE NORTH 46° 45' 39" EAST A DISTANCE OF 42.83 FEET TO CAMP HANFORD MONUMENT 'CH-25, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 365,650.77, EAST 2,310,417.75 WHICH IS THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 36' 50" EAST A DISTANCE OF 30.66 FEET. THENCE NORTH 01° 10' 04" EAST A DISTANCE OF 896.98 FEET. THENCE SOUTH 89° 36' 50" WEST A DISTANCE OF 30.66 FEET TO CAMP HANFORD MONUMENT 'CH-24, 1955' HAVING WASHINGTON SOUTH ZONE COORDINATES NORTH 366,547.56, EAST 2,310,436.03. THENCE SOUTH 01° 10' 04" WEST 896.98 FEET TO THE TRUE POINT OF BEGINNING ALL WITHIN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66. TOGETHER WITH EASEMENTS 9-2-71. RELINQUISHMENT OF EASEMENTS 4-19-69.

Street Address: 2940 George Washington Way #A

Parcel # 123084000003000

Section 23 Township 10 Range 28. A portion described as follows: Beginning at the intersection of First Street and Waterfront Drive as shown on Record of Survey No. 713, as recorded in Volume 1, Page 713, records of Benton County, Washington. Said intersection is marked with a 5/8" rebar: Thence south 89 degrees 08 minutes 02" West along the centerline of said First Street, 25.62 feet: Thence South 00 degrees 50 minutes 56 seconds East leaving said centerline 30.00 feet to a point at the intersection of the south margin of said First street and the west margin of said Waterfront Drive, said point is the True point of Beginning: Thence South 09 degree 50 minutes 55 seconds east along the west margin of said Waterfront Drive, 984.62 feet to the northeast corner of Record of Survey No. 1199 as recorded in volume 1, page 1199, records of Benton county, Washington: Thence North 89 degrees 57 minutes 55 seconds west along the north line of said Record of Survey No. 1199, 1331.20 feet: Thence continuing along said north line South 52 degrees 27 minutes 39 seconds west 241.59 feet to the intersection of said north line of Record Survey No. 1199 and the "projected" east margin of "E" Street, also

known as Port of Benton Blvd, : thence leaving said north line North 00 degrees 46 minutes 54 seconds west along said "projected" east margin 325.33 feet, to a point on the south margin of said First Street: Thence North 44 degrees 07 minutes 32 seconds east along said south margin of First Street 770.18 feet to the beginning of a tangent curve concave to the northwest, having a radius of 405.00 feet and a central angle of 17 degrees 00 minutes 00 seconds: Thence northeasterly along said curve 120.17 feet to its point of tangency: Thence continuing along said south margin North 27 degrees 07 minutes 32 seconds east 74.90 feet to the beginning of a tangent curve concave to the southeast having a radius of 120.00 feet and a central angle of 62 degrees 01 minutes 31 seconds: Thence northeasterly along said curve 129.91 feet to its point of tangency: Thence north 89 degrees 09 minutes 02 seconds east continuing along said south margin 613.71 feet to the true point of beginning. (12/6/93 AF#93-37620)

Street Address: Undetermined (triangle riverfront parcel)

Parcel # 124081000000000

THE PORTION OF THE SOUTHWEST OF THE SOUTHWEST OF SECTION 24, TOWNSHIP 10, RANGE 28 DEFINED AS FOLLOWS (THIS IS ALL OF 24-10-28 / THIS PORTION IS LYING SOUTHWESTERLY OF RIVER) THE PORTION OF SECTION 24 LYING WITHIN SAID DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23. THENCE NORTH 89 DEGREES 38'05" EAST A DISTANCE OF 28.78 FEET. THENCE NORTH 01 DEGREE 10'04" EAST 27.41 FEET TO A POINT, WHICH POINT IS MARKED BY UNITED STATES CORPS OF ENGINEERS' BRONZE MARKER 'CH-25, 1955'. AND WHICH POINT ALSO IS THE TRUE POINT OF BEGINNING: THENCE NORTH 01 DEGREE 10'04" EAST A DISTANCE OF 896.98 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-24, 1955'. THENCE NORTH 30 DEGREES 32'06" EAST A DISTANCE OF 273.04 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-23, 1955'. THENCE NORTH 52 DEGREES 25'34" EAST 304.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'. THENCE CONTINUING NORTH 52 DEGREES 25'34" EAST A DISTANCE OF 496.00 FEET TO A POINT (SAID POINT BEING LOCATED BY REFERENCE TO THE WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, AT COORDINATES NORTH 367,270.56 AND EAST 2,311,208.80). THENCE EAST 1331.20 FEET TO A POINT (SAID POINT BEING LOCATED AT COORDINATES NORTH 367,270.56 AND EAST 2,312,540.00 ON SAID WASHINGTON STATE COORDINATE SYSTEM). THENCE SOUTH 22 DEGREES 36'23" EAST A DISTANCE OF 944.05 FEET. THENCE SOUTH 17 DEGREES 47'03" EAST FOR A DISTANCE OF 764.90 FEET TO A POINT AT COORDINATES NORTH 365,670.70 AND EAST 2,313,136.51. THENCE NORTH 89 DEGREES 38'05" EAST FOR A DISTANCE OF 3.58 FEET. THENCE SOUTH 11 DEGREES 29'06" EAST FOR A DISTANCE OF 1.97 FEET. THENCE SOUTH 89 DEGREES 37'40" WEST FOR A DISTANCE OF 39.13 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-28, 1955'. THENCE SOUTH 89 DEGREES 37'22" WEST FOR A DISTANCE OF 1372.73 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-27, 1955'. THENCE SOUTH 89 DEGREES 37'10" WEST FOR A DISTANCE OF 1079.57 FEET TO UNITED STATES CORPS OF ENGINEERS' MARKER 'CH-26, 1955'. THENCE SOUTH 89 DEGREES 36'49" WEST FOR A DISTANCE OF 231.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 1-12-66.



Exhibit 5

CPA2023-103

1251 Bermuda Rd – Peach Tree



TRANSMITTAL

DATE: February 28, 2023

TO: Mike Stevens, Planning Manager
City of Richland
625 Swift Boulevard, MS-35
Richland, Washington, 99352

FROM: Judith R. Perez, AICP, PBS Engineering and Environmental Inc. Sr. Planning Group Manager

PBS PROJECT: 66336.000

REGARDING: Comprehensive Plan Amendment Application

MD&D Investment, LLC is respectfully requesting a Comprehensive Plan Amendment to reclassify portions of parcel ID numbers 134982010595001 and 134982000005004. The applicant proposes a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the School site. The proposal will diversify the housing type availability, providing for a variety of housing at different price points. In addition, the proposal will provide complete streets and multi-use paths to ensure residents have multimodal accessibility to the future elementary school and neighborhood friendly retail establishments.

The project site is part of the Peach Tree Estates subdivision. Peach Tree Estates is a planned low- and medium-density residential development located in Richland, Washington, on the west side of the Bermuda Road and Legacy Lane intersection. The site has undeveloped land on three of its sides and single-family homes on its eastern boundary. The adopted comprehensive land use designations for the site include civic/schools, medium density residential (MDR), commercial (COM), and low density residential (LDR).

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise us as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Attachment(s):
Comprehensive Plan Map Amendment Application
Narrative for Comprehensive Plan Map Amendment
Legal Descriptions
Exhibits
Title Reports
SEPA Checklist

cc: Jason Mattox, PE, PBS Engineering and Environmental Inc.
Alex Rietmann, MD&D Investment, LLC



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: MD&D Investments, LLC

Address: 63615 E Jacobs Rd. Benton City, Washington 99320

Phone: 509.778.2373

Email: alexr@gooserridge.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: MD&D Investments, LLC

UBI#: 604 811 343

Contact: Alex Rietmann

Address: 63615 E Jacobs Rd. Benton City, Washington 99320

Phone: 509.778.2373

Email: alexr@gooserridge.com

PROPERTY INFORMATION

Legal Description:

See attached legal description.

Parcel Number: 134982000005004 **134982010595001**

Current Zoning: AG

Current Land Use Designation: **COM, Public Facility, LDR,
and MDR**

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Alex Rietmann

Applicant Signature: Alex Rietmann Date 2/27/2023

RICHARD KRASNER

RK

2/28/23

Narrative for Comprehensive Plan Map Amendment

Peach Tree Estates
Richland, Washington

Prepared for:
MD&D Investment, LLC
63615 E Jacobs Road
Benton City, Washington 99320

March 1, 2023
PBS Project 66336.000



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PROJECT SUMMARY

Introduction

This narrative accompanies the comprehensive plan map amendment application for Goose Ridge Development Corporation (applicant). The application package was submitted to the City of Richland (City) in accordance with Title 19 of the Richland Municipal Code (RMC).

Site Information

The project site comprises two tax lots, totaling 26.35 acres. The site is identified by the Benton County Assessor as Parcel ID numbers 134982000005004 and 1349820100595001.

The project site is part of the Peach Tree Estates subdivision. Peach Tree Estates is a planned low- and medium-density residential development located in Richland on the west side of the Bermuda Road and Legacy Lane intersection. The site has undeveloped land on three of its sides—parcel number 134983000001005 to its southern boundary, parcel number 129982012465001 to its western boundary, and parcel numbers 127983000002020 and 134982000006000 to the northern boundary—and single-family homes to its eastern boundary. See Figure 1 for the vicinity map.

The adopted comprehensive land use designations for the site include civic/schools, medium density residential (MDR), commercial (COM), and low density residential (LDR). The site is currently zoned as agriculture (AG). The current comprehensive land use designations map can be found on Figure 2.

Surrounding Uses and Zones

The uses and zones surrounding the site are noted as follows:

Table 1. Surrounding Uses and Zones

Direction	Land Uses	Zone
North	Medium Density Residential (MDR), City of Richland	AG – Agriculture, City of Richland
South	Medium Density Residential (MDR), City of Richland	AG – Agriculture, City of Richland
East	Low Density Residential (LDR), City of Richland	AG – Agriculture, City of Richland
West	Rural Remote, Benton County	Rural Lands Five Acres District (RL-5), Benton County

Project Description

The applicant proposes to amend the Land Use Map for approximately 27.40 acres from civic/schools (public facility) and MDR to civic/schools (public facility), from COM and MDR to COM, and LDR to MDR and COM on the comprehensive plan map, and to apply comprehensive plan land use designations to the entire project area as shown on Figure 3. The proposal will diversify the housing type availability, providing for a variety of housing at different price points. In addition, the proposal will provide complete streets and multi-use paths to ensure residents have multimodal accessibility to the future elementary school and neighborhood friendly retail establishments.

The proposed land use designations include civic/schools, COM, and MDR.

Table 2. Proposed Land Use Designations

	Site 1 – School	Site 2 – Commercial	Site 3 – Bermuda Frontage
Existing Acres	14.53 acres	3.44 acres	8.38 acres
Acres	14.66 acres	4.37 acres	8.38 acres
Current Zoning	AG – Agriculture	AG – Agriculture	AG – Agriculture
Parcel ID Numbers	1349820100595001	134982000005004	134982000005004
Current Land Use Designation	Civic/Schools (Public Facility) and MDR	COM and MDR	LDR
Proposed Land Use Designation	Civic/Schools	COM	MDR and COM

PURPOSE OF PROPOSED AMENDMENT

The Badger Mountain Subarea Plan (BMSP) is consistent with the City of Richland Comprehensive Plan, the Benton County-Wide Planning Policies, and the Washington State Growth Management Act (GMA). The BMSP further implements those goals in an identified area where the City's growth will occur, accommodating its future land use needs.

The purpose of the proposed comprehensive plan map amendment is to reclassify portions of parcel ID numbers 134982000005004 and 134982000005004. The applicant proposes a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the School site. The proposed comprehensive plan land use designation can be found on Figure 3.

GROWTH MANAGEMENT ACT CONSISTENCY

Response: The GMA identifies planning goals in the Revised Code of Washington (RCW) 36.70A.020. The table below lists each goal and explains how the proposed land use map amendment is consistent with each goal.

Table 3. Consistency with GMA Planning Goals

GMA Planning Goal	Project Consistency
Urban Growth. <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	The proposed sites for reclassification are located in the defined urban setting and are located within both the city limits and its urban growth area of Richland. The sites are or will be served by public facilities and services, including streets, water, sanitary sewer and stormwater systems, schools, fire protection, emergency, and police services. The request does not seek an expansion of the urban growth area, nor does it seek to rescind the City's previous approval of the site as an area designated for urban growth. Rather, this action simply seeks to revise the site's prior-approved land use classification areas.

GMA Planning Goal	Project Consistency
Reduce Sprawl. <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	The three sites are designated in the City's current comprehensive plan, urban growth area, and city limits. The sites' area adjacent to developed and developing properties make this proposal a natural extension of the adjacent development. The proposed amendment could not be reasonably described as sprawl. The vision is to create a development that provides a range of residential densities and supporting commercial uses to provide employment opportunities and services within walking distance or reduce the need for vehicles.
Transportation. <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	The site will be served by Queensgate Drive/Bermuda Road, the extension of Gage Boulevard, and a series of to-be-constructed local streets. The concept of Peach Tree Estates includes the incorporation of multi-use paths to connect greenbelts and parks with schools, neighborhoods, and retail centers. The proposed amendment will not result in significant adverse impacts to the transportation network and will not place uncompensated burdens upon existing or planned services.
Housing. <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	The proposed comprehensive plan amendment would not negatively impact housing affordability. If approved the proposal will increase the availability of middle housing types, diversifying the housing price point options. No decrease in the land area available for housing would result from approval of the application.
Economic Development. <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	The proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so it does not have an impact on this goal.
Property Rights. <i>Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</i>	The proposal does not involve the taking of private lands for public purposes. The proposed request is being submitted to the City for due and fair consideration through the appropriate process prescribed by city and state law. The prescribed process protects the property rights of landowners from arbitrary and discriminatory actions. Accordingly, the request is consistent with this goal.

GMA Planning Goal	Project Consistency
Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	This request for a comprehensive plan map amendment does not involve an application for a state permit. As per RMC 19.90.060, the required local government application will be considered during the current annual review period. Accordingly, the request is consistent with this goal.
Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.	The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries. The site does not contain, nor is it adjacent to, any productive timber or fisheries industries. No productive forest lands will be removed since the site does not contain any forest lands. The site is presently in use for agricultural purposes, and that use will cease once the land is developed. However, it is noted that the site is within the city limits, is designated for development in the City's comprehensive plan, is within the urban growth area, and is not part of any area that has been designated for exclusive farm use.
Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.	The proposed application will not remove any existing or proposed recreational activities. Future applications for development of the site will include parks and multi-use trails.
Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	The proposed application will reclassify three sites from civic/schools (public facility) and MDR to civic/schools (public facility), from COM and MDR to COM, and LDR to MDR and central business district. The site has been disturbed in the past and is surrounded by residential development. Consequently, it lacks natural vegetation and viable wildlife habitat. The proposed comprehensive plan amendment would not negatively impact the environment. The proposed plan would not result in either impacts to air or water quality. Any future development of, on, or to the site will comply with all state and federal environmental regulations
Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	The site will be subject to several public hearings if the application is approved to move forward. The public will have the opportunity to comment of the Comprehensive Plan Amendment, and the State Environmental Policy Act (SEPA) application. The City's Planning Commission will hold a public hearing and make a recommendation, followed by the City Council's review and consideration of the request during a regular City Council hearing. Accordingly, the request is consistent with this goal.
Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.	Collectively, the proposed comprehensive plan amendment would not result in increased demands for City water, sewer, or power. A future development proposal will provide details regarding Peach Tree Estates demands on the City's water and sewer. As part of the review process of future development actions and applications, utilities plans will be submitted for review and approval.

GMA Planning Goal	Project Consistency
Historic Preservation. <i>Identify and encourage the preservation of lands, sites, and structures, which have historical or archaeological significance.</i>	There are no known historical or archaeological resources on the site. This request does not entail any ground disturbance. Development will comply with all applicable state rules and regulations that are in place to protect historical or archaeological resources. A cultural report will be completed as part of the planned action Environmental Impact Statement (EIS).

As noted in the above table, the proposed comprehensive plan land use map amendment is consistent with the planning goals identified in the GMA.

HOW THE AMENDMENT IS CONSISTENT WITH THE ADOPTED COUNTY'S PLANNING POLICIES

The county-wide planning policies serve as guidelines and principles used by all cities within Benton County (County) to ensure regional coordination and smart growth. It is also used to avoid inconsistencies or incompatible strategies, particularly transportation networks, public services, and provisions for affordable housing. Specifically, pertinent to land use, page 13 of the Comprehensive Plan states that the land use element "is written with the intent to be harmonious with the policies set forth in Benton County's Countywide Planning Policies, which is intended to serve as a framework for this Comprehensive Plan." On page 28, the Comprehensive Plan states: "In accordance with Benton Countywide Planning Policy #2, the City plans for future population growth based on the published, official projections of the state Office of Financial Management, and the allocation for the city as provided by the County" and "the Benton Countywide Planning Policies apply to the City's planning efforts and are intended to provide a framework for development of the Comprehensive Plan." This narrative shows consistency with the City's comprehensive plan, thereby also showing consistency with the county-wide planning policies since the City's comprehensive plan was adopted as being "compatible" and "harmonious" with the county-wide planning policies.

Following is a brief statements identifying how the proposed comprehensive plan amendment relates to the adopted county-wide planning policies.

County's Policies	Response
Policy 1: <i>The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population, Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.</i>	The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

County's Policies	Response
Policy 3: <i>The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.</i>	The proposed comprehensive plan amendment would not alter population projections, urban densities, or service standards and therefore does not impact this policy.
Policy 4: <i>That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following. Community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)</i>	The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.
Policy 5: <i>That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.</i>	The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.
Policy 6: <i>That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.</i>	The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.
Policy 7: <i>Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.</i>	The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries, alter urban densities, or impact critical areas.
Policy 8: <i>Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.</i>	The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.
Policy 9: <i>The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.</i>	The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the limits of the City.
Policy 10: <i>All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.</i>	The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Plan.

County's Policies	Response
Policy 11: <i>The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.</i>	The proposed comprehensive plan amendment does not involve the siting of essential public facilities.
Policy 12: <i>Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County, and encourages public involvement by securing representation of the public in the planning process.</i>	The proposed comprehensive plan amendment would not impact existing solid waste programs.
Policy 13: <i>Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.</i>	The proposed comprehensive plan amendment would not impact existing solid waste programs.
Policy 14: <i>Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.</i>	The proposed comprehensive plan amendment would not impact existing City, County, or regional transportation plans.
Policy 15: <i>The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:</i> <i>a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e., rental, ownership, senior, farm worker housing, group housing.)</i> <i>b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.</i> <i>c. Address the affordable housing needs of very low-, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).</i> <i>d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.</i>	The proposed comprehensive plan amendment would increase the availability of middle housing types in the area, diversifying the housing units' price point for future residents.

County's Policies	Response
Policy 16: <i>Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur.</i>	The proposed comprehensive plan amendment is in an area that is incorporated within the City and is already part of Richland's Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.
Policy 17: <i>To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.</i>	As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.
Policy 18: <i>Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.</i>	The proposed comprehensive plan amendment would not impact the region's economic prosperity or affect the use of natural resources on a sustainable basis.
Policy 19: <i>The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation, and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion, and retention, and creating jobs and financial investment to improve the economics of our communities.</i>	Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact this policy.
Policy 20: <i>Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services.</i>	The proposed comprehensive plan amendment would not impact regional and local public services.
Policy 21: <i>Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).</i>	The proposed comprehensive plan amendment would support the development of public schools where utilities are present or can be extended.

County's Policies	Response
Policy 22: <i>The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.</i>	The proposed comprehensive plan amendment would not directly impact this county-wide planning policy.

HOW THE AMENDMENT FURTHERS THE PURPOSE OF THE CITY'S COMPREHENSIVE PLAN

The goals and policies of the City's comprehensive plan are below followed by a brief response describing how the application is consistent with the goals and policies.

Comprehensive Plan Goal/Policy	Response
LU Goal 1: <i>Plan for growth within the urban growth area and promote compatible land use.</i> <i>Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.</i> <i>Policy 2: Facilitate planned growth and infill developments within the City.</i>	The proposed comprehensive plan amendment would facilitate planned growth and promote compatible land uses. As such, the application is compatible with existing development.
LU Goal 2: <i>Establish land uses that are sustainable and create a livable and vibrant community.</i> <i>Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.</i> <i>Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.</i> <i>Policy 3: Ensure that the intent of the land use and districts are maintained.</i>	The amendment would be a benefit to residents and would help to maintain a livable and vibrant neighborhood.
LU Goal 3: <i>Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.</i> <i>Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.</i> <i>Policy 2: Encourage higher residential densities especially in and near the Central Business District area.</i>	The proposed comprehensive plan amendment will expand the variety of housing opportunities available in the City.

Comprehensive Plan Goal/Policy	Response
<i>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.</i> LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals. <i>Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.</i> <i>Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.</i> <i>Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.</i> <i>Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.</i> <i>Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.</i> <i>Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.</i>	The proposed comprehensive plan amendment only involves residential lands and does not have a direct impact on this goal relating to commercial/industrial lands.
LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives. <i>Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.</i> <i>Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.</i>	The proposed comprehensive plan amendment would allow for multiuse paths throughout the development and therefore will promote the overall well-being of neighborhood residents. These paths will provide a safe place for homeowners to walk and ride their bikes.
LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland. <i>Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle- friendly environments.</i> <i>Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.</i> <i>Policy 3: Encourage infill development and redevelopment in the Central Business District.</i>	This proposed comprehensive plan amendment is not located near the existing central business district. However, the proposal will incorporate mixed-used development, using the allowable land uses under the central business district land use designation to showcase and display the unique characters of the Badger Mountain South development and specifically Peach Tree Estates.

Comprehensive Plan Goal/Policy	Response
LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses. <i>Policy 1:</i> Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible. <i>Policy 2:</i> Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas. <i>Policy 3:</i> Wherever possible, the City will locate park and school facilities together for efficient use of public facilities. <i>Policy 4:</i> Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.	The unique circumstances addressed in these land use policies do not apply to this application, as the site is not near a Ben Franklin Transit route.
LU 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. <i>Policy 1:</i> Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land. <i>Policy 2:</i> Apply the Agricultural designation in the Yakima River floodplain. <i>Policy 3:</i> At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP. <i>Policy 4:</i> Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. <i>Policy 5:</i> Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially viable basis. <i>Policy 6:</i> Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070). <i>Policy 7:</i> Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.	The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.

Comprehensive Plan Goal/Policy	Response
LU Goal 9: Within Island View, the City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses. <i>Policy 1: The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.</i> <i>Policy 2: Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.</i> <i>Policy 3: Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.</i> <i>Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.</i> <i>Policy 5: Whenever properties designated with the Single-Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.</i>	The site is not located within the Island View area, so these land use policies do not apply.
LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights. <i>Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.</i> <i>Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.</i> <i>Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.</i>	The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.

Comprehensive Plan Goal/Policy	Response
Natural Environment NE Goal 1: <i>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.</i> <i>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.</i> <i>Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.</i> <i>Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.</i> <i>Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.</i> <i>Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and Rivershore areas and provide necessary trail linkages between these natural features.</i>	Shoreline policies do not apply to the site. This site does not include prominent ridges, shrub-steppe habitat, sensitive habitat areas, or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The future development does provide for future multi-use paths across the site and would provide expansion of pedestrian trails within the neighborhood.
Historic and Cultural Resources HP Goal 1: <i>Preserve significant historic structures, districts, and cultural resources that are unique to Richland.</i> <i>Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.</i> <i>Policy 2: Coordinate with local tribes, federal, state, and local agencies to protect historic and cultural resources.</i>	There are no structures on site and no known historic or cultural resources are present.
UD Goal 1: <i>Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.</i> <i>Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.</i> <i>Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.</i> <i>Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.</i> <i>Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.</i>	The proposed plan amendment for future development provides multiuse paths across the site and so would make the Peach Tree Estates more and active transportation friendly.

Comprehensive Plan Goal/Policy	Response
UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area. <i>Policy 1: Enhance the appearance, image, and design character of the Central Business District.</i> <i>Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.</i> <i>Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.</i> <i>Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.</i> <i>Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.</i>	This urban design goal is not directly applicable to the proposed plan amendment.
UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources. <i>Policy 1: Development should be sensitive to existing topography and landscape and should minimize environmental impacts.</i> <i>Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.</i> <i>Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.</i>	The site of the proposed plan amendment does not contain shorelines, steep slopes, or ridgelines and there are no known archeological or historical resources on-site. Therefore, this urban design goal is not directly applicable to this proposed plan amendment.
UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification. <i>Policy 1: Improve the appearance of all city- owned space and major thoroughfares.</i> <i>Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.</i> <i>Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.</i>	The proposed plan amendment would provide opportunities for landowners to make investments to beautify their private property.

HOW THE AMENDMENT IS INTERNALLY CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN

Consistency with the City's Comprehensive Plan is detailed in this narrative on pages 9 through 11. Other adopted city plans and codes, including the BMSP and the Capital Improvements Plan, were adopted to meet and satisfy goals, policies, and objectives outlined in the City's Comprehensive Plan. Accordingly, consistency with the Comprehensive Plan also means consistency with the plans and codes adopted to meet the Comprehensive Plan requirements.

**IF APPLICABLE, HOW THE PROJECT WILL MEET CONCURRENCY REQUIREMENTS FOR
TRANSPORTATION**

The proposed amendment will not result in significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated and will not place uncompensated burdens upon existing or planned services.

Future development of the site will complete public improvements including streets, city water extension, city sewer extension, installation of fire hydrants, installation of required stormwater systems, and parks/opens/trail improvements for the benefit of the site. Such improvements will be designed and reviewed as part of future development applications and will be installed once appropriate approvals have been received.

DESCRIPTION OF ANY ASSOCIATED DEVELOPMENT PROPOSALS

There are no associated development proposals with this application. If Comprehensive Plan Map Amendment is accepted, the applicant would like to move forward with a preliminary plat application for Peach Tree Estates.

RECORD OF SURVEY**FOR BOUNDARY LINE ADJUSTMENT**

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- FOUND SURVEY PIN - SEE FOUND SURVEY PIN KEY, SHEET 5
- ◆ FOUND BRASS CAP IN MONUMENT CASE, STAMPED "2018 PLS 46318" PER (R8) OR AS NOTED
- SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "MATARAZZO 46318" WITH THIS SURVEY
- CALCULATED POINT, NOT FOUND OR SET
- (R#)/(D#) DENOTES SURVEY REFERENCE/DEED REFERENCE, SEE LIST, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
- AFN AUDITOR FILE NUMBER
- ESMT EASEMENT
- OPC ORANGE PLASTIC CAP
- S.F. / AC. SQUARE FEET / ACRES
- (VOL. , PG.) VOLUME, PAGE
- YPC YELLOW PLASTIC CAP
- - - - - SECTION OR SECTION SUB-DIVISION LINE
- - - - - RIGHT-OF-WAY
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - EXISTING PROPERTY LINE
- - - - - EASEMENT BOUNDARY
- - - - - ADJUSTED PARCEL BOUNDARY
- - - - - TRANSFER PORTION BOUNDARY - SEE TRANSFER PORTION KEY

TRANSFER PORTION KEY

- ① TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- ② TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

NOTES:

- 1. SEE SHEETS 2 THRU 4 FOR ADJUSTED PARCELS 1 THROUGH 6 DETAILS.
- 2. SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN
- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)

NORTHWEST CORNER SECTION 34,
FOUND 5/8" REBAR W/ NO CAP

TPN 1-2798-300-0002-020
(FRIENDS OF BADGER MTN)

(2599.19°R11)
(2599.23°R2,R3,R4,R5,R6)
S89°09'47"E 2599.03'(R8,R9,R10)

NORTH 1/4 CORNER SECTION 34,
FOUND 3" BRASS CAP APPROX. 1.5'
BELOW SURFACE, LOCATED APPROX. 6'
NORTH OF BEARING TREE WOODEN POST

ORIGINAL PARCEL B (SWD, AFN 2021-049835)
PARCEL D (SURVEY NO. 4925, AFN 2017-026905)
TPN 1-3498-200-0006-000
(MD&D INVESTMENTS, LLC.)

ADJUSTED PARCEL-4

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL A	4,537,255 S.F.	104.16 AC.	MD&D INVESTMENTS, LLC.
PARCEL B	219,112 S.F.	5.03 AC.	MD&D INVESTMENTS, LLC.
PARCEL C	128,677 S.F.	2.95 AC.	MD&D INVESTMENTS, LLC.
PARCEL D	28,821 S.F.	0.66 AC.	MD&D INVESTMENTS, LLC.
PARCEL E	58,603 S.F.	1.35 AC.	MD&D INVESTMENTS, LLC.
LOT 1	632,982 S.F.	14.53 AC.	RICHLAND SCHOOL DISTRICT

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL 1	848,106 S.F.	19.47 AC.	MD&D INVESTMENTS, LLC.
PARCEL 2	1,236,956 S.F.	28.40 AC.	MD&D INVESTMENTS, LLC.
PARCEL 3	1,160,860 S.F.	26.65 AC.	MD&D INVESTMENTS, LLC.
PARCEL 4	1,356,132 S.F.	31.13 AC.	MD&D INVESTMENTS, LLC.
PARCEL 5	364,972 S.F.	8.38 AC.	MD&D INVESTMENTS, LLC.
PARCEL 6	638,424 S.F.	14.66 AC.	RICHLAND SCHOOL DISTRICT

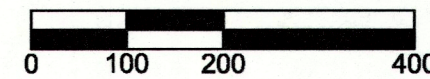
ORIGINAL PARCEL D (D1)
PORTION OF LOT 4 PER (R1)
TPN 1-3498-201-0595-003
(MD&D INVESTMENTS, LLC.)

BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS



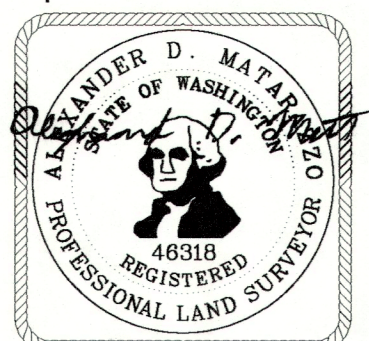
Scale 1" = 200'

**SECTION DIAGRAM**

X	X	NE
X	NW	X
X	SW	SE

SECTION 34
T 9 N , R 28 E

WEST 1/4 CORNER
SECTION 34,
FOUND 1/2" REBAR W/ NO CAP

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONSON DEVELOPMENT WASHINGTON, LLC IN 2022.

Alexander D. Matarazzo

10/12/2022

ALEXANDER D. MATARAZZO, PLS 46318

10/12/2022
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 61 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton, by Merry Boashigh, deputy

COUNTY AUDITOR



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC	PROJECT NO.: 66336.000
SURVEYOR: ALEX D. MATARAZZO	DATE: 10/12/2022
CALC BY: ROP	DRAWN BY: DWW
SECTION: 34	TOWNSHIP: 9 NORTH
CITY: RICHLAND	COUNTY: BENTON
SCALE: 1" = 200'	RANGE: 28 EAST
	SHEET 1 OF 9

RECORD OF SURVEY**FOR BOUNDARY LINE ADJUSTMENT**

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN
THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

12702 N DALLAS RD
TPN 1-2398-201-2465-001
(FRANK TEGS, LLC.)

NORTHWEST CORNER SECTION 34,
FOUND 5/8" REBAR W/ NO CAP

TPN 1-2798-300-0002-020
(FRIENDS OF BADGER MTN)

ORIGINAL PARCEL B (SWD, AFN 2021-049835)
PARCEL D (SURVEY NO. 4925, AFN 2017-026905)
TPN 1-3498-200-0006-000
(MD&D INVESTMENTS, LLC.)

LINE BEING
ADJUSTED

LINE BEING
ADJUSTED

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C1	116.02'	179.00'	37°08'14"	N21°45'13"W	114.00'	(116.14'R6)(116.15'R7,R11,D1,D2)
C2	149.38'	471.00'	18°10'17"	N31°09'18"W	148.75'	(149.70'R5,R6)(149.61'R7,R11,D1,D2)
C3	33.94'	25.00'	77°47'46"	S16°44'23"W	31.40'	(33.87'R6,R7,R11,D1,D2)
C4	20.16'	173.00'	6°40'38"	N59°00'22"E	20.15'	(20.01'R11)

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	S34°16'51"E	54.02'	(54.00'R6,R7,R11,D1,D2)
L2	S32°20'10"E	58.63'	
L3	N68°24'08"E	50.01'	(50.01'R11)
L16	S03°11'32"E	16.34'	
L17	S72°42'20"W	10.82'	
L18	N46°50'00"W	42.12'	

ADJUSTED PARCEL-4
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1



Scale 1" = 100'

BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS

NOTES:

- SEE SHEET 1 FOR LEGEND AND AREA TABLES.
- SEE SHEET 5 FOR FOUND SURVEY PIN KEY—(X), EXISTING EASEMENT KEY—(X) & COMPLETE LINE AND CURVE TABLES.

TRANSFER PORTION KEY

- TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT — SEE SHEET 7 FOR LEGAL DESCRIPTION
- TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC — SEE SHEET 7 FOR LEGAL DESCRIPTION

SURVEY / DEED REFERENCES

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- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
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(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)

ADJUSTED PARCEL-3
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-2
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

MATCH LINE -
SEE SHEET 3

MATCH LINE -
SEE SHEET 3

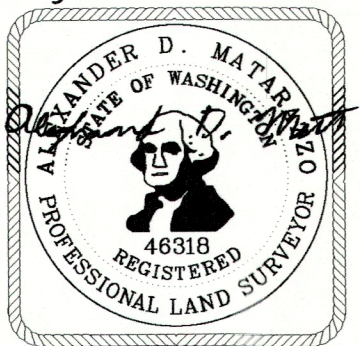
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF
SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boatright, deputy
COUNTY AUDITOR



**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 2 OF 9



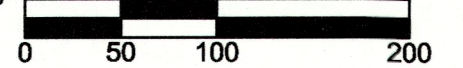
10/12/2022

RECORD OF SURVEY**FOR BOUNDARY LINE ADJUSTMENT**

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN
THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



Scale 1" = 100'

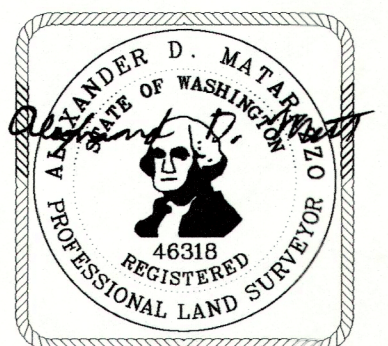
**BASIS OF BEARINGS**

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

(D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C9	39.27'	25.00'	90°00'00"	S27°42'20"W	35.36'	
C10	182.43'	627.07'	16°40'08"	S08°57'36"E	181.79'	
C11	363.25'	517.06'	40°15'08"	S52°34'46"W	355.83'	
C12	35.21'	676.07'	2°59'02"	S25°01'40"W	35.20'	
C13	349.22'	781.09'	25°37'00"	S33°40'21"W	346.32'	
C14	18.24'	886.10'	1°10'47"	S45°53'27"W	18.24'	
C15	7.63'	1060.12'	0°24'45"	S45°05'41"W	7.63'	
C16	217.81'	1140.13'	10°56'46"	N50°21'42"E	217.48'	
C17	7.00'	1260.14'	0°19'05"	S55°40'32"W	7.00'	
C18	1.62'	227.03'	0°24'34"	S00°13'34"E	1.62'	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
L8	N00°45'21"E	30.02'	(R10)(29.94'R7,R11,D1,D2)
L9	S89°51'29"E	2.51'	
L10	N89°51'29"W	31.49'	
L11	S89°51'29"E	60.21'	
L12	S89°51'29"E	91.70'	
L13	S66°27'51"E	20.00'	
L14	S63°28'49"E	54.01'	
L15	N89°34'09"E	14.86'	

MATCH LINE -
SEE SHEET 2MATCH LINE -
SEE SHEET 2MATCH LINE -
SEE SHEET 4

12702 N DALLAS RD
TPN 1-2998-201-2465-001
(FRANK TIEGS, LLC) N00°45'17"E
1811.96'

ADJUSTED PARCEL-3
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-2
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-6
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-6
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-1
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

NOTES:

- SEE SHEET 1 FOR LEGEND AND AREA TABLES.
- SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

TRANSFER PORTION KEY

- TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME
01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING &
ENVIRONMENTAL INC.

Brenda Chilton by Cheryl Boathigh Deputy
COUNTY AUDITOR



**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 3 OF 9	

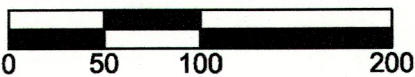
RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



Scale 1" = 100'

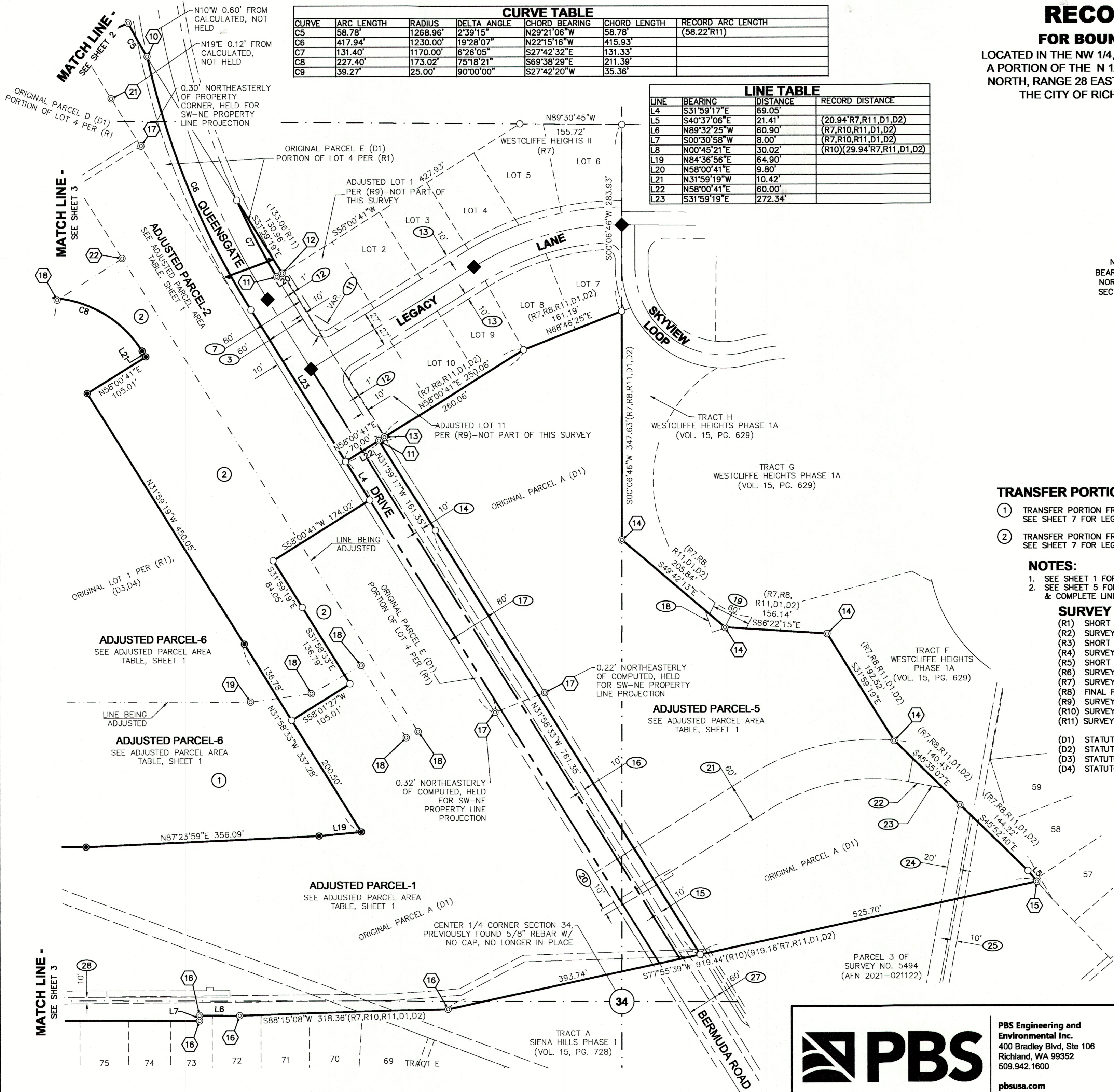


BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C5	58.78'	1268.96'	2°39'15"	N29°21'06"W	58.78'	(58.22'R11)
C6	417.94'	1230.00'	19°28'07"	N22°15'16"W	415.93'	
C7	131.40'	1170.00'	6°26'05"	S27°42'32"E	131.33'	
C8	227.40'	173.02'	75°18'21"	S69°38'29"E	211.39'	
C9	39.27'	25.00'	90°00'00"	S27°42'20"W	35.36'	

LINE	BEARING	DISTANCE	RECORD DISTANCE
L4	S31°59'17"E	69.05'	
L5	S40°37'06"E	21.41'	(20.94'R7,R11,D1,D2)
L6	N89°32'25"W	60.90'	(R7,R10,R11,D1,D2)
L7	S00°30'58"W	8.00'	(R7,R10,R11,D1,D2)
L8	N00°45'21"E	30.02'	(R10)(29.94'R7,R11,D1,D2)
L19	N84°36'56"E	64.90'	
L20	N58°00'41"E	9.80'	
L21	N31°59'19"W	10.42'	
L22	N58°00'41"E	60.00'	
L23	S31°59'19"E	272.34'	



TRANSFER PORTION KEY

- TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

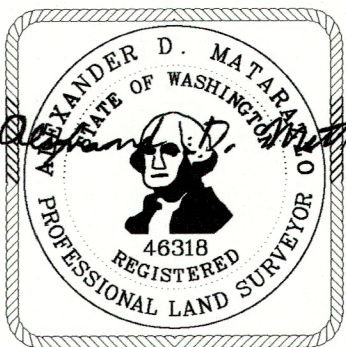
NOTES:

- SEE SHEET 1 FOR LEGEND AND AREA TABLES.
- SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

(D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October 2022 AT 2:45 PM. IN VOLUME 07 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Mary Boadright, Deputy
COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>4</u> OF <u>9</u>	

EASEMENT KEY

- 1 10' BENTON PUBLIC UTILITY DISTRICT NO. 1 EASEMENT PER AFN 1993-34114
- 2 54' PRIVATE ROAD EASEMENT FOR USE OF 3 LOTS PER SHORT PLAT 3241 AFN 2010-007065
- 3 60' RIGHT OF WAY PER AFN 2018-017826
- 4 60' RIGHT OF WAY PER AFN 2018-017827
- 5 60' RIGHT OF WAY PER AFN 2018-017828
- 6 60' RIGHT OF WAY PER AFN 2018-017829
- 7 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019386
- 8 80'/150' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019387
- 9 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019388
- 10 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019389
- 11 VARIABLE WIDTH LANDSCAPE & ENTRY MONUMENT EASEMENT PER AFN 2018-037686
- 12 1' NO ACCESS/SCREENING EASEMENT PER (R7)
- 13 10' PUBLIC UTILITY EASEMENT PER (R7)
- 14 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001484
- 15 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001483
- 16 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001482
- 17 80' ACCESS & UTILITY EASEMENT PER AFN 2019-001554
- 18 VARIABLE WIDTH EASEMENTS TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 718936 PARTIALLY TERMINATED PER AFN 2019-005050
- 19 60' SPILLWAY EASEMENT TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 2018-037403
- 20 10' IRRIGATION EASEMENT TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 2020-033644
- 21 60' ACCESS EASEMENT PER AFN 862635, BENEFITING ALL LANDS IN SECTION 34, EXCEPT THE N 1/2 OF THE NE 1/4 THAT PORTION OF SECTION 35 LYING SOUTHERLY AND WESTERLY OF THE K.I.D. EAST LATERAL CANAL RIGHT-OF-WAY
- 22 60' INGRESS-EGRESS, UTILITY & IRRIGATION EASEMENT PER AFN 898901 IN FAVOR OF LAND NOW BEING SHORT PLAT NO. 1452 (ADJACENT PORTION IN TRACT A OF WESTCLIFFE HEIGHTS II TERMINATED BY 2019-002642)
- 23 60' INGRESS-EGRESS EASEMENT PER AFN 87-16073, BENEFITING ALL LANDS IN SECTION 34, EXCEPT THE N 1/2 OF THE NE 1/4 & THAT PORTION OF SECTION 35 LYING SOUTHERLY AND WESTERLY OF THE K.I.D. EAST LATERAL CANAL RIGHT-OF-WAY (ADJACENT PORTION IN TRACT A OF WESTCLIFFE HEIGHTS II TERMINATED BY AFN 2019-000678)
- 24 20' BADGER MOUNTAIN IRRIGATION DISTRICT EASEMENT AS DEPICTED ON (R4)
- 25 10' RIGHT-OF-WAY EASEMENT TO BENTON PUBLIC UTILITY DISTRICT NO. 1 PER AFN 728681
- 26 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2016-004839
- 27 60' RIGHT-OF-WAY PER SIENA HILLS PHASE 1 AFN 2021-051239
- 28 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2016-004839 (PORTION TO SOUTH TERMINATED BY AFN 2022-004850)
- 29 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2014-006658
- 30 60' INGRESS & EGRESS EASEMENT PER AFN 765776, IN FAVOR OF LAND LABELED AS "PROPERTY" (AKA LOTS 1-4 OF (R1))
- 31 10' IRRIGATION EASEMENT PER (R1)
- 32 10' BENTON PUBLIC UTILITY DISTRICT NO. 1 ELECTRICAL EASEMENT PER AFN 85-4566
- 33 10' UTILITY EASEMENT PER SHORT PLAT NO. 3241 AFN 2010-007065

FOUND PIN AND MONUMENT KEY

- 1 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 12365" PER SURVEY NO. 1743 - HELD AS REPLACEMENT OF ORIGINAL
- 2 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER SURVEY NO. 4140
- 3 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) "ILLEGIBLE" PER SURVEY NO. 4140
- 4 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4140 - HELD AS REPLACEMENT OF ORIGINAL
- 5 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SHORT PLAT NO. 3241 - HELD AS REPLACEMENT OF ORIGINAL
- 6 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 36814" PER SHORT PLAT NO. 3241
- 7 5/8" REBAR NO CAP PER SHORT PLAT NO. 3241
- 8 5/8" REBAR NO CAP PER SHORT PLAT NO. 3241 - BENT, SHOT AT SPIN HOLE
- 9 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521
- 10 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - NOT HELD
- 11 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER SURVEY NO. 5036
- 12 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER PLAT OF WESTCLIFFE HEIGHTS AUDITORS FILE NUMBER 2018-015773
- 13 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4925
- 14 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4925
- 15 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5031
- 16 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5031
- 17 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - HELD AS NOTED
- 18 5/8" REBAR W/ NO CAP PER SHORT PLAT NO. 595, BENT - SHOWN AT SPINHOLE
- 19 5/8" REBAR W/ NO CAP PER SHORT PLAT NO. 595
- 20 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 14120" PER SHORT PLAT NO. 595
- 21 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 14120" PER SHORT PLAT NO. 595 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - NOT HELD
- 22 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) "ILLEGIBLE" PER SHORT PLAT NO. 595 - HELD AS REPLACEMENT OF ORIGINAL

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boardright deputy
COUNTY AUDITOR

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MD&D INVESTMENT, LLC AND RICHLAND SCHOOL DISTRICT, TO PERFORM A BOUNDARY LINE ADJUSTMENTS BETWEEN LOT 1 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, PARCEL A PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, PARCEL B PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY PARCEL D OF SURVEY NO. 4925, FILED UNDER AUDITOR'S FILE NUMBER 2017-026905, PARCEL C PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY LOT 2 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, PARCEL D PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY A PORTION OF LOT 4 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, AND PARCEL E PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY A PORTION OF LOT 4 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566.

THIS PROJECT IS BOUND ON THE NORTH BY TAX PARCEL 1-2798-300-0002-020, ON THE EAST BY TAX PARCELS 1-3498-201-3241-004, 1-3498-201-3241-005, 1-3498-201-2049-004, LOTS 1 AND 11 OF SURVEY NO. 5036 RECORDED UNDER AFN 2018-019538, LOTS 7 THROUGH 10 OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS II RECORDED UNDER AFN 2018-015773, TRACTS F, G & H OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS PHASE 1A RECORDED UNDER AFN 2019-001945 AND LOTS 57 THROUGH 59 OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS PHASE 1B RECORDED UNDER AFN 2019-001949, ON THE SOUTH BY PARCEL 3 OF SURVEY NO. 5494 RECORDED UNDER AFN 2021-021122, TRACT A OF THE PLAT OF SIENA HILLS PHASE 1 RECORDED UNDER AFN 2021-051239, LOTS 69 THROUGH 77 OF THE PLAT OF SIENA HILLS PHASE 2 RECORDED UNDER AFN 2022-015989 AND PARCEL 4 OF SURVEY NO. 5494 RECORDED UNDER AFN 2021-021122, ON THE WEST BY TAX PARCEL 1-2998-201-2465-001, ALL RECORDS BEING OF BENTON COUNTY, WASHINGTON.

ALL FOUND MONUMENTS AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE VISITED BETWEEN APRIL OF 2016 & JANUARY OF 2022. INDICATED PROPERTY CORNERS WERE SET IN OCTOBER OF 2022.

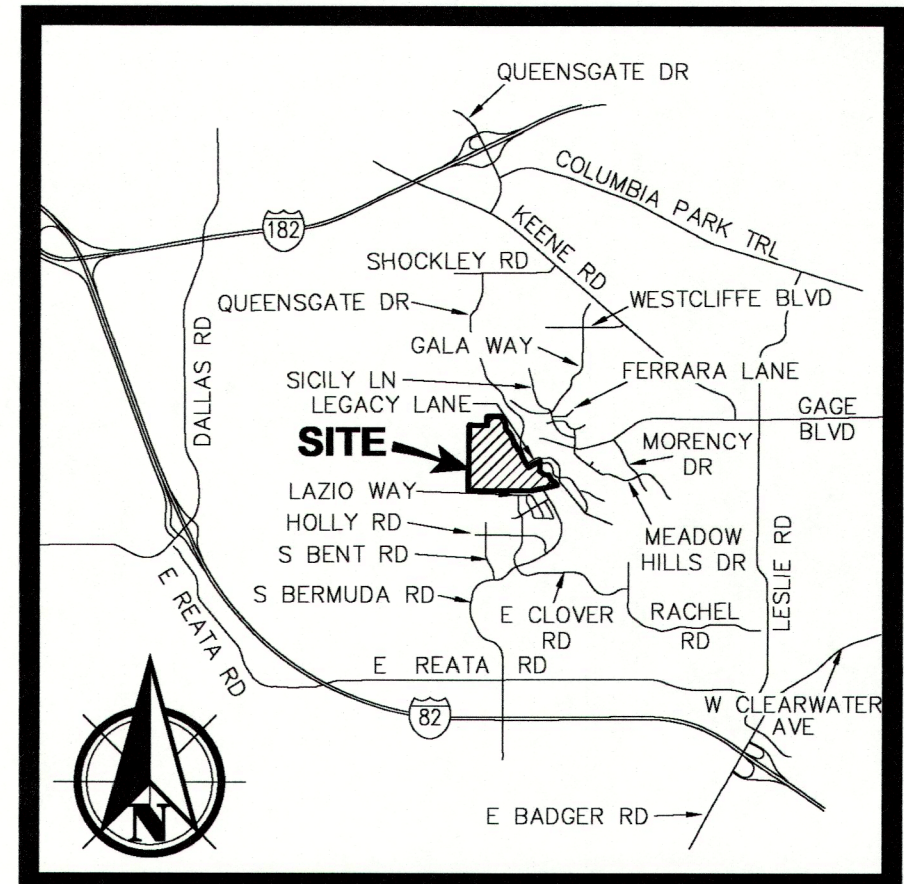
THIS SURVEY WAS PERFORMED USING TRIMBLE R8 GNSS GPS RECEIVERS IN RTK MODE, HAVING A STANDARD ERROR OF 1CM+2PPM TIMES MEASURED LENGTH.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C1	116.02'	179.00'	37°08'14"	N21°45'13"W	114.00'	(116.14'R6)(116.15'R7,R11,D1,D2)
C2	149.38'	471.00'	18°10'17"	N31°09'18"W	148.75'	(149.70'R5,R6)(149.61'R7,R11,D1,D2)
C3	33.94'	25.00'	77°47'46"	S16°44'23"W	31.40'	(33.87'R6,R7,R11,D1,D2)
C4	20.16'	173.00'	6°40'38"	N59°00'22"E	20.15'	(20.01'R11)
C5	58.78'	1268.96'	2°39'15"	N29°21'06"W	58.78'	(58.22'R11)
C6	417.94'	1230.00'	19°28'07"	N22°15'16"W	415.93'	
C7	131.40'	1170.00'	6°26'05"	S27°42'32"E	131.33'	
C8	227.40'	173.02'	75°18'21"	S69°38'29"E	211.39'	
C9	39.27'	25.00'	90°00'00"	S27°42'20"W	35.36'	
C10	182.43'	627.07'	16°40'08"	S08°57'36"E	181.79'	
C11	363.25'	517.06'	40°15'08"	S52°34'46"W	355.83'	
C12	35.21'	676.07'	2°59'02"	S25°01'40"W	35.20'	
C13	349.22'	781.09'	25°37'00"	S33°40'21"W	346.32'	
C14	18.24'	886.10'	1°10'47"	S45°53'27"W	18.24'	
C15	7.63'	1060.12'	0°24'45"	S45°05'41"W	7.63'	
C16	217.81'	1140.13'	10°56'46"	N50°21'42"E	217.48'	
C17	7.00'	1260.14'	0°19'05"	S55°40'32"W	7.00'	
C18	1.62'	227.03'	0°24'34"	S00°13'34"E	1.62'	

VICINITY MAP

NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	S34°16'51"E	54.02'	(54.00'R6,R7,R11,D1,D2)
L2	S32°20'10"E	58.63'	
L3	N68°24'08"E	50.01'	(50.01'R11)
L4	S31°59'17"E	69.05'	
L5	S40°37'06"E	21.41'	(20.94'R7,R11,D1,D2)
L6	N89°32'25"W	60.90'	(R7,R10,R11,D1,D2)
L7	S00°30'58"W	8.00'	(R7,R10,R11,D1,D2)
L8	N00°45'21"E	30.02'	(R10)(29.94'R7,R11,D1,D2)
L9	S89°51'29"E	2.51'	
L10	N89°51'29"W	31.49'	
L11	S89°51'29"E	60.21'	
L12	S89°51'29"E	91.70'	
L13	S66°27'51"E	20.00'	
L14	S63°28'49"E	54.01'	
L15	N89°34'09"E	14.86'	
L16	S03°11'32"E	16.34'	
L17	S72°42'20"W	10.82'	
L18	N46°50'00"W	42.12'	
L19	N84°36'56"E	64.90'	
L20	N58°00'41"E	9.80'	
L21	N31°59'19"W	10.42'	
L22	N58°00'41"E	60.00'	
L23	S31°59'19"E	272.34'	

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

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CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 5 OF 9	

ORIGINAL PARCEL LEGAL DESCRIPTIONS

RICHLAND SCHOOL DISTRICT PROPERTY:

LOT 1, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

MD&D INVESTMENTS, LLC. PROPERTY:

PARCEL A:

THAT PORTION OF SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST ALONG THE NORTH LINE OF SAID SECTION 34 649.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°09'22" EAST 507.54 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017-023127, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING 31 COURSES ALONG THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 33°54'20" EAST 179.76 FEET;
THENCE SOUTH 27°38'19" EAST 80.00 FEET;
THENCE SOUTH 16°29'23" EAST 83.44 FEET;
THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 179.00 FEET;
THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37";
THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 471.00 FEET;
THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET);
THENCE SOUTH 21°55'36" EAST 42.43 FEET;
THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'11" WEST 31.34 FEET);
THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 173.00 FEET;
THENCE NORTHEASTERLY 111.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°48'43" (THE LONG CHORD OF SAID CURVE BEARS NORTH 74°01'11" EAST 109.25 FEET);
THENCE SOUTH 87°34'27" EAST 132.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY 39.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'27";
THENCE SOUTH 62°06'35" EAST 89.64 FEET;
THENCE SOUTH 76°13'31" EAST 248.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET;
THENCE NORTHEASTERLY 95.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°27'15" (THE LONG CHORD OF SAID CURVE BEARS NORTH 63°30'07" EAST 83.93 FEET);
THENCE NORTH 01°54'19" EAST 139.23 FEET; THENCE SOUTH 80°20'29" EAST 151.61 FEET; THENCE SOUTH 62°10'48" EAST 145.70 FEET; THENCE SOUTH 00°06'53" WEST 300.90 FEET; THENCE NORTH 89°30'45" WEST 155.72 FEET; THENCE SOUTH 58°00'41" WEST 427.93 FEET; THENCE SOUTH 31°59'17" EAST 294.04 FEET; THENCE NORTH 58°00'41" EAST 250.06 FEET; THENCE NORTH 68°56'25" EAST 161.19 FEET; THENCE SOUTH 00°06'46" WEST 347.63 FEET; THENCE SOUTH 49°42'13" EAST 205.84 FEET; THENCE SOUTH 86°22'15" EAST 156.14 FEET; THENCE SOUTH 31°59'19" EAST 192.52 FEET; THENCE SOUTH 45°35'07" EAST 140.43 FEET; THENCE SOUTH 45°52'40" EAST 144.22 FEET;
THENCE SOUTH 40°37'06" EAST 20.94 FEET;
THENCE LEAVING SAID EAST BOUNDARY SOUTH 77°55'41" WEST 919.16 FEET;
THENCE SOUTH 88°15'10" WEST 318.36 FEET;
THENCE NORTH 89°32'23" WEST 60.90 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AS PARCEL #134983000001004 IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-016993, RECORDS OF BENTON COUNTY;
THENCE SOUTH 00°31'00" WEST 8.00 FEET ALONG SAID NORTH LINE;
THENCE NORTH 89°51'27" WEST 1985.27 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 34;
THENCE NORTH 00°45'17" EAST 29.94 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 34;
THENCE NORTH 00°45'17" EAST 2362.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°14'50" EAST 650.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF;
THENCE NORTH 00°35'46" EAST 336.41 FEET ALONG THE EAST LINE OF SAID NORTH HALF TO THE TRUE POINT OF BEGINNING.

EXCEPT LOTS 1, 2, 3, & 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY
AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY OF QUEENSGATE DRIVE AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, AND LYING NORTHERLY OF THE NORTH BOUNDARY OF THE PLAT OF WESTCLIFFE HEIGHTS II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 608, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST 1157.34 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NORTHWEST CORNER OF PARCEL A OF RECORD SURVEY 4140, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2010-026670, RECORDS OF BENTON COUNTY, WASHINGTON;
THENCE THE FOLLOWING 8 COURSES ALONG THE WEST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 33°54'20" EAST 179.76 FEET;
THENCE SOUTH 27°38'19" EAST 80.00 FEET;
THENCE SOUTH 16°29'23" EAST 83.44 FEET;
THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 179.00 FEET;
THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37";
THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 471.00 FEET;
THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET)
THENCE SOUTH 21°55'36" EAST 42.43 FEET;
THENCE THE FOLLOWING FOUR COURSES ALONG THE EAST BOUNDARY OF PARCEL 2, RECORD SURVEY 5031, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2018-018513, RECORDS OF BENTON COUNTY, WASHINGTON;
(CONT.)

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Bronda Chilton by Mury Boatright, Deputy
COUNTY AUDITOR

MD&D INVESTMENTS, LLC. PROPERTY: (CONT.)

THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'12" WEST 31.34 FEET);
THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 173.00 FEET;
THENCE NORTHEASTERLY 20.01 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 06°37'39" (THE LONG CHORD OF SAID CURVE BEARS NORTH 58°55'39" EAST 20.00 FEET);
THENCE LEAVING THE BOUNDARY OF SAID NEW PARCEL 2 SOUTH 32°20'23" EAST 229.32 FEET TO THE NORTH LINE OF LOT 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 68°29'19" EAST 50.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1268.96 FEET; THENCE SOUTHEASTERLY 58.22 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 02°37'43" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 29°32'11" EAST 58.21 FEET) TO THE WESTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, RECORDS OF BENTON COUNTY, AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL B:

REAL PROPERTY SITUATED IN BENTON COUNTY, WASHINGTON BEING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M.

PARCEL C:

LOT 2, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL D:

LOT 3, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL E:

LOT 4, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO CITY OF RICHLAND BY QUIT CLAIM DEED, RECORDED JUNE 20, 2018, UNDER RECORDING NO. 2018-017826, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 4 OF SHORT PLAT 595 AS RECORDED WITH THE BENTON COUNTY, UNDER AUDITOR'S FILE NUMBER 771566, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,852.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 46°20'40" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 541.43 FEET, WITH A DELTA ANGLE OF 62°002'35", A CHORD BEARING OF SOUTH 12°38'03" EAST, AND A CHORD LENGTH OF 515.36 FEET; THENCE SOUTH 18°23'15" WEST A DISTANCE OF 97.63 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 744.36 FEET, WITH A DELTA ANGLE OF 35°32'26", A CHORD BEARING OF SOUTH 00°37'02" WEST, AND A CHORD LENGTH OF 732.48 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 31°59'19" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 A DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,268.81 FEET; THENCE ALONG SAID CURVE AND NORTHEASTERLY MARGIN OF SAID LOT 4, HAVING AN ARC LENGTH OF 24.12 FEET, WITH A DELTA ANGLE OF 01°05'22", A CHORD BEARING OF NORTH 31°26'38" WEST, AND A CHORD LENGTH OF 24.12 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE TURNING TO THE LEFT, HAVING A RADIUS OF 1,230.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 77°28'00" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 417.66 FEET, WITH A DELTA ANGLE OF 19°27'19", A CHORD BEARING OF SOUTH 22°15'39" EAST, AND A CHORD LENGTH OF 415.65 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE NORTHEAST OF THE SOUTHWESTERLY MARGIN OF SAID LOT 4; THENCE SOUTH 31°59'19" EAST ALONG SAID OFFSET LINE A DISTANCE OF 272.34 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 23.119 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 05°25'21" WEST, AND A CHORD LENGTH OF 22.36 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST A DISTANCE OF 64.01 FEET ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 58°33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE ALONG SAID OFFSET LINE THE FOLLOWING COURSES;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 73.32 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 153.09 FEET, WITH A DELTA ANGLE OF 07°29'50", A CHORD BEARING OF NORTH 28°14'24" WEST, AND A CHORD LENGTH OF 152.98 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4;
THENCE NORTH 31°59'19" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 A DISTANCE OF 154.60 FEET TO THE SAID TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018, UNDER RECORDING NO. 2018-020341, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
(CONT.)

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

MD&D INVESTMENTS, LLC. PROPERTY: (CONT.)

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, BEING NORTH 31°59'19" WEST ALONG SAID NORTHEASTERLY LIEN A DISTANCE OF 458.72 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR WITH ORANGE PLASTIC CAP STAMPED: "LS 41028" IN TURN MARKING THE SOUTHWEST CORNER OF LOT 11 OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 UNDER AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 11°25'32" WEST A DISTANCE OF 1845.21 FEET FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 58°00'41" WEST A DISTANCE OF 10.00 FEET TO A LINE BEING A 10.00 FOOT SOUTHWESTERLY OFFSET OF THE LINE COMMON TO SAID LOT 4AND SAID LOT 11 AND ALSO BEING THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE/BERMUDA ROAD; THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE AND NORTHEASTERLY RIGHT OF WAY MARGIN A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 05°25'21" WEST, AND A CHORD LENGTH OF 22.36 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 31°59'19" EAST ALONG SAID COMMON LINE BETWEEN LOT 4 AND LOT 11 A DISTANCE OF 115.01 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018, UNDER RECORDING NO. 2018-020342, DESCRIBED AS FOLLOWS:

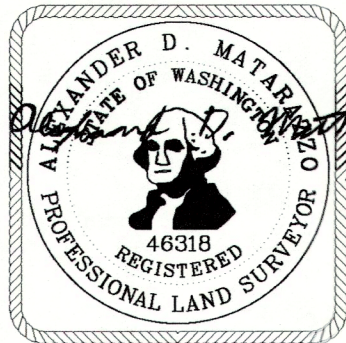
REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, BEING SOUTH 31°59'19" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 363.86 FEET FROM THE END POINT OF THE CURVE ALSO DELINEATING SAID LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" IN TURN MARKING THE NORTHWEST CORNER OF LOT 1 OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 UNDER AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 18°29'09" WEST A DISTANCE OF 1644.09 FEET FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 31°59'19" EAST ALONG THE LINE COMMON BETWEEN SAID LOT 4 AND SAID LOT 1 A DISTANCE OF 115.01 FEET THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE/BERMUDA ROAD AND ALSO BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID CURVE COINCIDING WITH THE NORTHEASTERLY MARGIN OF SAID RIGHT OF WAY, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 58° 33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A LINE BEING A 10.00 FOOT SOUTHWESTERLY OFFSET OF SAID COMMON LINE BETWEEN LOT 4AND LOT 1; THENCE NORTH 31° 59'19" WEST ALONG SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN A DISTANCE OF 73.32 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THENCE ALONG SAID CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 21.70 FEET, WITH A DELTA ANGLE OF 01°03'45", A CHORD BEARING OF NORTH 31° 27'27" WEST, AND A CHORD LENGTH OF 21.69 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY MARGIN NORTH 58° 00'41" EAST A DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)





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509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 6 OF 9	

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR TRANSFER PORTIONS FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1179.51 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1 OF SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595, FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE SOUTH 69°51'52" EAST A DISTANCE OF 214.55 FEET;
THENCE SOUTH 89°44'14" EAST A DISTANCE OF 200.23 FEET;
THENCE SOUTH 00°04'46" WEST A DISTANCE OF 114.94 FEET;
THENCE SOUTH 89°52'50" EAST A DISTANCE OF 19.90 FEET;
THENCE NORTH 00°08'24" EAST A DISTANCE OF 114.90 FEET;
THENCE SOUTH 89°52'00" EAST A DISTANCE OF 455.20 FEET;
THENCE NORTH 82°21'13" EAST A DISTANCE OF 42.18 FEET;
THENCE SOUTH 31°58'33" EAST LEAVING SAID BOUNDARY A DISTANCE OF 240.23 FEET;
THENCE SOUTH 84°36'56" WEST A DISTANCE OF 64.90 FEET;
THENCE SOUTH 87°23'59" WEST A DISTANCE OF 356.09 FEET;
THENCE NORTH 89°51'29" WEST A DISTANCE OF 561.33 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 627.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 89°22'28" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF NORTH 08°57'36" WEST, AND A CHORD LENGTH OF 181.79 FEET;
THENCE NORTH 17°17'40" WEST A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 208,078 SQUARE FEET, 4.78 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH THE FOLLOWING:

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 1612.05 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1758.96 FEET TO THE SOUTHERLY BOUNDARY OF LOT 2 OF SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES:
THENCE SOUTH 57°34'37" WEST A DISTANCE OF 4.22 FEET;
THENCE SOUTH 09°16'14" WEST A DISTANCE OF 105.78 FEET;
THENCE NORTH 80°30'44" WEST A DISTANCE OF 150.04 FEET;
THENCE SOUTH 68°28'26" WEST A DISTANCE OF 214.80 FEET;
THENCE NORTH 21°27'30" WEST A DISTANCE OF 59.37 FEET;
THENCE NORTH 72°42'20" EAST LEAVING SAID BOUNDARY A DISTANCE OF 332.83 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 73.19 FEET, WITH A DELTA ANGLE OF 24°14'09", A CHORD BEARING OF NORTH 84°49'25" EAST, AND A CHORD LENGTH OF 72.64 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 24,170 SQUARE FEET, 0.55 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)

LEGAL DESCRIPTION FOR TRANSFER PORTIONS FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC

A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 1612.05 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1758.96 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE NORTH 57°34'37" EAST A DISTANCE OF 113.44 FEET;
THENCE SOUTH 31°59'03" EAST A DISTANCE OF 849.63 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 25°35'44" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.08 FEET, WITH A DELTA ANGLE OF 02°07'50", A CHORD BEARING OF SOUTH 63°20'21" WEST, AND A CHORD LENGTH OF 20.08 FEET;
THENCE NORTH 32°00'28" WEST A DISTANCE OF 129.62 FEET;
THENCE SOUTH 60°32'16" WEST A DISTANCE OF 86.98 FEET;
THENCE SOUTH 82°21'13" WEST A DISTANCE OF 51.77 FEET;
THENCE NORTH 31°58'33" WEST LEAVING SAID BOUNDARY A DISTANCE OF 97.05 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 450.05 FEET;
THENCE NORTH 58°00'41" EAST A DISTANCE OF 105.01 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 10.42 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.22 FEET, WITH A DELTA ANGLE OF 51°04'12", A CHORD BEARING OF NORTH 57°31'25" WEST, AND A CHORD LENGTH OF 149.16 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 99,760 SQUARE FEET, 2.29 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH THE FOLLOWING:

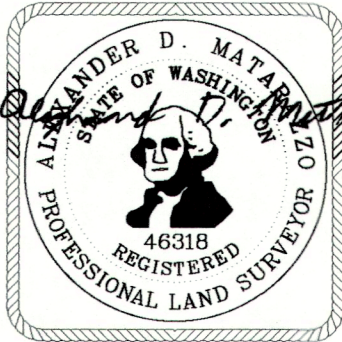
A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE OF SECTION 34 A DISTANCE OF 1179.51 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE NORTH 69°51'52" WEST A DISTANCE OF 250.66 FEET;
THENCE SOUTH 20°04'32" WEST A DISTANCE OF 114.90 FEET;
THENCE NORTH 69°30'12" WEST A DISTANCE OF 62.75 FEET;
THENCE NORTH 20°03'15" EAST A DISTANCE OF 472.64 FEET;
THENCE NORTH 62°08'09" WEST A DISTANCE OF 113.26 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 61°20'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 19.77 FEET, WITH A DELTA ANGLE OF 03°39'17", A CHORD BEARING OF NORTH 30°29'30" EAST, AND A CHORD LENGTH OF 19.77 FEET;
THENCE SOUTH 62°02'39" EAST A DISTANCE OF 115.13 FEET;
THENCE NORTH 55°16'50" EAST A DISTANCE OF 149.96 FEET;
THENCE NORTH 68°23'03" EAST A DISTANCE OF 175.62 FEET;
THENCE SOUTH 21°27'30" EAST A DISTANCE OF 190.87 FEET;
THENCE SOUTH 72°42'20" WEST LEAVING SAID BOUNDARY A DISTANCE OF 291.24 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 27°42'20" WEST, AND A CHORD LENGTH OF 35.36 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 329.82 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 127,047 SQUARE FEET, 2.92 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



10/12/2022

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boadright, deputy
COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 7 OF 9

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

MD&D INVESTMENTS, LLC. PROPERTIES:

ADJUSTED PARCEL 1:

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY THE FOLLOWING COURSES:

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 1,546.65 FEET; THENCE NORTH 00°30'58" EAST A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°32'25" EAST A DISTANCE OF 60.90 FEET; THENCE NORTH 88°15'08" EAST A DISTANCE OF 318.36 FEET; THENCE NORTH 77°55'39" EAST A DISTANCE OF 393.74 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHEASTERLY CORNER OF A 60 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE ESTABLISHED PER QUIT CLAIM DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-017826; THENCE SOUTH 58°00'41" WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTH 31°59'17" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 69.05 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 174.02 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 84.05 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 136.79 FEET; THENCE SOUTH 58°01'27" WEST A DISTANCE OF 105.01 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 200.50 FEET; THENCE SOUTH 84°36'56" WEST A DISTANCE OF 64.90 FEET; THENCE SOUTH 87°23'59" WEST A DISTANCE OF 356.09 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 561.33 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 627.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 89°22'28" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF NORTH 08°57'36" WEST, AND A CHORD LENGTH OF 181.79 FEET; THENCE NORTH 17°17'40" WEST A DISTANCE OF 106.61 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 214.55 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 517.06 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF SOUTH 52°34'46" WEST, AND A CHORD LENGTH OF 355.83 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 120.31 FEET; THENCE NORTH 63°28'49" WEST A DISTANCE OF 54.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 63°28'49" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF SOUTH 25°01'40" WEST, AND A CHORD LENGTH OF 35.20 FEET; THENCE SOUTH 66°27'51" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 60.21 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 105.01 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 2.51 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 159.02 FEET TO THE NORTH BOUNDARY OF SAID PARCEL 4 AND THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 848,106 SQUARE FEET, 19.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 2:

REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET; THENCE NORTH 00°08'31" EAST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 159.02 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 2.51 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 105.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 60.21 FEET; THENCE SOUTH 66°27'51" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°27'51" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF NORTH 25°01'40" EAST, AND A CHORD LENGTH OF 35.20 FEET; THENCE SOUTH 63°28'49" EAST A DISTANCE OF 54.01 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 120.31 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 517.06 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 57°32'48" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF NORTH 52°34'46" EAST, AND A CHORD LENGTH OF 355.83 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 214.55 FEET; THENCE NORTH 17°17'40" WEST A DISTANCE OF 344.04 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 27°42'20" EAST, AND A CHORD LENGTH OF 35.36 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 624.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 227.40 FEET, WITH A DELTA ANGLE OF 75°18'21", A CHORD BEARING OF SOUTH 69°38'29" EAST, AND A CHORD LENGTH OF 211.39 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 10.42 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 105.01 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 450.05 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 136.78 FEET; THENCE NORTH 58°01'27" EAST A DISTANCE OF 105.01 FEET; THENCE NORTH 31°58'33" WEST A DISTANCE OF 136.79 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 84.05 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 174.02 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 69.05 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 272.34 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,230.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 417.94 FEET, WITH A DELTA ANGLE OF 19°28'07", A CHORD BEARING OF NORTH 22°15'16" WEST, AND A CHORD LENGTH OF 415.93 FEET TO THE SOUTHERLY MOST CORNER OF NEW PARCEL II OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634 BEING A POINT ON A CURVATURE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,268.96 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 59°19'17" EAST; THENCE ALONG SAID CURVE AND SAID SOUTHERLY BOUNDARY, HAVING AN ARC LENGTH OF 58.78 FEET, WITH A DELTA ANGLE OF 02°39'15", A CHORD BEARING OF NORTH 29°21'06" WEST, AND A CHORD LENGTH OF 58.78 FEET; THENCE SOUTH 68°24'08" WEST A DISTANCE OF 50.01 FEET; THENCE NORTH 32°20'10" WEST ALONG THE WESTERLY BOUNDARY OF SAID NEW PARCEL II A DISTANCE OF 170.68 FEET; THENCE SOUTH 72°42'20" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 719.81 FEET; THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET; THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET; THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET; THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET; THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET; THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET; THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 00°19'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET; THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET; THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET; THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET, WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET; THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 1,236,153 SQUARE FEET, 28.38 ACRES MORE OR LESS.

(SEE CONTINUED)

ADJUSTED PARCEL 2:

(CONTINUED)

TOGETHER WITH;

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°08'46" WEST A DISTANCE OF 1,333.89 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773; THENCE NORTH 89°30'45" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF WESTCLIFFE HEIGHTS II A DISTANCE OF 155.72 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 427.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 130.96 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE ESTABLISHED PER QUIT CLAIM DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-01826 BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,170.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 65°30'31" EAST; THENCE ALONG SAID CURVE AND RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 131.40 FEET, WITH A DELTA ANGLE OF 06°26'05", A CHORD BEARING OF SOUTH 27°42'32" EAST, AND A CHORD LENGTH OF 131.33 FEET TO THE NORTHWEST CORNER OF ADJUSTED LOT 1 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG THE NORTHERLY BOUNDARY OF SAID ADJUSTED LOT 1 A DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 803 SQUARE FEET, 0.02 ACRES, MORE OR LESS.

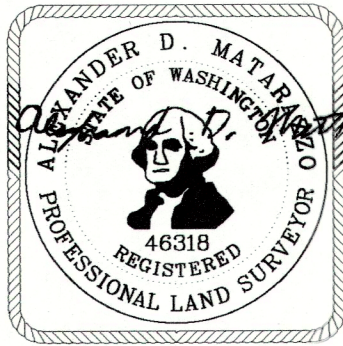
WITH A COMBINED TOTAL AREA OF 1,236,956 SQUARE FEET, 28.40 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boubright, deputy
COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 8 OF 9	

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

MD&D INVESTMENTS, LLC. PROPERTIES:

ADJUSTED PARCEL 3:

REAL PROPERTY LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 887.49 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET; THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET; THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET; THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET; THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET; THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET; THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET; THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 166.85 FEET; THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET; THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET; THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET; THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET; THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET; THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET; THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 01°10'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET; THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET; THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET; THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET, WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET; THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 105.01 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 2.51 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 159.02 FEET TO THE NORTHERLY BOUNDARY OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE NORTH 89°51'29" WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 438.49 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 BEING ALSO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 34; THENCE NORTH 00°45'21" EAST ALONG SAID WEST LINE A DISTANCE OF 30.02 FEET TO THE WEST QUARTER CORNER OF SECTION 34, MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE NORTH 00°45'17" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1,811.96 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,160,860 SQUARE FEET, 26.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 4:

REAL PROPERTY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 887.49 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET; THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET; THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET; THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET; THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET; THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET; THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET; THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 552.96 FEET TO THE EASTERLY BOUNDARY OF NEW PARCEL IV OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 32°20'10" WEST A DISTANCE OF 58.63 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°39'19" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.16 FEET, WITH A DELTA ANGLE OF 06°40'38", A CHORD BEARING OF SOUTH 59°00'22" WEST, AND A CHORD LENGTH OF 20.15 FEET; THENCE NORTH 34°16'51" WEST A DISTANCE OF 54.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 34°21'45" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.94 FEET, WITH A DELTA ANGLE OF 77°47'46", A CHORD BEARING OF NORTH 16°44'23" EAST, AND A CHORD LENGTH OF 31.40 FEET; THENCE NORTH 22°02'34" WEST A DISTANCE OF 205.67 FEET; THENCE NORTH 21°59'37" WEST A DISTANCE OF 42.39 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 471.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 67°55'51" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 149.38 FEET, WITH A DELTA ANGLE OF 18°10'17", A CHORD BEARING OF NORTH 31°09'18" WEST, AND A CHORD LENGTH OF 148.75 FEET; THENCE NORTH 40°10'17" WEST A DISTANCE OF 156.06 FEET; TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 179.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 49°40'40" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 116.02 FEET, WITH A DELTA ANGLE OF 37°08'14", A CHORD BEARING OF NORTH 21°45'13" WEST, AND A CHORD LENGTH OF 114.00 FEET; THENCE NORTH 03°04'35" WEST A DISTANCE OF 77.62 FEET; THENCE NORTH 16°32'19" WEST A DISTANCE OF 83.41 FEET; THENCE NORTH 27°38'46" WEST A DISTANCE OF 79.89 FEET; THENCE NORTH 33°55'58" WEST A DISTANCE OF 179.99 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 89°09'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,157.16 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,356,132 SQUARE FEET, 31.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 5:

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES:

THENCE SOUTH 00°06'46" WEST A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 77°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET; THENCE NORTH 68°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 364,972 SQUARE FEET, 8.38 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

RICHLAND SCHOOL DISTRICT PROPERTY:

ADJUSTED PARCEL 6:

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET; THENCE NORTH 00°08'31" EAST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 159.02 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 2.51 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 105.01 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 60.21 FEET; THENCE SOUTH 66°27'51" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°27'51" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF NORTH 25°01'40" EAST, AND A CHORD LENGTH OF 35.20 FEET; THENCE SOUTH 63°28'49" EAST A DISTANCE OF 54.01 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 120.31 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 517.06 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 57°32'48" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF NORTH 52°34'46" EAST, AND A CHORD LENGTH OF 355.83 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 214.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 17°17'40" EAST A DISTANCE OF 106.61 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 627.07 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF SOUTH 08°57'36" EAST, AND A CHORD LENGTH OF 181.79 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 561.33 FEET; THENCE NORTH 87°23'59" EAST A DISTANCE OF 356.09 FEET; THENCE NORTH 84°36'56" EAST A DISTANCE OF 64.90 FEET; THENCE NORTH 31°58'33" WEST A DISTANCE OF 337.28 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 450.05 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 105.01 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 10.42 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 227.40 FEET, WITH A DELTA ANGLE OF 75°18'21", A CHORD BEARING OF NORTH 69°38'29" WEST, AND A CHORD LENGTH OF 211.39 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 624.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 27°42'20" WEST, AND A CHORD LENGTH OF 35.36 FEET; THENCE SOUTH 17°17'40" EAST A DISTANCE OF 344.04 FEET TO THE TRUE POINT OF BEGINNING.

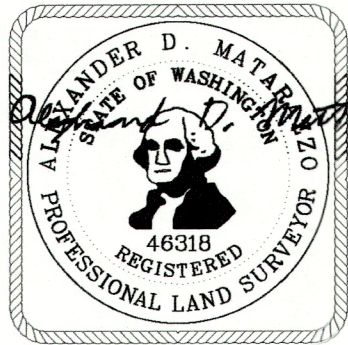
HAVING AN AREA OF 638,424 SQUARE FEET, 14.66 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boatright, deputy
COUNTY AUDITOR



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 9 OF 9	

LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, MARKED BY A 1/2 INCH REBAR;

THENCE NORTH 00°45'17" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2,699.45 FEET TO THE NORTHWEST CORNER THEREOF, MARKED BY A 5/8 INCH REBAR;

THENCE SOUTH 00°45'17" WEST BACK ALONG SAID WEST SECTION LINE A DISTANCE OF 1,291.17 FEET;

THENCE SOUTH 89°14'43" EAST A DISTANCE OF 1,035.28 FEET TO AN ANGLE POINT ALONG THE BOUNDARY OF ADJUSTED PARCEL 2 AS DEPICTED ON THAT RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILED IN VOLUME 1 OF SURVEYS AT PAGE 5724 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2022-033094;

THENCE ALONG SAID BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 72°42'20" EAST A DISTANCE OF 719.81 FEET;

THENCE SOUTH 32°20'10" EAST A DISTANCE OF 144.86 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 27°12'21" WEST A DISTANCE OF 159.44 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 23°35'53" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 116.63 FEET, WITH A DELTA ANGLE OF 06°18'13", A CHORD BEARING OF SOUTH 69°33'14" WEST, AND A CHORD LENGTH OF 116.57 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 520.56 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 62°17'40" WEST, AND A CHORD LENGTH OF 35.36 FEET; THENCE NORTH 17°17'40" WEST A DISTANCE OF 148.72 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 42.58 FEET, WITH A DELTA ANGLE OF 14°06'08", A CHORD BEARING OF NORTH 10°14'36" WEST, AND A CHORD LENGTH OF 42.48 FEET; THENCE NORTH 03°11'32" WEST A DISTANCE OF 45.52 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 190,556 SQUARE FEET, 4.37 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/13/2023



**PBS Engineering
and
Environmental Inc.**
pbsusa.com

DRAWN BY: ROP

SCALE: N/A

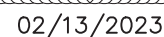
DATE: 02/13/2023

CHECKED BY: ADM

PROJECT NO.: 66336.000

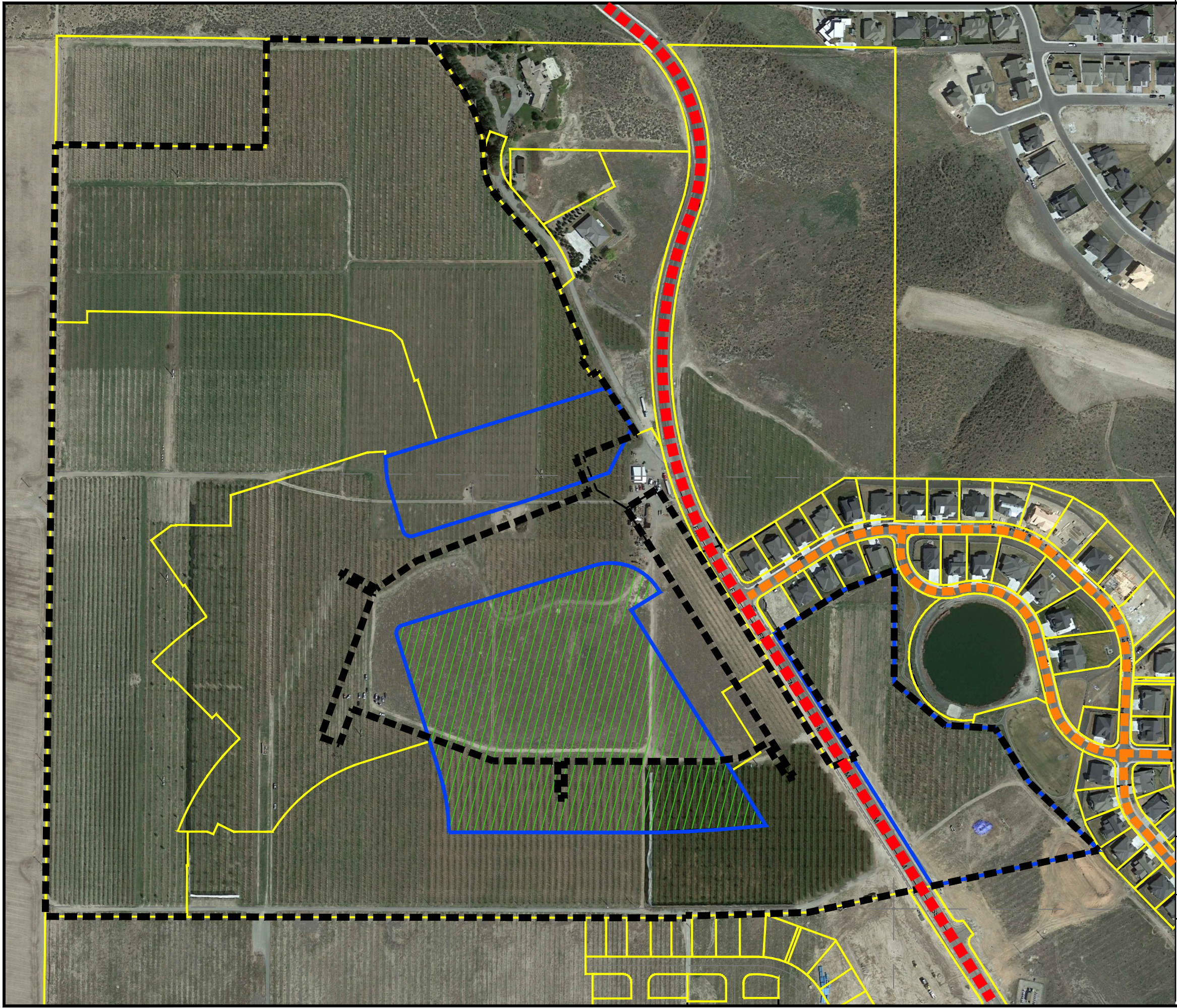
SHEET 1 OF 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



**PBS Engineering
and
Environmental Inc.**
pbsusa.com

SHEET 2 OF 2

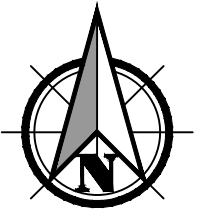


PROJECT BOUNDARY

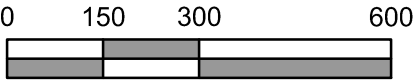
-  PROJECT BOUNDARY
-  PROJECT PARCELS
-  NEWLY DEDICATED SCHOOL AREA AS OF BLA
-  PROPERTY BOUNDARY

ROADWAY CLASSIFICATION

-  MAJOR COLLECTOR
-  MINOR COLLECTOR



Scale 1" = 300'

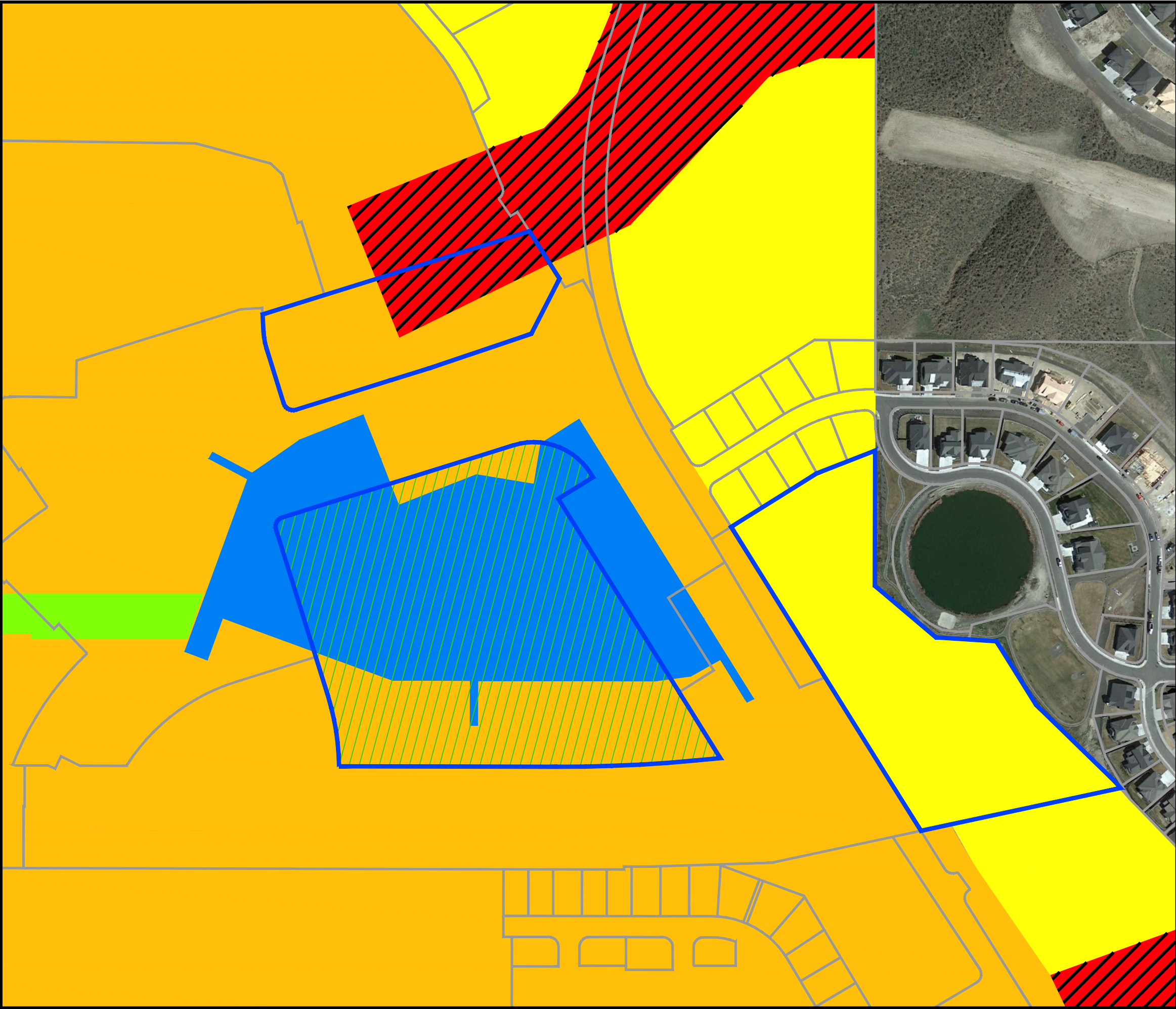


**PEACH TREE ESTATES
VICINITY MAP EXHIBIT**

DATE: FEB 2023 - PROJECT: 66336.000



FIGURE
1

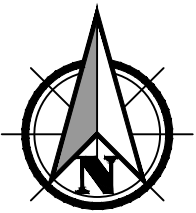


PROJECT BOUNDARY

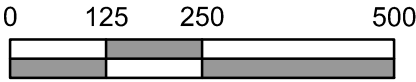
-  PROJECT BOUNDARY
-  PROJECT PARCELS
-  NEWLY DEDICATED SCHOOL AREA AS OF BLA

BMS SUBAREA LAND USE

-  COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC SCHOOLS



Scale 1" = 250'

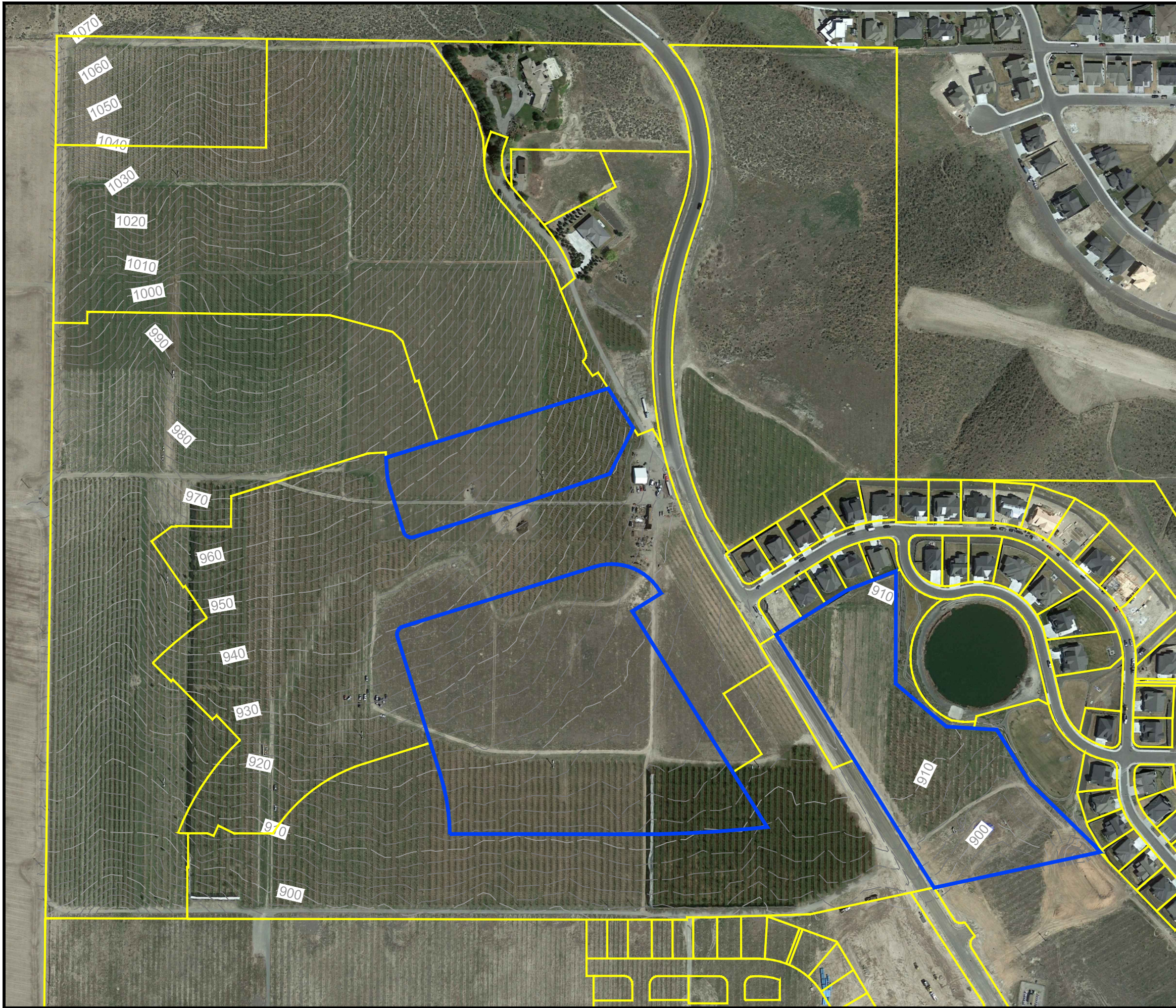


**PEACH TREE ESTATES
CURRENT LAND USE**

DATE: FEB 2023 - PROJECT: 66336.000



FIGURE
2



PROJECT BOUNDARY

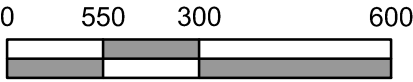
-  PROJECT BOUNDARY
-  PROJECT PARCELS

LINE TYPE LEGEND

-  ---xxx--- EXISTING MAJOR CONTOURS
-  ---xxx--- EXISTING MINOR CONTOURS



Scale 1" = 300'

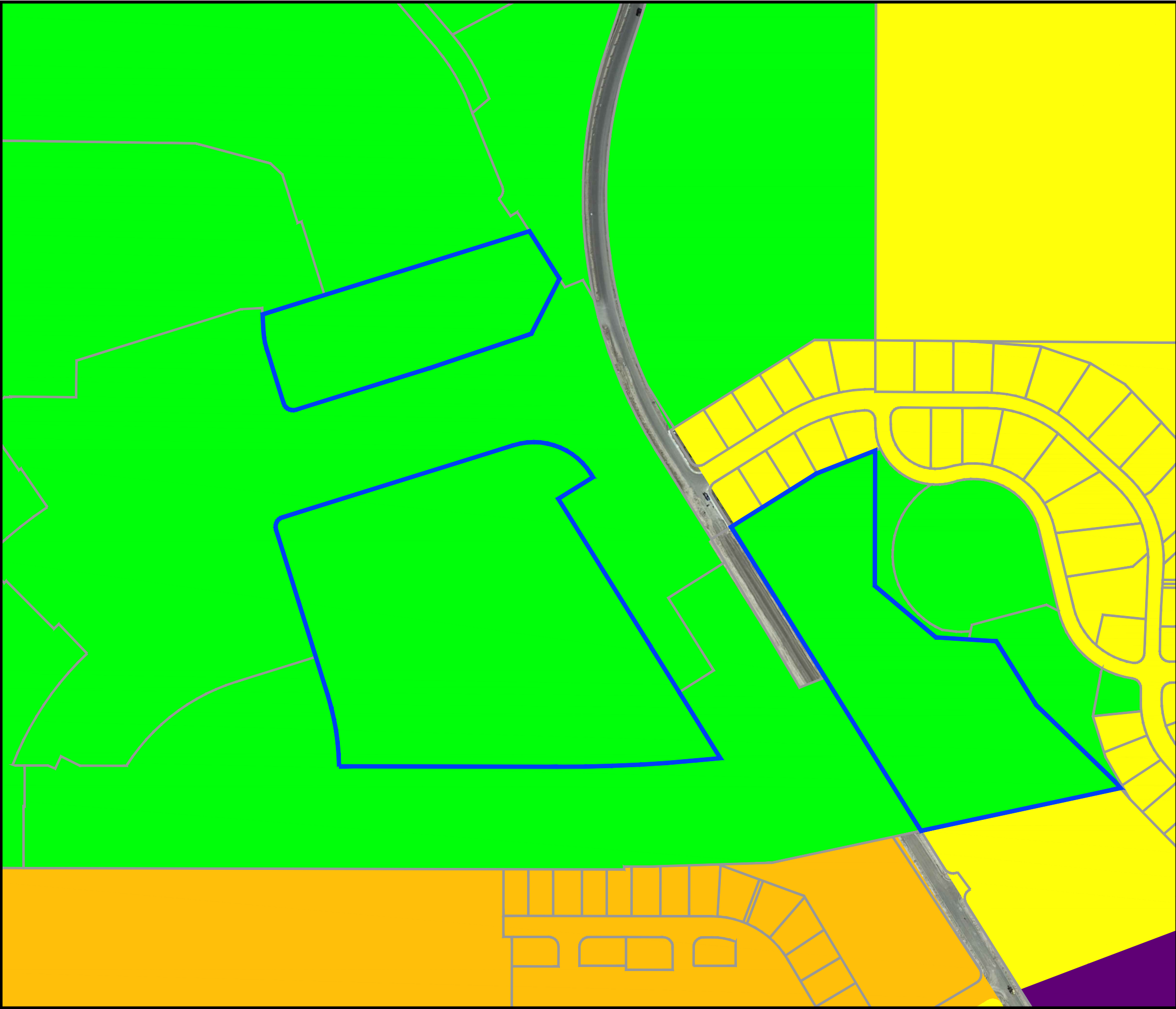


**PEACH TREE ESTATES
TOPOGRAPHY EXHIBIT**

DATE: FEB 2023 - PROJECT: 66336.000



FIGURE
4

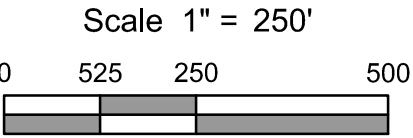
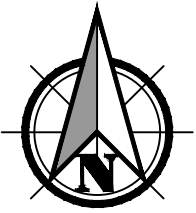


PROJECT BOUNDARY

-  PROJECT BOUNDARY
-  PROJECT PARCELS

ZONING USE

-  R-1-12 SINGLE FAMILY RESIDENTIAL
-  R-2 MEDIUM DENSITY RESIDENTIAL
-  C-LB LIMITED BUSINESS
-  AG AGRICULTURAL



**PEACH TREE ESTATES
CURRENT ZONING EXHIBIT**

DATE: FEB 2023 - PROJECT: 66336.000



FIGURE
5



SEPA Environmental Checklist

PBS Project 66336.000

Client: City of Kennewick

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 State Environmental Policy Act (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 nonprojects) questions in Part B—Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

Background

- a. Name of proposed project, if applicable:
Peach Tree Estates

- b. Name of applicant:
MD&D Investments, LLC
- c. Address and phone number of applicant and contact person:

63615 E Jacobs Road NE
Benton City, Washington 99320
509-778-2373
- d. Date checklist prepared:
February 2023
- e. Agency requesting checklist:
City of Richland
- f. Proposed timing or schedule (including phasing, if applicable):
This is a non-project proposal. It addresses proposed comprehensive plan map amendments. No construction is proposed at this time.
- g. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The future plans include development of the project. This will include extension of public facilities to and within the project. Development of a street system to support the development for commercial, residential, mixed use, and civic uses.
- h. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Phase I Environmental Site Assessment, soil testing, and a geologic engineering report were done for the area.
- i. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No, there are no known projects in the project areas currently seeking government approval that would directly affect this project.
- j. List any government approvals or permits that will be needed for your proposal, if known.
This SEPA checklist is a non-project checklist; when the area within the Comprehensive Plan is developed, the projects will seek the required approvals and permits. The requested comprehensive plan map amendments and the requested zoning map requires approval by the City of Richland of an ordinance adopting the proposed amendments.
- k. Give a 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 applicant proposes to modify three areas of the approved Badger Mountain Subarea Comprehensive Plan. All portions of this SEPA Checklist submittal are non-project at this time. Any future projects will provide project related SEPA Checklist information, as required.

The Comprehensive Plan Amendment proposal includes three project sites: the school site, the commercial site, and the Bermuda Frontage site as shown in the table, below.

	1 – School Site	2 - Commercial	3 – Bermuda Frontage
Existing Acres	14.53 ac	3.44 ac	8.38 ac
Acres	14.67 ac	4.35 ac	8.38 ac
Current Land Use	Civic/Schools (Public Facility) and Medium Density Residential (MDR)	Commercial (COM) and Medium Density Residential (MDR)	Low Density Residential (LDR)
Future Land Use	Civic/Schools	Commercial	Medium Density Residential & Central Business District

- I. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The three areas within the adopted Badger Mountain Subarea Plan can be generally described as;

Bermuda Frontage located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 34, Township 9 North, Range 28 East, W.M. within the city of Richland, Benton County, Washington.

Commercial: located in the NW 1/4 of Section 34, Township 9 North, Range 28 East, W.M. within the city of Richland, Benton County, Washington.

School: located in the south half of the NW 1/4 of Section 34, Township 9 North, Range 28 East, W.M. within the city of Richland, Benton County, Washington.

Environmental Elements

Earth

- a. General description of the site:

Topography ranges from nearly rolling to steep.

(Circle one): flat rolling, hilly steep slopes, mountainous, other _____

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

According to the PBS Engineering and Environmental survey, the slopes within the proposed Commercial project area are mapped as 4% to 10%, with a portion reaching 9% to 10% slope. The slopes within the proposed School project area are mapped as 0.9% to 6%, with a portion reaching 4.6% to 6% slope. The

slopes within the proposed Bermuda Frontage project area are mapped as 0.2% to 5%, with a portion reaching 3% to 5% slope.

- 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.
HeE—Hezel loamy fine sand, 0 to 30 percent slopes, KnE—Kiona very stony silt loam, 0 to 30 percent slopes,
KnF—Kiona very stony silt loam, 30 to 65 percent slopes, QuE—Quincy loamy sand, 0 to 30 percent,
ShE3—Shano silt loam, 15 to 30 percent slopes, severely eroded, ShF—Shano silt loam, 30 to 65 percent slopes,
WdAB—Warden silt loam, 0 to 5 percent slopes, WdD—Warden silt loam, 8 to 15 percent slopes,
WdE3—Warden silt loam, 15 to 30 percent slopes, severely eroded, WfC2—Warden very fine sandy loam, 0 to 15 percent slopes
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
any filling, excavation, and grading proposed.
There are no known indications or history of unstable soils.
- 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.
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

Air

- 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.
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

Water

Surface Water

- a. 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.
There are no surface waterbodies on or in the immediate vicinity of the site.
- b. 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.
The project will not require any work within 200 feet of waterbodies.
- c. 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.
Fills within the wetlands and waters will be clean fill generated from on-site grading activities. Streambed gravels to be placed within the new stream channels will consist of washed cobbles and gravels from an off-site source.
This is a non-project SEPA Checklist - no development is planned at this time.
- d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
This is a planning related project, and no surface water withdraws are planned.
- e. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan
The site is not located within the 100-year floodplain.
- f. 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 waste materials will be discharged to surface waters.

Ground Water

- a. 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.
The project will not involve any groundwater withdrawals.
- b. 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 material will be discharged into the ground.

Water Runoff (Including Stormwater):

- a. 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.
This is a planning related project, and no grading or development to change runoff patterns is proposed.
- b. Could waste materials enter ground or surface waters? If so, generally describe.
There are no known opportunities for waste materials to enter ground or surface waters.
- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The project will not affect drainage patterns within the surrounding area.
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
None

Plants

- 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?
This is a planning related project, and no vegetation removal will occur.
- c. List threatened and endangered species known to be on or near the site.
There are no known ESA listed plant species on or within close proximity to the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
This is a planning related project, and no landscaping is proposed at this time.
- e. List all noxious weeds and invasive species known to be on or near the site.
No known noxious weeds occur on site.

Animals

- 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 _____

Wildlife is limited to common passerine songbirds and small rodents.

- b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to occur within the project area or general vicinity.
- c. Is the site part of a migration route? If so, explain.
The site is part of the Pacific Flyway for migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any:
No measures are proposed at this time.
- e. List any invasive animal species known to be on or near the site.
No invasive animal species are known to occur on or near the site.

Energy and Natural Resources

- 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.
This is a non-project SEPA Checklist - no development is planned at this time.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
This is a non-project SEPA Checklist - no development is planned at this time.
- 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:
This is a non-project SEPA Checklist - no development is planned at this time.

Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.
The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.
 - 1. Describe any known or possible contamination at the site from present or past uses.
The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.
 - 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. The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

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.

No Construction activities are planned at this time so no hazardous or toxic chemicals will be utilized.

4. Describe special emergency services that might be required.

None.

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

None.

Noise

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

This is non-project application. There are no known noise generators in the area that would impact the project.

- b. 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.

This is a non-project proposal. Future development on the site will generate construction-associated noise. As development occurs, traffic and noise associated with the residential and commercial uses would be expected.

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

This is a non-project application. At this time, no measures to reduce or control noise are being considered.

Land and Shoreline Use

- 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.

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. No construction is proposed at this time.

- 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?

The area has been used as working farmlands. This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. As no construction is proposed at this time, the acreage of converted land cannot be accurately calculated.

- c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project application. The application is for amendments to the Badger Mountain Subarea Plan. As no construction is proposed at this time, the impact on surrounding working farmland cannot be accurately calculated.

- d. Describe any structures on the site.
There is an existing pole barn structure that is used for agricultural storage on the property.
- e. Will any structures be demolished? If so, what?
Not applicable at time, as this is a non-Project SEPA Checklist.
- f. What is the current zoning classification of the site?
Agricultural (AG).
- g. What is the current comprehensive plan designation of the site?
Current land use designation is commercial, medium density residential, low density residential, civic/schools.
- h. If applicable, what is the current shoreline master program designation of the site?
Not applicable. There is no shoreline within the project area.
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
According to the WDFW mapping, there are no critical areas in the non-project areas. There are areas of Benton County Presumptive Shrubsteppe to the east of the site.
- j. Approximately how many people would reside or work in the completed project?
Not applicable at time, as this is a non-Project SEPA Checklist. Future design and zoning code would determine the number of people.
- k. Approximately how many people would the completed project displace?
To the applicant's knowledge, future projects will not cause displacement.
- l. Proposed measures to avoid or reduce displacement impacts, if any:
To the applicant's knowledge, future projects will not cause displacement.
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Any future projects will be required to comply with the underlying zoning codes as enforced by the City of Richland.
- n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed at this time. Impacts to these land uses are not anticipated.

Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable at time, as this is a non-Project SEPA Checklist. Housing design would be considered with future projects.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable at time, as this is a non-Project SEPA Checklist. Housing design would be considered with future projects.

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

Not applicable at time, as this is a non-Project SEPA Checklist. Housing design would be considered with future projects.

Aesthetics

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

Not currently applicable, as this is a non-Project SEPA Checklist. Building height would be considered during future design and would follow zoning regulations.

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

Not currently applicable, as this is a non-Project SEPA Checklist. Views would be considered during future design.

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

Not applicable at time, as this is a non-Project SEPA Checklist. Aesthetics would be considered during future design.

Light and Glare

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

Not applicable at time, as this is a non-Project SEPA Checklist. When the projects occur in the future, the glare will likely come from the residences and commercial areas, along with the accompanying transit areas.

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

The lighting in the project will likely come from the single family houses to the east and the south, along with the accompanying transit areas. Most of the glare would occur during darkness.

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

When future development occurs, there could be ambient light from the developed portions of Richland to the north and to the southeast.

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

When future projects occur, along with the applicable regulations, the proposed lighting would be directed downward to reduce glare.

Recreation

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

Badger Mountain Trail, Chamna Natural Preserve, Claybell Park, Columbia Park Trail, Brookstone Park have recreational opportunities around the general area.

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

Not to the applicant's knowledge.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
This is a non-project SEPA Checklist – the future projects will follow State and local guidelines to reduce or control impacts on recreation.

Historic and Cultural Preservation

- 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.
To the applicant's knowledge, there are no building, sites, or structures listed or eligible for listing in any preservation registers.
- 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.
This is a non-project SEPA Checklist – the applicant will follow State and local guidelines regarding protocol prior to future project construction.
- 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.
This is a non-project SEPA Checklist – the applicant will follow State and local guidelines regarding protocol prior to future project construction. When future projects do occur, assessment of potential impacts include the use of Google Earth imagery and the Washington Information System for Architectural and Archaeological Records Data (WISSARD) from the Washington State Department of Archaeology and Historic Preservation.
- 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.
This is a non-project SEPA Checklist, as such, there are no plans or permits at this time. The applicant will follow State and local guidelines regarding protocol prior to future project construction.

Transportation

- 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 area is served by Queensgate Drive, Interstate 182, Interstate 82, and North Bermuda Road, as well as a variety of smaller roads.
- 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?
There is not currently bus service offered in this area. At this time, the nearest service is route 123, which runs along Keene Road and Gage Boulevard.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
As this is a non-project SEPA Checklist, this information is not currently available. When future projects occur, the applicant will follow City of Richland Code to formulate parking space amount.

- 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).

Yes, the future projects will look to dedicate right of way and install public streets, as required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None of the above listed transportation modes occur within the general vicinity.

- 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 non passenger vehicles). What data or transportation models were used to make these estimates?

As this is a non-project SEPA Checklist, this information is not currently available. When the future projects are designed, the transportation demands will be studied as required. Any new development is anticipated to increase trips per day.

- 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, the project is not expected to interfere with agricultural equipment.

- h. Proposed measures to reduce or control transportation impacts, if any:

As this is a non-project SEPA Checklist, this information is not currently available. When the future projects are designed, the transportation demands will be studied, as required.

Public Services

- 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.

Yes, the future projects would require additional need for fire protection, police protection, public transit, schools. The site is seeking to provide housing and commercial uses to the project area.

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

The completed project would be subject to property tax value increases and levies upon completion to pay toward public services.

Utilities

- a. Circle utilities currently available at the site:

As this is a non-project SEPA Checklist in an undeveloped area, the future utilities in the area may include the following.

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.

It is assumed that public water, sewer, industrial sewer service will be extended with road construction and will be provided by the City of West Richland. Electricity will be provided by Benton REA. Cable, Internet, and telephone would be provided by Spectrum.

Signature

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.

Alex Kietmann 2/27/2023
Date



Exhibit 6

CPA2023-104

3580 Kennedy Rd – DNR



**DEPARTMENT OF
NATURAL RESOURCES**

STRATEGIC PLANNING DIVISION
1111 WASHINGTON ST. SE
OLYMPIA, WA 98504-7014

360-742-2170
TINA.HOCHWENDER@DNR.WA.GOV
WWW.DNR.WA.GOV

Via email: mstevens@CI.RICHLAND.WA.US

February 14, 2023

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

Re: Comprehensive Plan Amendment and Rezone Request
Lot 2, Richland 16 – Parcel No. [116982000001003](#)

Dear Mike,

On behalf of the Department of Natural Resources (DNR), please consider this letter as our formal request for a Comprehensive Plan Amendment and Zoning Map Amendment of the southern 16 acres of Lot 2 of the Richland 16 property. Accompanying this request, please find the attached completed applications and supporting documents as follows:

1. Comprehensive Plan Amendment
 - a. Application Form
 - b. Supplemental Questions
 - c. Vicinity Maps, including proposed streets
 - d. Topographical Map
2. Zoning Map Amendment Application
 - a. Application Form
 - b. Title Report

Lot 2, the subject property, is part of the DNR's 375-acre Richland 16 property located in Section 16-Township 9N-Range 28E, northwest of the intersection of Queensgate Drive and Truman Avenue. The Richland 16 property was previously managed as an orchard. The orchard has been decommissioned, the property entered DNR's Urban/Transition Land Program, and is no longer being actively managed for forest or agricultural resource purposes. In 2019, the Richland 16 property was segregated into 10 Lots and each lot's land use and zoning designation was approved in preparation of future development.

Lot 4, located south of Lot 2 and consisting of approximately 42 acres, was being considered for purchase by the Richland School District for the future site of a school and was designated PBF- Public Facility and zoned PPF Parks & Public Facilities. In 2022, the Richland School District requested to purchase only the southern 26 acres of Lot 4 for the location of a future school. To accommodate the Richland School District's request to reduce the size of Lot 4, a Boundary Line Adjustment (BLA) between Lots 2 and 4 was recently submitted and approved. The northern 16 acres of Lot 4 is now combined with Lot 2 resulting in Lot 2's southern 16-acre portion with a land use designation of PBF- Public Facility and zoned PPF Parks & Public Facilities and Lot 2's northern 12-acre portion with a land use designation of MDR-Medium Density Residential and zoned R-2 Medium Density Residential.

A comprehensive plan land use map amendment and accompanying zoning map amendment is now necessary to reclassify the southern 16 acres designated PBF- Public Facility and zoned PPF Parks & Public Facilities, previously as part of Lot 4 and now combined with Lot 2, to MDR-Medium Density Residential land use designation and R-2 Medium Density Residential zoning matching the rest of Lot 2. The reclassification is consistent with the adjacent and surrounding land uses and zones and beneficial for the eventual sale of the lot for future residential development.

As mentioned above, DNR manages this property as part of its statewide Urban/Transition Lands Program. Part of the responsibility in managing these lands is to proactively determine which lands may be "ripe" for increased efficiency and proper land use development. This approach creates a higher and best use scenario for the specific parcel and is a primary tenant of our fiduciary responsibility when managing urban-type trust assets.

In conclusion, DNR is seeking the City of Richland's support and approval of our request to appropriately amend the Comprehensive Plan and Rezone the subject property, accordingly. We believe our application is consistent with the submittal requirements set forth by the City. If you have any questions or require additional information, please do not hesitate to reach out.

Thank you for your assistance with these applications. We look forward to working with you toward the approval of our applications.

Sincerely,



Tina Hochwender
Transition Lands Planning Manager
Cell: 360-742-2170

cc: Robin Hamill, DNR, ADM Transactions Manager
Kaerlek, Janislampi, DNR, SE Region, ARM State Lands
Ryan Cloud, DNR, SE Region, AG Field Program Manager



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map ☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Washington State Department of Natural Resources (DNR)

Address: PO Box 47014, Olympia, WA 98504-7014

Phone: (360) 902-1088

 Email: Duane.Emmons@dnr.wa.gov

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Washington State Department of Natural Resources (DNR) UBI#: Not Applicable

Contact: Tina Hochwender, DNR Transition Lands Planning Manager

Address: PO Box 47014, Olympia, WA 98504-7014

Phone: (360) 742-2170

 Email: Tina.Hochwender@dnr.wa.gov

PROPERTY INFORMATION

Legal Description:

Richland 16
 Section 16, Township 9 North, Range 28 East, W.M.
 Lot 2-A

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet to the True Point of Beginning; thence South 11°49'33" East 377.85 feet; thence South 0°00'12" West 702.65 feet; thence South 89°38'29" West 1175.95 feet; thence North 0°07'22" East 1067.04 feet; thence North 89°19'51" East 1096.32 feet to the True Point of Beginning.

Contains 28.53 acres, more or less.

 Parcel #: [116982000001003](#), Richland 16, Lot 2-A

Current Zoning: PPF - Parks and Public Facilities

Current Use: Vacant land, previously Agriculture (former orchard site)

APPLICATION MUST INCLUDE

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. Comprehensive Plan TEXT AMENDMENT applications must also include:
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;

- b. The proposed text change, with new text underlined and deleted text crossed out;
10. Comprehensive Plan MAP AMENDMENT applications must also include:
- The current land use map designation for the subject parcel(s);
 - The land use map designation requested;
 - A complete legal description describing the combined area of the subject parcel(s);
 - A vicinity map showing:
 - All land use designations within 300 feet of the subject parcel(s);
 - All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
 - Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
 - The current official zoning map designation for the subject parcel(s);
 - A detailed plan which indicates any proposed improvements to:
 - Paved streets;
 - Storm drainage control and detention facilities;
 - Public water supply;
 - Public sanitary sewers;
 - Circulation and traffic patterns for the development and the surrounding neighborhoods;
 - A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
 - A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to a meliorate the adverse impact(s) of the proposed development.

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:

- I have read and examined this permit application and have documented all applicable requirements on the site plan.
- The information provided in this application contains no misstatement of fact.
- 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.
- 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: DocuSigned by: Duane Emmons

Applicant Signature: 

Date 2/14/2023

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SUPPLEMENTAL QUESTIONS

2. The purpose of the proposed amendment:

The purpose of the proposed comprehensive plan land use map amendment is to reclassify the southern 16 acres of Lot 2 of the Richland 16 property from its current land use designation of PBF- Public Facility to MDR-Medium Density Residential land use designation. Lot 2 is part of the Washington State Department of Natural Resources' (DNR) 375-acre Richland 16 property located northwest of the intersection of Queensgate Drive and Truman Avenue. In 2019, DNR's Richland 16 property was segregated into 10 Lots and each lot's land use and zoning designation was approved. Lot 4, located south of Lot 2 and consisting of approximately 42 acres, was being considered for purchase by the Richland School District for the site of a school and was designated PBF-Public Facility and zoned PPF Parks & Public Facilities. In 2022, the Richland School District requested to purchase only the southern 26 acres of Lot 4 for the location of a future school. To accommodate the Richland School District's request to reduce the size of Lot 4, a Boundary Line Adjustment (BLA) between Lots 2 and 4 was recently submitted and approved. The northern 16 acres of Lot 4 is now combined with Lot 2 resulting in Lot 2's southern 16-acre portion with a land use designation of PBF- Public Facility and zoned PPF Parks & Public Facilities and Lot 2's northern 12-acre portion with a land use designation of MDR-Medium Density Residential and zoned R-2 Medium Density Residential.

A comprehensive plan land use map amendment and accompanying zoning amendment is now necessary to reclassify the 16 acres designated PBF- Public Facility and zoned PPF Parks & Public Facilities, previously as part of Lot 4 and now combined with Lot 2, to MDR-Medium Density Residential land use designation and R-2 Medium Density Residential zoning matching the rest of Lot 2. The reclassification is consistent with the adjacent and surrounding land uses and zones and beneficial for the eventual sale of the lot for future residential development.

3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020):

The goals of the Washington State Growth Management Act (RCW 36.70A.020) are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the GMA goal.

- 1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

RESPONSE: The proposed comprehensive plan amendment would occur in an area entirely located within the city limits of Richland, the Richland urban growth area, and within an urban infill area. The City's comprehensive plan identifies the area as an area "the City is planning to accommodate future growth." Adequate public facilities and services are nearby and will be planned and provided for in an efficient manner as specific development proposals are submitted.

- 2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RESPONSE: The proposed comprehensive plan amendment will reclassify 16 acres designated PBF- Public Facility and zoned PPF Parks & Public Facilities, previously as part of Lot 4 for a school and now combined with Lot 2, to MDR-Medium Density Residential land use designation and R-2 Medium Density Residential zoning matching the rest of Lot 2. The reclassification will provide for the property no longer needed for a school to be developed as medium density residential along with the rest of Lot 2. Lot 2 is surrounded on the south by public facility land use and zoning; and on the north, east and west by low density residential land use and R-1-10 Single Family Residential zoning. The reclassification is consistent with the adjacent and surrounding land uses and zones. The proposed amendment encourages infill development.

- 3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

RESPONSE: The City's comprehensive plan identifies multiple transportation projects involving Queensgate Drive. Retail development is concentrated in the Queensgate Retail Center, a community shopping district located along the north side of I-182 along Duportail Street. The Queensgate Drive interchange with I-182 provides easy access to the area. Additionally, residential neighborhoods have developed to the north and northwest, generally along or with access to Keene Road. Keene Road has become a principal arterial street and a primary commuter route, funneling neighborhood residents toward Queensgate and I-182. The recently approved Boundary Line Adjustment (BLA), increasing Lot 2 to accommodate the Richland School District's request to reduce Lot 4, included recordation of the right-of-way easements for the proposed new Kingsgate Way north of Kennedy Road through DNR's Richland 16 property along Lot 2 and extending Queensgate Drive to connect to the new Kingsgate Way. The proposed new road alignment and 10% design for the new Kingsgate Way and Queensgate Drive was approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements will be will constructed and installed as the future development proposals are submitted and approved.

- 4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

RESPONSE: The proposed comprehensive plan amendment and accompanying rezoning request would create an additional 16 acres of land area available for medium density housing, increasing the supply of available higher density residential development property, including affordable housing development. According to the Projected Needs of the Housing Section on page 41 of the City's comprehensive plan, to accommodate Richland's population growth an additional 1,270 housing units will be required in the next 20 years.

- 5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

RESPONSE: The proposed comprehensive plan amendment does not promote economic opportunities through retention and expansion of existing businesses and recruitment of new businesses. However, by providing additional land available for medium density residential development, the amendment does encourage economic development consistent with the City of Richland's adopted comprehensive plan's "Economic Development Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit. Policy 7. Support development of higher density housing."

- 6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

RESPONSE: The proposal does not involve the taking of private lands for public purposes. Right-of-way easements for the proposed new Kingsgate Way north of Kennedy Road and extending Queensgate Drive to connect to the new Kingsgate Way, have been recorded and will be dedicated to the City of Richland upon approval of final plat (s).

- 7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

RESPONSE: The proposed comprehensive plan amendment has been filed in accordance with City regulations. All applicable site plans, environmental reviews, and building permits will be obtained prior to the construction of any residential structures. And applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities.

- 8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

RESPONSE: Under GMA, Office of Financial Management (OFM) develops population projections for the state and each county, then the counties and cities use this info to create designated "urban growth areas" ("UGAs") to accommodate the projected growth. Lot 2 is part of a former orchard property that transitioned from a natural resource land into land expected to be urban and included in the City of Richland's land use plans and designated UGAs as such.

- 9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

RESPONSE: The proposed comprehensive plan land use amendment will not contribute to open space and recreation opportunities. However, the City of Richland intends to purchase Lot 5 of DNR's Richland 16 property, consisting of 5 acres, for a city park.

- 10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

RESPONSE: The proposed comprehensive plan amendment would not negatively impact the environment. The site has been disturbed and lacks natural vegetation and viable wildlife habit. Lot 2 is part of a former orchard property that transitioned from a natural resource land into land expected to be urban. According to the City's Comprehensive Plan in the Proposed Land Use section, the City identifies the Richland 16 subdivision, an area "located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east" as an area "the City is planning to accommodate future growth."

- 11) *Citizen participation and coordination*. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

RESPONSE: The application was filed in accordance with existing City regulations, which will require public notification and hearings before both the Planning Commission and City Council.

- 12) *Public facilities and services*. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RESPONSE: Utilities exist at the site from the former orchard activities. Any proposed and future development of this property would need to be consistent with the City's development regulations, in order to maintain appropriate levels of service in the area. All utilities (water, sewer, power and natural gas) exist on or near the subject property and in speaking with City staff, it is our understanding that adequate supplies from these utilities can be achieved through extensions from existing lines and/or installation of new improvements as necessary to accommodate the future development of this area.

- 13) *Historic preservation*. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

RESPONSE: There are no historic structures on the site and no known sites of historical or archaeological significance. The future development of the site is not known at this time. Additional SEPA will be conducted once the design information for a proposed development becomes available and any impacts can be realized.

4. How the amendment is consistent with the adopted countywide planning policies:

The proposed amendment is consistent with the Benton County countywide planning policies most recently adopted by the Benton County Commission on February 7, 2017 as follows:

Policy 1: The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the goals of the Growth Management Act.

RESPONSE: Please see responses in the previous section above detailing how this amendment application is consistent with the goals of the Growth Management Act.

Policy 5: That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.

RESPONSE: The proposed comprehensive plan amendment occurs in an area where urban services and development already exist. The proposed amendment encourages infill development.

Policy 6: That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.

RESPONSE: The proposed comprehensive plan amendment does not involve the extension of service district boundaries and occurs in an area where existing utility infrastructure is already in place and is located inside the City urban growth area. The proposed amendment encourages infill development.

Policy 15: The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county.

RESPONSE: The proposed comprehensive plan amendment and accompanying rezoning request would create an additional 16 acres of land area available for medium density housing, increasing the supply of available higher density residential development property, including affordable housing development.

Policy 16: Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur.

RESPONSE: The proposed comprehensive plan amendment is in an area that is incorporated within the City of Richland and is already part of Richland's Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.

The proposed amendment has no impact on the remaining policies within the Benton County countywide planning policies.

5. How the amendment furthers the purpose of the City's comprehensive plan:

This proposed amendment furthers the overall purpose and intent of the City's Comprehensive Plan updated Oct. 1, 2019 as follows:

Land Use Goal 1, Policy 2: Facilitate planned growth and infill developments within the City.

RESPONSE: The proposed amendment facilitates planned growth and is an infill development project.

Land Use Goal 2, Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

RESPONSE: The proposed amendment maintains the variety of land use designations in the area and will take advantage of the existing infrastructure network of the area.

Land Use Goal 3, Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

RESPONSE: The proposed amendment will contribute to the distribution residential uses and densities throughout the urban growth area consistent with the City's vision.

Land Use Goal 7, Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

RESPONSE: Adjacent Lot 4 is being sold to the Richland School District for a future school and adjacent to that, Lot 5 is being sold to the City for a future public park. The future growth of this area's school and park needs will be met.

The Proposed Land Use section on Page 29 identifies the Richland 16 subdivision area "located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east" as an area "the City is planning to accommodate future growth."

Reclassifying and rezoning the remainder of Lot 2 to medium density residential will allow the area to be better utilized to meet the City's need for an additional 1, 270 housing units as identified in the Projected Needs of the Housing Section on page 41 of the City's Comprehensive Plan.

The proposed amendment contributes to the extension of Queensgate Drive and other collector road improvements to serve the developing area as identified in the Existing and Future Improvements, Motorized System, Automobile section of the Transportation element of the of the Comprehensive Plan, pages 45-46. The proposed new road alignment and 10% design for the new Kingsgate Way and Queensgate Drive was approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements will be will constructed and installed as the future development proposals are submitted and approved.

6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes:

As detailed above, the amendment is consistent with the City's comprehensive plan and other adopted City plans and codes. Specifically, the amendment is for Lot 2 of the Richland 16 subdivision area which is identified in the City's comprehensive plan on page 29 as the area "located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east"; and as an area "the City is planning to accommodate future growth."

The proposed comprehensive plan amendment has been filed in accordance with City regulations. All applicable site plans, environmental reviews, and building permits will be obtained prior to the construction of any residential structures and in compliance with all City plans and codes. And applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities and in compliance with all City plans and codes.

7. If applicable, how the project will meet concurrency requirements for transportation:

Concurrency requirements are not applicable to this proposed comprehensive plan amendment.

The proposed amendment does contribute to the extension of Queensgate Drive and other collector road improvements to serve the developing area as identified in the Existing and Future Improvements, Motorized System, Automobile section of the Transportation element of the of the Comprehensive Plan, pages 45-46. The proposed new road alignment and 10% design for the new Kingsgate Way and Queensgate Drive was approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements will be will constructed and installed as the future development proposals are submitted and approved.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator:

None determined at this time.

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

Not applicable. The proposed amendment does not include a text amendment.

10. Comprehensive Plan MAP AMENDMENT applications must also include:**a. The current land use map designation for the subject parcel(s):**

The current land use map designation for the subject parcel is PBF- Public Facility.

b. The land use map designation requested:

The requested land use designation is MDR-Medium Density Residential.

c. A complete legal description describing the combined area of the subject parcel(s):

Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Lot 2-A

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet to the True Point of Beginning; thence South 11°49'33" East 377.85 feet; thence South 0°00'12" West 702.65 feet; thence South 89°38'29" West 1175.95 feet; thence North 0°07'22" East 1067.04 feet; thence North 89°19'51" East 1096.32 feet to the True Point of Beginning.

Contains 28.53 acres, more or less.

d. A vicinity map showing: SEE ATTACHED VICINITY MAPS.

- i. All land use designations within 300 feet of the subject parcel(s);
- ii. All parcels within 300 feet of the subject parcel and existing uses of those parcels;
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads; and
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable.

e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 ft (1:200):

SEE ATTACHED TOPOGRAPHICAL MAP.

f. The current official zoning map designation for the subject parcel(s):

The current zoning map designation for the subject parcel is PPF - Parks and Public Facilities.

g. A detailed plan which indicates any proposed improvements to Paved streets; Storm drainage control and detention facilities; Public water supply; Public sanitary sewers; and Circulation and traffic patterns for the development and the surrounding neighborhoods:

The recently approved Boundary Line Adjustment (BLA), increasing Lot 2 to accommodate the Richland School District's request to reduce Lot 4, included recordation of the right-of-way easements for the proposed new Kingsgate Way north of Kennedy Road through DNR's Richland 16 property along Lot 2 and extending Queensgate Drive to connect to the new Kingsgate Way. The proposed new road alignment and 10% design for the new Kingsgate Way and Queensgate Drive was approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements will be constructed and installed as the future development proposals are submitted and approved and in compliance with all City plans and codes.

See Attachment 10d and 10g for a copy of the proposed right-of-way easements for the proposed new Kingsgate Way north of Kennedy Road through DNR's Richland 16 property along Lot 2 and extending Queensgate Drive to connect to the new Kingsgate Way.

h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps.

The corresponding zoning map amendment application to maintain consistency between the land use and zoning maps is included as a separate attachment to this comprehensive plan amendment application.

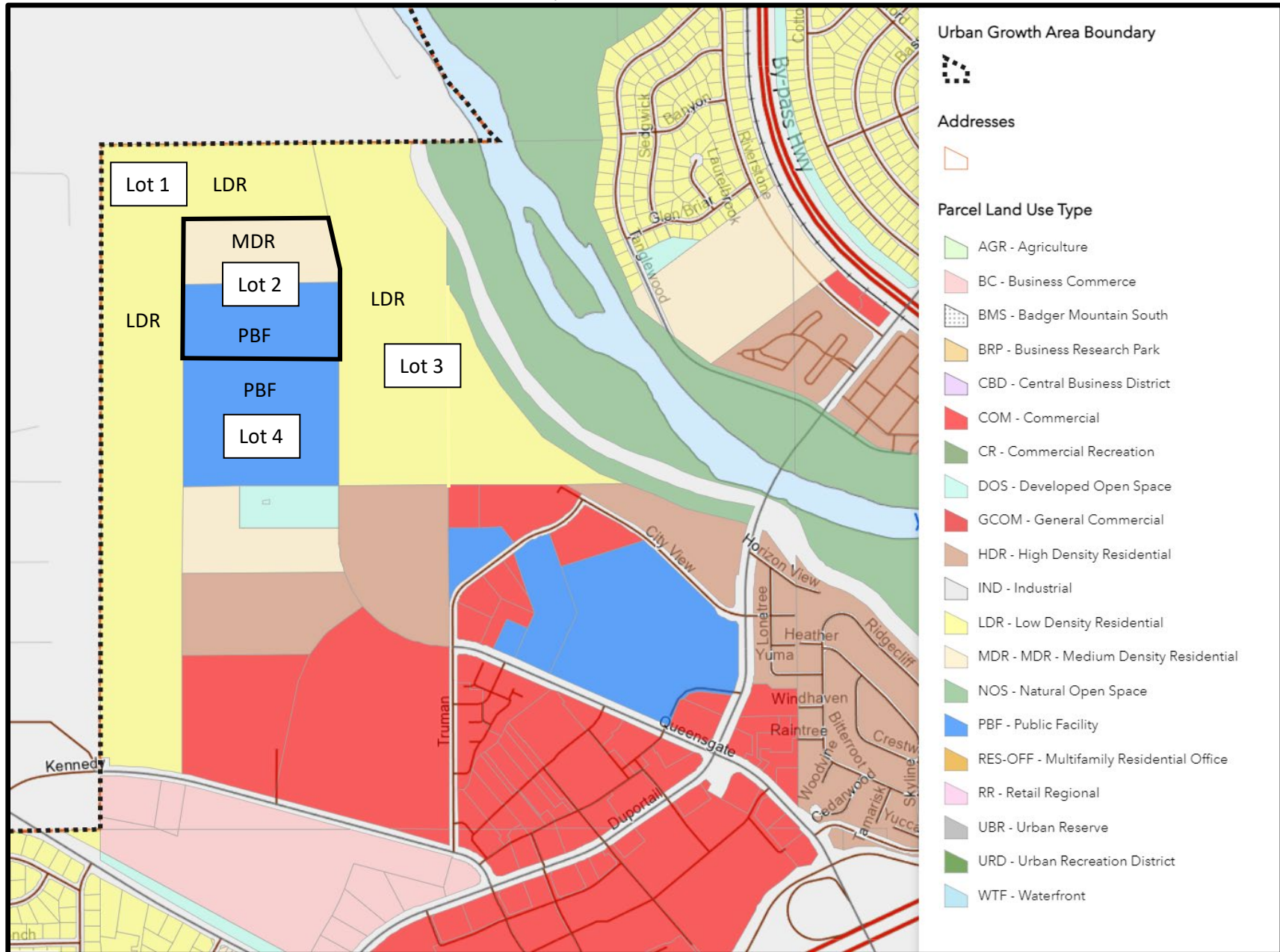
i. A description of any associated development proposals:

There are no associated development proposals at this time for Lot 2.

Southern 16 Acres of Lot 2, Richland 16

10d. VICINITY MAP of Surrounding Land Use Designations

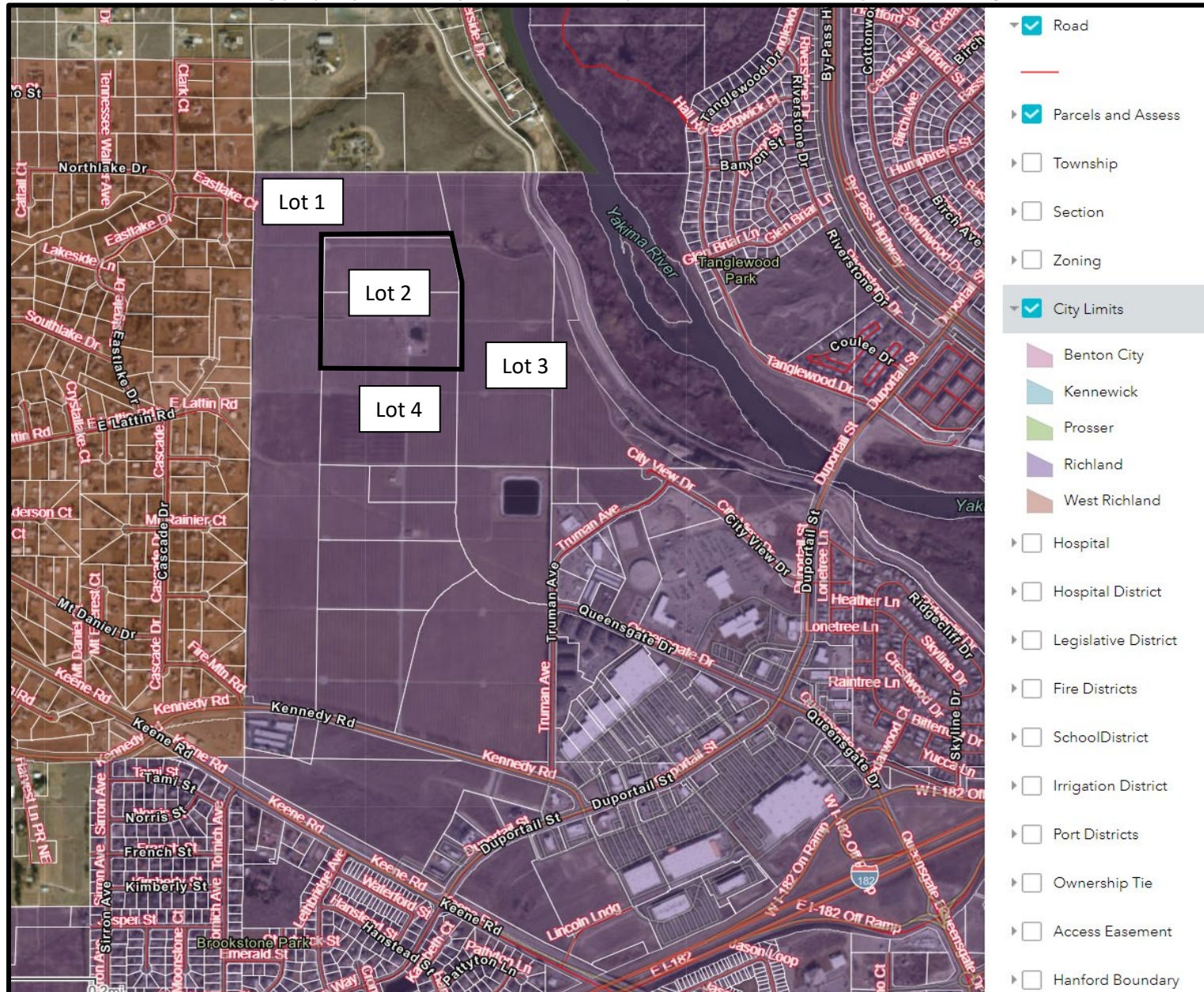
- i. All land use designations within 300 feet of the subject parcel(s) are: MDR – Medium Density Residential on the north, LDR – Low Density Residential on the east and west, and PBF – Public Facility on the south



Southern 16 Acres of Lot 2, Richland 16

10d. VICINITY MAP of Surrounding Parcels and their Existing Uses

- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels are as follows:
- a. Lots 1, 2, 3 and 4 of DNR's Richland 16 property surround the property within 300 feet.
 - b. All of the surrounding property is currently vacant, undeveloped land that was formerly an orchard/agricultural land.



Southern 16 Acres of Lot 2, Richland 16

10d. VICINITY MAP of Abutting Roads and Access Roads

iii. All roads abutting and/or providing access to the subject parcel, including information on road classification (arterial, collector, access) and improvements to such roads are as follows:

- Road access to Lot 2 is planned to be provided through the newly proposed Kingsgate Way from existing Kennedy Road and the new proposed extension of Queensgate Drive as depicted in this map.
- Both Kingsgate Way and Queensgate Drive are major collector streets and will include sidewalks and bike lanes.
- The preliminary 10% design of Kingsgate Way and Queensgate Drive has been approved by the City of Richland.

10d. VICINITY MAP of Shoreline and Critical Areas

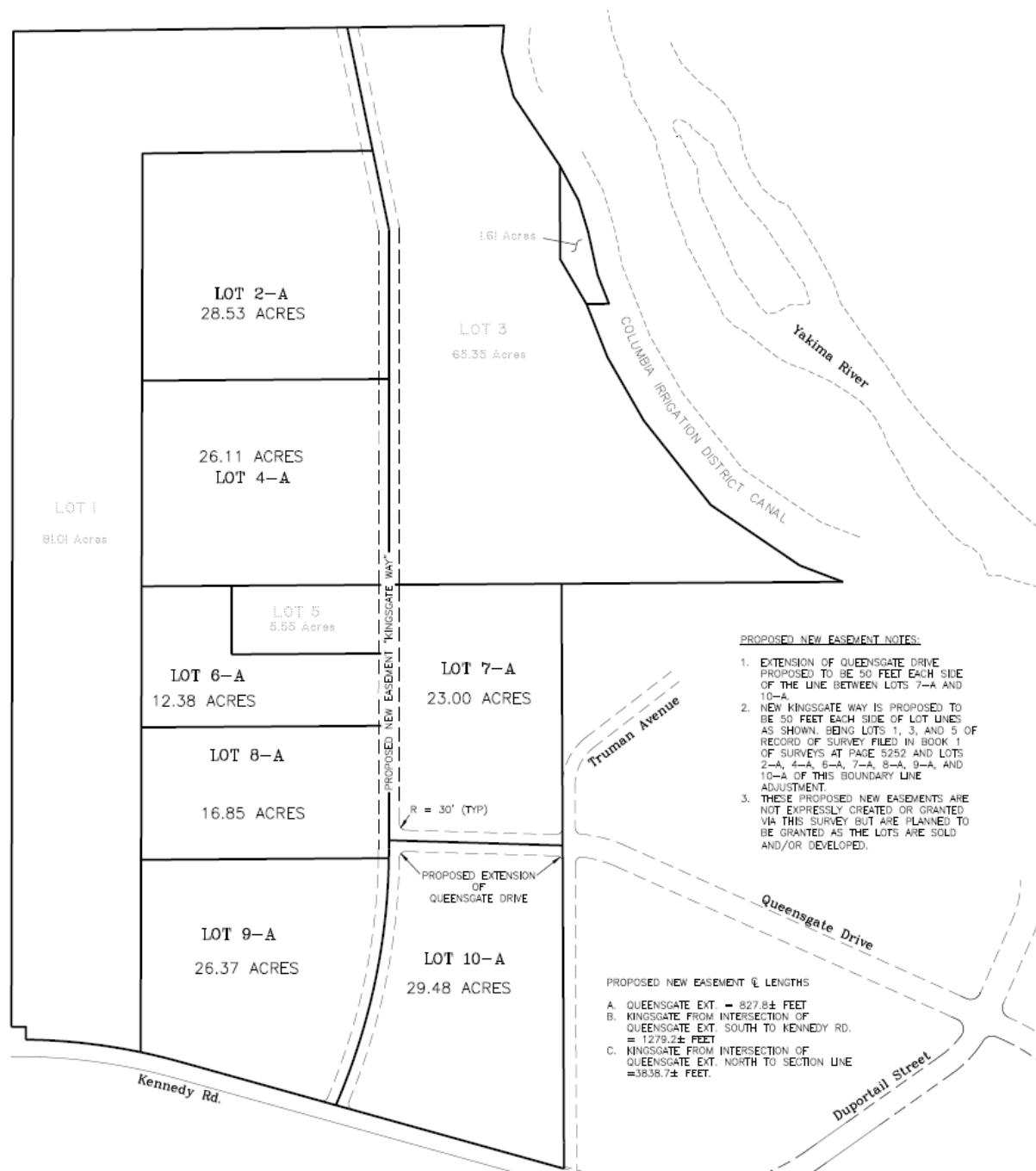
iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable, are as follows:

- There are no shorelines or critical areas on or within 300 feet of the site

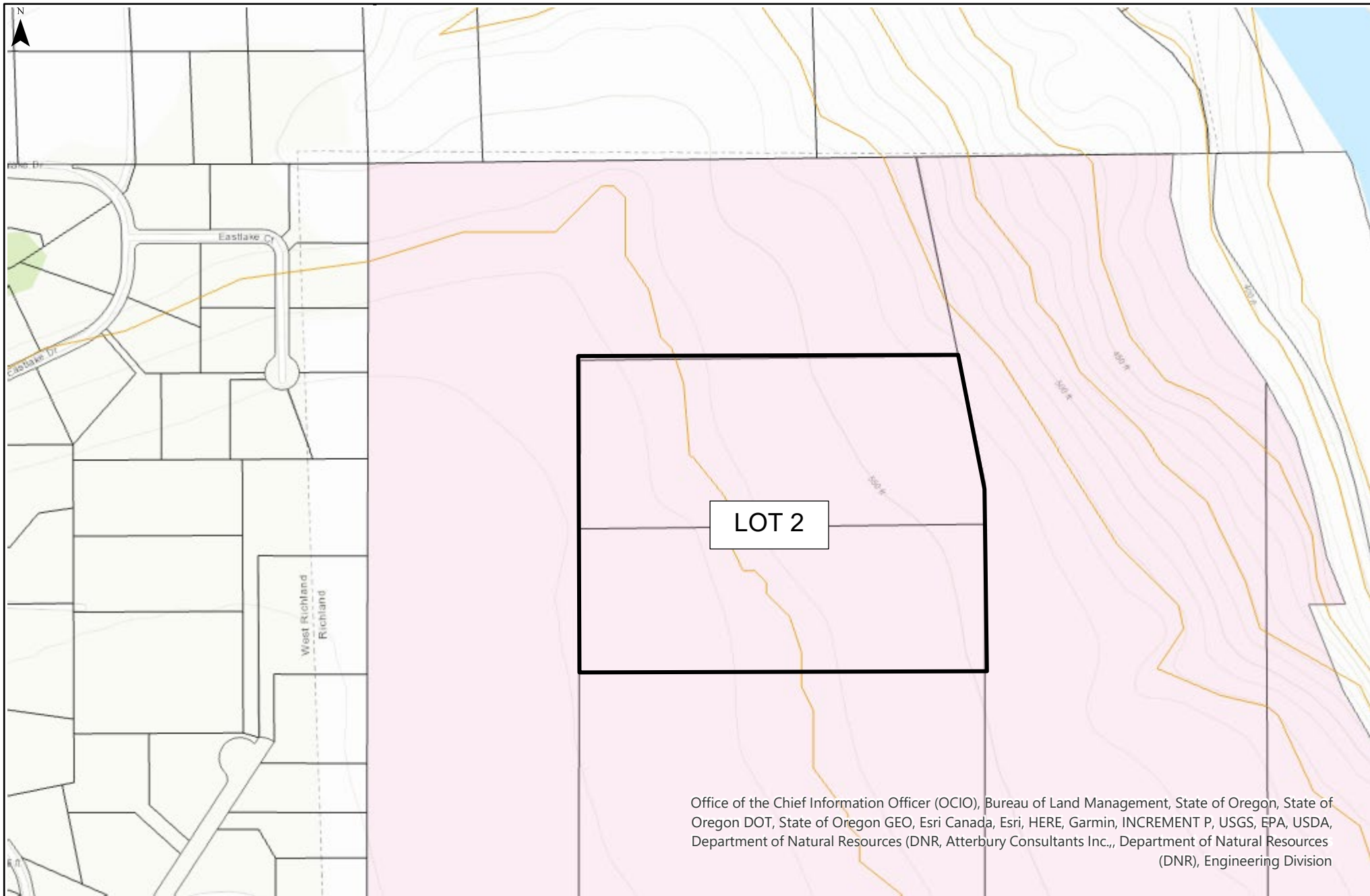
10g. Proposed Street Improvements

This map depicts the proposed street improvements planned at this time. All lots in Richland 16 will be developed in accordance with all City of Richland plans, codes and permitting upon sale and/or development.

PROPOSED NEW EASEMENT DETAILS



TOPOGRAPHICAL MAP of the subject parcels and abutting



Office of the Chief Information Officer (OCIO), Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Department of Natural Resources (DNR, Atterbury Consultants Inc., Department of Natural Resources (DNR), Engineering Division

Approximate Scale : 1:4 514

0 0.02 0.04 0.06 0.08
Miles

2/14/2023 9:26 AM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Southern 16 Acres of Lot 2, Richland 16

Contours 40-Foot



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION
☐ Contact Person

Owner: Washington State Department of Natural Resources (DNR)

Address: PO Box 47014, Olympia, WA 98504-7014

Phone: (360) 902-1088

 Email: Duane.Emmons@dnr.wa.gov
APPLICANT/CONTRACTOR INFORMATION (if different)
☒ Contact Person

Company: Washington State Department of Natural Resources (DNR) UBI#:

Contact: Tina Hochwender, DNR Transition Lands Planning Manager

Address: PO Box 47014, Olympia, WA 98504-7014

Phone: (360) 742-2170

 Email: Tina.Hochwender@dnr.wa.gov
DESCRIPTION OF WORK

Rezone southern 16 acres portion of Lot 2 zoned PPF Parks and Public Facilities to R-2 Medium Density Residential to remove multiple zonings on Lot 2 and match the rest of Lot 2's existing R-2 zoning allowing for eventual sale of the lot for consistent future development as residential.

PROPERTY INFORMATION

 Parcel #: [116982000001003](#), Richland 16, Lot 2-A

Legal Description:

Richland 16
 Section 16, Township 9 North, Range 28 East, W.M.
 Lot 2-A

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet to the True Point of Beginning; thence South 11°49'33" East 377.85 feet; thence South 0°00'12" West 702.65 feet; thence South 89°38'29" West 1175.95 feet; thence North 0°07'22" East 1067.04 feet; thence North 89°19'51" East 1096.32 feet to the True Point of Beginning.

Contains 28.53 acres, more or less.

Current Zoning:

PPF Parks and Public Facilities

Current Comp Plan:

Public Facility

Requested Zoning:

R-2 Medium Density Residential

Current Use:

Vacant land, previously Agriculture

Proposed Use:

Medium Density Residential

Area of Property:

15.72 acres, more or less

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE**The unique characteristics, if any, of the property or circumstances of the owner:**

Boundary line adjustments (BLAs) of DNR's Richland 16 parcels Lot 2 and Lot 4 were completed in order to accommodate reducing the size of Lot 4 as requested by and for its eventual sale to the Richland School District. The BLA then increased the size of Lot 2 and created multiple zonings. The portion of Lot 4 now combined with Lot 2 is zoned Parks and Public Facilities (PPF) and the remainder of Lot 2 is Medium Density Residential (R-2). Lot 2 now has multiple zonings. DNR intends to sell Lot 2 for future development. The PPF zoning limits the future development opportunities of the property.

Any hardship that may result in the event the rezone is not granted:

If rezoning the PPF portion to R-2 is not granted, then the marketing, sale and potential future development opportunities of the property are limited.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezone of the PPF portion of Lot 2 to R-2 is consistent with and conforms to patterns in the adjacent zones. A portion of Lot 2 is currently zoned R-2. Lot 2 is surrounded on the south by PPF; and on the north, east and west by R-1-10 Single Family Residential.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

No adverse effects anticipated. Beneficially, rezoning the southern portion of Lot 2 zoned PPF to R-2 to match the rest of Lot 2's existing R-2 zoning will be consistent with the adjacent and surrounding zones for their eventual sale and future development.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

No adverse impacts anticipated. Granting the rezone will be meet the overall purpose and intent of the Proposed Land Use section on Page 29 of the City's Comprehensive Plan, in which the City identifies the Richland 16 subdivision, an area "located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east" as an area "the City is planning to accommodate future growth."

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Benefits to the City in granting the rezoning to R-2 will increase the supply of available residentially zoned property to accommodate Richland's population growth will require an additional 1,270 housing units in the next 20 years as identified in the Projected Needs of the Housing Section on page 41 of the City's Comprehensive Plan. Plus, additional property tax revenue will be generated if the area is rezoned from the publicly owned PPF zoning designation to an R-2 zoning designation allowing for the entire site to be developed privately.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

As stated previously, granting the rezone will be meet the overall purpose and intent of the City's Comprehensive Plan, in which the City identifies the Richland 16 subdivision as an area "the City is planning to accommodate future growth." Adjacent Lot 4 is being sold to the Richland School District for a future school and adjacent to that, Lot 5 is being sold to the City for a future public park. Land Use Goal 7, Policy 3, of the Comprehensive Plans states: "Wherever possible, the City will locate park and school facilities together for efficient use of public facilities." The future growth of this area's school and park needs will be met. Rezoning the remainder of Lot 2 to R-2 will allow the area to be better utilized to meet the City's need for an additional 1, 270 housing units as identified in the Projected Needs of the Housing Section on page 41 of the City's Comprehensive Plan.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The proposed rezone does not represent spot zoning.

Identify impacts on the environment and public safety:

No impacts to the environment or public safety anticipated.

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.

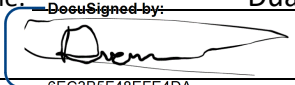
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

Applicant Signature: 

Date 2/14/2023

6EC3B5F48EFE4DA...



CASCADE TITLE COMPANY

OF BENTON - FRANKLIN COUNTIES

8203 W. Quinault Ave., Ste. 10 - Kennewick, WA 99336
P / 509.783.0660 F / 509.783.0675

Invoice

Date	Invoice #
4/7/2021	12605

Bill To
KRISTEN BLOOMFIELD Kristen.Bloomfield@dnr.wa.gov

Reference
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

Due Date	Terms
5/7/2021	Net 30

Description	Amount
Limited Liability Report	1,000.00T
PLEASE REMIT PAYMENT USING OUR REFERENCE NUMBER THANK YOU!	
Sales Tax (8.6%)	\$86.00
Total	\$1,086.00



8203 WEST QUINAULT AVE, SUITE 10, KENNEWICK, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612

DISTRIBUTION LIST

Our Order No.: CBF12605
Reference No: 12605
Re: STATE OF WASHINGTON, ACTING BY AND THROUGH THE DEPARTMENT OF
NATURAL RESOURCES/
Property Address: VACANT
RICHLAND, WA 99352

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
Selling Agent	Listing Agent
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender
Contact: Kristen Bloomfield Email: kristen.bloomfield@dnr.wa.gov	

LIMITED LIABILITY REPORT

SCHEDULE A

Office File Number CBF12605	Effective Date April 05, 2021 at 8:00 a.m.	Premium \$1,000.00
Ref. No.:		

THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **STATE OF WASHINGTON, ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

SEE ATTACHED EXHIBIT "A"

- A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

STATE OF WASHINGTON, ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES

- B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

EXCEPTIONS:

1. THE COUNTY ASSESSOR'S OFFICE RECORDS INDICATE THAT THE GENERAL TAXES FOR THE YEAR 2021, ARE EXEMPT;

TAX ACCOUNT NO.: 1-1698-200-0001-002; 1-1698-200-0001-003; 1-1698-200-0001-004;
1-1698-200-0001-005; 1-1698-200-0001-006; 1-1698-300-0001-007;
1-1698-300-0001-008; 1-1698-300-0001-009; 1-1698-300-0001-010;
1-1698-300-0001-011; 1-1698-300-0001-012 AND 1-1698-300-0001-013

2. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;

AMOUNT: \$12.96
TAX ACCOUNT NO.: 1-1698-200-0001-002
AFFECTS: PARCEL A

3. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;

AMOUNT: \$9.20
TAX ACCOUNT NO.: 1-1698-200-0001-003
AFFECTS: PARCEL B

CONTINUED

4. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$11.15
TAX ACCOUNT NO.: 1-1698-200-0001-004
AFFECTS: PORTION OF PARCEL C
5. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$9.44
TAX ACCOUNT NO.: 1-1698-200-0001-005
AFFECTS: REMAINING OF PARCEL C
6. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$10.80
TAX ACCOUNT NO.: 1-1698-200-0001-006
AFFECTS: PARCEL D
7. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$8.81
TAX ACCOUNT NO.: 1-1698-300-0001-007
AFFECTS: PARCEL E
8. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$9.18
TAX ACCOUNT NO.: 1-1698-300-0001-008
AFFECTS: PARCEL F
9. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$9.60
TAX ACCOUNT NO.: 1-1698-300-0001-009
AFFECTS: PARCEL G
10. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$9.44
TAX ACCOUNT NO.: 1-1698-300-0001-010
AFFECTS: PARCEL H
11. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$9.53
TAX ACCOUNT NO.: 1-1698-300-0001-011
AFFECTS: PARCEL I
12. OUTSTANDING MISCELLANEOUS ASSESSMENTS FOR THE YEAR 2021;
AMOUNT: \$10.66
TAX ACCOUNT NO.: 1-1698-300-0001-012
AFFECTS: PORTION OF PARCEL J
13. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
AMOUNT BILLED: \$7,138.34
AMOUNT DUE: \$3,569.17
AFFECTS: PARCEL A

CONTINUED

14. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$1,219.26
 AMOUNT DUE: \$609.63
 AFFECTS: PARCEL B

15. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$4,295.96
 AMOUNT DUE: \$2,147.98
 AFFECTS: PORTION OF PARCEL C

16. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$66,514.85
 AMOUNT DUE: \$33,257.43
 AFFECTS: REMAINDER OF PARCEL C

17. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$3,738.77
 AMOUNT DUE: \$1,869.39
 AFFECTS: PARCEL D

18. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$589.17
 AMOUNT DUE: \$294.59
 AFFECTS: PARCEL E

19. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$1,188.89
 AMOUNT DUE: \$594.45
 AFFECTS: PARCEL F

20. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
 AMOUNT BILLED: \$1,834.60
 AMOUNT DUE: \$917.30
 AFFECTS: PARCEL G

CONTINUED

21. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
AMOUNT BILLED: \$1,587.25
AMOUNT DUE: \$793.63
AFFECTS: PARCEL H
22. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
AMOUNT BILLED: \$1,732.19
AMOUNT DUE: \$866.10
AFFECTS: PARCEL I
23. IRRIGATION ASSESSMENT, BY COLUMBIA IRRIGATION DISTRICT, FOR THE YEAR 2021. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2021, TO AVOID INTEREST AND PENALTIES;
AMOUNT BILLED: \$3,517.45
AMOUNT DUE: \$1,758.73
AFFECTS: PORTION OF PARCEL J
24. RESERVATION OF MINERALS OR MINERAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS, CONTAINED IN DEED;
FROM: THE NORTHERN PACIFIC RAILROAD COMPANY
RECORDED: JANUARY 1918
RECORDING NO.: VOLUME 43, PAGE 450
AFFECTS: PORTION OF PARCEL J
- THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.
25. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;
RECORDED: DECEMBER 7, 1921
RECORDING NO.: 75507
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTING LINE
AFFECTS: PORTION OF PARCELS A, B, C AND D
26. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;
RECORDED: MAY 20, 1952
RECORDING NO.: 289858
IN FAVOR OF: UNITED STATES OF AMERICAN
FOR: TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC TRANSMISSION LINE
AFFECTS: PORTION OF PARCELS A, E, F, G AND H

CONTINUED

27. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: APRIL 11, 1968
RECORDING NO.: 589447
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTING LINE
AFFECTS: PORTION OF PARCELS A, B, C AND D

28. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: MAY 1, 1960
RECORDING NO.: 590119
IN FAVOR OF: COLUMBIA IRRIGATION DISTRICT
FOR: A PIPE LINE, SUMP AND APPURTENANT FIXTURES
AFFECTS: PORTION OF PARCEL C

29. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: JUNE 30, 1976
RECORDING NO.: 706028
IN FAVOR OF: BLUE MOUNTAIN SERVICE CORPORATION
FOR: A UTILITY
AFFECTS: PORTION OF PARCEL A

NOTE: RELINQUISHMENT OF EASEMENT RECORDED DECEMBER 28, 1981, UNDER RECORDING NO. 854324, EXECUTED BY BLUE MOUNTAIN CORPORATION.

30. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: MARCH 26, 1979
RECORDING NO.: 787202
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: TRANSMISSION LINE
AFFECTS: PORTION OF PARCELS C AND D

31. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: OCTOBER 5, 1981
RECORDING NO.: 850213
IN FAVOR OF: STATE OF WASHINGTON
FOR: DOMESTIC WATER PIPELINE AND AN IRRIGATION LINE
AFFECTS: PORTION OF PARCELS A, E, F, G AND H

32. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: DECEMBER 28, 1981
RECORDING NO.: 854325
IN FAVOR OF: BLUE MOUNTAIN SERVICE CORPORATION
FOR: TO PLACE TELEPHONE, TELEGRAPH, AND TELEVISION CABLE CIRCUITS AND GAS PIPING
AFFECTS: PORTION OF PARCEL A

CONTINUED

33. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: FEBRUARY 17, 1995
RECORDING NO.: 95-3864
IN FAVOR OF: BENTON RURAL ELECTRIC ASSOCIATION
FOR: TO CONSTRUCT, RECONSTRUCT, REPHASE, REPAIR, OPERATE AND MAINTAIN AN ELECTRICAL DISTRIBUTION SYSTEM
AFFECTS: PORTION OF PARCELS E AND G

34. TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN EASEMENT, AS CREATED BY INSTRUMENT;

RECORDED: MARCH 24, 1995
RECORDING NO.: 95-6427
IN FAVOR OF: BENTON RURAL ELECTRIC ASSOCIATION
FOR: TO CONSTRUCT, RECONSTRUCT, REPHASE, REPAIR, OPERATE AND MAINTAIN AN ELECTRICAL DISTRIBUTION SYSTEM
AFFECTS: PORTION OF PARCELS E AND G

35. LEASE, DISCLOSED BY NOTICE THEREOF, INCLUDING THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS THEREOF, AND ANY FAILURE TO COMPLY WITH THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS THEREOF;

NOTICE DATED: OCTOBER 20, 2000
RECORDED: NOVEMBER 24, 2003
RECORDING NO.: 2003-057983
LEASE DATED: MARCH 31, 1992
LESSOR: STATE OF WASHINGTON
LESSEE: CHIAWANA ORCHARDS, A PARTNERSHIP
AFFECTS: ALL PARCELS B, E, F, G, H, I AND J AND PORTION OF PARCELS A, C AND D

ASSIGNMENT OF LESSEE'S INTEREST:

RECORDED: NOVEMBER 24, 2003
RECORDING NO.: 2003-057983
ASSIGNEE: CHIAWANA ORCHARDS, LLC

36. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT OVERRIDING ROYALTY ASSIGNMENT:

RECORDED: AUGUST 1, 2006
RECORDING NO.: 2006-024986
AFFECTS: ALL PARCELS

37. MATTERS AS DISCLOSED BY THAT SURVEY NO. 5252:

RECORDED: OCTOBER 28, 2009
RECORDING NO.: 2009-033491
AFFECTS: ALL PARCELS

38. ANY SECURITY IN CROPS GROWING OR TO BE GROWN ON SAID PREMISES AND GOODS WHICH ARE OR MAY BECOME FIXTURES LOCATED ON SAID PREMISES CREATED OR EXISTING UNDER PROVISIONS OF UNIFORM COMMERCIAL CODE R.C.W. 62-A.

CONTINUED

39. UNRECORDED LEASEHOLDS, RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED ON THE PREMISES AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES, IF ANY SUCH INTEREST EXISTS.
40. LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY, LEVIED BY COLUMBIA IRRIGATION DISTRICT FOR THE CURRENT AND PRIOR YEARS, AMOUNTS OF WHICH ARE UNAVAILABLE TO THIS OFFICE.
AFFECTS: ALL PARCELS
PLEASE CALL 509-586-6118, FOR AMOUNT(S).
41. LIABILITY FOR FUTURE ASSESSMENTS BY COLUMBIA IRRIGATION DISTRICT.

END OF SCHEDULE A EXCEPTIONS.

EXHIBIT "A"

PARCEL A:

Portion of the Southwest Quarter Southwest Quarter and of the Northwest Quarter Southwest Quarter and of the Southwest Quarter Northwest Quarter and of the Northwest Quarter Northwest Quarter, and of the Northeast Quarter Northwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the intersection of The West line of Section 16 and The North margin of Kennedy Road as it exists after the adoption of City of Richland Ordinance No. 06-03 as recorded under Benton County Auditor's File No. 2003-011331;

Thence North 0°07'22" East along the West line of said Section 16, 4,675.63 feet more or less to the corner common to Sections 8,9,17 and 16;

Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;

Thence South 11°49'33" East 591.69 feet;

Thence South 89°19'51" West 1,096.32 feet;

Thence South 0°07'22" West 4,221.50 feet more or less to the North margin of Kennedy Road as previously described;

Thence Westerly along said North margin of Kennedy Road to the point of beginning, TOGETHER WITH that portion of vacated Kennedy Road lying adjacent to the South line by City of Richland Ordinance No. 06-03, recorded March 13, 2003 under Recording No. 2003-011331.

(Also known as: Lot 1, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

PARCEL B:

Portion of the Northeast Quarter Northwest Quarter and of the Northwest Quarter Northwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;

Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;

Thence South 11°49'33" East 591.69 feet to the True Point of Beginning;

Thence South 11°49'33" East 377.85 feet;

Thence South 0°00'12" West 116.59 feet;

Thence South 89°19'51" West 1,174.79 feet;

Thence North 0°07'22" East 487.33 feet;

Thence North 89°19'51" East 1,096.32 feet to the True Point of Beginning.

(Also known as: Lot 2, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

CONTINUED

PARCEL C:

Portion of the Northeast Quarter Northwest Quarter and of the Southeast Quarter Northwest Quarter and of the Northwest Quarter Northeast Quarter, and of the Southwest Quarter of the Northeast Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

**Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet to the True Point of Beginning;
Thence continuing along said North line 746.27 feet to the Westerly line of the Columbia Irrigation District Canal shown as Condemnation Case #722 on Record of Survey Book 1, Page 1318, records of Benton County;
Thence South 4°20'19" West 123.12 feet;
Thence South 14°39'41" East 217.49 feet;
Thence South 34°11'03" East 392.17 feet to the East line of the Northeast Quarter of the Northwest Quarter;
Thence South 0°14'44" East along said subdivision line 439.71 feet;
Thence South 30°43'42" East 245.22 feet;
Thence South 21°49'41" East 269.32 feet;
Thence South 30°09'41" East 343.77 feet;
Thence South 38°49'41" East 508.86 feet;
Thence South 56°09'41" East 510.41 feet;
Thence South 69°29'41" East 220.20 feet more or less to the South line of the Northeast Quarter of said Section 16;
Thence South 89°38'29" West 2,163.03 feet along the East-West centerline of said Section 16;
Thence North 0°00'12" East 1,668.99 feet;
Thence North 11°49'33" West 969.54 feet more or less to the True Point of Beginning.**

**Together with that portion of Northwest Quarter of the Northeast Quarter lying between the Columbia Irrigation canal and the Easterly line of the above described main body.
(Also known as: Lot 3, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)**

CONTINUED

PARCEL D:

Portion of the Northeast of the Northwest and of the Northwest Quarter of Northwest Quarter and of the Southeast Quarter of Northwest Quarter and of the Southwest Quarter of the Northwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;
Thence South 11°49'33" East 591.69 feet;
Thence South 89°19'51" West 1,096.32 feet;
Thence South 0°07'22" West 487.33 feet to the True Point of Beginning;
Thence North 89°19'51" East 1,174.79 feet;
Thence South 0°00'12" West 1,552.40 feet to the South line of the Northwest Quarter of said Section 16;
Thence along said South line South 89°38'29" West 1,177.96 feet;
Thence North 0°07'22" East 1,546.06 feet to the True Point of Beginning.
(Also known as: Lot 4, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

PARCEL E:

Portion of the Northeast of the Southwest and of the Northwest Quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said section 16, 1, 590.09 feet;
Thence South 11°49'33" East 969.54 feet;
Thence South 0°00'12" West 1,668.99 feet to the East - West centerline of said Section 16 and the True Point of Beginning;
Thence along said centerline South 89°38'29" West 749.29 feet;
Thence South 0°07'22" West 322.41 feet;
Thence North 89°38'29" East 749.97 feet;
Thence North 0°00'12" East 322.41 feet to the True Point of Beginning.
(Also known as: Lot 5, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

CONTINUED

PARCEL F:

Portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;
Thence South 11°49'33" East 591.69 feet;
Thence South 89°19'51" West 1,096.32 feet;
Thence South 0°07'22" West 2,033.39 feet to the East-West centerline of said Section 16 and the True Point of Beginning;
Thence North 89°38'29" East 428.67 feet along said centerline;
Thence South 0°07'22" West 322.41 feet;
Thence North 89°38'29" East 749.97 feet;
Thence South 0°00'12" West 82.26 feet;
Thence along a non-tangent curve concave to the Northeast with a radius of 817.89 feet, length of 261.95 feet, a chord bearing of South 9°10'20" East and chord length of 260.83 feet;
Thence South 89°38'29" West 1,220.94 feet;
Thence North 0°07'22" East 662.43 feet to the True Point of Beginning.
(Also known as: Lot 6, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

PARCEL G:

Portion of the Northeast Quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;
Thence South 11°49'33" East 969.54 feet;
Thence South 0°00'12" West 1,668.99 feet to the East - West centerline of said Section 16 and the True Point of Beginning;
Thence South 0°00'12" West 404.66 feet;
Thence along a curve to the left with a radius of 817.89 feet along an arc length of 1,294.29 feet to a point on the North - South centerline of said Section 16 from which the Quarter corner common to Sections 16 and 21 bears South 0°14'44" East 1,396.80 feet as shown on the Plat of City View Phase 1, as recorded in Volume 15 of Plats at Page 67, records of Benton County, Washington;
Thence North 0°14'44" West along said centerline 1,227.70 feet to the North line of the Southwest Quarter of said Section 16;
Thence along said North line South 89°38'29" West 822.13 feet to the True Point of Beginning.
(Also known as: Lot 7, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

CONTINUED

PARCEL H:

Portion of the Northeast Quarter of the Southwest and of the Northwest Quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;
Thence South 11°49'33" East 969.54 feet;
Thence South 0°00'12" West 1,668.99 feet to the East - West centerline of said Section 16;
Thence along said centerline South 89°38'29" West 1,177.96 feet;
Thence South 0°07'22" West 662.43 feet to the True Point of Beginning;
Thence North 89°38'29" East 1,220.94 feet;
Thence with a non tangent curve concave to the Northeast with an arc length of 296.16 feet, with a radius of 817.89 feet, with a chord bearing of South 28°43'15" East, with a chord length of 294.54 feet;
Thence South 55°27'14" West 196.36 feet;
Thence with a curve turning to the left with an arc length of 350.45 feet, with a radius of 813.77 feet, with a chord bearing of South 43°07'00" West, with a chord length of 347.74 feet;
Thence South 89°38'29" West 964.39 feet;
Thence North 0°07'22" East 621.89 feet to the Point of Beginning.
(Also known as: Lot 8, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

PARCEL I:

Portion of the Northeast Quarter of the Southwest and of the Northwest Quarter of the Southwest and of the Southwest Quarter of the Southwest Quarter and of the Southeast Quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
Thence North 89°19'51" East along the North line of said Section 16, 1,590.09 feet;
Thence South 11°49'33" East 591.69 feet;
Thence South 89°19'51" West 1,096.32 feet;
Thence South 0°07'22" West 4,221.50 feet to the North margin of Kennedy Road and the True Point of Beginning;
Thence North 0°07'22" East 903.78 feet;
Thence North 89°38'29" East 964.39 feet;
Thence along a non-tangent curve, concave to the Southeast, with a radius of 813.77 feet, a chord bearing of South 21°22'55" West and a chord length of 265.75 feet along an arc length of 266.95 feet;
Thence South 11°59'03" West 864.18 feet more or less to the North margin of Kennedy Road;
Thence Westerly along said North margin to the True Point of Beginning, TOGETHER WITH that portion of vacated Kennedy Road lying adjacent to the South line by City of Richland Ordinance No. 06-03, recorded march 13, 2003 under Recording No. 2003-011331.
(Also known as: Lot 9, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

CONTINUED

CBF12605

PARCEL J:

Portion of the Northeast Quarter of the Southwest Quarter and of the Southeast Quarter of the Southwest Quarter of Section 16, and portion of the Northeast Quarter of the Northwest Quarter of Section 21, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the Quarter corner common to said Sections 16 and 21;
Thence North 0°14'44" West along the East line of the Southwest Quarter of said Section 16, 1,396.80 feet;
Thence along a non-tangent curve concave to the Northeast with a radius of 817.89 feet, a chord bearing of North 64°52'49" West and a chord length of 711.58 feet along an arc length of 736.18 feet;
Thence South 55°27'14" West 196.36 feet;
Thence along a curve to the left with a radius of 813.77 feet along an arc length of 617.40 feet;
Thence South 11°59'03" West 864.18 feet, more or less to the North margin of Kennedy Road;
Thence Southeasterly along said North margin to its intersection with the North - South centerline of said Section 21;
Thence Northerly along said centerline to the Quarter corner common to said Section 16 and 21, TOGETHER WITH that portion of vacated Kennedy Road lying adjacent to the South line by City of Richland Ordinance No. 06-03, recorded March 13, 2003 under Recording No. 2003-011331.
(Also known as: Lot 10, Survey No. 5252, recorded October 28, 2019, under Recording No. 2019-033491)

RECORD OF SURVEY FOR
EXEMPT PARCEL SEGREGATIONS
IN SECTIONS 16 AND 21
TOWNSHIP 9 NORTH, RANGE 28
EAST, W.M., CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON.

ORIGINAL PARCEL DESCRIPTION:

THOSE PORTIONS SECTIONS 16 AND 21, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18 LYING NORTH OF KENNEDY ROAD; TOGETHER WITH THAT PORTION OF THE NORTH ONE-HALF OF SAID SECTION 16 LYING WEST OF THE COLUMBIA IRRIGATION DISTRICT CANAL; TOGETHER WITH THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 LYING NORTH OF KENNEDY ROAD.

LINE	BEARING	DISTANCE
1	N 04°20'19" E	123.12
2	S 14°39'41" E	217.48
3	S 34°11'03" E	392.17
4	S 28°39'41" E	186.39
5	S 17°09'41" E	155.77
6	S 2°23'41" E	205.44
7	S 88°00'00" W	118.58
8	S 68°28'12" W	107.33
9	S 21°49'41" E	266.32
10	S 30°09'41" E	343.77
11	S 38°48'41" E	506.88
12	S 56°09'41" E	510.41
13	S 69°29'41" E	720.20
14	S 82°09'41" E	733.22
15	S 90°14'41" E	739.37
16	S 00°00'12" W	118.58
17	S 55°27'14" W	196.38
18	N 00°07'22" E	322.41
19	S 00°00'12" W	82.26
20	N 74°38'58" E	524.19
21	N 74°38'58" W	1375.43
22	S 00°00'12" W	123.25
23	S 67°50'00" W	59.60
24	N 00°00'48" E	58.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	261.95	817.89	18°21'02"	S 09°10'20" E
C2	295.16	817.89	20°44'49"	S 28°43'15" E
C3	736.18	817.89	51°34'18"	S 64°52'49" E
C4	350.45	813.77	24°40'27"	S 43°07'00" W
C5	266.95	813.77	18°47'44"	S 21°22'55" W
C6	551.14	2905.00	10°52'13"	N 83°49'37" W
C7	189.76	2905.00	3°44'33"	N 76°31'15" W

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF October, 2019
AT 12:02 P.M. IN BOOK 01 OF SURVEYS AT PAGE 5252
AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES. 2019-033491

Brenda Chilton
BENTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES IN FEBRUARY, 2019.

JUSTIN J. HOLT, P.L.S.

10/8/20



RECORD OF SAURVEY IN SECTIONS 16 & 21
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY SECTION-P.O. BOX 47030
OLYMPIA, WASHINGTON 98504-7030 (360)902-1200

RICHLAND 16 SEGREGATION

FIELD GROWTH from lbs '80s

Engelhard, Francis, Stow

FIELD BOOK: 630.18/630.18A
02/20/2016

F.M. 2091

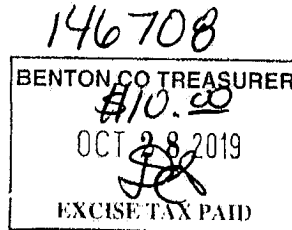
SHEET 1 OF 2

- SHEET 2 OF 2



AFTER RECORDING RETURN TO:

Department of Natural Resources
Conservation, Recreation, and Transactions Division
ATTN: Deb Whitney
PO Box 47014
Olympia, WA 98504-7014



**QUITCLAIM DEED
Benton County**

Grantor: State of Washington, acting by and through the Department of Natural Resources.

Grantee: State of Washington, acting by and through the Department of Natural Resources.

Abbreviated

Legal Desc.: Portions of S16 & S21, T9N, R28E

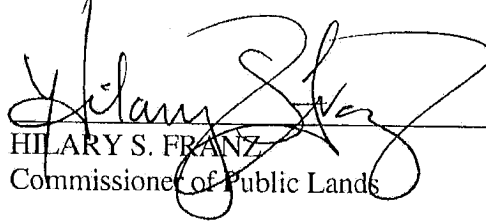
Tax Parcel #: 116981000005001, 116982000001001 & 121981000002020

THE GRANTOR, STATE OF WASHINGTON, acting by and through the Department of Natural Resources, hereby conveys and quitclaims to STATE OF WASHINGTON, acting by and through the Department of Natural Resources GRANTEE, all interest in the real property situated in Benton County, Washington, and described in Exhibit A, attached hereto, which by this reference is made a part hereof.

This deed is executed in compliance with the County of Benton's subdivision requirements for creating ten (10) subdivided lots as described in Exhibit A, and shown on Record of Survey, recorded on October 28, 2019 under AFN #2019-033491. The lot subdivision was approved by the City of Richland Development Services Department by letter dated August 23, 2019, attached as Exhibit B, attached hereto, which by this reference is made a part hereof.

Signed this 15th day of October, 2019.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES


HILARY S. FRANZ
Commissioner of Public Lands

Approved as to form this 1st day
of October, 2019.


Assistant Attorney General

State Deed No. 26918
State Record of Deeds, Volume 14, Page 130.
Transaction File No. 02-098246

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Kelli Messinger
Notary Public in and for the State of Washington,
residing at Lacey.
My appointment expires 8-1-21

EXHIBIT A TO QUITCLAIM DEED

Legal Description - Lot Segregation

The parcels to be created are described by the following legal descriptions:

Lot 1

Portions of the SW 1/4 SW 1/4, NW 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 NW 1/4, and NE 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the intersection of the west line of Section 16 and the north margin of Kennedy Road as it exists after the adoption of City of Richland ordinance No. 06-03 as recorded under Benton County AF No. 2003-011331; thence North 0°07'22" East along the west line of said section 16, 4,675.63 feet more or less to the corner common to Sections 8, 9, 17, and 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet; thence South 89°19'51" West 1,096.32 feet; thence South 0°07'22" West 4,221.50 feet more or less to the north margin of Kennedy Road as previously described; thence westerly along said north margin of Kennedy Road to the point of beginning.

Lot 2

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet to the True Point of Beginning; thence South 11°49'33" East 377.85 feet; thence South 0°00'12" West 116.59 feet; thence South 89°19'51" West 1174.79 feet; thence North 0°07'22" East 487.33 feet; thence North 89°19'51" East 1096.32 feet to the True Point of Beginning.

Lot 3

Portions of the Ne 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 NE 1/4, and SW 1/4 NE 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet to the True Point of Beginning; thence continuing along said north line 746.27 feet to the westerly line of the Columbia Irrigation District Canal shown as Condemnation Case #722 on Record of Survey Book 1, Page 1318, records of Benton County; thence South 4°20'19" West 123.12 feet; thence South 14°39'41" East 217.49 feet; thence South 34°11'03" East 392.17 feet; to the east line of the NE 1/4 NW 1/4; thence South 0°14'44" East along said subdivision line 439.71 feet; thence South 30°43'42" East 245.22 feet; thence South 21°49'41" East 269.32 feet; thence South 30°09'41" East 343.77 feet; thence South

38°49'41" East 508.86 feet; thence South 56°09'41" East 510.41 feet; thence South 69°29'41" East 220.20 feet more or less to the south line of the NE 1/4 of said section 16; thence South 89°38'29" West 2,163.03 feet along the east-west centerline of said section 16; thence North 0°00'12" East 1668.99 feet; thence North 11°49'33" West 969.54 feet more or less to the True Point of Beginning.

Together with that portion of the NW 1/4 NE 1/4 lying between the Columbia Irrigation canal and the easterly line of the above described main body of lot 3.

Lot 4

Portions of the Northeast, Northwest, Southeast and Southwest quarters of the Northwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet; thence South 89°19'51" West 1096.32 feet; thence South 0°07'22" West 487.33 feet to the True Point of Beginning; thence North 89°19'51" East 1174.79 feet; thence South 0°00'12" West 1,552.40 feet to the south line of the Northwest quarter of said section 16; thence along said south line South 89°38'29" West 1,177.96 feet; thence North 0°07'22" East 1546.06 feet to the True Point of Beginning.

Lot 5

Portions of the Northeast and Northwest quarters of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 969.54 feet; thence South 0°00'12" West 1668.99 feet to the east – west centerline of said section 16 and the True Point of Beginning; thence along said centerline South 89°38'29" West 749.29 feet; thence South 0°07'22" West 322.41 feet; thence North 89°38'29" East 749.97 feet; thence North 0°00'12" East 322.41 feet to the True Point of Beginning.

Lot 6

Portions of the NE 1/4 SW 1/4 and NW 1/4 SW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet; thence South 89°19'51" West 1096.32 feet; thence South 0°07'22" West 2,033.39 feet to the east-west centerline of said section 16 and the True Point of Beginning; thence North 89°38'29" East 428.67 feet along said centerline; thence South 0°07'22" West 322.41 feet; thence North 89°38'29" East 749.97 feet; thence South 0°00'12" West 82.26 feet; thence along a non-tangent

curve concave to the northeast with a radius of 817.89 feet, length of 261.95 feet, a chord bearing of South 9°10'20" East and chord length of 260.83 feet; thence South 89°38'29" West 1,220.94 feet; thence North 0°07'22" East 662.43 feet to the True Point of Beginning.

Lot 7

Portions of the Northeast quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 969.54 feet; thence South 0°00'12" West 1668.99 feet to the east – west centerline of said section 16 and the True Point of Beginning; thence South 0°00'12" West 404.66 feet; thence along a curve to the left with a radius of 817.89 feet along an arc length of 1,294.29 feet to a point on the north – south centerline of said section 16 from which the quarter corner common to sections 16 and 21 bears South 0°14'44" East 1,396.80 feet as shown on the Plat of City View Phase 1, as recorded in Volume 15 of Plats at Page 67, records of Benton County, Washington; thence North 0°14'44" West along said centerline 1227.70 feet to the north line of the southwest quarter of said section 16; thence along said north line South 89°38'29" West 822.13 feet to the True Point of Beginning.

Lot 8

Portions of the Northeast and Northwest quarters of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 969.54 feet; thence South 0°00'12" West 1668.99 feet to the east – west centerline of said section 16; thence along said centerline South 89°38'29" West 1,177.96 feet; thence South 0°07'22" West 662.43 feet to the True Point of Beginning; thence North 89°38'29" East 1220.94 Feet; thence with a non tangent curve concave to the northeast with an arc length of 296.16 feet, with a radius of 817.89 feet, with a chord bearing of South 28°43'15" East , with a chord length of 294.54 feet; thence South 55°27'14" West 196.36 feet; thence with a curve turning to the left with an arc length of 350.45 feet, with a radius of 813.77 feet, with a chord bearing of South 43°07'00" West , with a chord length of 347.74 feet; thence South 89°38'29" West 964.39 feet; thence North 00°07'22" East 621.89 feet to the point of beginning.

Lot 9

Portions of the Northeast Northwest, Southwest and Southeast quarters of the Southwest Quarter of Section 16, and portions of the Northeast quarter of the Northeast Quarter of Section 21, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 591.69 feet; thence South $89^{\circ}19'51''$ West 1096.32 feet; thence South $0^{\circ}07'22''$ West 4,221.50 feet to the north margin of Kennedy Road and the True Point of Beginning; thence North $0^{\circ}07'22''$ East 903.78 feet; thence North $89^{\circ}38'29''$ East 964.39 feet; thence along a non-tangent curve, concave to the southeast, with a radius of 813.77 feet, a chord bearing of South $21^{\circ}22'55''$ West and a chord length of 265.75 feet along an arc length of 266.95 feet; thence South $11^{\circ}59'03''$ West 864.18 feet more or less to the north margin of Kennedy Road; thence westerly along said north margin to the True Point of Beginning

Lot 10

Portions of the Northeast and Southeast quarters of the Southwest Quarter of Section 16, and portions of the Northeast quarter of the Northwest Quarter of Section 21, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the quarter corner common to said sections 16 and 21; thence North $0^{\circ}14'44''$ West along the east line of the southwest quarter of said section 16, 1,396.80 feet; thence along a non-tangent curve concave to the northeast with a radius of 817.89 feet, a chord bearing of North $64^{\circ}52'49''$ West and a chord length of 711.58 feet along an arc length of 736.18 feet; thence South $55^{\circ}27'14''$ West 196.36 feet; thence along a curve to the left with a radius of 813.77 feet along an arc length of 617.40 feet; thence South $11^{\circ}59'03''$ West 864.18 feet, more or less to the north margin of Kennedy Road; thence southeasterly along said north margin to its intersection with the north – south centerline of said section 21; thence northerly along said centerline to the quarter corner common to said sections 16 and 21.

Justin J. Holt, PLS 41027
Washington Dept. of Natural Resources
Engineering & General Services Division
MS 47030 Olympia WA, 98504-7030
360-902-1206

EXHIBIT B TO QUITCLAIM DEED

Approval Letter for Lot Segregation (page 1 of 2)



CITY OF RICHLAND
DEVELOPMENT SERVICES DEPARTMENT
505 Swift Boulevard, MS-35
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764

CLRICHLAND.WA.US - 509-942-7390

August 23, 2019

BENTON COUNTY ASSESSORS OFFICE
P.O. BOX 902
PROSSER, WA 99350

RE: EXEMPTION FROM PLATTING REQUIREMENTS – PROPOSED PARCEL
CREATIONS WITHIN SECTION 16 & 21, TOWNSHIP 9 NORTH, RANGE 28 EAST,
W.M. BENTON COUNTY, WA.

To Whom It May Concern:

Our office has reviewed the proposed tax parcel segregations proposed by the Washington State Department of Natural Resources (map and legal descriptions). The proposed tax parcel segregations will create ten (10) new legal parcels of record, each of which will be five acres in size or greater. Our records indicate that the proposed parcels are currently a portion of tax parcel Nos. 116981000005001, 116982000001001 & 121981000002020.

The division of property where the lot(s) created are no less than five acres in size is exempt from the City's platting requirements per Richland Municipal Code (RMC) Section 24.04.030(B). The proposed parcel sizes are as follows:

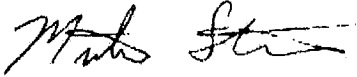
Lot 1 = 81.01 Acres	City of Richland File No. TPS2019-111
Lot 2 = 12.81 Acres	City of Richland File No. TPS2019-112
Lot 3 = 65.35 Acres	City of Richland File No. TPS2019-113
Lot 4 = 41.84 Acres	City of Richland File No. TPS2019-114
Lot 5 = 5.55 Acres	City of Richland File No. TPS2019-115
Lot 6 = 12.46 Acres	City of Richland File No. TPS2019-116
Lot 7 = 19.90 Acres	City of Richland File No. TPS2019-117
Lot 8 = 17.05 Acres	City of Richland File No. TPS2019-118
Lot 9 = 18.72 Acres	City of Richland File No. TPS2019-119
Lot 10 = 39.94 Acres	City of Richland File No. TPS2019-120

We request that your office accept for recording a Quit Claim Deed that will create the new legal parcel(s) of record.

Page 2 of 2

If you have any questions on this matter, please contact me at 942-7596.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Stevens", with a horizontal line drawn through the middle of the signature.

Mike Stevens
Planning Manager
City of Richland
(509)942-7596
mstevens@ci.richland.wa.us

C: File TPS2019-111 - 120

A-3945

B 619 (16)

10697



2003-011331

Pg: 1 of 7

03/13/2003 11:17A

26.00 Benton County

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISIONBY K. Hooper DEPUTY

3-13-03

Benton County Recording
Cover SheetReturn Address:
CITY ATTORNEY
CITY OF RICHLAND
P.O. BOX 190
RICHLAND, WA 99352

PLEASE PRINT OR TYPE INFORMATION:

Document Title(s) (or transactions contained therein):

1. ORDINANCE NO. 06-03
- 2.
3. VACATION OF A PORTION OF KENNEDY ROAD
- 4.

Grantor(s) (Last name first, first name, middle initials):

1. CITY OF RICHLAND
- 2.
- 3.
- 4.

Additional names on page N/A of document.

Grantee(s) (Last name first, first name, middle initials):

1. KID - 1-1698-300-0001-000 1-2198-200-0002-000
2. STATE OF WASHINGTON - 1-1698-200-0001-001
- 3.
- 4.

Additional names on page N/A of document.

Legal description (abbreviated: ie. lot, block, plat or section, township, range, qtr./qtr.)

A PORTION OF SW 1/4 SEC. 16-9-28 AND NW 1/4 SEC. 21-9-28.
PORTION OF KENNEDY ROAD (SEE ATTACHED DESCRIPTION)Additional legal is on page 3-5 of document.

References Number(s) of documents assigned or released:

RESOLUTION NO. 05-03

Additional names on page N/A of document.

Assessor's Property Tax Parcel/Account Number

PTN. 1-1698-300-0001-000 PTN. 1-2198-200-0002-000

Property Tax Parcel ID is not yet assigned. PTN. 1-1698-200-000-001

Additional parcel numbers on page N/A of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY V. Hooper DEPUTY



2003-011331
Pg: 2 of 7
03/13/2003 11:17A
Benton County

3-13-03

ORDINANCE NO. 06-03

AN ORDINANCE of the City of Richland providing for the vacation of a portion of Kennedy Road in Benton County Washington, further described in Exhibit A to this ordinance.

WHEREAS, as a result of the construction of Interstate I-182, the recent development of the City View Plat and the soon to be constructed Keene Road realignment, the use of Kennedy Road has changed from being a part of a State Highway to becoming a minor arterial street; and

WHEREAS, the right-of-way standards for a state highway differ from the standards of a minor arterial street; and

WHEREAS, it is necessary to vacate a portion of Kennedy Road in order to facilitate further development in the City View area; and

WHEREAS, by Resolution No. 05-03, adopted January 21, 2003, the City Council fixed February 18, 2003, at 7:30 p.m., in the Council Chambers of the City Hall as the time and place to receive public comments regarding the vacation of a portion of Kennedy Road; and

WHEREAS, the vacation of that portion of roadway has been reviewed by the engineering and utility services department staff with a finding that the request should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND AS FOLLOWS:

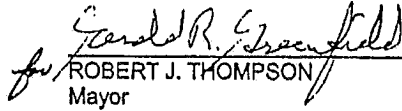
Section 1.01. The portion of Kennedy Road is hereby ordered vacated.

Section 1.02. Upon vacation, the property described in Exhibit A of this ordinance shall be returned to the owners of record for the property abutting both sides of the road right-of-way.

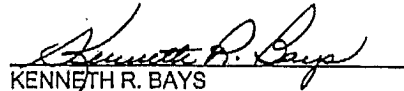
Section 1.03. A certified copy of this ordinance shall be recorded by the City Clerk with the office of the Auditor of Benton County as required in R.C.W. 35.79.030.

Section 1.04. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland, at a regular open public meeting thereof, this 4th day of March, 2003.


for ROBERT J. THOMPSON
Mayor

ATTEST:


KENNETH R. BAYS
City Clerk

APPROVED AS TO FORM:


THOMAS O. LAMPSON
City Attorney

Date of Publication: 5/9/03



2003-011331
Pg. 4 of 7
03/13/2003 11:17A
Benton County

CITY OF RICHLAND

ORD

28.00

VACATION OF A PORTION OF KENNEDY ROAD

PTN: 1-1698-200-0001-001

That portion of Kennedy Road (Former State Highway No. 3) right of way shown on sheet 3 of 6 sheets of the Washington Department of Highways Plans of Primary State Highway No. 3, Richland Road Jct. To Kiona, situated in the Southwest ¼ of Section 16, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

Commencing at a point 100.00 feet right of Station 230+68.44 of said Highway No. 3, being the point of intersection of the northerly right of way of said Kennedy Road with the westerly line of said Section 16; thence along said northerly right of way easterly 69.51 feet along the arc of a circular curve concave to the southwest, said curve having a radius of 2965.00 feet, a central angle of 1°20'36" and a long chord that bears South 89°56'10" East 69.51 feet to a point 100.00 feet right of Station 230+00 according to said right of way plans; thence along a radial (non-tangent) line South 00°44'08" West 50.00 feet to a point on the northerly right of way of said Kennedy Road, said point being the REAL POINT OF BEGINNING;

Thence along said northerly right of way the following course and distances: Southeasterly 743.56 feet along the arc of a non-tangent circular curve concave to the Southwest, said curve having a radius 2915.00, a central angle of 14°36'54" and a long chord that bears South 81°57'25" East 741.54 feet to a point 50.00 feet right of Station 226+00;

Thence South 74°38'58" East 1472.29 feet to a point on the Southerly line of the Southwest ¼ of said Section 16 (from which the South ¼ Corner of said Section 16 bears North 89°56'50" East 409.33 feet);

Thence leaving said Northerly right of way along said Southerly line South 89°56'50" West 37.65 feet to a line parallel with (at right angles to) and 40 feet northerly from the center line of said Kennedy Road;

Thence westerly along said parallel line the following courses and distances:

North 74°38'58" West 1435.99 feet;

Thence westerly 741.01 feet along the arc of a circular curve concave to the southwest, said curve having a radius of 2905.00 feet, a central angle of 14°36'54" and a long chord that bears North 81°57'25" West 739.00 feet to a point 40.00 feet right of Station 230+00;

Thence leaving said parallel line North 00°44'08" East 10.00 feet to the REAL POINT OF BEGINNING.

Comprising 0.50 acres, more or less, being subject to existing easements and rights of way of record or appearing on said tract.

TOGETHER WITH



PTN: 1-1698-300-0001-000

That portion of Kennedy Road (Former State Highway No. 3) right of way shown on Sheet 3 of 6 sheets of the Washington Department of Highways plans of Primary State Highway No. 3, Richland road Jct. To Kiona, situated in Sections 16 and 21, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

Commencing at a point 100.00 feet left of Station 230+68.44 of said Highway No. 3 being the point of intersection of the Southerly right of way of said Kennedy Road with the Westerly line of said Section 16 (from which the Southwest Corner of said Section 16 bears South 00°07'22" West 345.61 feet), said point being the REAL POINT OF BEGINNING;

Thence along said Southerly right of way the following courses and distances:
Easterly 453.41 feet along the arc of a circular curve concave to the Southwest, said curve having a radius of 2765.00 feet, a central angle of 9°23'44" and a long chord that bears South 85°57'46" East 452.90 feet;
Thence along a radial (non-tangent) line North 08°44'06" East 50.00 feet to a point 50.00 feet left of Station 226+00;
Thence Easterly 325.03 feet along the arc of a non-tangent circular curve concave to the Southwest, said curve having a radius of 2815.00 feet, a central angle of 6°36'56" and a long chord that bears South 77°57'26" East 324.85 feet;
Thence South 74°38'58" East 1924.93 feet to a point on the Easterly line of the Northwest ¼ of said Section 21;
Thence leaving said Southerly right of way along said Easterly line North 00°10'55" West 10.38 feet to a line parallel with (at right angles to) and 40.00 feet Southerly from the centerline of said Kennedy Road;
Thence Westerly along said parallel line the following courses and distances:
North 74°38'58" West 1922.15 feet;
Thence Westerly 788.61 feet along the arc of a circular curve concave to the Southwest, said curve having a radius of 2825.00 feet, a central angle of 15°59'40" and a long chord that bears North 82°38'47" West 786.05 feet to the Westerly line of said Section 16;
Thence leaving said parallel line in a non-tangent direction along said Westerly line South 00°07'22" West 60.00 feet to the REAL POINT OF BEGINNING.

Comprising 0.96 acres, more or less, being subject to existing easements and rights of way of record or appearing on said tract.

TOGETHER WITH



PTN: 1-2198-200-0002-000

That portion of Kennedy Road (Former State Highway No. 3) right of way shown on sheet 3 of 6 sheets of the Washington Department of Highways plans of Primary State Highway No. 3, Richland Road Jct. To Kiona, situated in the Northwest $\frac{1}{4}$ of Section 21, Township 9 North, Range 28 East, W.M. City of Richland, Benton County, Washington, described as follows:

Commencing at the point of intersection of the Northerly right of way of said Kennedy Road with the Northerly line of said Section 21 (from which the North $\frac{1}{4}$ Corner of said Section 21 bears North $89^{\circ}56'50''$ East 409.33 feet), said point being the REAL POINT OF BEGINNING;

Thence along said Northerly right of way South $74^{\circ}38'58''$ East 424.85 feet to a point 50.00 feet right of Station 203+50.3 of said Highway No. 3, being a point on the Easterly line of the Northwest $\frac{1}{4}$ of said Section 21;

Thence leaving said Northerly line along said Easterly line South $00^{\circ}10'55''$ East 10.38 feet to a line parallel with (at right angles to) and 40.00 feet Northerly from the center line of said Kennedy Road;

Thence Westerly along said parallel line North $74^{\circ}38'58''$ West 463.93 feet to the Northerly line of said Section 21;

Thence leaving said parallel line along said Northerly line North $89^{\circ}56'50''$ East 37.65 feet to the REAL POINT OF BEGINNING.

Comprising 0.10 acres, more or less, being subject to existing easements and rights of way of record or appearing on said tract.



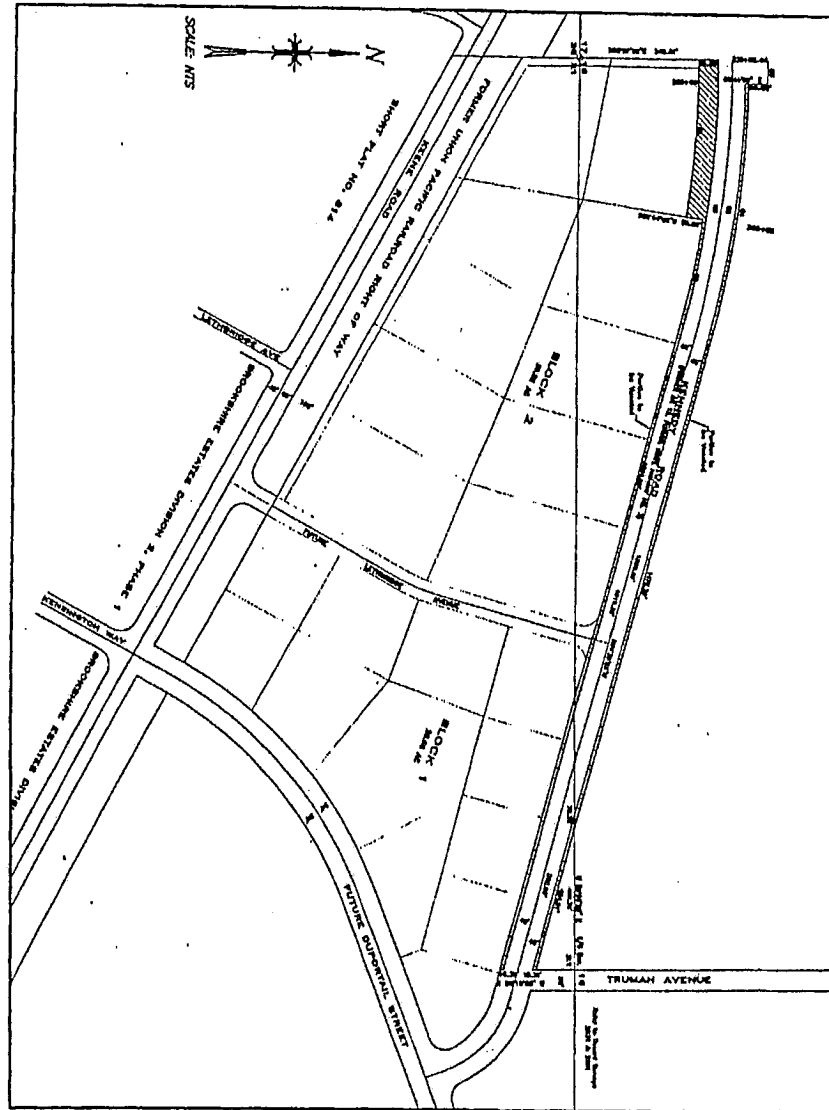
2003-011331
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CITY OF RICHLAND

ORD

25.00

03/13/2002 11:17A
Benton County



WASHINGTON DIVISION

NORTHERN PACIFIC RAILWAY COMPANY

THIS DEED, Made the thirtieth day of January in the year of our Lord one thousand nine hundred and eighteen by the Northern Pacific Railway Company, a corporation of the State of Wisconsin, grantor, to Yakima River Farms Co., a corporation of the State of Washington, of Seattle in the County of King, State of Washington, grantee, WITNESSETH:

WHEREAS, by a contract in writing entered into on the fifteenth day of April A. D. 1916 the grantor contracted to sell and convey to Charles W. Messly, to whose rights the grantee has duly succeeded for the consideration hereinafter expressed, the premises hereinafter described, which contract has been duly performed and the grantee has become entitled to a conveyance of the premises.

WHEREFORE, the grantor, in consideration of the sum of eighteen hundred eighty one and 20/100 (\$1881.20) dollars, unto it paid, according to said contract the receipt whereof is acknowledged, grants, bargains, sells, and conveys unto the grantee, its successors and assigns, the following described tract of land situate in the County of Benton and State of Washington, to-wit:

Sections seventeen (17) and twenty one (21) in Township nine (9) North of Range twenty eight (28) East of the Willamette Meridian; subject to the rights of the North Coast Railway under deed dated November 19, 1908, whereby the grantor herein conveyed for railroad right of way a portion of the premises described as follows: A strip of land (or so much of such strip of land as may be within the premises hereinafter described) of the width of one hundred (100) feet, being fifty (50) feet wide on each side of the center line of the main track of said railway as the same is now located and constructed over and across the southwest quarter of northwest quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) north half of southwest quarter (NH $\frac{1}{2}$ of SW $\frac{1}{4}$) southeast quarter of southwest quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) and south half of southeast quarter (SH $\frac{1}{2}$ of SE $\frac{1}{4}$) of said section seventeen, (17); then north half of northwest quarter (NH $\frac{1}{2}$ of NW $\frac{1}{4}$) southeast quarter of northwest quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) south half of northeast quarter (SH $\frac{1}{2}$ of NE $\frac{1}{4}$) and northeast quarter of southeast quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of said section twenty one (21) the tracts of land herein conveyed, containing, according to the United States Government survey twelve hundred fifty three and 83/100 (1253.83) acres, more or less; excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same; but the grantor, its successors and assigns, shall pay to the grantee, or to its successors or assigns, the market value at the time mining operations are commenced of such portion of the surface as may be used for such operations or injured thereby, including any improvements thereon; the lands hereby conveyed being subject, however, to an easement in the public for any public roads heretofore laid out or established, and now existing over and across any part of the premises.

together with the hereditaments and appurtenances thereunto belonging or in anywise appertaining. We have and to hold the said lands and appurtenances unto the grantee its successors and assigns, forever, the grantor will forever warrant and defend the title to the premises, except as against liens, charges and incumbrances originating after the date of the aforesaid contract of sale.

IN WITNESS WHEREOF, the grantor has caused these presents to be sealed with its corporate seal, and signed by its President, the day and year first above written.

(Seal)
Northern Pacific Railway Company
1896.

Northern Pacific Railway Company
by Jule M. Hannaford, President.

Signed, Sealed and Delivered in the Presence of:

Attest: H. H. Helf, Assistant Secretary.

J. H. Peabach
Russell H. Dick.

L. H. S. \$2.00

STATE OF MINNESOTA, }
COUNTY OF RAMSEY. } SS

On this eighteenth day of February in the year 1918, before me J. H. Cook a Notary Public personally appeared Jule M. Hannaford, to me known to be the President of the Northern Pacific Railway Company, the corporation which executed the foregoing instrument, and who being duly sworn did say, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Jule M. Hannaford acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office, in the City of St. Paul, the day and year last aforesaid.

(Seal)
Notarial Seal
Ramsey County, Minn.

J. H. Cook
Notary Public, Ramsey County, Minnesota.
My commission expires July 31, 1923.

Filed for record at the request of Benton Co. Abstract Co. 1918

75507

EASEMENT DEED

THIS GRANTORS, P. Van Arsdale and Isabell Van Arsdale, of Seattle, King County, Washington for and in consideration of (\$45.00) Forty five Dollars, in hand paid, convey and warrant to PACIFIC POWER & LIGHT COMPANY a corporation, its successors and assigns, an easement or right-of-way for an electric transmission and distributing line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys and other supports and including the right to place all said lines in underground conduits) at or near the location and along the general course now located staked out and constructed by the Grantee over, across and upon the following described premises, located in Benton County, Washington to-wit:

The South Half (S $\frac{1}{2}$) of the North-west quarter (NW $\frac{1}{4}$), and the North-west quarter (NW $\frac{1}{4}$) of the South-east quarter (SE $\frac{1}{4}$), and the South-east quarter (SE $\frac{1}{4}$) of the South-east quarter (SE $\frac{1}{4}$), and Lot Seven (7), all in Section Sixteen (16), Township Nine (9) North, Range Twenty-eight (28) East, W. M.

The Grantee shall be liable to the Grantors, their heirs or assigns, for all damages that may result to said Grantors, their heirs or assigns, by reason of injury to person or property caused by the operation and maintenance of said transmission line, or from the acts of its employees, agents or servants doing work on or about said transmission line.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing said lines and appurtenances, and exercising other rights hereby granted.

All rights hereunder shall cease when said lines have been abandoned.

Dated this 26th day of November 1921.

In the presence of
Wm. H. Galvani

STATE OF WASHINGTON
COUNTY OF KING

P. Van Arsdale
Isabell Van Arsdale

I, the undersigned, a Notary Public in and for said State, do hereby certify that on the 26th day of November 1921, personally appeared before me P. Van Arsdale and Isabell Van Arsdale, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this the day and year first in this certificate above written.

(Seal)
D. M. McGrover, Notary Public
State of Washington
Commission Expires Nov. 28, 1923

D. M. McGrover
Notary Public for Wash., Residing at Seattle.

Filed for record at the request of John Gast, December 7, 1921 at 4:30 P. M.

Kathryn Saweryns, County Auditor
By *[Signature]* Deputy

50/499

Arb. No.

3940

Instrument ORDER & CERT OF
GRANT OF R/W

File No. 289858

Vol. Pg.

Dated 3/7/52

Filed 5/20/52

Cons. \$150.00

Rev. None

To State of Washington, Dept of Public Lands

United States of America

Granting Words: USA has obtained rt, power, priv & auth to const, operate & maintain elec trans lns through, over & acr the fdre:

DESCRIPTION:

Those pts of SW NW, N $\frac{1}{2}$ SW, NW SE, & S $\frac{1}{2}$ SE, Sec 16-9-28, included within the limits of a strip of land 100' of width & having 50' of such width on each side of the fd c/ln/

Baap on W ln of sd sec 16, which is S 2°07' E 2522.6' fr NW cor of sd sec, & running th S 66°07' E 5864.2' to a pt on E ln of sd sec which is N 0° 52' W 370.9' fr SE cor of sd sec 16, & having a total area of 13.50 ac ac to the plat thof on file in the office of the Com of Public Lands at Olympia, Washington

Cert of exemption fr 1% r e tax by Co Treas dtd 5/20/52

Signature Correct? x Jack Taylor, Commissioner

Corporate Seal? x

Acknowledgement Correct? x Frank Yates, Assistant Commissioner

Assignment Attached?

Filed By R H Memovich

Mailed To Bonneville Power Adm, Box 3537 Portland 8, Oregon.

Critchlow, William
APR 11 8 59 AM '68

In re: Application No. 32321 by
Dennis E. Davin
for Right of Way for
A Water Pipeline and Water Pump Plant
over certain State-owned Lands in Benton
County, Washington

RECEIVED BY *[Signature]*
DEPUTY
RECORDED & INDEXED 239

AGREEMENT NO. 32321

THIS AGREEMENT, Made and entered into on the date endorsed herein, by and between the STATE OF WASHINGTON, acting by and through the DEPARTMENT OF NATURAL RESOURCES, hereinafter called the "State" and DENNIS E. DAVIN, P. O. Box 307, Walla Walla, Washington 99362 hereinafter called the "Grantee,"

WITNESSETH, The parties hereto, each in consideration of the agreements and the performance thereof on the part of the other, do agree:

1-0 Subject to the terms and conditions hereof, the State hereby grants to the Grantee:

- 1-1 An easement in accordance with the authority set forth in Chapter 73, Session Laws of 1961, for a right of way for the construction, operation, use and maintenance of a water pipe line, over and across State-owned lands in Benton County, Washington, more particularly described in Schedule 1, which is attached hereto and by this reference made a part hereof, together with the right to clear said right of way of brush, timber, structures, and fire hazards, it being understood and agreed that any growing crops other than trees shall not constitute a fire hazard.
- 1-2 An easement in accordance with the authority set forth in Section 102, Chapter 255, Session Laws of 1927 (RCW 79-01.408) for a right of way for the construction, operation, use and maintenance of a water pump plant over and across State-owned land in Benton County, Washington, more particularly described in said Schedule 1.

2-0 This Agreement is subject to the terms and conditions hereinafter set out and to the terms and conditions of Schedule 2 attached hereto and by this reference made a part hereof.

3-0 This Agreement and the rights granted herein shall not be assigned, leased, or subleased, nor shall any interest of the Grantee herein or hereunder be transferred or assigned without prior written notice to the State, ~~except that said rights may be used by any employee, contractor or representative of the Grantee while engaged in the Grantee's operations.~~

4-0 The consideration paid by the Grantee to the State is as follows:

Damages.....	\$50.00
Statutory Fee.....	\$ 5.00
Total	<u>\$55.00</u>

-1-

0-74
8-25-66.
Right of Way

Maid &
Critchlow, William & Ryals

5-0 The term of this Agreement shall be for the period this easement is used for the purposes specified herein. Should the Grantee or its assigns cease to use this easement for the purposes specified herein for a period of two years, it shall notify the State of such nonuse and the rights granted herein shall revert to the State, its successors or assigns.

6-0 To the extent that it can legally do so, the Grantee agrees to comply or to cause compliance with all applicable state, county, and municipal laws, ordinances and regulations.

7-0 The Grantee shall cause its employees, permittees, contractors, and sub-contractors to comply with those requirements and conditions set forth hereinafter which are applicable to the operations of each.

8-0 In addition to compliance with those laws of the State of Washington pertaining to forest protection, the Grantee shall contact the State's District Administrator at Ephrata, Washington, who shall determine any extra requirements pertaining to burning procedure, blasting, watchmen, extra patrol, pumpers, tankers, fire hose, fire tools, etc., which are deemed necessary for prevention and suppression of fire resulting from construction operations. Such requirements will be included in the Grantee's invitations to bid and will be made part of the contract with the successful bidder.

9-0 The State shall have the right to use, without charge, for any and all purposes deemed necessary or desirable in connection with the control, management, harvest, and administration of State-owned lands and the resources thereof, all existing roads described herein or located on the State-owned lands described herein and those roads constructed and/or reconstructed by the Grantee under this Agreement. The State shall also have the right to extend such right and privileges to others.

Further, it is agreed that the State shall have the right to make reasonable rules and regulations, in addition to any specified in Schedule 2, concerning priority of use, and use and maintenance of said roads. Such rules and regulations shall apply to all users including the Grantee, the State's contractors, and others, and shall include, but shall not be limited to the following:

9-1 Road Maintenance - Single User. During periods when said roads, or portions thereof, are being solely used by one party, that portion of the road so used shall be maintained by said party at its own expense and, at the termination of each period of such use, shall be left in a condition equal to or better than the condition of the road immediately prior to said use.

9-2 Road Maintenance - Joint Use. During periods when said roads, or portions thereof, are used by more than one party, use shall be contingent upon the parties entering into a written, State-approved road maintenance agreement. Said agreement shall provide for maintenance and/or maintenance payments based on each party's proportional share of use.

Provided, the State reserves the right to maintain or appoint a party as the maintainer who will be responsible for all maintenance on said roads. In this event, all users will be required to pay to the State or its designated maintainer their proportional share of the cost of maintenance.

9-3 Road Damage and Repair. Required maintenance and/or maintenance payments shall not relieve any user from liability for repair of damage to said roads, including bridges, culverts, cattleguards, fences, gates and other improvements, resulting from negligence on the part of said user. Any facilities so damaged shall be immediately repaired by the user who caused said damage.

Provided, however, that nothing herein shall preclude or interfere with the action of the Grantee in the event of an emergency.

Provided further, that if the Grantee is a Federal agency, all obligations under this Agreement which are relative to road use, maintenance, and repair and which involve the expenditure of money of the United States Government, shall be subject to the availability of appropriations for such purposes.

0-74

8-3-66 Right of Way

-2-

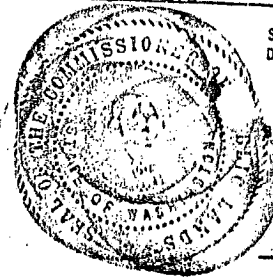
10-0 The State, its successors, assigns and grantees, shall have the right to cross and recross the right of way herein granted without charge for any and all purposes deemed necessary or desirable in connection with the control, management, harvest and administration of State-owned lands or the resources thereof. Provided such crossings by others shall be controlled so it will not interfere unduly with the use of said right of way by the Grantee.

11-0 The State shall notify the Grantee by United States mail, addressed to the address shown on the application for this easement on file with the State in Olympia, Washington, of any instance of noncompliance by the Grantee, its employees, permittees, contractors or subcontractors with any of the terms and conditions hereof. Such notice will specifically identify the manner of noncompliance herewith.

In the event the Grantee does not undertake or cause to be undertaken, remedial action within fifteen days following receipt of said notice, the State, acting by and through its District Administrator at Ephrata, Washington, may suspend the Grantee's operations until such time as effective remedial action is taken.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as below subscribed.

Dated this 23rd day of October, 1967.



STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

Bert L. Cole
BERT L. COLE
Commissioner of Public Lands

Dennis R. Davin
DENNIS R. DAVIN

P. O. Box 307
Walla Walla, Washington 99362
Address

App. No. 32321
nl

SCHEDULE I

That portion of the N 1/2 NW 1/4, Section 16, Township 9 North, Range 28 East, W.M., included within the limits of a strip of land 20 feet in width, having 10 feet of such width on each side of the following described centerline;

Beginning at a point on the west line of said Section 16, which is S 0° 30' W 1,320.0 feet from the northwest corner thereof, running thence N 69° 07' E 2,691.3 feet to a point in the NE 1/4 NW 1/4 said Section 16, which is S 81° 48' E 2,529.64 feet from the northwest corner said Section 16, having an area of 1.24 acres as shown on the plat thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington.

SCHEDULE II

1. SOIL PROTECTION

- 1-1 Grantee shall refrain from operation of equipment when ground condition is such that excessive damage will result to adjacent lands.
- 1-2 Grantee further agrees that temporary roads and trails, not required after construction and/or reconstruction of facilities, will be left in such condition as to eliminate excessive damage through soil erosion. Provided, further, all soil otherwise disturbed is to be leveled and left in such condition as to eliminate excessive damage through soil erosion.
- 1-3 All soil surfaces on the right of way which are devoid of natural cover as a result of the Grantee's construction operations shall be reseeded by the Grantee to a grass mixture recommended by the local office of the Soil Conservation Service.

2. DAMAGE LIABILITY

- 2-1 The Grantee shall save and hold harmless the State from every claim, damage, or expense of any kind arising out of the occupancy and use of the right of way by the Grantee and/or any employee, contractor, or agent of the Grantee during the term hereof.

3. PRESERVATION OF SURVEYS

- 3-1 All legal subdivision survey corners and witness objects are to be preserved. If such are destroyed or disturbed, the Grantee shall re-establish same in accordance with U.S. General Land Office standards at his own expense. Those corners that must be necessarily disturbed or destroyed in process of construction must be adequately referenced prior to removal of the corner and/or witness object. Grantee shall record these references in the respective offices of the local County Engineer and the Commissioner of Public Lands.

4. INSTALLATION SPECIFICATIONS

- 4-1 Grantee shall so place, protect, and/or bury said pipeline as to allow the unobstructed movement of any equipment or materials across the surface of the right of way and shall install said pipeline at such depth as to not interfere with the normal and usual use of the land.

5. INSTALLATION IDENTIFICATION

- 5-1 The Grantee shall mark the location of said buried pipeline with metal posts and signs placed at the approximate entrance to, and exit from State lands, and they shall be painted so they are clearly visible. Said signs shall identify the installation as a buried pipeline and shall designate ownership of the installation.

6. RESERVATIONS

- 6-1 The State, its successors and assigns, shall have the right to develop, improve, and utilize the land and natural resources contained within the limits of the right of way granted herein; provided, that said development, improvement, and utilization shall be restricted and/or limited so that it will not interfere unduly with the rights of the Grantee or endanger the facilities and/or employees, contractors, or representatives of the Grantee who may be engaged in the Grantee's operations; said restrictions and/or limitations shall be determined by the State notifying the Grantee of its intentions and subsequent negotiations between the State and the Grantee.

SCHEDULE II, continued

7. REVERSION OF EASEMENT--NONUSE

- 7-1 In the event that any portion of the right of way located within the limits described by the centerline description in Schedule 1 is not used by the Grantee, its successors, or assigns for the purpose for which it was granted within a period of five years, the rights of the Grantee within said portion of the right of way shall revert to the State, its successors or assigns and said portion of the right of way shall be freed from the easement as fully and completely as if this agreement had not been entered into.

DEWITT COUNTY CHASE TAX

1% Excise Tax \$ 2
 Excise Tax Credit \$ 0
 Rec. No. 1
 Dated 1
 TAX PAID \$ 2.00
 THIS DATE 4-23-68
 Rec. No. 1

VOL 239 PAGE 818

590119
 CRITCHLOW, WILLIAMS & RYALS
 MAY 1 8 48 AM '68
 VERNER H. RYALS, AUDITOR
 DEPUTY
 RECORDED IN VOL. 237

EASEMENT GRANT

INDEXED BY CR
 CHECKED BY CR

ELEN BERTON, TREASURER
E. Berton
 Deputy Treasurer

THIS AGREEMENT made and entered into this 12th day of
 April, 1968, by and between COLUMBIA IRRIGATION DISTRICT, a
 Municipal corporation, hereinafter referred to as "Grantor", and
 DENNIS E. DAVIN, hereinafter referred to as "Grantee".

WHEREAS, on the 9th day of October, 1967, the parties
 hereto entered into an agreement whereby the Grantor agreed to
 make available to the Grantee a certain amount of water for
 irrigation purposes, and

WHEREAS, said agreement did not specifically grant to the
 Grantee an easement for the laying of pipes, and appurtenant
 structures to allow the Grantee to move the water from the
 Grantor's canal to the Grantee's property,

NOW THEREFORE, the parties hereto hereby agree as follows:

1. The Grantor does hereby grant and convey unto the
 Grantee, the right to construct, maintain, inspect, operate, pro-
 tect, repair, replace, alter, and/or remove a pipe line, sump,
 and appurtenant fixtures for the transportation of water over,
 under, and through that portion of the Grantor's lands as the same
 shall be more particularly designated and set forth in Exhibit A
 attached hereto and by this reference incorporated herein, said
 easement herein granted to touch and concern these lands of the
 Grantor only. Grantee shall have the right of reasonable access
 over and across the Grantor's abutting lands for the purpose of
 ingress and egress, provided, however, that such right shall be
 exercised in a manner without damage to the Grantor or the inter-
 ference with the Grantor's operations.

2. All of the rights and responsibilities of the parties
 which are set forth in the agreement of October 9, 1967, as amended
 are by this reference made a part of this easement grant and a con-
 dition of the same as though they are fully set forth herein.

Easement Grant
 Page - 1.

CRITCHLOW, WILLIAMS & RYALS
 ATTORNEYS AT LAW
 111 NORTH MAIN BUILDING
 P. O. BOX 100
 RICHLAND, WASH.

1 IN WITNESS WHEREOF, the Grantor herein has executed this
2 instrument this 12th day of FeApril, 1968.

3
4 COLUMBIA IRRIGATION DISTRICT,
5 a municipal corporation

6 By: Everett Dague
7 Chairman

8
9 ATTEST:

10 Francis Zarndt
11 Director

12 Claude M. McCormick
13 Secretary

14 Wadus B. Tate
15 Director

16 STATE OF WASHINGTON }
17 County of Benton } ss

18 On this day personally appeared before me Everett Dague
19 Francis Zarndt and Wadus B. Tate, to me known to
20 be the Directors of the corporation that executed the foregoing
21 instrument, and Claude McCormick, to me known to be the
22 Secretary of the said corporation, acknowledged said instrument
23 to be the free and voluntary act and deed of said corporation,
24 for the uses and purposes therein mentioned, and on oath stated
25 that they are authorized to execute said instrument and that the
26 seal affixed is the corporate seal of said corporation.

27 Given under my hand and official seal this 12th day of
28 April, 1968.

29 Thomas B. Guss
30 Notary Public in and for the State
31 of Washington, residing at Kennewick.

32 The foregoing grant is hereby accepted, subject to all of
the stipulations therein contained.

DATED: This 12th day of FeApril, 1968.

Dennis E. Davin
DENNIS E. DAVIN

CRITCHLOW, WILLIAMS & RYALS
ATTORNEYS AT LAW
1775 1ST AVENUE BUILDING
P. O. BOX 100
RICHLAND, WASH.

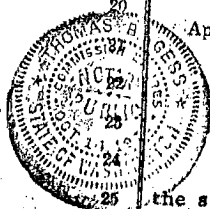


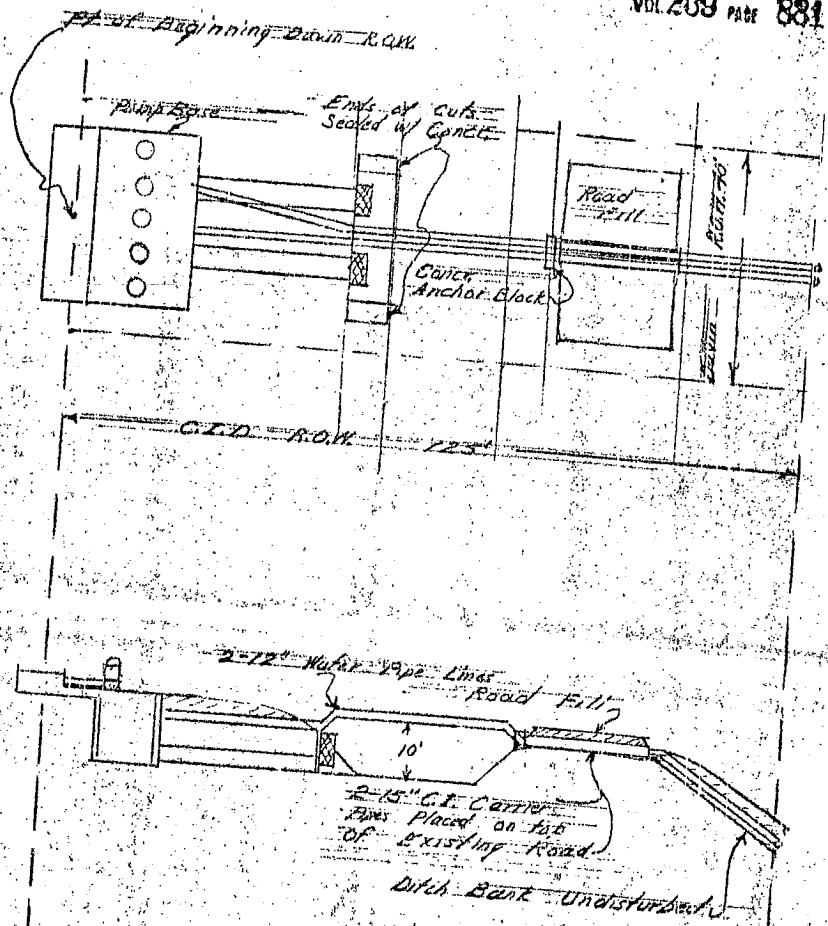
EXHIBIT "A"

A strip of land 20 feet on either side of the following described line:

Starting at a point on the westerly right of way line of the Columbia Irrigation District Canal which lies South 360.6' and East 2503.8' from the northwest corner of Section 16, Township 9 North, Range 28 East, W.M., thence North 69° 07' East 125.0' to the easterly right of way line of the Columbia Irrigation District Canal.

CRITCHLOW, WILLIAMS & RYALS
ATTORNEYS AT LAW
1177 JADWIN BUILDING
P. O. BOX 849
RICHLAND, WASH.

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DENNIS DAVIN
R.O.W. Requirements

16-9-28
NWSW

EASEMENT DEED

The Grantor, City of Richland, Washington, a municipal corporation, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, conveys and quit claims to Blue Mountain Service Corporation, a Washington corporation, an easement in, over and under the following described property situated in the County of Benton, State of Washington:

CITY OF RICHLAND

JUN 30 9 52 AM '76

RECORDED

311

DEED BY

RECORDED BY

An easement for the purpose of installation and maintenance of a water pipe line over, across and under the right-of-way of the Bombing Range Road located in the northwest quarter of the southwest quarter of Section 16, T 9 N, R 28 E, W.M., Benton County, Washington. Said easement being described as follows:

Commencing at the southwest corner of said Section 16; thence N 00°07'57" E along the west line of said Section 16, a distance of 2648.30 feet; thence S 67°07'00" E, a distance of 77.94 feet to the TRUE POINT OF BEGINNING; said point being on the west right-of-way of Bombing Range Road and the north line of said easement; thence N 67°07'00" E, a distance of 130.60 feet to the east right-of-way of Bombing Range Road; thence S 39°46'03" E, along the west right-of-way, a distance of 43.53 feet; thence N 67°07'00" W, a distance of 130.60 feet to the east right-of-way of Bombing Range Road; thence N 39°46'03" W along the west right-of-way, a distance of 43.53 feet the TRUE POINT OF BEGINNING.

for the purpose of constructing, installing, maintaining, repairing and operating a utility easement with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise holders and utility licensees of Blue Mt. Service Corp. to place telephone, telegraph, and television cable circuits and gas piping in said easement.

Dated this 29th day of June, 1976.

Larry R. Coons
Larry R. Coons
Richland City Manager

Leslie A. Koch
Leslie A. Koch
Richland City Clerk

STATE OF WASHINGTON)
COUNTY OF BENTON) ss

On this 29th day of June, 1976,
before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn, personally
appeared Larry R. Coons and Leslie A. Kroh to me known to be
the City Manager and City Clerk, respectively of The City of
Richland, a municipal corporation, the corporation that
executed the foregoing instrument, and acknowledged the said
instrument to be the free and voluntary act and deed of said
corporation, for the uses and purposes therein mentioned, and
on oath stated that they were authorized to execute the said
instrument and that the seal affixed is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the
day and year first above written.

Linda S. Alger
Notary Public in and for the State of
Washington, residing at Prosser



787202
VOL 372 PAGE 272

MAR 26 11 23 AM '79

DEPUTY
RECORDED IN VOL. 372

INDEXED BY *dm*

CHECKED BY _____

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

QUITCLAIM DEED

and

COMMISSIONER'S ORDER

RECEIVED
FEB 26 1979

COMMISSIONER OF PUBLIC LANDS
No. _____

WHEREAS, PACIFIC POWER & LIGHT COMPANY, a Maine corporation, by
easement document dated August 28, 1923, was granted the right to construct a trans-
mission line for the purpose of transmitting electric power, together with sufficient
land on either side thereof for ingress and egress to maintain and repair the
same and moreover was granted the right to cut standing timber, if any, within
a radius of two hundred feet on either side of the transmission line right of
way as hereinafter more specifically described, said easement having been granted
by the Commissioner of Public Lands at Olympia, Washington 98504, and

WHEREAS, said easement was granted over and across the following
described lands situated Benton County, Washington, to wit:

All those portions of the S $\frac{1}{2}$ of NW $\frac{1}{4}$, NW $\frac{1}{4}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SE $\frac{1}{4}$, and Lot 7,
Section 16, Township 9 North, Range 28 East, W.M., included within the limits
of a strip of land 50 feet in width having 25 feet of such width on each side
of the following described centerline:

Beginning at a point on the west line of said section which is S 1° 24' E
2,263.5 feet distant from the northwest corner of said section and running
thence N 83° 48' E 680 feet, N 88° 21' E 1,198 feet, S 87° 49' E 900 feet,
S 79° 22' E 294 feet, S 64° 01' E 300 feet, S 54° 19' E 304 feet, S 53° 11' E
305 feet, S 49° 26' E 288 feet, S 40° 52' E 305 feet and S 39° 06' E 1,672.5
feet to a point on the east line of said Section 16, which is N 2° 07' W
626.7 feet distant from the southeast corner thereof.

The right of way hereinabove described has an area of 6.07 acres,
according to the plat thereof on file in the office of the Commissioner of
Public Lands at Olympia, Washington.

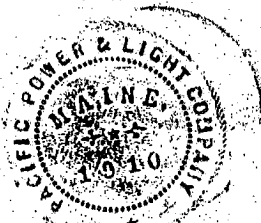
WHEREAS, the State of Washington, Department of Natural Resources
has retained ownership of the tract of land contained within the confines
of the right of way described in Government Lot 7, and the S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the
SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 9 North, Range 28 East, W.M., and

WHEREAS, said easement was for electric power transmission purposes,
and Pacific Power & Light Company no longer has any need for such easement
rights, as was granted by said easement and wishes to clear the encumbrance
from title to said described real property.

NOW THEREFORE, Pacific Power & Light Company does hereby convey and
quitclaim all its right, title, and interest in and to the aforesaid easement,
to the State of Washington, acting by and through the Department of Natural
Resources.

IN WITNESS WHEREOF Pacific Power & Light Company, hereto have caused this instrument to be executed as below subscribed.

Dated this 12th day of February, A.D. 1979.



PACIFIC POWER & LIGHT COMPANY

By [Signature] Title Vice President

Attest [Signature] Title Assistant Secretary

The foregoing Quitclaim Deed is accepted this 1st day of March, 1979, and the easement is hereby canceled.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

By [Signature]
BERT L. COLE
Commissioner of Public Lands

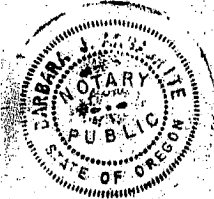
App. No. 11177

jac

CHIEF LIST W.D.S.
DATE 1-24-79
STATE OF OREGON)
County of Multnomah) as

On this 12th day of February, 1979, before me personally appeared Jack T. Stiles and T. L. Belliken, to me known to be the Vice President and Assistant Secretary, respectively, of Pacific Power & Light Company, the corporation that executed the within and foregoing instrument; and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Barbara J. Argabrite
Notary Public in and for the State of Oregon, residing at Portland.

My Commission Expires: August 14, 1982
April 2, 1982

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election and will then assume responsibility for allowing no growth or obstruction on the right of way that will be incompatible or interfere with the Grantee's use thereof.

When so notified, Grantee will not eradicate by broadcast brush spraying, or other methods of removal, any growth on the portion of the right of way being so used by the State. In the event the Grantee injures or damages growth while responding to an emergency such as, but not limited to, a fire, flood, or facility failure, or necessary repair to such facility, the State shall have no recourse or cause of action against the Grantee for or on account of such injury.

Furthermore, the State shall notify the Grantee in writing of any cessation of any management plan enacted, and such notice will relieve the State of growth and obstruction control; provided, upon such notice of cessation, the State shall remove or cause to be removed, all growth and obstruction on the right of way that will interfere with the Grantee's use thereof.

The State may grant to third parties, upon such terms as it chooses, any or all of the rights reserved by it herein; provided that use by such third party shall be subject to the terms and conditions of this easement and shall not unreasonably interfere with the right granted hereunder.

Compliance with Laws and Regulations

The Grantee shall comply with all applicable laws to the extent that it can legally do so, including all Department of Natural Resources regulations, county and municipal laws, ordinances, or regulations in effect and authorized by law or laws of the State of Washington.

The Grantee shall cause its Permittee to comply with those requirements and conditions set forth hereinafter which are applicable to the Permittee's operation.

In addition to compliance with those laws of the State of Washington pertaining to forest protection, the Grantee shall contact the State's Area Manager at Ellensburg, Washington, who shall determine any extra requirements pertaining to burning procedure, blasting, watchman, extra patrol, pumps, tanks, fire hose, fire tools, etc., which are deemed necessary for prevention and suppression of fire resulting from construction operations. Such requirements will be included in the Grantee's invitation to bid and will be made part of the contract with the successful bidder.

Damage and Protection from Damage

Grantee, when using the rights granted herein, shall repair or cause to be repaired, at its sole cost and expense, all damage to improvements on State lands occasioned by it, which is in excess of that which it would cause through normal and prudent use of such rights.

During operations under this Agreement, including the construction of roads and facilities, the Grantee shall take such precautions as necessary to minimize, insofar as possible, soil erosion and damage to the soil. Equipment will not be operated when ground conditions are such that excessive damage will result.

All soil surfaces on the right of way, temporary roads and skid trails, which are devoid of natural cover as a result of the operations hereunder, shall be reseeded to a grass mixture recommended by the local office of the County Extension Agent.

All legal subdivision survey corners and witness objects are to be preserved. If such are destroyed or disturbed, the Grantee shall re-establish same in accordance with the U. S. General Land Office standards at his own expense. Those corners that must be necessarily disturbed or destroyed in the process of construction must be adequately referenced prior to removal of the

corner and/or witness object. The Grantee shall retain these references in the respective offices of the local county engineer and the Commissioner of Public Lands.

The Grantee shall prevent, at its own cost, the establishment of weeds upon, and the spread of weeds from, any portion of the right of way herein granted which is adjacent to cultivated State lands, and shall comply with the county noxious weed control board rules and regulations established under the Uniform Noxious Weed Control Statute (Chapter 113, Laws of 1969 Ez. Sess.).

In the event the county noxious weed control board directs the Grantee to control weeds or the Grantee elects to kill or control the growth of weeds and/or brush by chemical treatment within or in proximity to said right of way, he shall use only those chemical agents, the container labels of which have been registered with the Washington State Department of Agriculture. Such use must be in accordance with labeled directions and approved of jointly by the Washington State Department of Agriculture and the County Extension Agent before commencement of any control program.

Reinstallation Requirement

The Grantee's operations specified herein shall be conducted in accordance with the provisions of the State approved Plan of Operation in force at the time of construction, reconstruction, or development of the right of way.

Provided, however, thirty (30) days prior to the commencement of said operations, the Grantee shall submit to the Area Manager at Ellensburg, Washington, for written approval, a complete and detailed Plan of Operation for the development of the right of way. The Grantee shall provide for the eradication of the right of way, with the State's Area Manager, before any construction, reconstruction, or development is commenced.

Installation Specifications

The Grantee shall so place, protect, and/or bury said pipeline and irrigation line as to allow the unobstructed movement of any equipment or materials across the surface of the right of way and shall install said pipeline and irrigation line at such depth as to not interfere with the normal and usual use of the land.

Provided that the pipeline and irrigation line shall be buried at a minimum depth of thirty six (36) inches below the surface of said right of way.

The Grantee shall mark the location of said buried pipeline and irrigation line with painted metal posts and signs placed at the approximate beginning and termination points of the right of way. Said signs shall identify the installation as a buried pipeline and irrigation line and shall designate ownership of the installation.

Response to an Emergency

Nothing contained herein shall prevent the Grantee from responding to an emergency relating to the facilities on the right of way.

Notice of Noncompliance

The State shall notify the Grantee by United States mail, addressed to the address shown on the application for this easement on file in the office of the Commissioner of Public Lands in Olympia, Washington, of any instance of noncompliance with any of the terms and conditions hereof. Such notice will specifically identify the manner of noncompliance herewith. Upon receipt of such notice the Grantee shall immediately take or cause to be taken effective remedial action.

In the event the Grantee does not undertake, or cause to be undertaken, remedial action within fifteen (15) days following receipt of said notice,

IN WITNESS WHEREOF, the parties hereto have executed this instrument, in duplicate, as of the day and year first above written.

BEET L. COLE
Commissioner of Wildlife and
Fisheries

By Walter T. Bland
Title

Address: 1026 George Washington Hwy
Richland, Washington 99352

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The diagram illustrates a complex mathematical structure, likely a representation of a Lie algebra or a similar algebraic system. It features a central point labeled 'f' with various lines and labels around it. The labels include 'A1', 'A2', 'A3', 'A4', 'A5', 'A6', 'A7', 'A8', 'A9', 'A10', 'A11', 'A12', 'A13', 'A14', 'A15', 'A16', 'A17', 'A18', 'A19', 'A20', 'A21', 'A22', 'A23', 'A24', 'A25', 'A26', 'A27', 'A28', 'A29', 'A30', 'A31', 'A32', 'A33', 'A34', 'A35', 'A36', 'A37', 'A38', 'A39', 'A40', 'A41', 'A42', 'A43', 'A44', 'A45', 'A46', 'A47', 'A48', 'A49', 'A50', 'A51', 'A52', 'A53', 'A54', 'A55', 'A56', 'A57', 'A58', 'A59', 'A60', 'A61', 'A62', 'A63', 'A64', 'A65', 'A66', 'A67', 'A68', 'A69', 'A70', 'A71', 'A72', 'A73', 'A74', 'A75', 'A76', 'A77', 'A78', 'A79', 'A80', 'A81', 'A82', 'A83', 'A84', 'A85', 'A86', 'A87', 'A88', 'A89', 'A90', 'A91', 'A92', 'A93', 'A94', 'A95', 'A96', 'A97', 'A98', 'A99', 'A100'. The diagram is divided into several regions by lines, with labels 'A1' through 'A100' placed in these regions. The central point 'f' is connected to several lines, which are further connected to other points and lines, forming a complex network. The diagram is a technical illustration of a mathematical concept, likely related to the theory of Lie algebras or a similar algebraic structure.

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1. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company, for the year ending December 31, 1914:

Chairman of the Board	Mr. J. Edgar Hoover
Vice President	Mr. J. Edgar Hoover
Secretary	Mr. J. Edgar Hoover
Treasurer	Mr. J. Edgar Hoover
Committee on Finance	Mr. J. Edgar Hoover
Committee on Management	Mr. J. Edgar Hoover
Committee on Legislation	Mr. J. Edgar Hoover
Committee on Public Relations	Mr. J. Edgar Hoover
Committee on Technical Matters	Mr. J. Edgar Hoover
Committee on General Administration	Mr. J. Edgar Hoover

2. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company, for the year ending December 31, 1914:

Chairman of the Board	Mr. J. Edgar Hoover
Vice President	Mr. J. Edgar Hoover
Secretary	Mr. J. Edgar Hoover
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Committee on Management	Mr. J. Edgar Hoover
Committee on Legislation	Mr. J. Edgar Hoover
Committee on Public Relations	Mr. J. Edgar Hoover
Committee on Technical Matters	Mr. J. Edgar Hoover
Committee on General Administration	Mr. J. Edgar Hoover

93268

THE BLUE MOUNTAIN SERVICE CORPORATION, WASHINGTON, a corporation organized under the laws of the State of Washington, for consideration paid, hereby relinquishes to the City of Richland, Washington the following described underground easement to-wit:

Commencing at the southwest corner of Section 16, Township 9 North, Range 28 East, W.M.; Thence N 00°07'57" E along the west line of said Section 16, a distance of 2648.30 feet; Thence S 67°07'00"E, a distance of 77.94 feet to the TRUE POINT OF BEGINNING; said point being on the west right-of-way of Bombing Range Road and the north line of said easement; Thence N 67°07'00"E, a distance of 130.60 feet to the east right-of-way of Bombing Range Road; thence S 39°46'03"E, along the west right-of-way, a distance of 43.53 feet; Thence N 67°07'00"W, a distance of 130.60 feet to the east right-of-way of Bombing Range Road; Thence N 39°46'03"W along the west right-of-way, a distance of 43.53 feet to the TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the Blue Mountain Corporation has caused this instrument to be executed by its proper officers this 1st day of Dec, 1981.

BLUE MOUNTAIN CORPORATION

By Jeff D. Roberts
JEFF D. ROBERTS
Executive Vice-President

ATTEST:

LESLIE A. SMITH, CITY CLERK

STATE OF WASHINGTON)
COUNTY OF BENTON) ss

FILED BY

DEC 28 3 44 PM '81

VERNON M. MILLER, AUDITOR
DEPUTY
RECORDED IN VOL 418

BENTON COUNTY
EXCISE TAX PAID

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On this 1 day of December, 1981, before me the undersigned, a notary public in and for the State of Washington, personally appeared Jeff D. Roberts to me known to be the Executive Vice-President for the Blue Mountain Corporation, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the use and purposes therein mentioned.

WITNESS my hand and official seal hereunto affixed the day and year in this certificate above written.



Marilyn A. Cate
Notary Public in and for the State of

Washington residing at Kennewick

The Grantor, City of Richland, Washington, a municipal corporation, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, conveys and quit claims to Blue Mountain Service Corporation, a Washington Corporation, for the benefit of the Hills Mobile Home Park, an easement in, over and under the following described property situated in the County of Benton, State of Washington:

An easement for the purpose of installation and maintenance of a water pipeline over, across and under the right-of-way of the Bombing Range Road located in the northwest quarter of the south-west quarter of Section 16, T 9 N, R 28 E, W.M., Benton County, Washington. Said easement being described as follows:

Commencing at the southwest corner of Section 16, Township 9 North, Range 28 East, W.M.; Thence N 00°07'57" E along the west line of said Section 16, a distance of 2648.30 feet; Thence S 67°07'00"E, a distance of 77.94 feet to the TRUE POINT OF BEGINNING; said point being on the west right-of-way of Bombing Range Road and the north line of said easement; Thence S 67°07'00"E, a distance of 130.60 feet to the east right-of-way of Bombing Range Road; thence S 39°46'03"E, along the east right-of-way, a distance of 43.53 feet; Thence N 67°07'00"W, a distance of 130.60 feet to the west right-of-way of Bombing Range Road; Thence N 39°46'03"W along the west right-of-way, a distance of 43.53 feet to the TRUE POINT OF BEGINNING.

with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and the right to permit franchise holders and utility licensees of Blue Mountain Service Corporation to place telephone, telegraph, and television cable circuits and gas piping in said easement.

Dated this 8th day of December, 1981.

CITY OF RICHLAND
FILED BY ...

Dec 28 3 44 PM '81

VERA H. HULLER, AUDITOR,
DEPUTY
RECORDED IN VOL 418

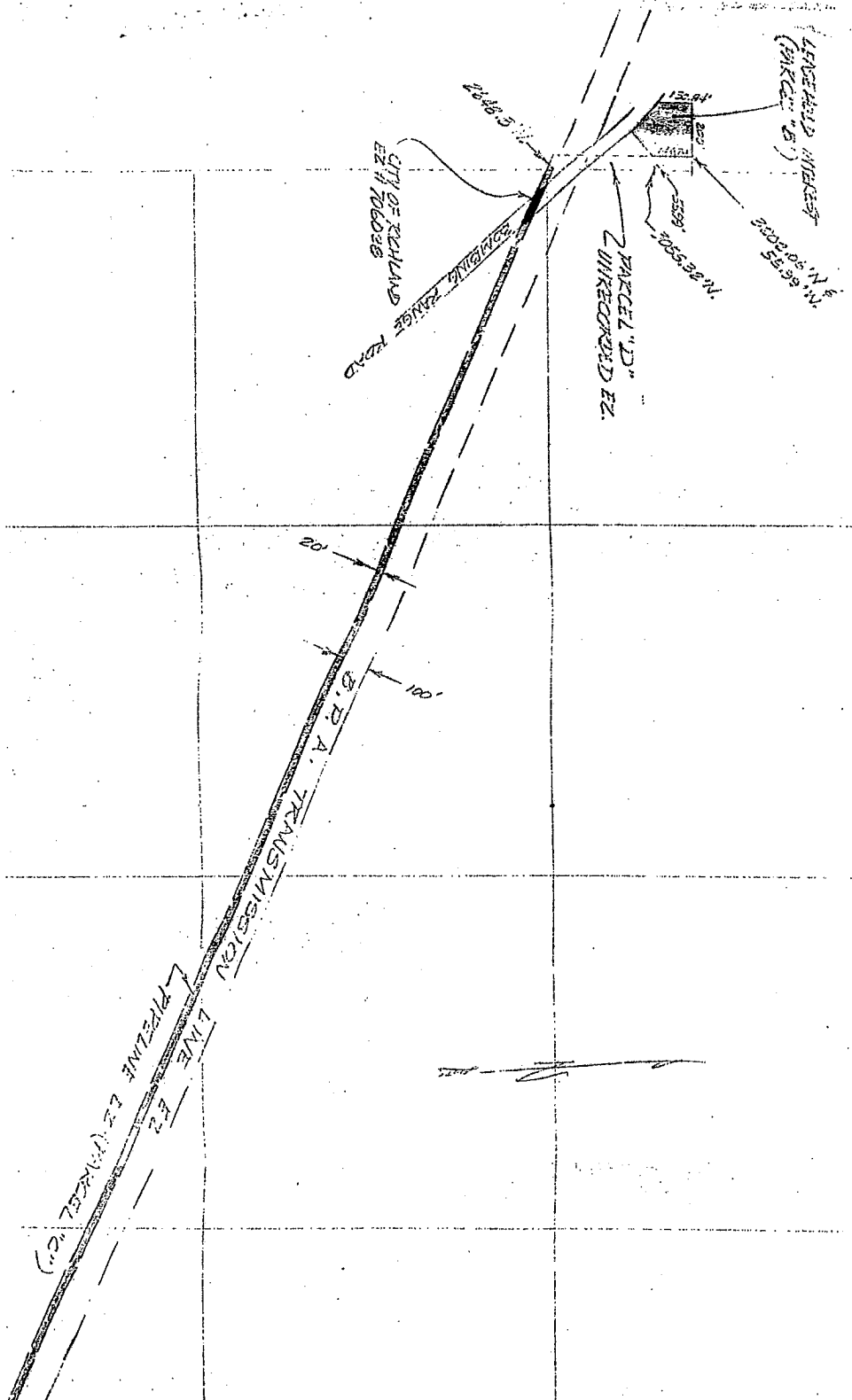
WITNESSED BY h.s.
NOTARY

Neal J. Shulman
Neal J. Shulman
Richland City Manager

Leslie A. Smith
Leslie A. Smith
Richland City Clerk

BENTON COUNTY
EXCISE TAX PAID

97957



FILED BY
FEB 17 3 21 PM '95
16-9-
BENTON COUNTY AUDITOR

OFFICIAL RECORDS
28
SW

ELECTRIC LINE
RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, CHIAWANA ORCHARDS, for good and valuable consideration the receipt of which is hereby acknowledged, as Grantor, has granted and does hereby give, grant, and convey unto the Benton Rural Electric Association, a Corporation, as Grantee, and to its successors and sub-lessee or assigns, easement along, over, under and across the following described tracts of land located in Benton County, Washington, together with right of ingress and egress for repairs, improvements, or removal, to wit:

Section 16, Township 9 North, Range 28 East, W.M., Benton County, Washington.

A twenty (20) foot wide electric utility easement for Benton Rural Electric Association, being ten (10) feet on either side of the centerline described herein.

Beginning at the center 1/4 corner of Section 16; thence S0°00'00"E for 25 feet; thence N90°00'00"W for 493 feet, this being the true point of beginning; thence N90°00'00"W for 830 feet to the terminus.

(See attached Exhibit "A")

The purpose of this easement is to construct, reconstruct, rephase, repair, operate and maintain an electrical distribution system. The undersigned agree that trees can be cut that may interfere or threaten the system and that all poles, wire, cables and other facilities installed on the above-described land, shall remain the property of Benton Rural Electrical Association, removable at the option of Benton Rural Electric Association. Grantee releases and agrees to indemnify Grantor for any injury, loss or damage arising on account of the sole negligence of Grantee in the exercise of rights granted hereunder.

IN WITNESS WHEREOF,

the Grantor herein name have signed this instrument on this 1 day of Feb, 1995.

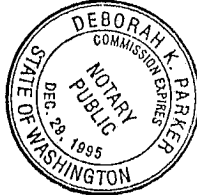
Chawana Orcharde by R. Allen

STATE OF WASHINGTON)
COUNTY OF BENTON)

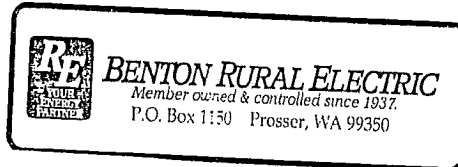
EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY Feb 17 1995 DEPUTY

I certify that I know or have satisfactory evidence that Bruce Allen and _____ signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

(SEAL)



Dated Feb 1, 1995
Signature of Notary Public: Deborah K Parker
Title _____
My appointment expires 12-29-95

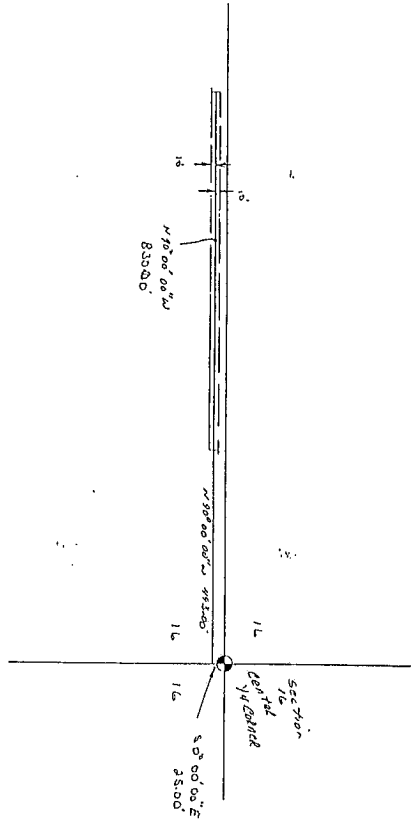


Benton REA
Washington 8 Benton

Staking Sheet
Name Chawana Oshkows
Location Block 502 Twp 34 R 28E Sec. 26 Phone Number _____

Work Order No. 1341
Sheet No. 1 of 1
By MJB Cited _____

VOL. 624 PAGE 803



KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, CHIAWANA ORCHARDS, for good and valuable consideration the receipt of which is hereby acknowledged, as Grantor, has granted and does hereby give, grant, and convey unto the Benton Rural Electric Association, a Corporation, as Grantee, and to its successors and sub-lessee or assigns, easement along, over, under and across the following described tracts of land located in Benton County, Washington, together with right of ingress and egress for repairs, improvements, or removal, to wit:

Section 16, Township 9 North, Range 28 East, W.M., Benton County, Washington.

A twenty (20) foot wide electric utility easement for Benton Rural Electric Association, being ten (10) feet on either side of the centerline described herein.

Beginning at the center 1/4 corner of Section 16; thence S0°00'00"E for 25 feet; thence N90°00'00"W for 493 feet, this being the true point of beginning; thence N90°00'00"W for 900 feet to the terminus.

(See attached Exhibit "A")

The purpose of this easement is to construct, reconstruct, rephase, repair, operate and maintain an electrical distribution system. The undersigned agree that trees can be cut that may interfere or threaten the system and that all poles, wire, cables and other facilities installed on the above-described land, shall remain the property of Benton Rural Electrical Association, removable at the option of Benton Rural Electric Association. Grantee releases and agrees to indemnify Grantor for any injury, loss or damage arising on account of the sole negligence of Grantee in the exercise of rights granted hereunder.

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY 24 MAR 95 DEPUTY

IN WITNESS WHEREOF,

the Grantor herein name have signed this instrument on this 17 day of March, 1995.

Chawan Orches
by [Signature]

STATE OF WASHINGTON)
COUNTY OF BENTON) ss.

FILED BY
MAR 24 4 19 PM '95

BARBARA GAGNER
BENTON COUNTY AUDITOR

I certify that I know or have satisfactory evidence that Bruce Allen and _____ signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

(SEAL)



Dated _____
Signature of Notary Public _____
Title _____
My appointment expires _____

March 17, 1995
Deborah K. Parker
Customer Service
12-29-95



BENTON RURAL ELECTRIC
Member owned & controlled since 1937.
P.O. Box 1150 Prosser, WA 99350

Benton REA
Washington 8 Benton

Staking Sheet

Work Order No. 1541

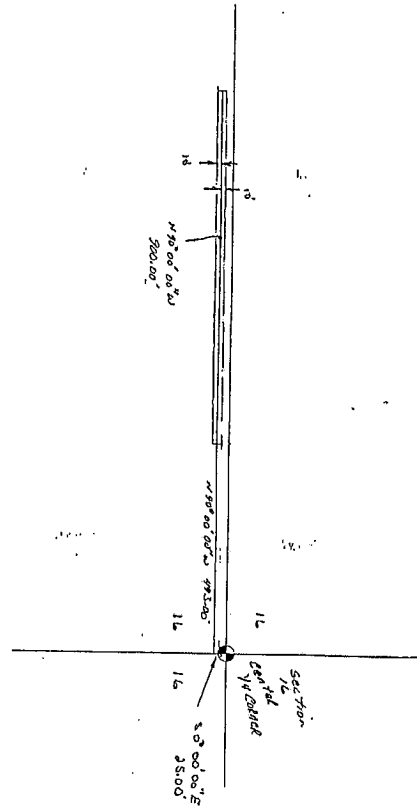
Name Chawanda Obichukwu

Sheet No. 1 of 1

Location
Block 50 Twp 24 R 28E Sec. 16 Phone Number

By MP/JS Ck'd

VOL 625 PAGE 3122



16-9-28

Gvt LTY
N²NW
SW



AFTER RECORDING RETURN TO:
Fidelity Title
406 N. 2nd St
Yakima, WA 98901
99917-05

CHICAGO TITLE INSURANCE

DOCUMENT TITLE(s) (or transactions contained therein):

1. Lease Assignment

REFERENCE NUMBER(s) of documents assigned or released:

GRANTOR(s):

1. Chiawana Orchards, A Partnership

additional names on page _____ of document

GRANTEE(s):

1. Chiawana Orchards, LLC

additional names on page _____ of document

LEGAL DESCRIPTION:

Ptn 16-9-28

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

8-1698-200-0001-001

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
JENNIFER M. BELCHER, Commissioner of Public Lands
Olympia, Washington

VOLUNTARY LEASE ASSIGNMENT

Agreement No. 12-A69122

For and in consideration of the sum of ten dollars and other valuable consideration the hereinafter named assignor(s) hereby assign(s), set(s) over, and transfer(s) all of their right, title, and interest in and to that portion of the lease or contract No. 12-069122; herein described:

N $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lot 4 lying west of irrigation canal, and the SW $\frac{1}{4}$ lying north of State Road 305, Section 16, Township 9 North, Range 28 East, W.M., Benton County, Washington, containing 233 acres, more or less, according to the government survey thereof;

unto: Chiawana Orchards, L.L.C. whose address is: 611 Vaughn Road, Yakima, WA 98908, and said assignee(s) hereby binds and obligates themselves to perform all the conditions and covenants of said lease or contract.

In the event the assignee is a corporation, and if at any time during the term of this lease any part or all of the corporate shares of the assignee be transferred by sale, assignment, bequest, inheritance, operation of law, or other disposition so as to result in a change in the present control of the assignee by the person or persons now owning a majority of the corporate shares, such change shall be deemed an assignment of this lease, which, to become legally effective, requires the prior written approval of the Department of Natural Resources.

Approval of this assignment by the department is not a discharge of the assignor or assignor's surety from any or all liabilities, obligations, or duties incurred under contract No. 12-069122, dated March 31, 1992, made prior to the date of consent of this assignment. Assignor shall be and remain jointly and severally liable with the assignee or transferee for all future obligations under the lease or contract, unless released in writing by the State. Assignor's obligations shall continue in full force and affect as to and include any additional obligations created by any renewal, amendment, modification, extension, assignment or transfer of the lease or contract whether or not assignor shall have received notice of or consented to the same.

Assignor waives all surety defenses and waives notice of any breach by a subsequent assignee or transferee.

ASSIGNOR:

CHIAWANA ORCHARDS, A Partnership
UBI #: 601 137 833

Dated: OCTOBER 30, 2000

Bruce D. Allen
BRUCE D. ALLEN, Partner

Walter G. Meyer
WALTER G. MEYER, Partner

Alan A. McDonald
ALAN A. McDONALD, Partner

David Newman
DAVID NEWMAN, Partner

611 VAUGHN ROAD
YAKIMA, WA 98908

ASSIGNEE:

CHIAWANA ORCHARDS, L.L.C.
UBI #: 602 001 417

Dated: OCTOBER 30, 2000

Bruce D. Allen
BRUCE D. ALLEN, Member

Walter G. Meyer
WALTER G. MEYER, Member

Alan A. McDonald
ALAN A. McDONALD, Member

David Newman
DAVID NEWMAN, Member

611 VAUGHN ROAD
YAKIMA, WA 98908



STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

Dated: June 22, 2001

William O. Boyum
WILLIAM O. BOYUM
Southeast Region Manager

The Commissioner of Public Lands will not approve any assignment unless the lease or contract is in good standing, and the assignee and assignor's signatures have been properly notarized. The original lease or contract must be submitted along with three (3) copies of this assignment form, three (3) copies of the Loan Security Agreement form, and a \$25.00 fee.

ag

NOTARIAL CERTIFICATE-ASSIGNOR
ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

STATE OF Washington)
COUNTY OF Yakima) ss.

I certify that I know or have satisfactory evidence that Bruce D. Allen, Walter C. Meyer, Alan A. McDonald & David Newman [name(s)] (is / are) the person(s) who appeared before me, and said person(s) acknowledged that (he / she / they) signed this instrument, on oath stated that (he / she / they) (was / were) authorized to execute the instrument, and acknowledged it as the Partners [office(s) or title(s)] of Chiwana Orchards (business name of the Lessee) to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

DATED: OCTOBER 30, 2000



Rosanna M. Pries
NOTARY PUBLIC in and for the
State of Washington
My appointment
expires Mar. 1, 2004

NOTARIAL CERTIFICATE-ASSIGNEE
ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

STATE OF Washington)
COUNTY OF Yakima) ss.

I certify that I know or have satisfactory evidence that Bruce D. Allen, Walter C. Meyer, Alan A. McDonald & David Newman [name(s)] (is / are) the person(s) who appeared before me, and said person(s) acknowledged that (he / she / they) signed this instrument, on oath stated that (he / she / they) (was / were) authorized to execute the instrument, and acknowledged it as the Partners [office(s) or title(s)] of Chiwana Orchards, L.L.C. (business name of the Lessee) to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

DATED: OCTOBER 30, 2000



Rosanna M. Pries
NOTARY PUBLIC in and for the
State of Washington
My appointment
expires Mar. 1, 2004

Return To:

Jerry R. Fish
Stoel Rives LLP
900 SW Fifth Ave.
Portland, OR 97204

Benton County – Recording Cover Sheet

Document Title: OVERRIDING ROYALTY ASSIGNMENT

Reference Nos.: Unrecorded State Lease (additional Reference Nos. on attached Exhibit A of document)

Grantor/Assignor: Edward J. Sterne

Grantee/Assignee: Van Eck Absolute Return Advisers Corp.

Legal Description: T6N-R26E W.M., Sec. 16: All

Additional legal description on Pages 1-17 of Exhibit A of attached document.

Assessor's property tax parcel/account number(s):

116660000000000, 116670000000000, 136780000000000, 116690000000000,
116341000002001, 136670000000000, 136660000000000

Recording Requested by and
When Recorded Return to:

Jerry R. Fish
Stoel Rives LLP
900 SW Fifth Ave.
Portland, OR 97204

OVERRIDING ROYALTY ASSIGNMENT

[BENTON COUNTY, WASHINGTON]

This Overriding Royalty Assignment (this "Assignment"), dated effective as of JULY 24, 2006 (the "Effective Date"), is from Edward J. Sterne ("Assignor"), whose address is 1981 W Briarwood Avenue, Littleton, CO 80120, to Van Eck Absolute Return Advisers Corp. ("Assignee"), a Delaware corporation, whose address is c/o Van Eck Associates Corporation, 99 Park Avenue, 8th Floor, New York, NY 10016.

PART I GRANTING AND HABENDUM CLAUSES

For ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which Assignor acknowledges, Assignor has sold, transferred, bargained, conveyed, and assigned, and does by executing and delivering this Assignment sell, transfer, bargain, convey, and assign to Assignee, effective for all purposes as of the Effective Date, 66.66% of 100% of all of Assignor's right, title and interest in and to an overriding royalty in oil and gas leases in the State of Washington, and in all extensions and renewals of such leases, received by Assignor, whether before or after the Effective Date, including but not limited to such percentage of Assignor's overriding royalty in the oil and gas leases listed on attached Exhibit A (all such interest conveyed to Assignee referred to collectively, the "Overriding Royalty");

TO HAVE AND TO HOLD the Overriding Royalty unto Assignee, its successors and assigns, forever. This Assignment incorporates and is made subject to the covenants, representations and warranties of the parties in that certain Purchase and Sale Agreement between Edward J. Sterne and Van Eck Absolute Return Advisers Corp. dated May 19, 2006. In this Assignment, the leases described on attached Exhibit A and any other leases in the State of Washington in which Assignor acquires an overriding royalty pursuant to the Savant Agreement shall be referred to as the "Leases."

PART II MISCELLANEOUS

2.1 Warranty; Subrogation. Assignor warrants and will forever defend title to the Overriding Royalty against all claims of persons claiming by, through or under Assignor, and Assignor represents that the Overriding Royalty is free and clear of any liens, encumbrances, obligations or defects that arise as a result of actions taken by Assignor (or effective) or omitted, before the Effective Date. This assignment is made with full substitution and subrogation of Assignee, and all persons claiming by, through and under Assignee, to the extent assignable, in and to all covenants and warranties of Assignor's predecessors in title and with full subrogation of all rights accruing under the applicable statutes of limitation or prescription under the laws of the State of Washington and all rights of action against any third party with respect to the Overriding Royalty.

2.2 Further Assurances. So long as authorized by applicable law so to do, Assignor agrees to execute, acknowledge and deliver to Assignee all such other additional instruments, notices, division orders, transfer orders and other documents and to do all such other and further acts and things as may be necessary to more fully and effectively convey and assign to Assignee the Overriding Royalty conveyed by this Assignment or intended so to be conveyed to Assignee.

2.3 Successors and Assigns. This Assignment shall bind and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

2.4 Governing Law. This Assignment shall be governed by and interpreted in accordance with the laws of the State of Washington, without regard to any conflicts of law rule that would direct application of the laws of another jurisdiction.

2.5 Exhibits. The Exhibits attached to this Assignment are made a part of this Assignment for all purposes. References in such Exhibits to instruments on file in the public records are made for all purposes. Unless provided otherwise, all recording references in such Exhibits are to the appropriate records of the counties in which the Leases are located.

2.6 Captions. The captions in this Assignment are for convenience only and shall not be considered a part of or affect the construction or interpretation of any provision of this Assignment.

2.7 Participation of Rosanne Sterne. Assignor's spouse, Rosanne L. P. Sterne, represents that she has no and disclaims any interest in the Overriding Royalty to be conveyed under this Assignment, either directly or indirectly as marital property. Rosanne L. P. Sterne's execution of this Assignment is done solely to make this representation and to quitclaim to

Assignee any interest in the Overriding Royalty that she might be deemed to have. Other than as to this Section 2.7 Rosanne L. P. Sterne is not a party to any other provision in this Assignment.

2.8 Counterparts. This Agreement may be executed in any number of original counterparts all of which, taken together, shall constitute one agreement.

EXECUTED as of the Effective Date:

ASSIGNOR:

EDWARD J. STERNE

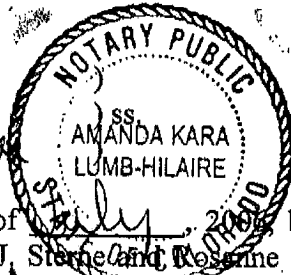
Edward J. Sterne

ROSANNE L. P. STERNE

Rosanne L. P. Sterne

STATE OF COLORADO

COUNTY OF Arapahoe



On this 24 day of July, 2006, before me, Edward J. Rosanne Sterne personally appeared Edward J. Sterne and Rosanne L. P. Sterne, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Amanda Kara Lumb-Hilaire
Notary Public in and for the State of Colorado
My commission expires:

List of Exhibits:

Exhibit A Leasehold Interests

EXHIBIT "A"
ATTACHED TO AND MADE A PART OF THAT CERTAIN OVERRIDING ROYALTY ASSIGNMENT FROM EDWARD J. STERNE
TO VAN ECK ABSOLUTE RETURN ADVISERS CORP.

LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
63-073601 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	6N	26E	16	ALL	640.00	NOT REC
63-073603 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	6N	27E	16	ALL	640.00	NOT REC
63-073604 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	7N	28E	36	ALL	640.00	NOT REC
63-073608 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	6N	29E	16	ALL	640.00	NOT REC
63-074013 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	13N	24E	16	W2NE4, SE4NE4, W2, SE4	600.00	NOT REC
63-074077 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	13N	24E	6	E2, N2NW4, SE4NW4, NE4SW4, S2SE4	521.20	NOT REC
63-075288 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	6N	26E	36	ALL	640.00	NOT REC
63-075313 STATE OF WASHINGTON	BENTON	ENCANA OIL & GAS (USA) INC.	08/01/05	6N	27E	36	ALL	640.00	NOT REC
WA227 STATE 63-072465	BENTON	SAVANT RESOURCES LLC	09/01/01	7N	27E	16	ALL	640.00	NOT REC
WA228 STATE 63-072466	BENTON	SAVANT RESOURCES LLC	09/01/01	7N	27E	36	ALL	640.00	NOT REC
WA229 STATE 63-072467	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	6	LOTS 3, 4, 5, 6, 7, SENW, E2SW	317.90	NOT REC
WA230 STATE 63-072468	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	8	ALL	563.59	NOT REC
WA231 STATE 63-072469	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	10	S2	327.98	NOT REC
WA232 STATE 63-072470	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	14	NE, NWSE	204.93	NOT REC
WA233 STATE 63-072471	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	24	NW	162.35	NOT REC
WA234 STATE 63-072472	BENTON	SAVANT RESOURCES LLC	09/01/01	6N	28E	36	ALL	650.78	NOT REC
WA235 STATE 63-072473	BENTON	SAVANT RESOURCES LLC	09/01/01	7N	28E	16	ALL	640.00	NOT REC
WA236 BLM WAOR-56303	BENTON	PINEY CREEK LAND & ROYALTY	07/01/01	6N	27E	12	SW	160.00	NOT REC
WA237 BLM WAOR-56304	BENTON	PINEY CREEK LAND & ROYALTY	07/01/01	6N	28E	22	NW, SE	1,920.00	NOT REC
				6N	28E	24	NE		
				6N	28E	26	W2		
				6N	28E	28	N2NE, SENE, SWNW, S2		
				6N	28E	34	ALL		
WA265 A 1 FARMLAND RESERVE, INC.	BENTON	SAVANT RESOURCES LLC	11/01/01	5N	26E	1	S2	70,129.70	2002-004853
				5N	26E	2	E2SW, E2SWSW, NWSWSW		
				5N	26E	3	LOT 1, SENE, E2SE LYING NORTH OF		
				"	"	"	STATE HIGHWAY 14		
				5N	27E	1	LOTS 1, 2, 3, 4, S2N2, S2		
				5N	27E	2	NENE OR LOT 1, LOTS 2, 3, 4, S2N2, SW,		
				"	"	"	E2SESE, N2NENESE, W2SE, S2SWSESE		
				5N	27E	3	LOTS 1, 2, 3, 4, S2N2, S2		

EXHIBIT "A"
ATTACHED TO AND MADE A PART OF THAT CERTAIN OVERRIDING ROYALTY ASSIGNMENT FROM EDWARD J. STERNE
TO VAN ECK ABSOLUTE RETURN ADVISERS CORP.

LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
5N 27E				4			LOTS 1, 2, 3, 4, S2N2, SW, S2SE, NWSE		
5N 27E				5			LOTS 1, 2, 3, 4, S2N2, S2		
5N 27E				6			LOTS 1, 6, 7, SENE, E2SW, SE		
5N 27E				7			E2 LESS PORTION OF E2 LYING SOUTHERLY OF		
"				"			THE FOLLOWING DESCRIBED LINE: BEGINNING		
"				"			AT THE NW CORNER OF THE S2S2 OF SAID		
"				"			SECTION; THENCE SOUTHEASTERLY IN A		
"				"			STRAIGHT LINE TO THE SW CORNER OF THE		
"				"			SESE OF SAID SECTION AND TERMINUS OF		
"				"			SAID LINE		
5N 27E				8			NE, W2		
5N 27E				9			N2, SE		
5N 27E				10			N2N2		
5N 27E				12			N2N2, SENE, NESWNW, SESWNE, SWNW,		
"				"			SESENW, AND NWSESW LYING NORTH OF		
"				"			PORTLAND & SEATTLE RAILWAY COMPANY		
5N 27E				18			ALL LYING NORTH OF PORTLAND AND SEATTLE		
"				"			RAILWAY ROW LESS THOSE LANDS DESCRIBED		
"				"			IN BOOK 518, PAGE 1498 OF AUDITOR'S		
"				"			OFFICE, BENTON COUNTY, WA		
5N 27E				17			ALL LYING NORTH OF PORTLAND AND SEATTLE		
"				"			RAILWAY ROW LESS THOSE LANDS DESCRIBED		
"				"			IN BOOK 518, PAGE 1499 OF AUDITOR'S		
"				"			OFFICE, BENTON COUNTY, WA		
5N 28E				1			LOTS 1, 2, 3, 4, LESS AND EXCEPTING FROM		
"				"			SAID LANDS THE SOUTH 600 FT OF LOTS 1, 2, 3, 4		
5N 28E				4			LOT 4, SWNW, W2SW LESS SOUTH 1496.21 FT.		
5N 28E				5			LOTS 1, 2, 3, 4, S2N2, N2SW, N2SE LYING		
"				"			NORTH OF COUNTY ROAD		
5N 28E				6			LOTS 1, 7, E2SW, SENE, NESE LYING NORTH		
"				"			OF THE S. P. & S. RAILROAD ROW LINE;		
"				"			LESS AND EXCEPTING THE PORTION THEREOF		
"				"			CONDEMNED BY THE USA IN US DISTRICT CASE		
"				"			NO. 339 AND AS DESCRIBED IN DECLARATION		
"				"			OF TAKING, RECORDED 11/21/1949 UNDER		
"				"			AUDITOR'S FILE NO. 228854; WEST 3-1/3		
"				"			RODS OF THE EAST 83-1/3 RODS OF THE E2		
"				"			OF SAID SEC. 8 LESS THAT PORTION DEEDED		
"				"			TO USA BY DEED RECORDED UNDER AUDITOR'S		
"				"			FILE NO. 297088.		
5N 29E				4			SE		
5N 29E				5			LOTS 1, 2, 3, 4, S2N2, N2S2		
5N 29E				6			S2NE, N2NESE, NESESW AND ALL THAT		
"				"			PORTION OF THE NWSE, S2NESE, SESE LYING		
"				"			NORTHERLY OF THE NORTHERLY ROW OF		
"				"			EXISTING SPOKANE, PORTLAND AND SEATTLE		
"				"			RAILWAY EXCEPTING THEREFROM A PORTION OF		
"				"			THE ABOVE-DESCRIBED TRACT OF LANDS LYING		
"				"			BELOW 374 FT ABOUT MEAN SEA LEVEL		
6N 26E				1			LOTS 1, 2, 3, 4, S2N2, S2		

EXHIBIT "A"
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TO VAN ECK ABSOLUTE RETURN ADVISERS CORP.

LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
6N	26E	2	LOTS 1, 2, 3, 4, S2N2, S2							
6N	26E	3	LOTS 1, 2, 3, 4, S2N2, S2							
6N	26E	4	LOTS 1, 2, 3, 4, S2N2, S2							
6N	26E	5	LOTS 1, 2, 3, 4, S2N2, S2							
6N	26E	8	ALL							
6N	26E	9	ALL							
6N	26E	10	ALL							
6N	26E	11	ALL							
6N	26E	12	ALL							
6N	26E	13	ALL							
6N	26E	14	ALL							
6N	26E	15	ALL							
6N	26E	22	E2, W2 LESS THAT PORTION OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID SEC. 22; THENCE SOUTH 89 DEGREES 54 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE THEREOF. 439.21 FT; THENCE SOUTH 14 DEGREES 09 MINUTES 53 SECONDS EAST 1188.86 FT; THENCE SOUTH 18 DEGREES 05 MINUTES 32 SECONDS EAST 800.51 FT; THENCE SOUTH 35 DEGREES 32 MINUTES 35 SECONDS EAST 350.85 FT; THENCE SOUTH 24 DEGREES 18 MINUTES 21 SECONDS EAST 787.83 FT; THENCE SOUTH 02 DEGREES 18 MINUTES 13 SECONDS EAST 440.44 FT; THENCE SOUTH 27 DEGREES 55 MINUTES 35 SECONDS EAST 860.95 FT; THENCE SOUTH 26 DEGREES 18 MINUTES 05 SECONDS EAST 1079.06 FT; THENCE SOUTH 45 DEGREES 36 MINUTES 31 SECONDS EAST 455.92 FT TO THE SOUTH QTR CORNER OF SEC. 22; THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SEC. 22, 2694.73 FT TO THE SW CORNER OF SEC. 22; THENCE NORTH 00 DEGREES 23 MINUTES 39 SECONDS WEST 5392.43 FT TO THE POB AS DESCRIBED IN VOL. 558, PAGE 1033, BENTON COUNTY RECORDS.							
6N	26E	23	NE, SW							
6N	26E	24	ALL							
6N	26E	25	N2N2							
6N	26E	27	NWNE, S2NE, SE							
6N	27E	1	LOTS 1, 2, 3, 4, S2N2, S2							
6N	27E	2	LOTS 1, 2, 3, 4, S2N2, S2							
6N	27E	3	LOTS 1, 2, 3, 4, S2N2, S2							
6N	27E	4	LOTS 1, 2, 3, 4, S2N2, S2							
6N	27E	5	LOTS 1, 2, 3, 4, S2N2, S2							

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
6N 27E				6			LOTS 1, 2, 3, 4, 5, 6, 7, S2NE, SENW, E2SW, SE		
6N 27E				7			LOTS 1, 2, 3, 4, E2W2, E2		
6N 27E				8			ALL		
6N 27E				9			ALL		
6N 27E				10			ALL		
6N 27E				11			ALL		
6N 27E				12			E2, NWNW, S2NW		
6N 27E				13			ALL		
6N 27E				14			ALL		
6N 27E				15			ALL		
6N 27E				17			ALL		
6N 27E				18			LOTS 1, 2, 3, 4, E2W2, E2		
6N 27E				19			LOTS 1, 2, 3, 4, E2W2, E2		
6N 27E				20			ALL		
6N 27E				21			ALL		
6N 27E				22			ALL		
6N 27E				23			ALL		
6N 27E				25			W2		
6N 27E				26			NE, S2		
6N 27E				27			SENE, N2NE, NW, S2		
6N 27E				28			ALL		
6N 27E				29			E2, E2SW, S2SWSW		
6N 27E				31			E2E2		
6N 27E				32			ALL		
6N 27E				33			ALL		
6N 27E				34			ALL		
6N 27E				35			ALL		
6N 28E				1			LOTS 1, 2, 3, 4, S2N2, S2		
6N 28E				2			LOTS 1, 2, 3, 4, S2N2, S2		
6N 28E				3			LOTS 1, 2, 3, 4, S2N2, S2		
6N 28E				4			LOTS 1, 2, 3, 4, S2N2, S2		
6N 28E				5			LOTS 1, 2, 3, 4, S2N2, S2		
6N 28E				6			LOTS 1, 2, S2NE, SE		
6N 28E				7			LOTS 1, 2, 3, 4, E2W2, E2		
6N 28E				9			ALL		
6N 28E				10			N2		
6N 28E				11			ALL		
6N 28E				13			ALL		
6N 28E				14			SW, NESE, S2SE		
6N 28E				15			ALL		
6N 28E				21			E2, E2W2		
6N 28E				22			NE, SW		
6N 28E				23			ALL		
6N 28E				24			SW		
6N 28E				25			ALL		
6N 28E				26			E2		
6N 28E				27			ALL		

EXHIBIT "A"
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LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA300	BLM WAOR-57483	BENTON	SAVANT RESOURCES LLC	09/01/02	9N	28E	34	N2NE	1,077.74	NOT REC
					9N	28E	28	NENE		
					9N	28E	26	NW		
					9N	28E	20	ALL		
					9N	28E	18	UNNUMBERED LOT NWSW, UNNUMBERED		
								LOT SWSW, NWNE, S2NE, S2SW, SWSWSE		
WA305	FARMLAND RESERVE, INC.	BENTON	SAVANT RESOURCES LLC	11/01/01	5N	26E	1	LOTS 1, 2, 3, 4, S2N2	6,538.52	2002-05013
					5N	27E	6	LOTS 2, 3, 4, 5, SWNE, SENW		
					6N	26E	25	S2N2, S2		
					6N	26E	35	ALL		
					6N	27E	25	E2		
					6N	27E	29	NW, NWSW, N2SWSW		
					6N	27E	30	LOTS 1, 2, 3, 4, E2W2, E2		
					6N	27E	31	LOTS 1, 2, 3, 4, E2W2, W2E2		
					6N	28E	17	ALL		
					6N	28E	18	LOTS 1, 2, 3, 4, E2W2, E2		
					6N	28E	19	LOTS 1, 2, 3, 4, E2W2, E2		
					6N	28E	20	N2		
					6N	28E	21	W2W2		
					6N	28E	29	NW, W2NE, N2SW		
					6N	28E	30	LOTS 1, 2, E2NW, E2		
WA317	TRIPLES FARMS, INC.	BENTON	SAVANT RESOURCES LLC	05/30/03	8N	26E	1	LOTS 1, 2, 3, 4, S2N2, S2	3,403.26	2003-053373
					8N	26E	2	LOTS 1, 2, 3, 4, S2N2, SE		
					8N	26E	12	E2 NW		
					9N	26E	25	ALL LESS THAT PORTION LYING		
								NORTHEASTERLY OF THE FOLLOWING LINE:		
								BEGINNING AT THE NW CORNER OF SAID		
								SECTION, THENCE SOUTH 0 DEGREES		

EXHIBIT "A"

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EXHIBIT "A"
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LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA370 B	CHESTER L HENSON, TRUSTEE	BENTON	SAVANT RESOURCES LLC	07/14/03	8N	27E	9	ALL		
					8N	27E	10	ALL		
					8N	27E	17	W2, SE		
					8N	27E	6	LOTS 5, 6, 7, SENW, S2NE, E2SW, SE	1,763.90	2003-053380
					8N	27E	7	E2		
					8N	27E	8	NW, S2		
					8N	27E	17	W2, SE		
WA400	BLM WAOR-59677	BENTON	SAVANT RESOURCES LLC	02/01/04	9N	26E	19	LOT 5 EXCLUDING LOT 8, BLK 144, LOTS 22, 23, BLK 146, PLAT OF YAKITAT.	39.89	NOT REC
WA401	BLM WAOR-59678	BENTON	SAVANT RESOURCES LLC	02/01/04	10N	26E	10	NESE	40.00	NOT REC
WA402	BLM WAOR-59679	BENTON	SAVANT RESOURCES LLC	02/01/04	9N	27E	2	SESE	40.00	NOT REC
WA403	BLM WAOR-59680	BENTON	SAVANT RESOURCES LLC	02/01/04	10N	27E	8	S2	1,131.97	NOT REC
					10N	27E	18	UNNUMBERED LOTS NWNW, SWNW, NWSW, SWSW, E2, E2W2 (ALL)		
					10N	27E	30	LOT 2		
					10N	27E	32	S2NE, SENW		
					10N	27E	34	SWNW		
WA419 A	BERNICE BOHOSKEY	BENTON	SAVANT RESOURCES LLC	06/14/04	8N	26E	6	LOTS 3, 4, 5, 7, SENW, SE	10,581.12	2004-033180
					8N	26E	7	LOTS 1-4, E2W2, E2		
					8N	26E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
					8N	26E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
					8N	26E	19	LOTS 1-4, E2W2, E2		
					8N	26E	20	NE, NENW		
					8N	26E	21	ALL		
					8N	26E	22	N2NW, N2S2NW		
					8N	26E	25	ALL LESS N2N2NW		
					9N	26E	10	LOTS 6-8		
					9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL DESCRIBED LYING SOUTH OF IRRIGATION		
					"	"	"	CANAL		
					9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
					9N	26E	17	LOT 8, SESE		
					9N	26E	19	ALL SOUTH OF NFRROW		
					9N	26E	20	SWNW, LOTS 1&2		
					9N	26E	21	E2		
					9N	26E	23	ALL LESS 5A IN N2SWSESE		
					9N	27E	8	N2SE		
					9N	27E	12	W2		
					9N	27E	21	NE, SENW, S2		
					9N	27E	23	NENE, NENW, W2W2, W2SE		
					9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
					9N	27E	26	N2NE, SENE, NENW		
					9N	27E	27	N2 LESS S2S2NW		
					9N	27E	34	NWNW		

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 B	BENTON	GRATIA RUTH BROWN	06/14/04	8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10.581.12	2004-033191
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E2		
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2SW, N2S2NW		
				8N	28E	25	ALL LESS N2N2NW		
				8N	28E	10	LOTS 6-8		
				8N	28E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				8N	28E	14	DESCRIBED LYING SOUTH OF IRRIGATION		
				8N	28E	15	CANAL		
				8N	28E	15	N2 LESS N2N2, N2SW, W2W2S2SW, SESE, SWSE		
				8N	28E	17	LOT 8, SESE		
				8N	28E	19	ALL SOUTH OF N2SW ROW		
				8N	28E	20	SWNW, LOTS 1&2		
				8N	28E	21	E2		
				8N	28E	23	ALL LESS 5A IN N2SWSESE		
				8N	28E	8	N2SE		
				8N	28E	12	W2		
				8N	28E	21	NE, SENW, S2		
				8N	28E	23	NENE, NENW, W2W2, W2SE		
				8N	28E	25	N2WNE, NENW, SWNW, NWSW, E2SW, S2SE		
				8N	28E	26	N2NE, SENE, NENW		
				8N	28E	27	N2 LESS S2S2NW		
				8N	28E	34	NWNW		
				8N	28E	35	ALL		
				8N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				8N	28E	7	NENE, SWSE		
				8N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				8N	28E	9	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				8N	28E	28	ALL LESS NENE		
				8N	28E	29	ALL		
				8N	28E	32	E2E2, SWNW, SW, SWSE		
WA419 C	BENTON	STEPHANIE JO ANN LINDAHL	06/14/04	8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10.581.12	2004-033192
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E2		

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LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 D	SUSAN APRIL STOVAL	BENTON	SAVANT RESOURCES LLC	06/14/04	8N	28E	20	NE, NENW	10.581,12	2004-033193
					8N	28E	21	ALL		
					8N	28E	22	N2NW, N2S2NW		
					9N	25E	25	ALL LESS N2N2NW		
					9N	26E	10	LOTS 6-8		
					9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
					"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
					"	"	"	CANAL		
					9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
					9N	26E	17	LOT 8, SESE		
					9N	26E	19	ALL SOUTH OF NPPR ROW		
					9N	26E	20	SWNW, LOTS 1&2		
					9N	26E	21	E2		
					9N	26E	23	ALL LESS 5A IN N2SWSESE		
					9N	27E	8	N2SE		
					9N	27E	12	W2		
					9N	27E	21	NE, SENW, S2		
					9N	27E	23	NENE, NENW, W2W2, W2SE		
					9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
					9N	27E	26	N2NE, SENE, NENW		
					9N	27E	27	N2 LESS S2S2NW		
					9N	27E	34	NWNW		
					9N	27E	35	ALL		
					9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
					9N	28E	7	NENE, SWSE		
					9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
					"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
					9N	28E	28	ALL LESS NENE		
					9N	28E	29	ALL		
					9N	28E	32	E2E2, SWNW, SW, SWSE		
					8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE		
					8N	28E	7	LOTS 1-4, E2W2, E2		
					8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
					8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
					8N	28E	19	LOTS 1-4, E2W2, E2		
					8N	28E	20	NE, NENW		
					8N	28E	21	ALL		
					8N	28E	22	N2NW, N2S2NW		
					9N	25E	25	ALL LESS N2N2NW		
					9N	26E	10	LOTS 6-8		
					9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
					"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
					"	"	"	CANAL		
					9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
					9N	26E	17	LOT 8, SESE		
					9N	26E	19	ALL SOUTH OF NPPR ROW		
					9N	26E	20	SWNW, LOTS 1&2		
					9N	26E	21	E2		
					9N	26E	23	ALL LESS 5A IN N2SWSESE		

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 E	MARJORIE T BRONSON ESTATE	BENTON	06/14/04	9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2S2NW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	28	ALL LESS NENE		
				9N	28E	29	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
				9N	28E	32	E2E2, SWNW, SW, SWSE	10,581.12	2004-033194
				8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE		
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E2		
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2NW, N2S2NW		
				9N	25E	25	ALL LESS N2N2NW		
				9N	26E	10	LOTS 6-8		
				9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
				9N	26E	17	LOT 8, SESE		
				9N	26E	19	ALL SOUTH OF N2PRR ROW		
				9N	26E	20	SWNW, LOTS 1&2		
				9N	26E	21	E2		
				9N	26E	23	ALL LESS 5A IN N2SWSESE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2S2NW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	28	ALL LESS NENE		

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 F ARTHUR SCHADE	BENTON	SAVANT RESOURCES LLC	06/14/04	8N	28E	29	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
				8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10,581.12	2004-033195
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E/2		
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2NW, N2S2NW		
				9N	28E	25	ALL LESS N2N2NW		
				9N	28E	10	LOTS 6-8		
				9N	28E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	28E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
				9N	28E	17	LOT 8, SESE		
				9N	28E	19	ALL SOUTH OF N2PR ROW		
				9N	28E	20	SWNW, LOTS 1&2		
				9N	28E	21	E2		
				9N	28E	23	ALL LESS 5A IN N2SWSESE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2S2NW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	28	ALL LESS NENE		
				9N	28E	29	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
WA419 G CONSTANCE KOCH	BENTON	SAVANT RESOURCES LLC	06/14/04	8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10,581.12	2004-033196
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E2		
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2NW, N2S2NW		
				9N	28E	25	ALL LESS N2N2NW		
				9N	28E	10	LOTS 6-8		
				9N	28E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		



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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	26E	15	N2 LESS N2W2, N2SW, W2W2SWSW, SESE, SWSE		
				9N	26E	17	LOT 8, SESE		
				9N	26E	19	ALL SOUTH OF NPPR ROW		
				9N	26E	20	SWNW, LOTS 1&2		
				9N	26E	21	E2		
				9N	26E	23	ALL LESS 5A IN N2SWSESE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2WNE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2S2NW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESE SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	28	ALL LESS NENE		
				9N	28E	29	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
WA419 H	CHARLES W. BOHOSKEY	BENTON	06/14/04	9N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10.581.12	2004-033198
				9N	28E	7	LOTS 1-4, E2W2, E2		
				9N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				9N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				9N	28E	19	LOTS 1-4, E2W2, E2		
				9N	28E	20	NE, NENW		
				9N	28E	21	ALL		
				9N	28E	22	N2NW, N2S2NW		
				9N	25E	25	ALL LESS N2N2NW		
				9N	26E	10	LOTS 6-8		
				9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	26E	15	N2 LESS N2W2, N2SW, W2W2SWSW, SESE, SWSE		
				9N	26E	17	LOT 8, SESE		
				9N	26E	19	ALL SOUTH OF NPPR ROW		
				9N	26E	20	SWNW, LOTS 1&2		
				9N	26E	21	E2		
				9N	26E	23	ALL LESS 5A IN N2SWSESE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2WNE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		

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LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 J	KATHERINE A. BARR	BENTON	SAVANT RESOURCES LLC	06/14/04	9N	27E	27	N2 LESS S2S2NW		
					9N	27E	34	NWNW		
					9N	27E	35	ALL		
					9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
					9N	28E	7	NENE, SWSE		
					9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
					"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
					9N	28E	28	ALL LESS NENE		
					9N	28E	29	ALL		
					9N	28E	32	E2E2, SWNW, SW, SWSE		
					8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE	10,581.12	2004-033197
					8N	28E	7	LOTS 1-4, E2W2, E2		
					8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
					8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
					8N	28E	18	LOTS 1-4, E2W2, E2		
					8N	28E	20	NE, NENW		
					8N	28E	21	ALL		
					8N	28E	22	N2NW, N2S2NW		
					9N	28E	25	ALL LESS N2N2NW		
					9N	28E	10	LOTS 6-8		
					9N	28E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
					"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
					"	"	"	CANAL		
					9N	28E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
					9N	28E	17	LOT 8, SESE		
					9N	28E	19	ALL SOUTH OF N2PR ROW		
					9N	28E	20	SWNW, LOTS 1&2		
					9N	28E	21	E2		
					9N	28E	23	ALL LESS 5A IN N2SWSESE		
					9N	27E	8	N2SE		
					9N	27E	12	W2		
					9N	27E	21	NE, SENW, S2		
					9N	27E	23	NENE, NENW, W2W2, W2SE		
					9N	27E	25	N2N2NE, NENW, SWNW, NWSW, E2SW, S2SE		
					9N	27E	26	N2NE, SE, NENW		
					9N	27E	27	N2 LESS S2S2NW		
					9N	27E	34	NWNW		
					9N	27E	35	ALL		
					9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
					9N	28E	7	NENE, SWSE		
					9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
					"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
					9N	28E	28	ALL LESS NENE		
					9N	28E	29	ALL		
					9N	28E	32	E2E2 SWNW, SW, SWSE	10,581.12	2004-033199
					8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE		
					8N	28E	7	LOTS 1-4, E2W2, E2		
					8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA419 K	CONSTANCE E. LUCIANO	BENTON	06/14/04	8N	28E	19	LOTS 1-4, E2W2, E2	10,381.12	2004-033200
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2NW, N2S2NW		
				9N	25E	25	ALL LESS N2N2NW		
				9N	26E	10	LOTS 6-8		
				9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
				9N	26E	17	LOT 8, SESE		
				9N	26E	19	ALL SOUTH OF NPPRR ROW		
				9N	26E	20	SWNW, LOTS 1&2		
				9N	26E	21	E2		
				9N	26E	23	ALL LESS 5A IN N2SWSE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2N2NNE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2S2NW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				"	"	"	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	26	ALL LESS NENE		
				9N	28E	28	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
	SAVANT RESOURCES LLC			8N	28E	6	LOTS 3, 4, 5, 7, SENW, SE		
				8N	28E	7	LOTS 1-4, E2W2, E2		
				8N	28E	15	THAT PART OF S2SW SOUTH OF BADGER ROAD		
				8N	28E	17	THAT PART OF S2S2 SOUTH OF BADGER CANAL		
				8N	28E	19	LOTS 1-4, E2W2, E2		
				8N	28E	20	NE, NENW		
				8N	28E	21	ALL		
				8N	28E	22	N2NW, N2S2NW		
				9N	25E	25	ALL LESS N2N2NW		
				9N	26E	10	LOTS 6-8		
				9N	26E	14	N2, S2N2SE, S2SE BEING THAT PART OF ALL		
				"	"	"	DESCRIBED LYING SOUTH OF IRRIGATION		
				"	"	"	CANAL		
				9N	26E	15	N2 LESS N2N2, N2SW, W2W2SWSW, SESW, SWSE		
				9N	26E	17	LOT 8, SESE		
				9N	26E	19	ALL SOUTH OF NPPRR ROW		
				9N	26E	20	SWNW, LOTS 1&2		
				9N	26E	21	E2		

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LEASE NO. LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA532 A	DAVID PEARSON ETUX	BENTON	06/09/04	9N	28E	23	ALL LESS SA IN N2SWSE		
				9N	27E	8	N2SE		
				9N	27E	12	W2		
				9N	27E	21	NE, SENW, S2		
				9N	27E	23	NENE, NENW, W2W2, W2SE		
				9N	27E	25	N2NNE, NENW, SWNW, NWSW, E2SW, S2SE		
				9N	27E	26	N2NE, SENE, NENW		
				9N	27E	27	N2 LESS S2SW		
				9N	27E	34	NWNW		
				9N	27E	35	ALL		
				9N	28E	5	NESW SOUTHWESTERLY OF CANAL, NWSW, S2SW		
				9N	28E	7	NENE, SWSE		
				9N	28E	9	LOTS 3&4 WEST OF CANAL ROW, NWSW, SWSW,		
				9N	28E	*	LOTS 7&8 SOUTHWEST OF CANAL ROW		
				9N	28E	28	ALL LESS NENE		
				9N	28E	29	ALL		
				9N	28E	32	E2E2, SWNW, SW, SWSE		
				7N	27E	6	LOTS 1, 2, S2NE, LOTS 6, 7, E2SW, SE	3,195.84	2004-027266
				7N	27E	8	ALL		
				7N	28E	8	N2, SE		
				8N	27E	31	LOTS 1, 2, 3, 4, E2W2, E2		
				8N	27E	32	S2		
				8N	27E	34	ALL		
				7N	28E	8	N2, SE		
				8N	27E	22	S2		
				8N	28E	22	ALL		
				8N	28E	24	NE		
				8N	27E	28	ALL		
				8N	27E	29	MEETS & BOUNDS DESCRIPTION CONTAINING		
				*	*	*	194.93 ACRES		
				7N	27E	10	ALL		
				8N	28E	24	NW		
				8N	27E	30	LOTS 1, 2, 3, 4, E2W2, E2		
				8N	27E	33	ALL LESS 75' OF THE NORTH 625' OF		
				*	*	*	WEST 150' OF NW		
				8N	27E	35	ALL		
				9N	28E	16	W2NE, SENE, W2, NESE, NWSE, S2SE	541.75	NOT REC
				8N	28E	16	S2NW, S2N2NW, W2NENW, W2NWNW, E2NWNW, NENW, NE, S2, NWNW	530.00	NOT REC
				9N	28E	16	ALL	640.00	NOT REC
				9N	28E	36	ALL	640.00	NOT REC

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LEASE NO.	LESSOR	COUNTY	LESSEE	LEASE DATE	TWN	RNG	SEC	LEGAL DESCRIPTION	GROSS ACRES	AUDITORS FILE NUMBER
WA630	STATE 63-075296	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	28E	5	S2NW4	120.00	NOT REC
					10N	28E	14	SW4SW4		
WA631	STATE 63-075297	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	28E	20	ALL	640.00	NOT REC
WA632	STATE 63-075298	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	28E	36	ALL	640.00	NOT REC
WA633	STATE 63-075315	BENTON	SAVANT RESOURCES LLC	08/01/05	8N	27E	16	ALL	640.00	NOT REC
WA634	STATE 63-075320	BENTON	SAVANT RESOURCES LLC	08/01/05	9N	27E	20	NE4,E2NW4,N2NW4,SE4NW4,SW4, NE4NE4SW4,SW4,S2NE4SE4	352.50	NOT REC
WA635	STATE 63-075325	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	27E	16	SE4NW4,NE4,S2	571.50	NOT REC
WA636	STATE 63-075326	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	27E	32	SE4,E2SW4,SW4SW4	280.00	NOT REC
WA637	STATE 63-075327	BENTON	SAVANT RESOURCES LLC	08/01/05	10N	27E	36	ALL EXCEPT S2SE4NE4SE4	630.00	NOT REC
WA640	STATE 63-075331	BENTON	SAVANT RESOURCES LLC	08/01/05	8N	28E	16	ALL	640.00	NOT REC
WA641	STATE 63-075332	BENTON	SAVANT RESOURCES LLC	08/01/05	8N	28E	20	N2SE4	80.00	NOT REC
WA642	STATE 63-075333	BENTON	SAVANT RESOURCES LLC	08/01/05	8N	28E	36	ALL	640.00	NOT REC
WA643	STATE 63-075334	BENTON	SAVANT RESOURCES LLC	08/01/05	9N	28E	30	ALL	669.31	NOT REC
WA644	STATE 63-075335	BENTON	SAVANT RESOURCES LLC	08/01/05	9N	28E	36	ALL	640.00	NOT REC


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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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

DNR Richland 16, Lot 2 Comprehensive Plan Map Amendment and Rezone

2. Name of applicant:

Washington State Department of Natural Resources (DNR)

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

Applicant and Contact:

Tina Hochwender, Transition Lands Planning Manager
Washington State Department of Natural Resources (DNR)
PO Box 47014 – 1111 Washington St SE
Olympia, WA 98504
(360) 742-2170

4. Date checklist prepared:

02/28/2023

5. Agency requesting checklist:

City of Richland, WA

6. Proposed timing or schedule (including phasing, if applicable):

The city is allowed to amend its Comprehensive Plan once per year. Anticipate this proposal adopted in the city's upcoming Comprehensive Plan amendment process subsequent to the rezone request.

The proposal is in preparation for DNR to auction the property in 2024 for future development by others.

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

The proposal is in preparation for DNR to auction the property. DNR has no plans to develop the property. The future purchaser will complete future development of the property.

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

No environmental information has been prepared or will be prepared directly related to this proposal. It is likely the property will require further environmental review when the future purchaser proposes the future development.

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.

The rezone application will be acted upon subsequent to the Comprehensive Plan Map Amendment.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Boundary Line Adjustment, City of Richland
- SEPA review, City of Richland
- Comprehensive Plan Map Amendment, City of Richland
- Rezone, City of Richland
- Future development by future purchaser will need additional permitting based up the Richland Municipal Code

11. Give a 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 purpose of the proposed comprehensive plan map amendment is to reclassify the southern 16 acres of Lot 2 of the Richland 16 property from its current land use designation of PBF- Public Facility to MDR-Medium Density Residential land use designation. Lot 2 is part of the Washington State Department of Natural Resources' (DNR) 375-acre Richland 16 property. In 2019, DNR's Richland 16 property was segregated into 10 Lots and each lot's land use and zoning designation was approved. Lot 4, located south of Lot 2 and consisting of approximately 42 acres, was being considered for purchase by the Richland School District for the site of a school and was designated PBF-Public Facility and zoned PPF Parks & Public Facilities. In 2022, the Richland School District requested to purchase only the southern 26 acres of Lot 4 for the location of a future school. To accommodate the Richland School District's request to reduce the size of Lot 4, a Boundary Line Adjustment (BLA) between Lots 2 and 4 was completed to combine the northern 16 acres of Lot 4 with Lot 2. This resulted in Lot 2's southern 16-acre portion with a land use designation of PBF- Public Facility and zoned PPF Parks & Public Facilities and Lot 2's northern 12-acre portion with a land use designation of MDR-Medium Density Residential and zoned R-2 Medium Density Residential.

A comprehensive plan map amendment and accompanying zoning amendment is now necessary to reclassify the 16 acres designated PBF- Public Facility and zoned PPF Parks & Public Facilities, previously as part of Lot 4 and now combined with Lot 2, to MDR-Medium Density Residential land use designation and R-2 Medium Density Residential zoning matching the rest of Lot 2.

Site	Parcel #	Size (Acres)	Current Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning
Richland 16, Lot 2	Portion of Parcel # 116982000001003	16 acres	PBF- Public Facility	MDR - Medium Density Residential	PPF - Parks and Public Facilities	R-2 - Medium Density Residential

- 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.**

Richland 16, Lot 2 is part of the Washington State Department of Natural Resources' (DNR) 375-acre Richland 16 property located northwest of the intersection of Queensgate Drive and Truman Avenue. Lot 2 is located in portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington. See maps submitted with the comprehensive plan map amendment and accompanying zoning amendment applications.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

- a. General description of the site:

Circle or highlight one: **(Flat)** rolling, hilly, steep slopes, mountainous, other:

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

According to the Natural Resources Conservation Service (NRCS) Soil Resource report, the proposed project site is located in an area with 0 to 2 percent slopes.

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

The NRCS Soil Resource report map shows the soils within the proposed project area are Quincy loamy sand, 0 to 2 percent slopes. The soil is rated as "Farmland of Statewide Importance" and is non-hydric.

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

The project site has previously been disturbed and stabilized. There are no indications of unstable soils.

- 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.

Not applicable. This is a non-project action. Future development proposals may include filling, excavation, or grading, and will be subject to applicable environmental project review at the time.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action. Future projects may result in erosion, but will be subject to applicable environmental project review at the time.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. This is a non-project action. Future projects will likely result in impervious coverage. Specific project will be reviewed for compliance with all local, state, and/or federal regulations, as applicable, at time of development.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable. This is a non-project action. Future projects will be subject to applicable environmental project review at the time.

2. Air [Find help answering air questions](#)

- 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.

Not applicable. This is a non-project action. Future development projects could result in an increase of emissions. To be reviewed at project time.

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

Not applicable. This is a non-project action

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

Not applicable. This is a non-project action.

3. Water [Find help answering water questions](#)

- a. **Surface Water:** [Find help answering surface water questions](#)

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 proposed project site is located approximately 0.3 mile southwest of the Yakima River, a tributary of the Columbia River that is located approximately 5 miles downstream. The Yakima River is a year-round river that originates in the Cascade Mountains and flows 214 miles downstream to its confluence with the Columbia River. The Yakima River is confined by levees

that were constructed by the U.S. Army Corps of Engineers to control flooding and protect properties adjacent to the river.

The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map shows no natural or artificial wetlands at the proposed project 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. Not applicable. This is a non-project action.

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. This is a non-project action.

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

Not applicable. This is a non-project action.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed map amendment site is not located within the 100-year floodplain.

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.

Not applicable. This is a non-project action and will not involve discharge of waste material to surface waters.

b. **Ground Water:** [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No. Future development will have access to city water and will be required to comply with all land use and zoning requirements at the time of specific development activity, as well as any/all requirements to connect to public water systems

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. Future development is unknown at this time. Future development will be required to comply with all land use and zoning requirements at the time of specific development activity, as well as any/all requirements to connect to public sewer systems.

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.

Not applicable. This is a non-project action. Future development may need stormwater management.

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

Not applicable. This is a non-project action. Future development proposals are unknown at this time.

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

Not applicable. This is a non-project action. Future development proposals are unknown at this time.

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

Not applicable. This is a non-project action. Future development proposals would be required to comply with all local regulations pertaining to stormwater runoff, as well as implement measures to reduce or control surface, ground, runoff water, and natural drainage pattern impacts.

4. Plants [Find help answering plants questions](#)

- 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?

None. This is a non-project action.

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

No threatened or endangered plant species are known to be on or near the site.

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

None. This is a non-project action.

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

No noxious weeds or invasive species are known to exist on or near the proposed project site.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that 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: Rabbits, mice, raccoon, squirrels, small rodents, etc.
- Fish: bass, salmon, trout, herring, shellfish, other:

Birds and animals in the general area commonly found in developed environments.

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

Listed species in the vicinity of the proposed project site were obtained from the US Fish and Wildlife Service (USFWS). The USFWS list indicates that two threatened species may occur in the vicinity of the proposed project site. Bull Trout (*Salvelinus confluentus*) conterminous U.S.A. Distinct Population Segment (DPS) is listed as threatened and should be anticipated to occur in the Yakima River, which is 0.3 mile from the proposed project site. The western U.S. yellow-billed cuckoo (*Coccyzus americanus*) DPS is listed as threatened; however, the preferred habitat of this species is dense riparian forests, which are not present at the proposed project site. Additionally, the Monarch butterfly (*Danaus plexippus*), which is listed as a candidate species for federal protection, may also occur in the proposed project site.

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) website identifies the potential for Townsend's Ground Squirrel (*Urocitellus townsendii*)

townsendii), which is listed as a candidate species for federal protection, to occur in the vicinity of the proposed project site.

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

The proposed project lies within the Pacific Flyway for migratory birds. This is a non-project and will not impact on migratory birds.

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

None. This is a non-project action.

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

No invasive animal species are known to exist on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- 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.

None. This is a non-project action.

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

No. This is a non-project action.

- 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.

None. This is a non-project action.

7. Environmental Health [Find help with answering environmental health questions](#)

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

No. This is a non-project action.

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

None known.

- a. 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. This is a non-project action.

- b. 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.

None known. This is a non-project action.

- c. Describe special emergency services that might be required.

None. This is a non-project action.

- d. Proposed measures to reduce or control environmental health hazards, if any.

None. This is a non-project action.

b. Noise

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

None. This is a non-project action.

- 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)?

None. This is a non-project action.

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

None. This is a non-project action.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 current use of the site and adjacent properties is vacant undeveloped land. The site was previously a working orchard. This is a non-project action and will not affect the current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?

The site was previously part of a 300-plus acre working orchard. In 2018, the City of Richland approved the land division and rezone of the property creating 10 lots and modifying the zoning from agriculture to a mix of commercial, residential, and public facility zoning. In 2020, the orchard reached the end of its useful life and ceased operations. No agricultural or forest land of long-term commercial significance will be converted to other uses because of this proposal. This proposal converts a portion of the previously approved public facility zoned land to residential.

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. This is a non-project action.

- c. Describe any structures on the site.

A metal pole-barn exists on the site. Estimated to be constructed between 1985 and 1996.

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

No. This is a non-project action.

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

Current zoning is PPF - Parks and Public Facilities.

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

The currently comprehensive plan land use designation of the site is PBF- Public Facility

- 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.

According to the City of Richland Comprehensive Plan 2017 and Benton County Critical Areas Ordinance, no part of the proposed project site has been classified as a critical area.

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

None. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action.

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

The proposed amendment will contribute to the distribution of residential uses and densities throughout the urban growth area consistent with the City's vision.

The Proposed Land Use section on Page 29 of the City's Comprehensive Plan identifies the Richland 16 subdivision area "located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east" as an area "the City is planning to accommodate future growth."

Reclassifying and rezoning the remainder of Lot 2 to medium density residential will allow the area to be better utilized to meet the City's need for an additional 1, 270 housing units as identified in the Projected Needs of the Housing Section on page 41 of the City's Comprehensive Plan.

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

None. This is a non-project action.

9. Housing [Find help answering housing questions](#)

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

None. This is a non-project action. However, reclassifying and rezoning the remainder of Lot 2 to medium density residential will allow the area to be better utilized to meet the City's need for an additional 1, 270 housing units as identified in the Projected Needs of the Housing Section on page 41 of the City's Comprehensive Plan.

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

None. This is a non-project action.

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

None. This is a non-project action.

10.Aesthetics [Find help answering aesthetics questions](#)

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

None. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action.

11.Light and Glare [Find help answering light and glare questions](#)

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

None. This is a non-project action.

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

No. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action.

12.Recreation [Find help answering recreation questions](#)

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

No designated or informal recreational opportunities exist in the immediate vicinity.

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

No. This is a non-project action.

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

None. This is a non-project action.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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 buildings or structures known to be older than 45 years exist on the property. Three historic properties are located within 1 mile of the project area; two (373 Cottonwood and Benton Water Company Canal bench) are determined not eligible. Columbia Canal twin bridges, located approximately 0.35 mile east of the project area, have been determined eligible.

According to the Washington Information System for Archaeological and Architectural Records Data (WISAARD) database, 15 previous cultural resource surveys, resulting in the identification of five cultural resources, are located within 1 mile of the proposed project area. These surveys have been conducted for power line installation, road widening, cell tower installation, bridge construction, and public access projects. None of the surveys overlap the project area.

Five cultural resources have been previously identified within 1 mile of the project area and are all located within close proximity to the Yakima River, north and east of the project area. Site types include several precontact lithic isolates and two precontact stone tool sites.

- 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.

An 1865 General Land Office (GLO) survey map indicates the project area and surrounding area are vacant and undeveloped, though land along the Yakima River (approximately 0.25 mile northeast of the project area) has been divided into parcels (GLO, 1865). GLO patent records indicate the project area was patented by the state of Washington in 1975.

U.S. Geological Survey (USGS) topographic maps indicate the project area and vicinity were generally undeveloped in 1917, though two-track roads and irrigation canals are present between the project area and Yakima River. An Oregon-Washington Railroad and Navigation Company railroad line is present 0.5 mile southwest of the project area (USGS, 1917). Overhead power was installed just south of the project area by 1951, and a borrow pit, water tanks, and aqueduct have been installed within 1 mile of the project area by 1978 (USGS, 1951, 1978).

A 1976 Metsker map of Benton County shows the project area owned by the state. The immediate vicinity of the project area has been included in Richland city limits, and a network of

roads is proposed but did not come to fruition. The project area remains undeveloped (Metsker, 1976).

Historical USGS aerial imagery corroborates the vacancy of the area until the late twentieth century. According to Google Earth imagery, a detention pond and pole barn on the project area was constructed between 1985 and 1996.

Historical, archaeological, and ethnographic evidence indicates that the vicinity of the current project area occurs within a region attributed to the Walla Walla, Yakama, and Wanapum groups. The project area is in proximity to Tamákpikus, a camp site on the Yakima River where two canoes would float downstream with nets fishing for silver salmon, and Čamná, a fishing and gathering ground near a village at the mouth of the Yakima River (Hunn et. al, 2015). The Washington State Department of Archaeology and Historic Preservation (DAHP) Statewide Predictive Model indicates the project area is high risk for encountering cultural 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.

None. This is a non-project action.

- 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.

None. This is a non-project action.

14. Transportation [Find help with answering transportation questions](#)

- 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.

New public streets, Kingsgate Way and extended Queensgate Drive, will serve the site. These new roads have been approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements be will constructed and installed as the future development proposals are submitted and approved.

- 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 immediate geographic area is served by Ben Franklin Transit; the nearest route (Route 170) is approximately 0.8 mile from the proposed project site, and the nearest transit center is the Knight Street Transit Center, which is approximately 2.6 miles from the proposed project site.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. This is a non-project action. However, new public streets, Kingsgate Way, and the newly extended Queensgate Drive, will serve the site. These new roads have been approved by the City. Both proposed new roads are major collector streets and will include sidewalks and bike lanes. The roads, sidewalks, bike lanes and accompanying street elements be will constructed and installed as the future development proposals are submitted and approved.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. This is a non-project action.

- e. 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?

None. This is a non-project action.

- f. 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. This is a non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any.

None. This is a non-project action.

15. Public Services [Find help answering public service questions](#)

- 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.

No. This is a non-project action. Future development may result in the need for increased public services and will be reviewed for impacts to public services at time of application.

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

None. This is a non-project action.

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: (electricity) natural gas, (water) (refuse service), telephone, (sanitary sewer), septic system, other:

All typical municipal utilities are available within the City of Richland.

- 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.

None. This is a non-project action and does not require any utilities to be completed.

C. Signature [Find help about who should sign](#)

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.



SEPA Responsible Official

Type name of signee: Tina Hochwender

Position and agency/organization: DNR Transition Lands Planning Manager

Date submitted: 3/2/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

As a non-project action, the proposal will not directly increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Future proposed projects will be reviewed individually for site-specific impacts. Future projects may include discharges to water or emissions to air as allowed in the Residential zoning districts. Future residential development will produce noise typical of residential home construction and then residential use.

- Proposed measures to avoid or reduce such increases are:

All new development will be required to comply with the City's Municipal Code and SEPA.

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

Future development of the site will include vegetation removal.

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

None proposed. All site-specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

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

The proposal includes reducing the amount of land designated for public facilities and adds residential land. The result likely will not change the demand on energy or natural resources.

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

None proposed. Future residential development will require subdivision site plan review; and will be reviewed for site-specific impacts. All new development will be required to conform to the State of Washington Energy Code.

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?

The proposal includes reducing the amount of land designated for public facilities and adds residential land. The result likely will not change the impact to the environment.

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

None proposed. Future residential development will require subdivision site plan review; and will be reviewed for site-specific impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not within the shoreline jurisdiction and will have no impact on the shoreline.

The proposal includes reducing the amount of land designated for public facilities and adds residential land. The residential land use is consistent with the adjacent and surrounding land uses and zones; and is consistent with the City's Comprehensive Plan and other adopted City plans and codes. The proposal is in an area identified in the City's Comprehensive Plan as an area "the City is planning to accommodate future growth."

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

None proposed. Any proposed use or development within the city is governed by the City's Comprehensive Plan and implementing regulations.

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

The proposal includes reducing the amount of land designated for public facilities and adds residential land. The result will likely increase single use demands on transportation and public services and utilities by serving multiple individual residences rather than one multi-use public facility.

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

None proposed. Any proposed use or development will be required to meet transportation impacts per the City's municipal code and will be responsible for connecting to public services and utilities.

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

The adoption of the proposed amendments to the City of Richland's Comprehensive Plan and Zoning Map are legislative in nature and will not conflict with any local, state, or federal laws for the protection of the environment.



Exhibit 7

CPA2023-105

2023 Transportation Element Update



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map

☒ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION		☒ Contact Person
Owner: City of Richland, Public Works, Carlo D'Alessandro		
Address: 625 Swift Blvd, Richland, WA 99352		
Phone: 509-942-7461	Email: cdalessandro@ci.richland.wa.us	

APPLICANT/CONTRACTOR INFORMATION (if different)		☐ Contact Person
Company:	UBI#:	
Contact:		
Address:		
Phone:	Email:	

PROPERTY INFORMATION	
Legal Description: N/A	
Parcel Number: N/A	
Current Zoning: N/A	Current Land Use Designation: N/A

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:	
1. Completed application and filing fee; (Attached memo and edited documents) 2. The purpose of the proposed amendment; 3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020); 4. How the amendment is consistent with the adopted countywide planning policies; 5. How the amendment furthers the purpose of the City's comprehensive plan; 6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes; 7. If applicable, how the project will meet concurrency requirements for transportation; 8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator; 9. Comprehensive Plan TEXT AMENDMENT applications must also include: a. The proposed element, chapter, section and page number of the comp. plan to be amended; b. The proposed text change, with new text underlined and deleted text crossed out; 10. Comprehensive Plan MAP AMENDMENT applications must also include: a. The current land use map designation for the subject parcel(s); b. The land use map designation requested; c. A complete legal description describing the combined area of the subject parcel(s); d. A vicinity map showing: i. All land use designations within 300 feet of the subject parcel(s); ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels; iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads; iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;	

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Carlo D Kessan clro

Applicant Signature:  Date 3/29/2023



MEMORANDUM

TO: Mike Stevens, Planning Manager

FROM: Carlo D'Alessandro

DATE: 3/29/2023

SUBJECT: 2017 Comprehensive Plan – 2023 Amendment

Per the application requirements for the Comprehensive Plan Amendment, I offer the following responses:

- 1. Completed application and filing fee;**
This document is attached.
- 2. The purpose of the proposed amendment;**
The proposed amendment makes changes to the Transportation Element of the Supporting Analysis of the Comprehensive Plan. The purpose of the amendment is to reflect changes made over the past 6 years to the existing transportation system in Richland, street functional classifications, additional short-term transportation improvements, additional long term transportation improvements, future impacts of the City's collector street system on properties, the City's traffic impact fee program, and amending the level-of-service language to meet concurrency.
- 3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);**
Editing the transportation element will encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans for known changes to the transportation needs of the City.
- 4. How the amendment is consistent with the adopted countywide planning policies;**
No changes to the adopted countywide policies are proposed with this amendment.
- 5. How the amendment furthers the purpose of the City's comprehensive plan;**
The amendment ensures that the City's transportation system is efficient and multi-modal. Richland's neighborhoods are well connected for car and transit,

and safe for bike and pedestrian traffic. It maintains efficient connectivity with neighboring jurisdictions.

6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;

This amendment does not change the goals and policies of the Transportation Element of the plan, but provides greater clarity of transportation projects and level of service thresholds to meet the policy objectives. It meets the requirements of code to have the City's traffic impact fee program projects noted in the Comprehensive Plan.

7. If applicable, how the project will meet concurrency requirements for transportation;

Not applicable. No specific land use project proposed.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

Not applicable.

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

a. The proposed element, chapter, section and page number of the comp. plan to be amended;

Comprehensive Plan Supporting Analysis, Transportation, pages 40, 44, 45, 46, 49, 50, 51, and Figures T-1, T-2, and T-12.

b. The proposed text change, with new text underlined and deleted text crossed out;

Text provided in the edited Supporting Analysis document.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

Not applicable. No specific land use changes proposed. New maps T-1, T-2 and T-12 for the Supporting Analysis are provided.

City of Richland

COMPREHENSIVE PLAN SUPPORTING ANALYSIS

October 3, 2017

Prepared for:

City of Richland



Prepared by:

Oneza & Associates

With assistance from:

Anchor QEA

ECONorthwest

J-U-B Engineers Inc.

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INTRODUCTION AND BACKGROUND

SECTION ONE

INTRODUCTION

This document elaborates on the discussion in the Core Comprehensive Plan. It also contains technical analysis of most of the Comprehensive Plan elements. Organization of this document follows the same hierarchy of elements as in the Core Comprehensive Plan with additional information included in it.

Every comprehensive plan must include key pieces to fulfill its purpose of providing a yardstick for future government activities. The following terms have special meanings in comprehensive planning and it's important to understand their meaning and purpose.

Vision Statement: The Vision Statement is the target the City decides to aim for. It is a verbal picture of what Richland will be like at the end of the period covered by a comprehensive plan. An important part of future decision-making should be to ask, "Which of our choices will best help us become like the City described in the vision statement?"

Existing Conditions Inventory: We can't decide how to get from the present to our desired future without a clear picture of where we are today. That's why comprehensive plans must include a detailed inventory of the existing state of the City: How are our roads? Is our water system adequate to accommodate future growth? Do we have the parks and other recreation facilities to satisfy the community's desire for such public amenities?

Goals: If the Vision Statement defines the target for comprehensive planning, then goals are like individual points on the target. We set as goals the distinct achievements we hope for: maintain adequate and affordable housing; avoid traffic congestion; protect natural resources; ensure economic vitality. We have reached our vision if all our goals are accomplished.

Policies: Goals are what we want to accomplish; policies define how we accomplish them. For each goal established in a comprehensive plan, one or more policies define the steps that goal calls for. If we have a goal of protecting natural resources, for example, we might establish a policy that says that development shall be restricted on and near wetlands.

Planning Time Frame: A comprehensive plan must define time frames for achieving its vision and goals. These time frames are called the planning horizons. In Washington State, comprehensive plans use both a ten-year short-term planning horizon and a 20-year long-term planning horizon. The long-term planning horizon is the full period for achieving the vision in our Vision Statement. The short-term planning horizon is the period for which we can make more concrete plans for specific steps toward our goals.

These are the features that a Comprehensive Plan needs to include in order to act as our yardstick for the future. The Comprehensive Plan must apply these features to specific aspects of the City's life. The parts of a plan addressing each of these are commonly called "elements." Under State law, all Washington city and county comprehensive plans must address at least five specific elements: land use, transportation, utilities, capital facilities, and housing. Each element includes an inventory of existing conditions as well as goals and policies specific to the element. In addition to the required

five elements, the City of Richland has chosen to include an optional economic development element in this Comprehensive Plan.

The final feature of comprehensive plans in Washington is a Finance Plan. This is the proposal for specific capital improvements required over the short-term (six-year) planning horizon. It describes projects to be carried out, their estimated costs, a schedule for completing them, and a plan to pay for them. Financing plans from the City's Capital Improvement Plan (CIP) are included under the Capital Facilities and Utilities Chapters in this document.

GMA AND BACKGROUND

The Washington State Growth Management Act (GMA) includes 14 broad goals for comprehensive planning, which local governments must balance to develop an approach consistent with their vision of the future. The 14 GMA goals are as follows:

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl - Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic Development - Encourage economic development throughout the state consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services, and public facilities.
6. Property Rights - Private property shall not be taken for public use without just compensation. The property rights of landowners shall be protected from arbitrary and discriminatory action.
7. Permits - Application for state and local government permits should be processed in a timely and fair manner.
8. Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open Space and Recreation - Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to resolve conflicts.

12. Public Facilities and Service - Ensure that public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing the current service levels below locally established minimum standards.
13. Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
14. Shoreline Management – Develop a Shoreline Master Program (SMP) pursuant to Shoreline Management Act (SMA). The goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.

Under the GMA, comprehensive plans should identify essential public facilities that often are difficult to site and ensure that locations for them will be available. These facilities include airports, state education facilities, state, or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. Local comprehensive plans may not prevent outright the location or provision of such facilities. Richland will participate in the siting study for any of these facilities when they are identified for potential siting within the City.

CONSISTENCY AND CONCURRENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps. At the same time, the comprehensive plans of adjacent jurisdictions must also be consistent and capital budget decisions must be made in conformance with each jurisdiction's adopted Comprehensive Plan.

The consistency progresses from the broad goal, through its policies, and then to specific actions. The maps of the Plan augment both the text and even the goals and policies. For example, the land use map included in the Land Use Element is, in essence, a graphic policy statement regarding future land development in Richland. As such, the land use policy serves, and is served by, the transportation, housing, utilities, and capital facilities elements. Based upon the land use designations on the Land Use Map, private and public sector service providers can project future locational demands for water, sewer, natural gas, electrical power, roads, fire protection, transit, emergency response, communications, and other services

All development regulations within the City of Richland are required to match with each other and with the Comprehensive Plan. These include the zoning and subdivision codes, the Critical Areas Ordinance, the Shoreline Master Program, and any other City regulation as contained in the Richland Municipal Code and other adopted plans such as the Park & Recreation Plan and the Storm Water Management Plan. A complete listing of adopted plans is included as an Appendix of the Core Comprehensive Plan.

The consistency also applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), and the adjacent cities of West Richland and Kennewick.

GMA defines concurrency to mean that needed improvements for water, sewer, and transportation are in place at the time of development; or in the case of transportation, that a financial commitment exists to complete the improvements within six years.

There must be a baseline standard established to use when evaluating the anticipated impacts of new development to determine if concurrency can be met. The minimum acceptable performance level has been chosen as the baseline, and is defined as the level of service (LOS). Levels of service should

be realistic. Setting them too high could result in little or no growth, and would be contrary to GMA. Setting them too low could cause unmanaged growth without optimum service.

AMENDMENTS

Amendments to the comprehensive plan are legislative actions requiring City Council approval. Amendments must be approved as prescribed by GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an eight-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the City or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission. They make a recommendation to the City Council. The City Council will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the Richland Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the comprehensive plan; changes to supporting data and implementation; changes to the land use maps; and changes to the inventories and technical documents.

Every ten years, the annual amendment review may be combined with the required review of the urban growth area to determine the next twenty-years' anticipated growth. This ten-year review will use the comprehensive plans of each county and city and the permitted densities of the incorporated and un-incorporated areas pursuant to RCW 36.70A.130(3).

Exceptions to the annual amendment limitation, according to RCW 36.70A.130, include the adoption of a subarea plan; the development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment; shoreline master programs; or the amendment of the capital facilities element occurring concurrently with the adoption or amendment of the City's budget.

ECONOMIC DEVELOPMENT

SECTION ONE

INTRODUCTION

PURPOSE

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategy and policy with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand their competitive advantages and proactively work to attract cutting edge employers will in turn create more living wage jobs which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

Strategies outlined in the economic development element are designed to work in concert with the other comprehensive plan elements herein. This element is intended to be consistent with and build upon existing documents such as the policies and strategies outlined in the CWPP, Strategic Leadership Plan, and community visioning documents. The roles of the policies laid out in this plan are to 1) create strong City leadership for economic development, 2) ensure that appropriate land capacity and infrastructure can support future employment and housing growth, and 3) articulate a business environment that supports a dynamic, prosperous, and equitable economy.

BACKGROUND AND OVERVIEW

Washington State's GMA includes economic development as a central goal and integral to a thriving city. Economic development connects to and is instrumental in informing the other elements of the comprehensive plan; without a strong local economy, goals related to land use, housing, capital planning, and transportation serve little value.

It is due to the hard work and good fortune of the residents and businesses located in the City of Richland that the City has a strong and growing economic base. It is important, however, to consider Richland within the context of the other two Tri-Cities – Pasco and Kennewick – to which the region's economy is inextricably linked.

The City of Richland's economy is explored in this section by first examining what drives the growth in the regional economy and then discussing Richland's role in the economy and some implications for growing as part of this plan.

SECTION TWO

EXISTING CONDITIONS

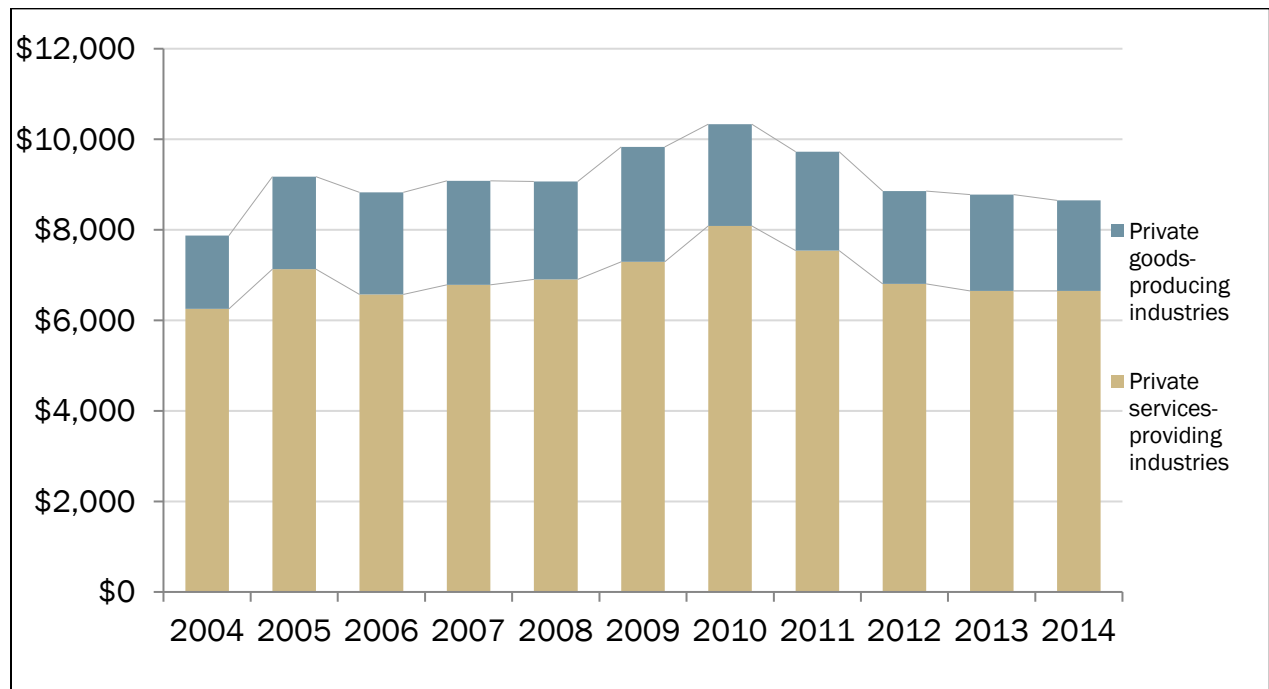
REGIONAL ECONOMIC TRENDS

Gross Domestic Product

The economy of the Tri-Cities region is primarily a service-based economy. Goods producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Figure

ED-1 shows the trend of gross domestic product (GDP) in 2016 inflation-adjusted dollars. The Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at Hanford and PNNL as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from \$10.3 billion in 2010 to \$8.6 billion in 2014, partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data (not shown) have indicated that economic conditions have continued to improve over the past two years.

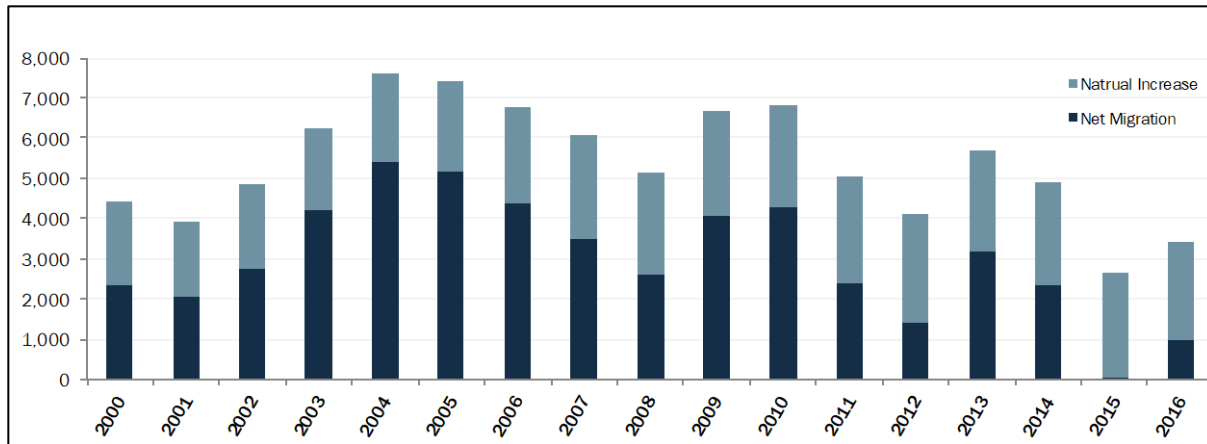
Figure ED-1: Real GDP Kennewick-Richland Metropolitan Statistical Area (in millions)



Source: Bureau of Economic Analysis, 2016

The Tri-Cities region (Benton and Franklin Counties) has realized strong population growth over the last 20 years, averaging an annual growth rate of 2.4 percent. Much of that growth occurred in the mid 2000's fueled by in-migration responding to the growth in jobs, but population growth has slowed since 2010. Calendar year 2015 was the first year in 20 years where net in-migration was nearly zero, where the same amount of people moved out of the region than to the region.

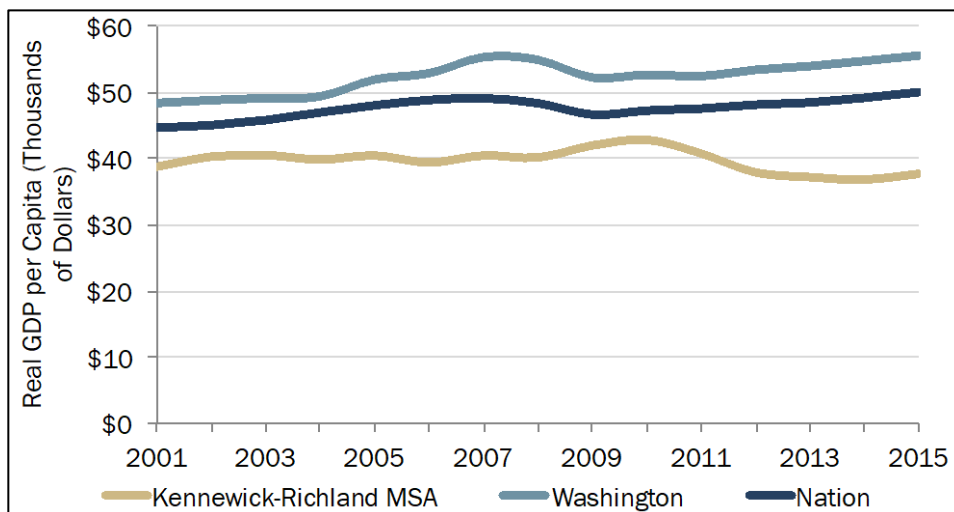
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016



Source: Washington Office of Financial Management, 2016

On a GDP per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as whole. GDP per capita is the most common economic performance indicator of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities. These activities are, on the whole, less productive than emerging information technology or business services, which have become increasingly productive by comparison.

Figure ED-3: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

EMPLOYER TRENDS

The Tri-Cities is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton-Franklin area are for one of the ten largest firms/agencies listed below. Eight of the ten top employers in the Tri-Cities are located in Richland, a legacy largely of significant federal investments in the Hanford Nuclear Reservation. These sectors employ many talented workers, many of whom live in Richland.

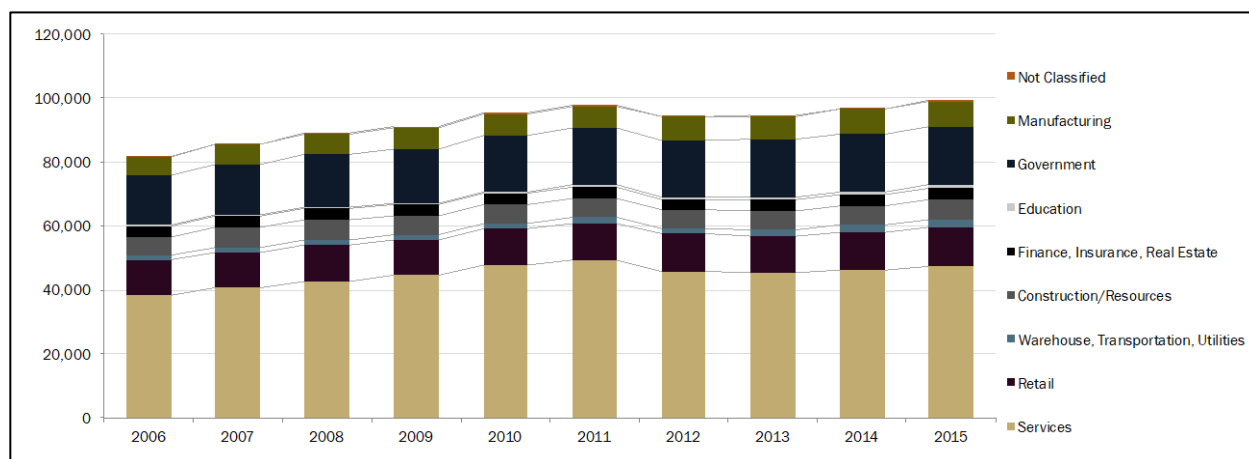
Table ED-1: Top Ten Tri-Cities Employers

	Company	Industry	Employees
1	Battelle/Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

Source: Tri-City Development Council (TRIDEC), [link](#). Accessed February 14, 2017

Total Employment by Industry Sector

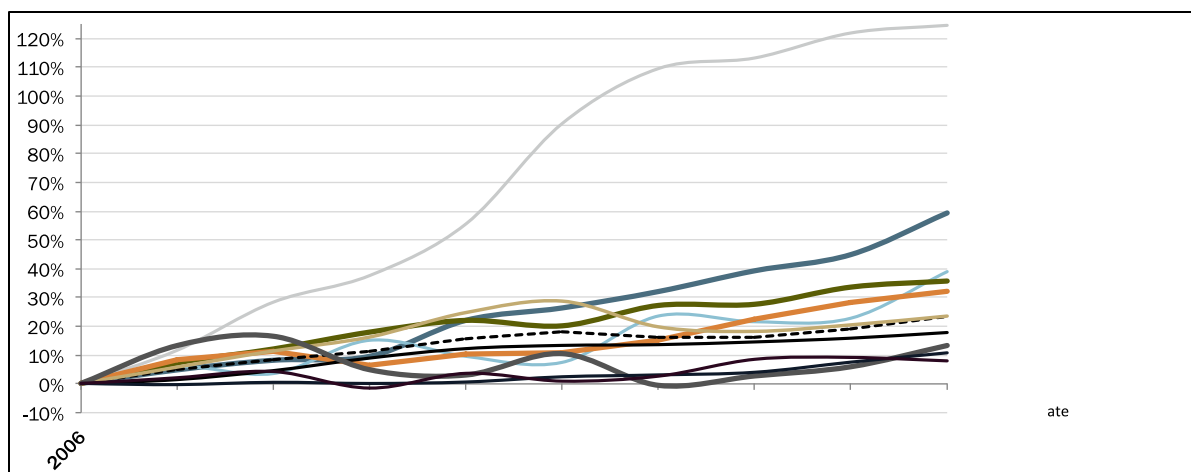
Employment in the Tri-Cities region increased from 2006-2015 by over 22,000 jobs with an average annual growth rate of 2.0 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at Hanford impacted the entire regional economy.

Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector

Source: Washington State Employment Security Department

Education, while small in total numbers, grew the most in the region. Warehousing, transportation, and utilities; manufacturing; wholesale trade (the main users of industrial land); and agriculture all grew faster than the regional average. Employment in the retail and finance, insurance, and real estate sectors grew the least.

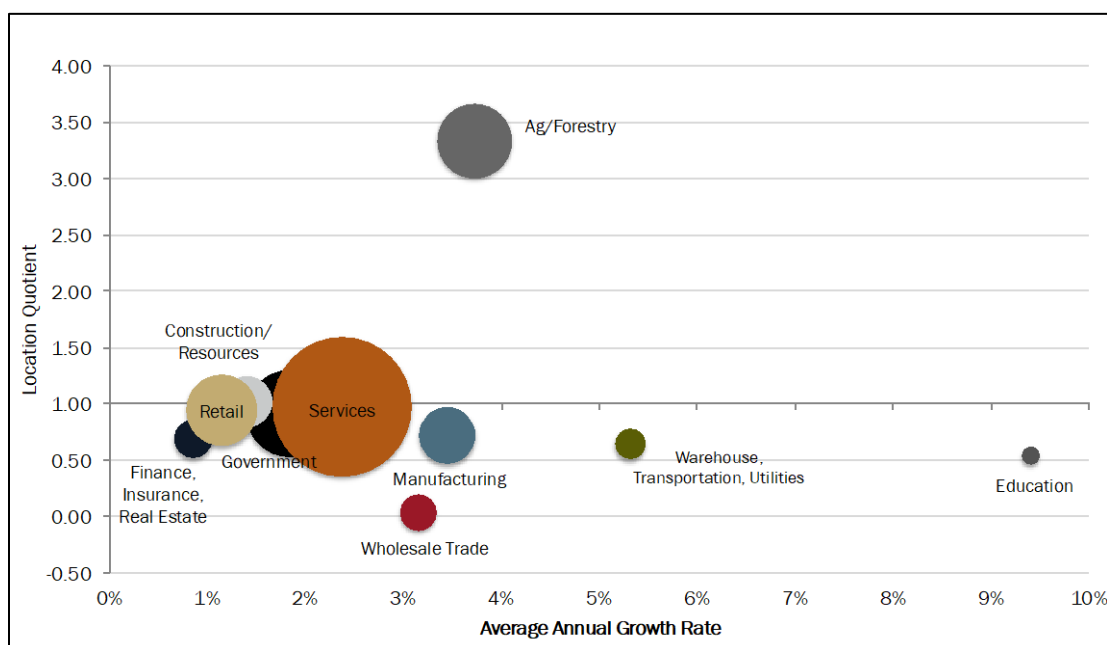
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector



Source: Washington State Employment Security Department

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration, represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

Figure ED-6: Benton and Franklin Counties Employment Concentration and Change by Sector, 2006-2015



Source: Washington State Employment Security Department

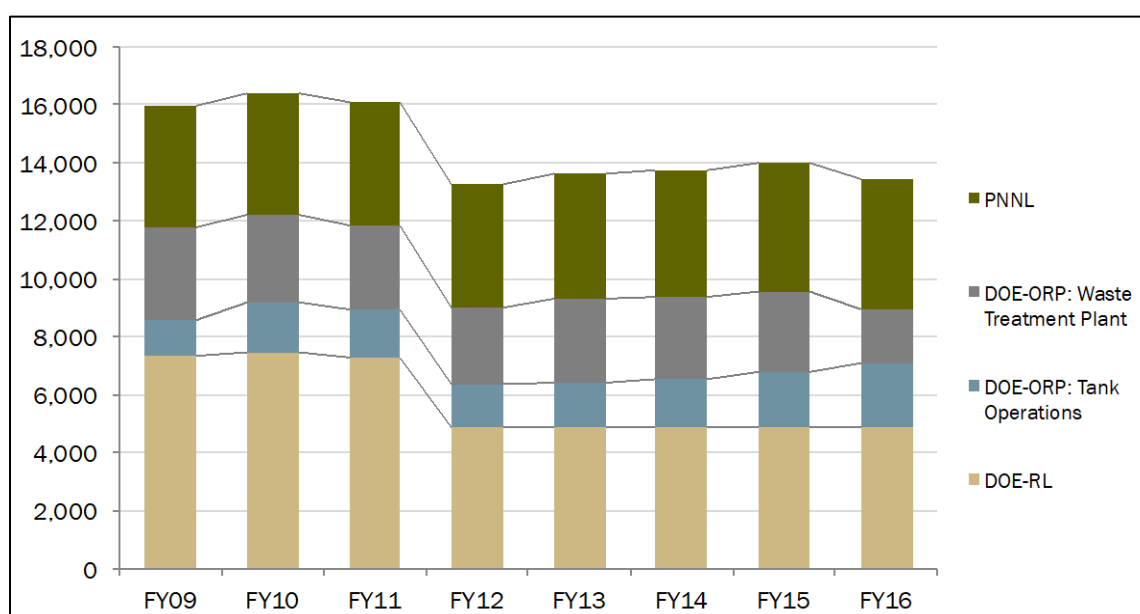
In the Tri-Cities region, the largest sectors - services and government - have a similar concentration as the state and the region are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more

concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education; manufacturing; wholesale trade; and warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing; wholesale trade; and warehousing, transportation and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Hanford Employment

While total employment increased over the last ten years, employment at Hanford decreased by over 2,800 jobs in the 2012 fiscal year as part of federal spending cuts. This decrease was part of a region-wide decline in employment from 2012 and 2013, and also the end of ARRA funding. It may also be what led to the decrease in regional GDP shown in Figure ED-1.

Figure ED-7: Hanford and PNNL Employment, Fiscal Year 2009 to Fiscal Year 2016



Source: Tri-City Development Council (TRIDEC), 2016

COMMERCIAL REAL ESTATE TRENDS

With much of the Hanford, PNNL and health care activities located in Richland, the City is home to much of the built commercial real estate in the region. It trails only Kennewick, which is home to the region's shopping malls. According to the Benton County Assessor, Richland holds the highest share of office and industrial building square footage but lags considerably with respect to retail businesses, primarily located in Kennewick.

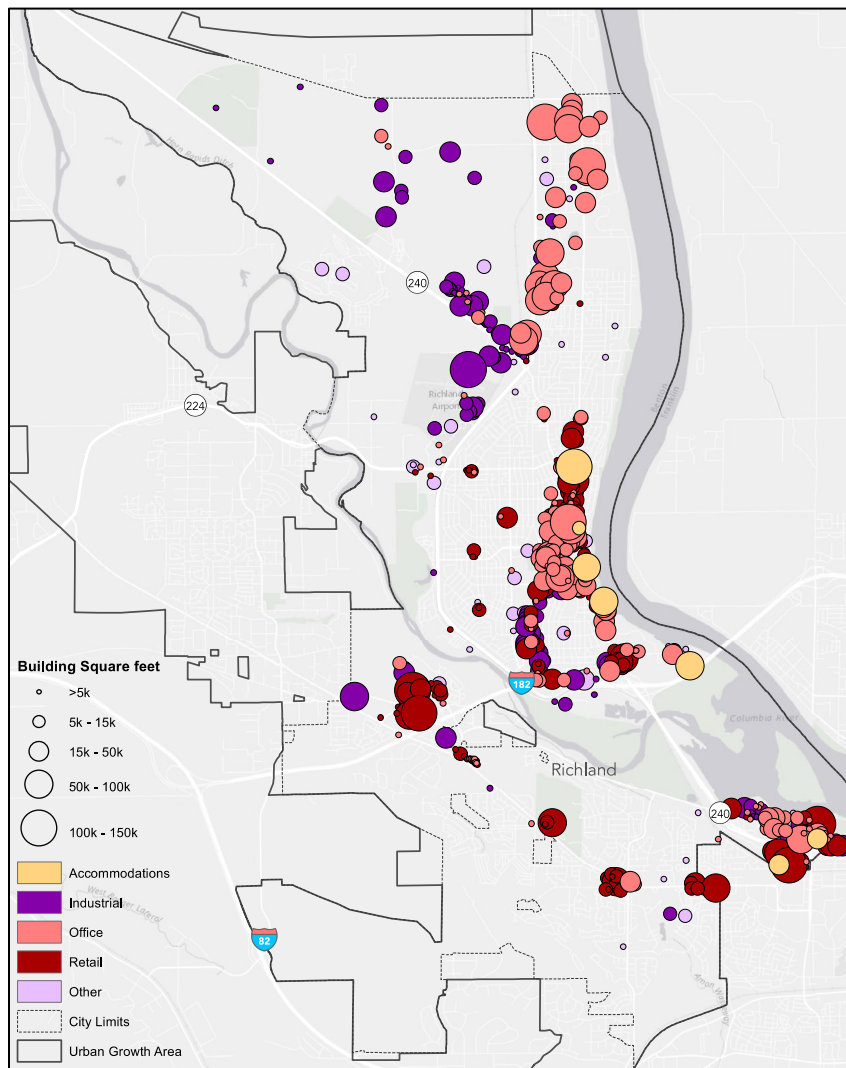
Figure ED-8 below shows that office and retail uses are clustered in the downtown core as to be expected; retail is also heavy but isolated near the Queensgate area; a considerable amount of industrial development is located to the north in Horn Rapids; and a cluster of office and retail to the south in Island View.

Table ED-2: Building Square Footage, by Type

Use	Richland	West Richland	Kennewick	Prosser	Rest of County	Total
Retail	2,775,000	205,000	5,089,000	421,000	123,000	8,613,000
Industrial	2,803,000	282,000	2,475,000	924,000	1,381,000	7,866,000
Office	3,259,000	52,000	2,645,000	110,000	57,000	6,123,000
Accommodations	462,000	-	633,000	54,000	-	1,149,000
Other	326,000	59,000	1,087,000	57,000	259,000	1,788,000
Total Commercial	9,626,000	597,000	11,930,000	1,566,000	1,821,000	25,540,000

Source: Benton County Assessor, 2016, Washington Office of Financial Management Estimates.

Figure ED-8: Commercial Building Sizes and Types in Richland



Source: Benton County Assessor, 2016

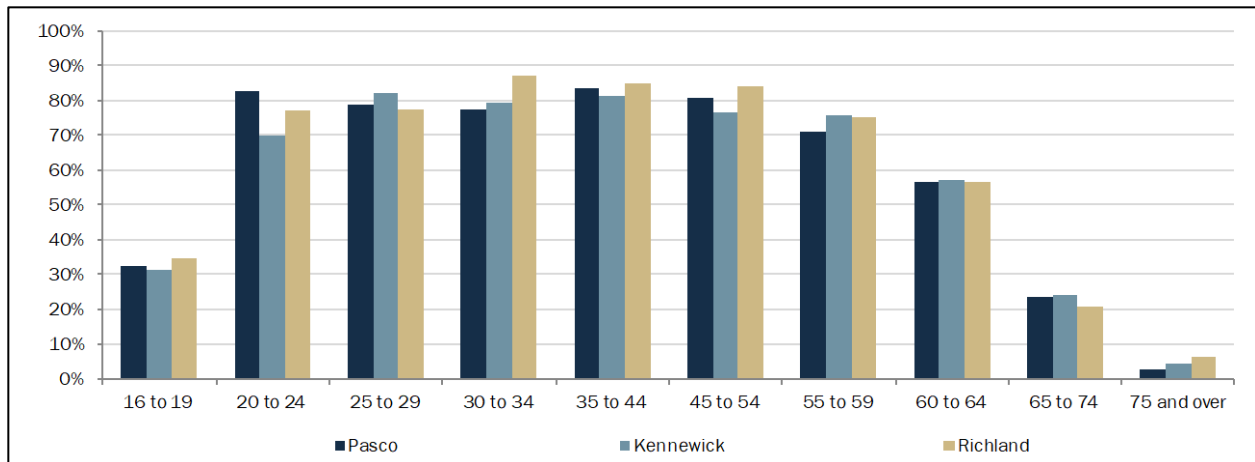
EMPLOYMENT AND HOUSEHOLD TRENDS

The following section summarizes selected relevant employment and household characteristics that frame the economic performance in Richland.

Employment Status, Income, and Demographic Characteristics

Relative to Kennewick and Pasco, Richland has high labor force participation for residents with ages between 30 and 54. This typically is the prime working age for most Americans, a time when they are most productive as workers. Rates for younger populations are slightly lower than in Pasco due to a higher share of full-time students in higher education. Similarly, rates are lower for those 65 and older due to their long-term financial stability enabling retirement.

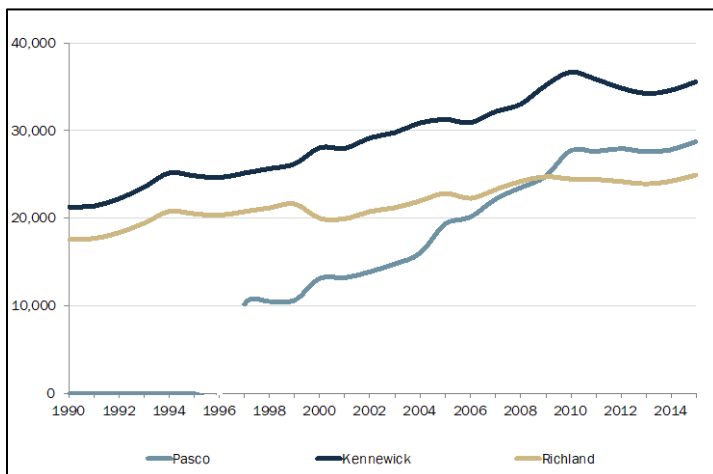
Figure ED-9: Labor Force Participation



Source: US Census Bureau, American Community Survey, 5-Year ACS, Table S2301

Total employment in Richland has grown over the past 25 years. Current estimates of employment in the City place the number at approximately 25,000. Growth in employment in Kennewick and Pasco has been a function of higher rates of population and labor force growth over the same time.

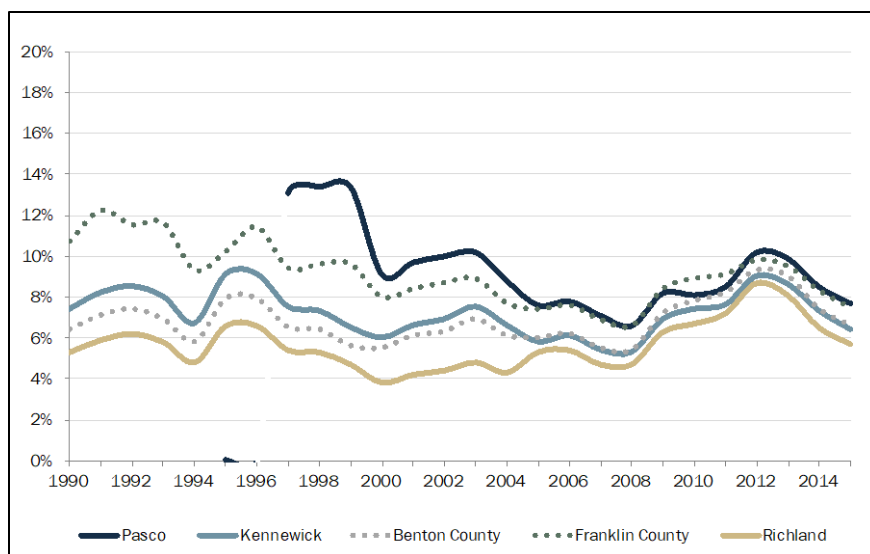
Figure ED-10: Total Employment, 1990 - 2016



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Benton County's unemployment rate is currently 7.0%, which is higher than the state average of 5.3%, but lower than in adjacent Franklin County (Employee Security Department/LMPA, March 2016). Richland has consistently fared better than the cities of Kennewick and Pasco as well as Benton County and Franklin County.

Figure ED-11: Unemployment Rate, 1990 - 2016

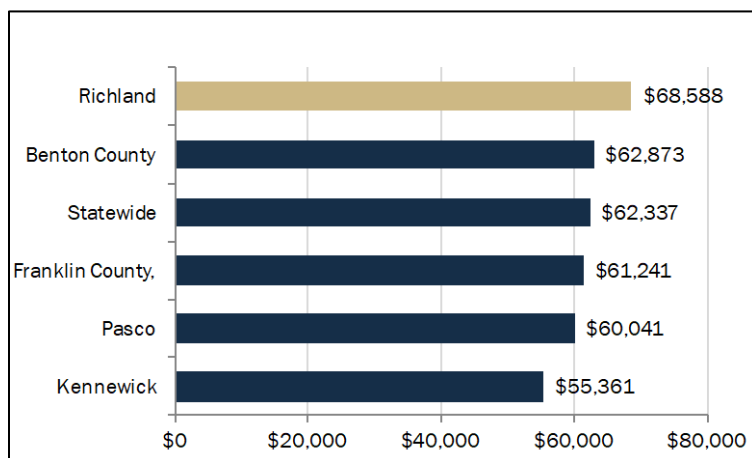


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region, generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to its Tri-Cities neighbors, but compared to state averages as well as illustrated in Figure ED-12 below. Higher incomes are the result of technical and professional positions that require higher levels of education, as illustrated below in Table ED-3- Educational Attainment, 2011 - 2015.

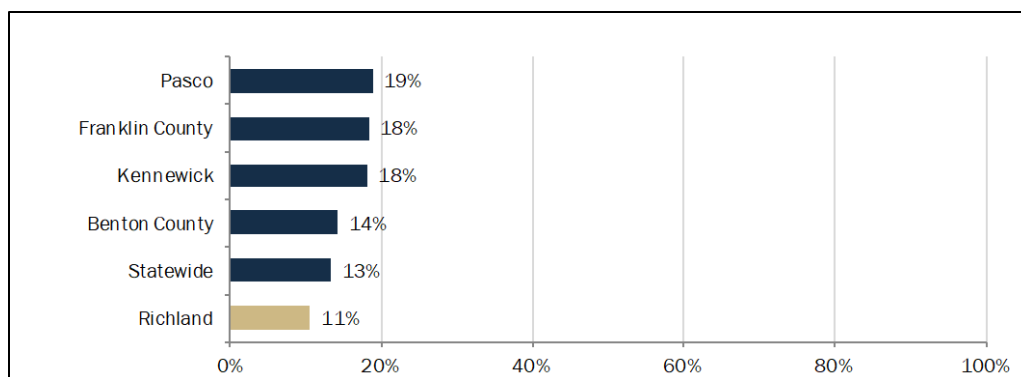
Figure ED-12: Median Household Income



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Similarly, Richland has fewer households living in poverty when compared to Benton County on the whole, Franklin County, and the statewide average. This indicates a strong economy and access to opportunity.

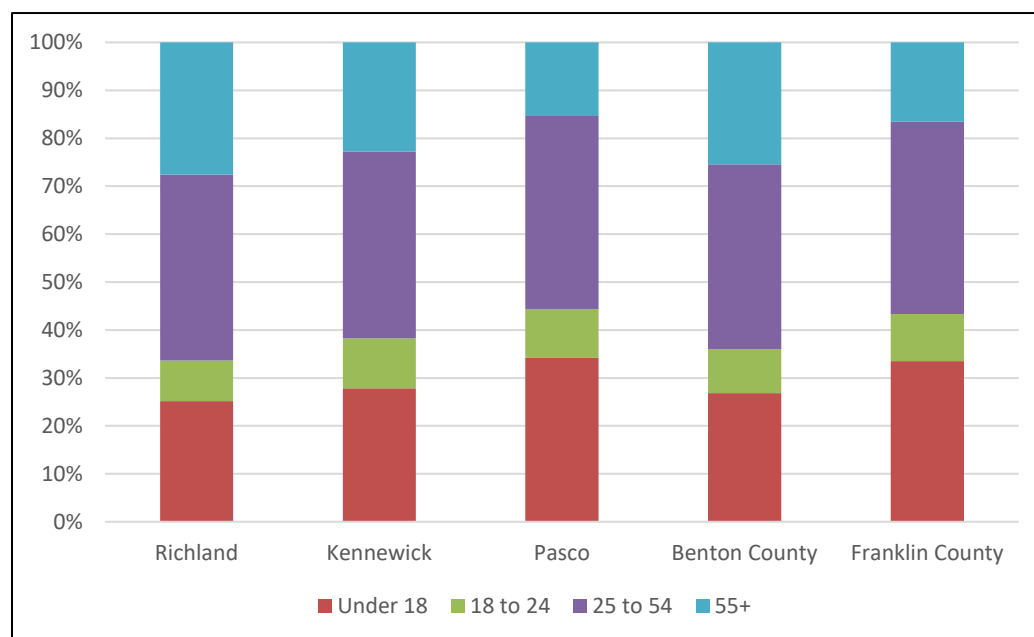
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table S1701.

The population living in Richland is not drastically different from the region with respect to age, but upon further examination of job force impacts there are some important differences. For employment purposes, prime working age is defined as 25 to 54 years old. The statewide average for population that falls into prime working age is 41%. Richland's is 39%, the same for Kennewick, and slightly lower than Pasco's 40%. However, Richland has a relatively high population of residents over age 55 (28%) as compared to Kennewick (23%) and Pasco (15%). Given this, the share of children, those under 18 years of age, in Richland is low (25%) as compared to Kennewick (28%) and Pasco (34%).

Figure ED-14: Age Distribution, Average from 2011 – 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B01001.

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demand for educated engineers and scientists generated by Hanford , PNNL and their subsidiary research and development activities has been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Table ED-3: Educational Attainment, 2011 - 2015

	Population 25 Years and Over	High School Diploma/GED	Associate's Degree	Bachelor's Degree	Graduate Degree
Richland	34,712	95%	56%	45%	19%
Kennewick	47,478	86%	33%	22%	7%
Pasco	37,479	72%	25%	16%	5%
Benton County	118,423	89%	40%	29%	11%
Franklin County	49,013	74%	25%	16%	5%
Statewide	4,721,438	90%	43%	33%	12%

Source: US Census Bureau, American Community Survey, 2015 5-year, Table B15003.

Housing Stock

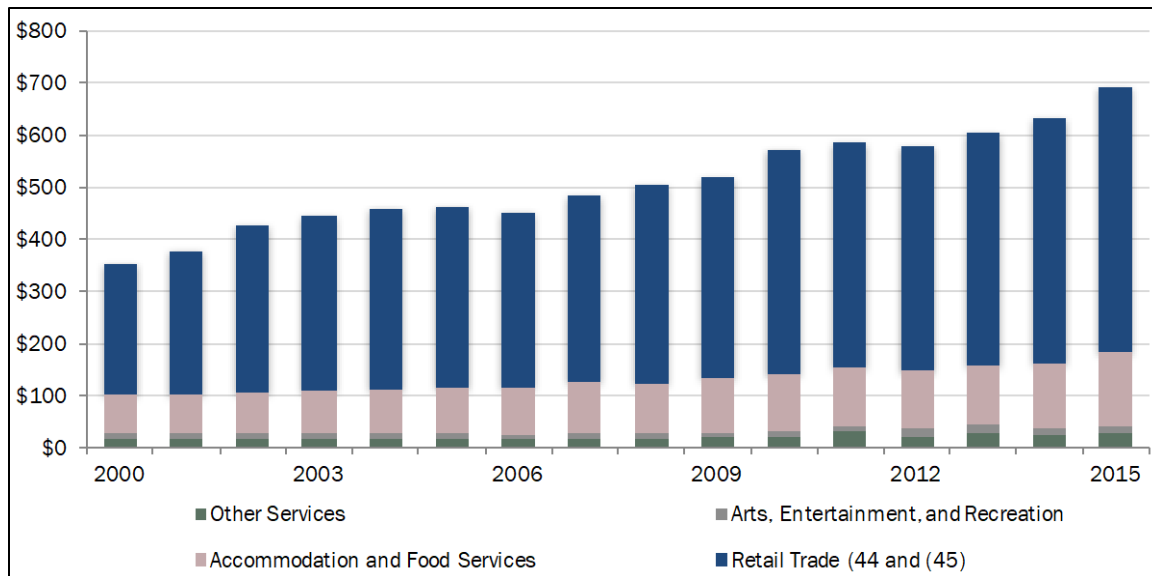
Housing in Richland is generally characterized as single-family (62%) and mostly owner-occupied (65%) with moderate vacancy rates similar to those seen in Kennewick and double that of Pasco; roughly 6%. Most homeowners spend less than 20% of their income on housing (57%) – a larger share than in Kennewick (50%) or Pasco (41%). However, 18% of homeowners are considered cost-burdened defined as spending more than 35% of their income on housing. This is slightly higher than the 17% seen in Kennewick and Pasco. For more on housing conditions, see the Housing Element.

Retail Performance

The location of retail stores and their economic performance are important to cities for two reasons. First, the proximity and mix of retail services is an essential service and amenity for area residents. Second, the importance of sales taxes in funding essential services means jurisdictions have a built-in preference for maximizing the scale, scope, and productivity of the retail sales base. The following set of charts examines the productivity data of taxable retail sales in Richland.

As shown below, the data for Richland show steady growth in retail sales over the past 15 years. The City has seen strong growth in the accommodation and food service sectors with more restaurants taking hold in recent years. Compared to its regional neighbors, Richland has comparable sales to Pasco but both are about half of Kennewick's totals.

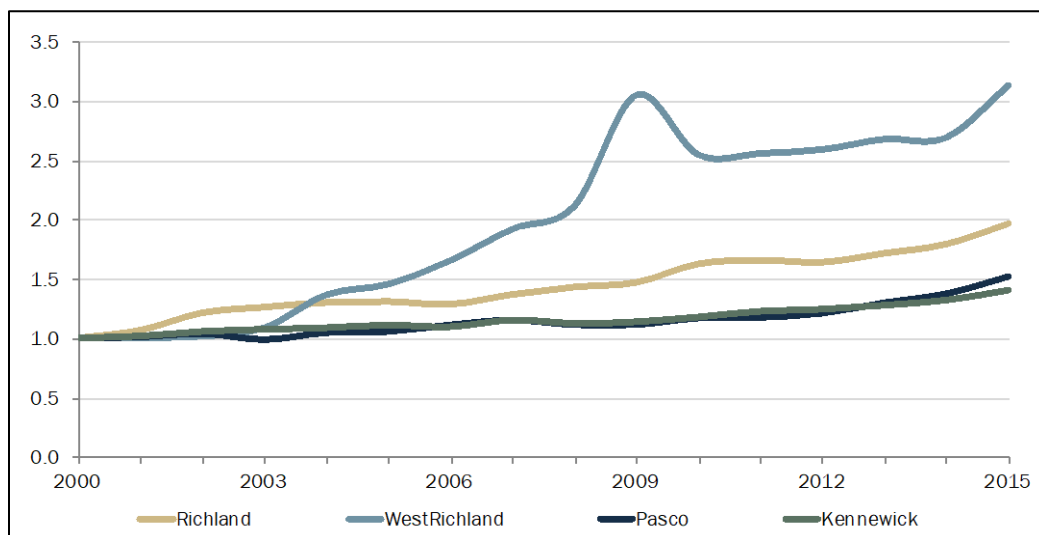
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions)



Source: Washington State Department of Revenue, Taxable Retail Sales [Link](#). Accessed October 24, 2016

Richland has seen higher increases in taxable retail sales relative to both Kennewick and Pasco since 2000, as seen in Figure ED-16. This indicates the retail sector is growing and increasing its market share while retail sales in Pasco and Kennewick have slowed relatively. While West Richland has seen significant increases (2009 saw three times their 2000 sales), it continues to provide only a very small share of the overall market.

Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000



Source: Washington State Department of Revenue. Accessed October 24, 2016

FUTURE GROWTH FORECASTS

Employment Forecasts

Short-term industry forecasts for the region continue to expect positive growth in the region. Strongest growth is forecast in the service sector, specifically business and health services – two sectors where Richland is driving the region’s growth and that are well positioned for future growth.

Table ED-4: Employment Forecast by Industry for the MSA

	2014	2019	2024	Change		
				#	%	AAGR ¹
Construction	6,300	7,300	7,600	1,300	21%	1.9%
Manufacturing	7,800	8,200	8,400	600	8%	0.7%
Wholesale Trade	3,300	3,700	3,900	600	18%	1.7%
Retail Trade	12,200	13,400	14,100	1,900	16%	1.5%
Transportation, Warehousing and Utilities	2,700	3,000	3,100	400	15%	1.4%
Information	800	800	900	100	13%	1.2%
Financial Activities	4,300	4,400	4,400	100	2%	0.2%
Professional and Business Services	20,600	23,400	26,000	5,400	26%	2.4%
Education and Health Services	14,400	16,100	17,600	3,200	22%	2.0%
Leisure and Hospitality	9,900	10,900	11,800	1,900	19%	1.8%
Other Services	3,300	3,600	3,800	500	15%	1.4%
Government	18,500	19,800	20,700	2,200	12%	1.1%
Federal	1,200	1,200	1,200	0	0%	0.0%
State	8,100	8,600	8,900	800	10%	0.9%
Local	9,200	10,000	10,600	1,400	15%	1.4%

¹ Annual Average Growth Rate

Source: Benton Franklin Council of Governments

The Benton Franklin Council of Government’s transportation and land use model also provides some forecasts on land use and employment for transportation planning purposes. Based on these model results, Richland is estimated to reach some 40,000 jobs by 2030.

Table ED-5: Employment Forecast in Richland

	2014	2017	2024	2037	2014-2019 AAGR ¹	2019-2024 AAGR
Services	16,414	17,305	19,577	24,617	1.78%	1.78%
Professional Technical Services ²	7,548	7,548	7,548	7,548	0.00%	0.00%
Retail and Food	5,012	5,306	6,060	7,755	1.92%	1.92%
Warehousing, Transportation & Utilities	2,308	2,466	2,878	3,834	2.23%	2.23%
Manufacturing	1,523	1,569	1,683	1,917	1.01%	1.01%
Construction	1,390	1,518	1,866	2,737	2.99%	2.99%
Government	1,251	1,303	1,433	1,710	1.37%	1.37%
Resources	118	124	141	177	1.77%	1.77% ³
Total	35,564	37,675	41,185	50,295	1.94%	1.31%

¹ Annual Average Growth Rate

² Assumes no new growth; implies e.g. PNNL employees find new related jobs but no new growth

³ Assumes same growth as in 2014-2019

Source: US Census, OnTheMap; Washington Employment Security Department; ECONorthwest

SUMMARY OF EXISTING ECONOMIC CONDITIONS AND FORECAST

Richland is at the epicenter of the major driving economic forces on the Tri-Cities area. The work performed at the Hanford Site, in tandem with the research at Pacific Northwest National Laboratory (PNNL), has driven economic development in the region and City for decades. This circumstance is currently the region's largest economic strength and a source of its greatest economic fears. These dual assets have driven the need for urban land development and created strong markets for housing, retail, and household services. Along with the agricultural sector, they have also created the foundation for a larger regional economy, which has supported more economic opportunity overall, allowing other unrelated industries to take hold in the area. However, the exposure of such a large segment of the economy to a single entity is a cause for concern for regional leadership and local residents. Recent spending cuts following the recession demonstrate the extent to which the economy depends on government spending to support these activities.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive for the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland specifically has been the location where much of the professional service sector is located. The City is home to the two largest non-governmental employers in the region in PNNL and Kadlec Health that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space. Examination of the recent commercial real estate productivity suggests that much of the built space is well occupied and rents

have been resilient. Richland has seen stronger retail growth and has outpaced growth in the region as a whole.

Richland has strong demographics for future economic growth. Employees and households are on average better educated, better paid, and with a larger segment of the population in its prime working age. The community is also relatively less-burdened with the costs of poverty when compared to the region. Future forecasts of economic growth remain positive of the regions outlook with growth in the service and health sector continuing to drive growth in the future. From this perspective, the City should be well positioned to capitalize on its past performance and existing assets to extend its economic growth.

SECTION THREE

CHALLENGES AND OPPORTUNITIES

Upon review of existing economic conditions, survey results, and in conversations with elected officials, local economic development professionals, visioning work sessions, and through public outreach with business leaders and the general public, stakeholders collectively identified several recurring themes: the need for stronger economic resiliency able to withstand future economic shocks; the need to harness the entrepreneurial spirit and create a more dynamic economy and economic opportunity; leverage the natural landscape and heritage within the City and region to create sustainable economic development opportunities; and diversify and more intensely use the available land within the City. The following is a summary of the primary concerns and goals related to achieving a thriving Richland economy.

Area 1. Create a Resilient Economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and Hanford without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford -related science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with the Tri-Cities Development Council (TRIDEC), PNNL, Kadlec Medical Center, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated, science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation. Working with its regional education and economic development

partners, the City can play its role creating and supporting a rich “entrepreneurial ecosystem” in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland’s location along the Columbia and Yakima Rivers offers exceptional opportunities to easily access attractive, natural, recreational spaces, as well as close proximity to the region’s vibrant agritourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the “second paycheck.” These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland’s ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near jobs centers will be instrumental to optimize the City’s funding.

LAND USE

SECTION ONE

INTRODUCTION

Due to the linear geographic pattern of the City along the Columbia River, Richland's land is distributed primarily from north to south covering a little over 27,000 acres in the current incorporated City limits and additional 3,000 acres in the Urban Growth Area (UGA).

Land use patterns determine individual neighborhoods, businesses, amenities, public facilities, and the types and locations of future development and redevelopment. Land use patterns also determine traffic patterns. This element includes future population projections and needs for land use types for the next 20 years. The Comprehensive Plan land use map identifies land use categories within the City limits and the UGA. This section also elaborates on critical areas, shoreline and open space lands in Richland.

SECTION TWO

DESCRIPTION OF LAND USES

Agriculture (AG) - This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.

Low Density Residential (LDR) - The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

Medium Density Residential (MDR) - The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

High Density Residential (HDR) - The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

Badger Mountain South (BMS) - This includes land uses set forth in the Badger Mountain Subarea Plan as adopted by the Richland City Council on September 7, 2010.

Multifamily Residential Office (RO) - This designation applies to areas within Island View where senior housing and condominium projects would be encouraged. Compatible office projects and light commercial uses also would be allowed within this designation.

Central Business District (CBD) - This classification includes a mix of residential, retail, service, and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian- and transit-oriented high density employment and cultural uses, together with complementary retail and higher density residential and other compatible uses that enhance the Central Business District.

Commercial (C) - The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-

related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

Retail Regional (RR) - This designation is applied to the existing retail area that is commonly known as Columbia Center North, as well as other nearby locations on Columbia Center Boulevard and Fowler Street. Within this designation infill development is encouraged. Large format region-serving retail establishments are also encouraged on parcels large enough to support such uses.

General Commercial (GC) - This designation is applied to lands in the southernmost portions of Island View that are adjacent to and visible from SR 240. Within this category, new and used auto sales, RV, truck dealers, and similar retail uses are encouraged. Service-related businesses that require a central location within the Tri-Cities are also included in this designation.

Business Commerce (BC) - This designation applies to the Spaulding Business Park and some adjacent properties. It is intended to encourage a variety of professional office buildings, medical and/or dental laboratories, and light industrial uses.

Single Family Overlay (SFO) - This designation is applied to several pockets of single family residences throughout the Island View area where property owners have expressed a preference for this designation. The comprehensive land use plan map identifies a land use designation other than single family residential for all properties within Island View. For these identified parcels, there are two land use designations: the Single Family Overlay designation and another land use designation. The Single Family Overlay designation will remain in effect, allowing for continued residential use of the property, until such time the owner(s) seeks a change in the use of the property. At that time, the City will remove the Single Family Overlay and apply the other land use designation as identified in the comprehensive plan land use map in accordance with Land Use Goal #9, Single Family Overlay.

Commercial Recreation (CR) - This designation typically applies to properties under the ownership of the local, state or federal government. These properties are typically used to site regional recreational, educational, water-oriented facilities, and associated uses.

Waterfront (WF) - The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

Industrial (I) - This category includes a variety of light and heavy manufacturing, assembly, and warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site, and a variety of research and development uses for science-related activities.

Business/Research Park (BRP) - The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.

Public Facility (PF) - This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

Urban Recreation (UR) - The Urban Recreation designation includes uses that are intended to provide the public with places to gather for public events as well as provide some limited urban amenities, passive recreation opportunities and open space uses. It is the intent of the UR land use to

provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas.

Developed Open Space (DOS) - This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

Natural Open Space (NOS) - The Natural Open Space category includes public lands intended to remain as long-term undeveloped open space with appropriate public access. This category primarily includes, for example, lands associated with the Yakima River floodplain, islands in the Columbia River, steeply sloped areas, sensitive areas along the Amon Basin, and other designated areas. Natural Open Space lands are managed as natural areas and may include riparian corridors along creeks and rivers, wetlands, shrub-steppe, open ridges, and hillsides.

Mineral Resource (MRL) - This classification includes lands that have long-term significance for the extraction of minerals on a commercially-viable basis and are not already compromised by on-site, immediate, or adjacent urban growth. Mineral Resource designation must be requested by the owner of the property and/or of the mineral rights, or her/his designated agent.

Urban Reserve (UR) - The Urban Reserve designation is assigned to lands that are to be held in reserve during the 20-year planning period of the comprehensive plan. A significant amount of the land in this designation is in agricultural use. Uses of land designated Urban Reserve are intended to be temporary to provide the City a basis to evaluate future needs for additional land in other land use designations.

Table LU-1 indicates the land use distribution within the City and in the UGA.

Table LU-1: Existing Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA(acres)	Total Acreage¹	% of total
Residential				
Low Density Residential	4,598	689	5,287	18.15
Med. Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,046	16	1,062	3.7
General Commercial	79		79	0.28
Retail Regional	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.62
Natural Open Space	2,154	322	2,476	8.52
Public Lands/Facilities				
Public Facility ²	1,014	27	1,041	3.63
Industrial				
Business Research Park	750	437	1,187	3.78
Industrial	5,374	1,050	6,424	22.39
Other Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.23
Public Service Lands				
Rights of Way	2,947	163	3,110	10.84
Total	25,846	2,848	28,694	100.00%
¹ Does not include water area				
² Public facilities lands include public school sites, WSU campus, City owned facilities, and cemeteries				
³ Includes proposed UGA expansion area related to Department of Energy land transfer				

SECTION THREE

POPULATION TREND

Richland and the Tri-Cities area experienced strong growth from 1973 to 1981 due to the development of nuclear power plants for the Washington Public Power Supply System. In the 1980s, however, the power plant program was discontinued, as was the federal government's production of nuclear material at the Hanford Site. These changes created a difficult economic period throughout Benton County and neighboring Franklin County as indicated in the reduced growth in 1990 data.

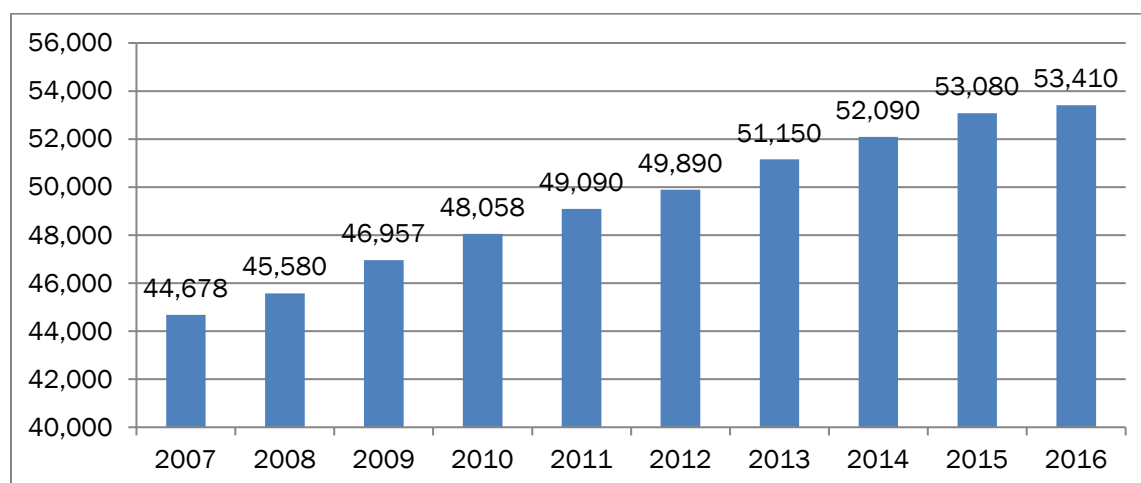
With plutonium production discontinued at the Hanford Site, the federal government redefined its mission there. The new mission became environmental restoration or cleanup of the site, together with ongoing management of the hazardous wastes stored there. In association with these missions, areas near the Hanford Site has become a hub for research and development into energy, health, waste management, and the environment, as well as development for new technologies in these fields in the last two decades. As a result, population in Richland grew 13.87 percent in a decade in 2000, and 24.16 percent in a decade in 2010. Table LU-2 below indicates the historic population growth in Richland and Benton County.

Table LU-2: Historic Population Growth in Richland and Benton County

Year	Richland	% Change Richland	Benton County	% Change Benton County
1950	21,809	n/a	Data not available	Data not available
1960	23,548	7.97%	62,070	Data not available
1970	26,290	11.64%	67,540	8.81%
1980	33,578	27.72%	105,800	56.65%
1990	33,993	1.24%	112,560	6.39%
2000	38,708	13.87%	142,475	26.58%
2010	48,058	24.16%	175,177	22.95%

Population in Richland has grown significantly in the last decade from 44,678 in 2007 to 53,410 in 2016. Much of this growth can be linked with the Department of Energy's nuclear cleanup and related operations at the Hanford Site. However, the economy in the Tri-Cities area is becoming more diverse with the growth of other employment sectors such as healthcare and education. It appeared from the past trends that many of the individuals retiring from Hanford chose to stay in Richland or in the Tri-Cities area. Table ED-14 indicates about 28 percent of Richland's population are 55 years or older, and 25 percent of the total population are 18 years or under. These contribute to Richland's family-friendly environment and education sector improvement.

Figure LU-1: Population Growth in Richland in the Last 10 Years



As discussed in the Economic Development section, Richland's median household income is the highest in the Tri-Cities, \$70,806 in 2017, with Kennewick at \$52,831 and Pasco at \$53,950 (TRIDEC, 2017). Over 95 percent of the residents in Richland are high school graduates or graduates with higher degrees (US Census, 2015).

POPULATION FORECAST

WASHINGTON GMA REQUIREMENTS

The Washington State GMA requires the Land Use Element to include population densities and estimates of future growth (RCW 36.70A.070(1)). The Benton County CWPP contains several provisions addressing population growth and capacity. They include agreement or cooperation in determining the following:

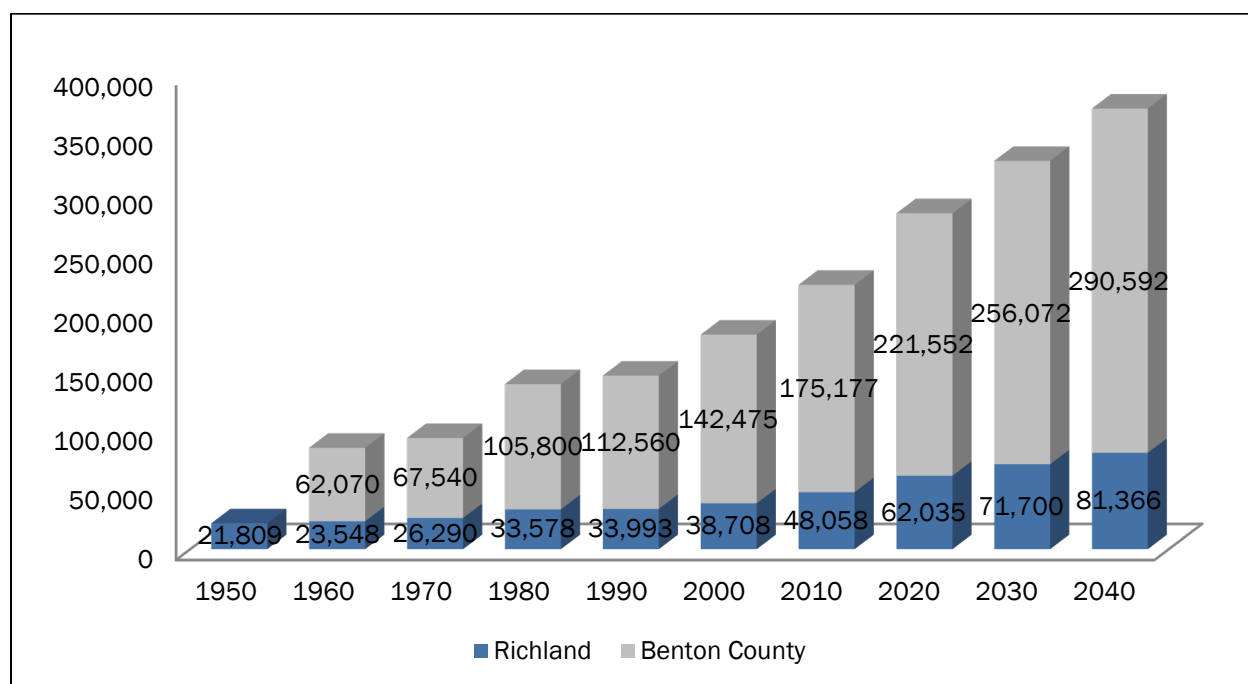
- The portion of the 20-year population forecast allocated to the City of Richland.
- The boundaries of the urban growth area.
- The amount of land necessary to provide sufficient service capacity to meet projected populations at urban densities and service standards.
- Consistency with Benton County CWPP.

FORECAST

Based on the 2016 estimate of Office of Financial Management (OFM), Richland and its UGA contain a population of 54,733 (53,410 within City limits, 1,323 in the UGA). Benton County's county-wide allocation and projected population for Richland are 76,533 for the year 2035, and 81,366 for the year 2040.

The current population and the additional 20-year projected population equals 78,431 persons in the year 2037. The projected additional population that will be added to the City during the next twenty years, per consultation between the cities and Benton County and based upon the official projections from the OFM, is 23,699 persons.

Figure LU-2: Richland and Benton County's Population Forecast



FUTURE LAND CAPACITY

In order to identify land necessary to meet the future demand, a land capacity analysis was performed. The analysis used the City's existing land use density and land inventory.

The first part of this analysis is based on the capacity of existing vacant and underdeveloped residential land to add additional units. This doesn't reflect the property owners' intention of development; neither does it require the property owners to develop their properties.

In this methodology, all vacant and undeveloped lands were identified. Critical areas or environmentally sensitive lands present on the land were excluded in order to estimate the amount of buildable land. Twenty percent of the buildable land area was allocated for infrastructure. The remaining acreage was identified to be buildable and units were projected according to the City's average land use density.

As discussed in the previous section, 23,699 persons will be added to the City during the next twenty years. This will require 9,874 residential units ($23,699/2.4$) considering Richland's average household size of 2.4 persons/unit. In order to assess adequate land for future growth, the second phase analyzes residential units projected primarily on Low Density, Medium Density, High Density lands, and the Badger Mountain South area. Additionally, a percentage of vacant Commercial and Waterfront lands are projected to be developed with multi-family housing. Table LU-3 below indicates projected residential development within different land use categories.

Table LU-3: Land's Capacity for Future Residential Development

Land Use Category	Projected Units
Low Density Residential Undeveloped = 1230 acres	BLM ownership (135 acres) 300 Area (23 acres) McDonald (14 acres) = 172 acres 515 acres constrained by steep slopes $1,058 \text{ acres} - 515 = 543 \text{ acres}$ $543 \text{ acres} \times 80\% \text{ (after infrastructure)} = 434 \text{ acres @ } 3.5 \text{ units/acre} = 1,520 \text{ units}$ $515 \times 80\% \text{ (after infrastructure)} = 412 \text{ acres @ } 2 \text{ units/acre} = 824 \text{ units}$ <i>2,344 units projected</i>
Medium Density Residential Undeveloped = 255 acres	Horn Rapids Open Space areas = 25 acres $230 \text{ acres} \times 80\% \text{ (after infrastructure)} = 184 \text{ acres}$ $184 \times 6.5 \text{ units/acre} = 1196 \text{ units}$ <i>1,196 units projected</i>
High Density Residential Undeveloped = 107 acres	$107 \times 80\% \text{ (after infrastructure)} = 86 \text{ acres}$ $86 \times 75\% \text{ (available for residential)} = 65 \text{ acres}$ Average density = 15 units/acre $65 \times 15 = 975$ <i>975 units projected</i>
Badger Mountain South Undeveloped = 1416 acres	Currently 60 dwellings Total Projection at Full Build Out: 4,150 to 5,000 units <i>4,090 units projected</i>
Commercial Undeveloped = 471 acres 39 acres undeveloped in Commercial Limited Business zoned land (8% of undeveloped commercial land)	Average density = 15 units/acre $39 \times 80\% \text{ (after infrastructure)} = 31 \text{ acres}$ <i>465 units projected</i>
Waterfront Undeveloped = 56 acres	10 acres unusable (landfill/shoreline setback areas) $1/3 \text{ waterfront area used for residential}$ $15 \text{ acres @ } 15 \text{ units/acre} = 225 \text{ units}$ <i>225 units projected</i>
Total	<i>9,295 units projected</i>

As indicated in the table above, 9,295 residential units can be developed at full buildout to accommodate 22,308 people. This still leaves the City with the need to accommodate an additional 1391 people (23,699-22,308) in a full buildout scenario. The City currently has an urban reserve land use category. Re-designation of this land for residential uses will satisfy the City's need for an additional residential land base.

Table LU-4: Vacant and Developed Commercial, Industrial and Public Lands

Land Use	Developed (acres)	Vacant (acres)	Total Acres
Commercial (City)	1,007	538	1,546
Commercial (UGA)	11	5	16
Industrial (City)	2,914	2,026	4,940
Industrial ¹ (UGA)	447	1863.5	1,487
Public Lands ² (City)	4,385	953	5,338
Public Lands ² (UGA)	351	0	351

¹ Includes Department of Energy (DOE) transferred land

² Includes open space and public facilities land

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will also help to satisfy the demands for commercial lands created by an expanding population.

The City's industrial land base has recently been expanded significantly by an act of Congress that transferred 1,641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure that the City has an adequate industrial land base throughout the planning period.

LANDS FOR PUBLIC PURPOSES

According to RCW 36.70A.150, the county and jurisdictions within it are required to work together to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Other public facilities include schools, irrigation, natural gas, and telecommunication services. Table LU-1 indicates public facility and transportation rights of way lands.

Table LU-5: Public Land in the City and UGA

Land Use	Acres in the City	Acres in the UGA	Total
Developed Open Space	2,170	144	2,314
Natural Open Space	2,154	322	2,476
Public Facility ²	1,014	27	1,041
Public Lands Subtotal	5,338	493	5,831

²Public facility lands includes public school sites, WSU campus, City owned facilities and cemeteries

Excluding the open space land, there are about 361 acres of vacant public facility land within the City limits. Richland's current land per capita for public facility use (without including open space per capita) is 0.0122 acres. Based on this ratio, the additional 23,699 people will require 289 acres ($23,699 \times 0.0122$) of land. Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

This analysis indicates the total land deficits and surpluses. However, the surplus land may not always be useful to meet specific needs due to its location and compatibility for specific public use. Additional information regarding park and open space lands can be found in the Capital Facilities Chapter of the Plan under "Parks, Recreation, and Open Space".

ADDRESSING THE DEMAND

The City is planning to accommodate additional growth in two currently undeveloped areas to the north and west sides all within the City limits. One area is located on the southwest side of the City near the City View and Queensgate area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side abutting the Horn Rapids residential development to the south. See Figure LU-3 and Appendix C of the Comprehensive Plan for details.

The land use in these areas is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Spaces as shown in Table LU-6.

Table LU-6: Proposed Land Use in Horn Rapids Northwest and City View West

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Horn Rapids Northwest		
Urban Reserve	272	
Low Density Residential		230
Medium Density Residential		42
Total	272	272
City View West		
Urban Reserve	340	
Low Density Residential		143
Medium Density Residential		25
High Density Residential		34
Commercial		55
Public Facility		40
Developed Open Space		5
Natural Open Space		38
Total	340	340

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation. The proposed land use is shown in Table LU-7. Also see Figure LU-3, the Future Land Use Map.

Table LU-7: Proposed Land Uses in Columbia Point South

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Public Facility	33	
Developed Open Space	71	
Natural Open Space	153	177
Urban Recreation		80
Total	257	257

Figure LU-3: Future Land Use Map

SECTION FOUR

NATURAL ENVIRONMENT

CRITICAL AREAS

Richland's critical areas include wetlands, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.

The critical areas map in the Comprehensive Plan, Figure LU-4, indicates floodplains, geologic hazard areas (steep slopes), and wetlands in Richland.

- **Wetlands.** Wetlands are ecosystems that serve a number of important beneficial functions. They help maintain water quality, store and convey storm water and floodwater, and recharge groundwater. Wetlands provide important wildlife habitat and serve as areas for recreation, educational and scientific study, and aesthetic appreciation.
- **Fish and Wildlife Habitat Areas.** These areas are important for maintaining flora and fauna species diversity; providing opportunities for food, cover, nesting, breeding, and movement for fish and wildlife; serving as areas for recreation, educational and scientific study, and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
- **Frequently Flooded Areas.** Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
- **Aquifer Recharge Areas.** Critical aquifer recharge areas are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. They consist primarily of wellhead protection areas associated with City water supplies and are intended to protect public health and safety, prevent degradation of ground water supplies, and control risks to the degradation of ground water quality and quantity.
- **Other Critical Areas.** These are characterized by geologic hazards that pose a risk to public and private property and human life and safety. Geologically hazardous areas include areas susceptible to landslide, erosion, or seismic activity. Because of this susceptibility, these areas may not be suitable for new development. In many cases, hazards can be reduced or mitigated through engineering design or modified construction practices.

The City uses the best available science (BAS) in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures. The BAS involves adopting information from local, state, or federal natural resource agencies that are appropriate for local circumstances; consultation with a qualified scientific expert or team to assess applicability to the local critical area; and determination if a person is a qualified scientific expert.

SHORELINE

The GMA requires that Shoreline Management Plan (SMP) goals and policies are included in the Comprehensive Plan and that they are consistent with each other. The City of Richland received grant funding from the Washington State Department of Ecology to develop an updated SMP. A primary purpose of this effort is to update the SMP to comply with Chapter 90.58 Revised Code of Washington

(RCW), the Shoreline Management Act (SMA), and the Department of Ecology's 2003 Shoreline Master Program Guidelines (Chapter 173-26 Washington Administrative Code [WAC]).

The City of Richland worked closely with the citizens and the Department of Ecology and updated the SMP in 2014. The goals and policies of the SMP are incorporated by reference in the Comprehensive Plan.

The City has prepared an Inventory and Analysis of local shoreline ecological, land use, and other resources to provide the scientific basis of the program. The City has approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. The City's overall approach of shoreline use is as follows:

- The utilization of shorelines for economically productive uses that are particularly dependent on shoreline location or use.
- The utilization of shorelines and the waters they encompass for public access and recreation.
- Protection and restoration of the ecological functions of shoreline natural resources.
- Protection of the public right of navigation and corollary uses of waters of the state.
- The protection and restoration of buildings and sites having historic, cultural, and educational value.
- Planning for public facilities and utilities correlated with other shoreline uses.
- Prevention and minimization of flood damages.
- Recognizing and protecting private property rights.
- Coordination of the SMP with other relevant local, state, and federal programs.

OPEN SPACE

Open space in the Richland and its UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space). Park and trail facilities are discussed in detail in the Capital Facilities Element. This section discusses the natural elements of Richland's open space system, which comprise approximately 9 percent of the land area within the City.

The Tapteal Greenway, located on the lower Yakima River, is one of Richland's most notable open space areas. The entire Greenway is a 35-mile natural corridor that runs from Kiona at Benton City to the river's confluence with the Columbia River at Bateman Island in Richland. It goes through the Chamna Natural Preserve and W.E. Johnson Park that are discussed below. It has been preserved as an area where wildlife, natural vegetation, and people can co-exist. It provides potential opportunities for non-motorized recreation, education, and habitat protection.

The Chamna Natural Preserve is about 276 acres and is located on the north bank of the Yakima River. It is part of the Yakima River delta and is managed by the Tapteal Greenway Association. The Tapteal Greenway Association manages other lands owned by the USACE as a nature preserve with limited non-motorized access. Habitat area includes about 100 acres of upland, with 50 acres of abandoned farm fields (Anchor QEA, 2014). Riverview Preserve is a 268-acre area owned and managed by the USACE at the confluence of the Yakima and Columbia Rivers; Bateman Island is 160 acres in the Yakima River Delta under USACE ownership and leased to the City.

W.E. Johnson Park is primarily a natural open space area consisting of 236 acres. It has about a half mile of Yakima River frontage. It is located south of Van Giesen Street.

The Amon Basin includes approximately 75 acres of City-owned open space and is located on the southeast side of the City east of Leslie Road. The Amon Basin Natural Preserve has been preserved

as compensatory mitigation for SR 240 bridge expansion project over the Yakima River delta that took place in 2005. The mitigation area includes upland and wetland habitat. Irrigation canal system operations, raised groundwater tables and associated seepage and return flow surface in this natural drainage and run through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River.

On the Columbia River, the City managed major open space land includes Leslie Groves Park located between Snyder Street and Ferry Street; and the Columbia Point South area, which is a largely undeveloped area of 230 acres located at the confluence of the Yakima River and the Columbia River. Other major open space land includes the islands on the river that are part of the McNary National Wildlife Refuge.

MINERAL RESOURCES

Mineral resource lands are natural resource lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

Each city and county planning under the Washington State GMA is required to designate natural resource lands where appropriate, and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands (RCW 36.70A.060, RCW 36.70A.170). Jurisdictions need to designate mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.

In order to classify mineral resource lands, cities and counties are required to consult with the Department of Natural Resources. Lands from which extraction of mineral occurs or can be anticipated shall be identified and classified as mineral resource lands (WAC 365-190-070).

Classification criteria shall be established according to the state guidelines in WAC 365- 190-070. Areas shall be classified as mineral resource lands based on geologic, environmental, and economic factors, existing land uses, and land ownership. Cities and counties should classify lands with long-term commercial significance for extracting at least one of the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate. Classification should be based on the maps and information provided by the Washington State Department of Natural Resources and the United States Bureau of Mines.

The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland Urban Growth Area should be designated as mineral resource lands.

HOUSING

SECTION ONE

INTRODUCTION

The Washington State GMA established Housing as one of the fourteen planning goals to be used exclusively for guiding the development of comprehensive plans and development regulations. The adopted goal for Housing states: “Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety residential densities and housing types, and encourage preservation of existing housing stock.” This section analyzes existing housing and projected housing demand in Richland.

SECTION TWO

EXISTING INVENTORY AND PROGRAMS

The 2015 American Community Survey (ACS) data indicates 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Table HE-1 below indicates housing types and occupancy.

Table HE-1: Existing Housing Inventory

	Estimate in 2015	%
Total Housing units	22,130	100.00
Occupied housing units	20,792	94.00
Vacant housing units	1,338	6.00
Owner-occupied housing units	13,622	65.50
Renter-occupied housing units	7,170	34.50
Unit types		
1-unit, detached	13,858	62.60
1-unit, attached	1,142	5.20
2 units	1,356	6.10
3 or 4 units	666	3.00
5 to 9 units	1,098	5.00
10 to 19 units	1,077	4.90
20 or more units	2,112	9.50
Mobile home	786	3.60
Boat, RV, van, etc.	35	0.20

Source: American Community Survey, 2015

The US Department of Housing and Urban Development provides the City of Richland with federal Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds on an annual basis.

In 2016, \$468,330 of HOME funds was awarded to the Tri Cities HOME Consortium (Cities of Richland, Kennewick, and Pasco). Each year, ten percent of the award is used for administrative purposes, fifteen percent is set aside for a Community Housing Development Organization (CHDO) affordable housing development project, and the balance of the award is divided among the three Cities. The HOME funds were used to provide eligible low- and moderate-income first-time homebuyers with the necessary funds to assist with down payment and closing costs, making it more affordable to purchase their first home in Richland. In 2016, the City provided approximately \$ 163,581 in funding to assist sixteen borrowers with the purchase of their first home.

A portion of CDBG funds are made available each year through the revolving loan fund to eligible low- and moderate-income homeowners to make needed health and safety repairs to the home they own and are living in through the Owner-Occupied Rehabilitation program. Homeowners can apply for up to \$20,000 to make needed repairs and weatherization improvements to their home. The loan is secured by a lien on the property. The loan is zero percent interest, non-payment. The loan is due and payable when the homeowner refinances, sells, or no longer uses the property as their primary residence.

Similar to the rest of the state, Richland faces the challenge of homelessness. The total number of homeless population in Benton and Franklin Counties in 2014 was 226 (Benton-Franklin Health District, 2014). The City recognizes the need to address homelessness through various measures, programs and outreach.

SECTION THREE

PROJECTED NEEDS

As discussed in the Land Use Chapter, Richland's population is expected to grow from 53,410 in 2016 to 78,431 in 20 years, adding 23,699 people in the City and UGA by 2037. Using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. According to the land use analysis, existing vacant buildable land will provide 9,295 units in a variety of housing types (single-family, multi-family, townhome, condo, etc.). An additional 580 housing units will be required to meet the demand of future housing.

Currently, there is a shortage of senior affordable housing in Richland. Based on the discussion with the affordable housing groups for seniors (Shalom Ecumenical Center and Luther Senior Center), over the period of 2010 and 2016, occupancy at the senior housing communities averaged 98%. Some senior rental housing communities also have a long waiting list.

RECOMMENDATIONS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two underutilized areas currently designated Urban Reserve to a mix of residential, commercial, and public facilities land use. One area is located on the west side near the City View area, and the other area is located on the north side near the Horn Rapids development. Details of the land uses are discussed in the Land Use Chapter of this Plan.

The City's current housing assistance programs - CDBG and HOME - will continue to assist homeownership for Richland citizens.

TRANSPORTATION

SECTION ONE

INTRODUCTION

Washington's 1990 GMA requires rapidly growing cities and counties in Washington State to develop comprehensive plans that describe and plan for their future development. These plans must discuss facilities, functions, and financing for specific elements of the community. The specific goal of the GMA with regard to transportation is to "encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The GMA also requires that local comprehensive plans, including the land use and transportation elements, be consistent and coordinated with required regional programs.

The ability to move goods and people is essential for a healthy community, and the Transportation Element of Richland's comprehensive plan describes how it is done now and will be done in the future. To meet GMA requirements, the Transportation Element must identify existing transportation system characteristics, establish standards for levels of service (LOS), and identify existing and future deficiencies based on traffic growth projections.

The GMA also requires that a jurisdiction's transportation plan contain a funding analysis of the capital transportation projects it recommends. This analysis covers funding needs and resources, and includes a multi-year funding plan. The purpose of the analysis is to ensure that each jurisdiction's transportation plan is affordable and achievable.

PURPOSE AND INTENT

Over the next 20 years Richland is projected to experience a 28 percent increase in population. This growth will result in an increase in traffic volumes to, from, through, and within the City. Transportation strategies must be developed to maintain or achieve acceptable levels of congestion and roadway condition. This Transportation Element will serve as Richland's strategy for accommodating anticipated growth. It combines technical and financial analyses of the City's transportation system using methods that meet GMA requirements.

The Transportation Element analyzes the current transportation system, identifies what improvements need to be made to serve the City, and determines how the improvements can be financed. Levels of service have been developed to reflect the system's ability to serve City users, applied to the existing facilities to determine current deficiencies, and used to predict deficiencies for the horizon years. Each year the City prepares a 6-year Transportation Improvement Program. In accordance with the GMA, the plan will be updated each year, maintaining the 6-year planning horizon.

Coordination with other elements of the City's Comprehensive Plan and the plans of adjacent jurisdictions is important to the success of this element. The land use designations from the Land Use Element are used to forecast traffic, and the City's transportation goals and policies are used to guide project selection. The City has shared information and coordinated with the Benton-Franklin Council of Governments (BFCOG), the Washington State Department of Transportation (WSDOT), and neighboring cities in the preparation of this element. The plan meets the concurrency requirement of the GMA, under which improvements are required to match growth and development.

This element is divided into the following sections: existing conditions, level-of-service development and analysis, and existing and future deficiencies and recommendations. The roadway system

inventory detailed in the Existing Conditions section and land use information from the Land Use Element are used together with a traffic model and the desired level of service to form the basis for the analysis of conditions in 2040. The results of this analysis are reported in the Deficiencies and Recommendations section. In addition to the roadway system, non-motorized transportation systems, air, rail and transit systems are also discussed.

ANALYSIS METHODOLOGY

The Transportation Element of the 2008 Comprehensive Plan was based on the 2005 Transportation Plan and the significant evaluation of the transportation system that was completed at that time. The City of Richland has completed many of the projects identified in the current Transportation Plan and continues to perform studies and develop projects that address transportation needs within the City. Since a formal update of the City Transportation Plan has not been completed since 2005, substantial evaluation of the system has been undertaken for this current effort. For the purposes of this Comprehensive Plan Update, four primary inputs have been used to evaluate the transportation system for the need for transportation improvements.

1. Results of recent studies where known deficiencies exist and solutions have been identified.
2. Roadway segment traffic volumes collected by the Benton Franklin Council of Governments during 2016 were used to evaluate the vast majority of functionally classified roadway segments and intersections of functionally classified roads at a planning level.
3. Other projects developed by City staff to address issues and concerns.
4. Future conditions have been evaluated through the use of the Benton Franklin Council of Governments' regional traffic model which incorporates future population and land use projections to forecast year 2040 traffic volumes throughout the Tri-Cities region.

SECTION TWO

EXISTING CONDITIONS

The Tri-Cities is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services. This section provides an inventory of the existing transportation system, which will be used as the baseline for assessing future development of the system.

DATA COLLECTION AND REVIEW

This element focuses on facilities operated by the City of Richland, as well as those operated by others, within the UGA. Additional facilities and services operated outside this area by other jurisdictions that are critical to the functioning of the transportation system are briefly described. Data for this section were obtained from the City of Richland Public Works Department, Information Services Department and the Benton Franklin Council of Governments. Data for non-City-operated transportation systems were obtained from service providers and secondary documents.

EXISTING ROADWAY SYSTEM

Each City roadway is classified according to its function within the system. The currently approved functionally classified roadway system is shown in Figure T-1. The City uses the following street classifications, based on the amount of traffic and the origin and destination of the traffic:

- Interstate (4.84 miles)
- Other freeway/expressway (14.87 miles)
- Principal arterials (~~15.57~~18.0 miles)*
- Minor arterials (~~28.62~~23.0 miles)*
- Collectors (~~22.97~~59.0 miles)*
- Local (residential) streets (~~191.97~~203.3 miles)*

*as updated in 2023

The Tri-Cities is connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. WSDOT is responsible for maintaining an adequate level of service on these highways.

Arterials are used in an urban setting and are divided into principal and minor arterials. They carry the highest volumes of traffic within the urban roadway system, provide connections within the system for traffic using other classifications of roadways, and link high-volume destinations and land uses, such as major employers or larger commercial centers

Collectors connect traffic from residential streets to arterials. They can be used for through trips, or they may be the origin or destination of trips for purposes such as neighborhood services.

Residential streets are low volume roadways serving specific residential areas. They are typically not used for through trips, and are often the origin or destination of vehicle trips. Residential streets are typically designed for travel at no more than 25 miles per hour.

The existing number of lanes on City streets is shown in Figure T-2, with the existing traffic control at intersections of functionally classified roads shown in Figure T-3. As shown in Figure T-3, there are 66 traffic signals within the City of Richland, some of these are operated by the Washington State Department of Transportation or through partnership by the City of Kennewick.

The Benton Franklin Council of Governments collected roadway segment volumes on the vast majority of the functionally classified roadways in the region from which to calibrate the regional traffic model. The results of these traffic counts within the City of Richland are shown in Figures T-2 and T-3 representing average weekday traffic volumes and PM peak hour traffic volumes.

EXISTING NON-MOTORIZED SYSTEM

Pedestrian Facilities

Pedestrian facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail discussed below. Current design standards for residential collectors and residential streets include provisions for 5-foot sidewalks; current standards for the Central Business District and C-2, C-3 zoning areas adjacent to collectors is 8-foot. However, not all existing residential areas have sidewalks. Bicycle paths, described below, also serve as pedestrian pathways.

Bicycle Facilities

The City of Richland currently has a bicycle/pedestrian path network of about 30 miles of Class I trails that run along the Columbia River as part of the Sacajawea Heritage Trail network that traverses both sides of the Columbia River throughout the Tri-Cities area, Keene Road, SR-240 Bypass, and a portion of the Yakima River. The bicycle/pedestrian network of facilities also includes 6.38 miles of secondary trails and more than 36 miles of soft trails primarily in natural areas of Badger Mountain, South Columbia Point, Chamna Natural Preserve and the Amon Basin. There are continued plans to expand this bikeway network through the construction of additional segments. Since the last Comprehensive Plan Update, the City has designated about 68 miles of City streets as bicycle routes, including principal and minor arterials and some collectors, which now provide major routes through and across the City. Links to the other cities in the area are also included in the bicycle route network. Figure T-6 shows the existing bicycle route system.

OTHER TRANSPORTATION SYSTEMS

Airport Facilities

Primary air traffic to Richland uses the Tri-City Airport in Pasco. Downtown Richland and Richland's industrial areas are a 20 minute drive via I-182 to the airport. The airport is classified as an air carrier airport, and offers direct passenger service to Seattle, Portland, Salt Lake City, San Francisco, Minneapolis/St. Paul, Denver, Los Angeles, Las Vegas, and Mesa, Arizona. Commuter airlines also link the Tri-Cities with other regional cities. Tri-City Airport passenger carriers include Allegiant, Delta, Alaska/Horizon, and United Express. UPS, Federal Express, and AmeriFlight freight service is also provided. MedStar provides air ambulance service from the Tri-Cities Airport. In 2016, annual passenger enplanements at the Tri-Cities airport were over 375,000, making it the third busiest airport in the state of Washington. The Port of Pasco owns the Tri-City Airport, which features a newly expanded 110,000 square-foot terminal with state of the art services. The airport contains 2,235 acres and has three runways. The airport master plan identifies a runway extension to accommodate larger aircraft to serve the region.

The Richland Airport, owned and operated by the Port of Benton, is classified as a commuter service airport. Located northwest of Richland's core area, it is the second largest airport in the area. A system of roadways links hangars, fixed-based operators, and commuter terminal facilities to associated industrial properties. The 650-acre airport has two 4,000-foot runways capable of supporting commuter aviation. The airport master plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will require study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties. At this time, the airport serves general aviation aircraft only, with 165 aircraft based there. This is a marked increase in recent years due to the closure of Vista Field in Kennewick. DHL provides daily flights for domestic and international shipping from the Richland Airport. MedStar also provides air ambulance service from the Richland Airport.

Rail Freight Facilities

Both the Burlington Northern and Union Pacific railroads provide mainline rail service to more than 35 states from the Tri-Cities, including service from Richland's industrial area. The Tri-Cities urban region is the only major metropolitan and manufacturing area between the Cascade Range and the Rocky Mountains offering this level of service from these two major national carriers.

Burlington Northern, the nation's longest railroad, has its Pacific Northwest hub in the Tri-Cities. Union Pacific, the nation's second longest railroad, connects the Tri-Cities to the Great Lakes and the Gulf of Mexico. Union Pacific operates the largest fleet of refrigerated rail cars in the nation.

Tri-City rail service passes through Pasco's computerized terminal or through the Kennewick rail yard. Both are within 10 miles of downtown Richland. Computerized rail service and flatcar ramps provide quick, efficient truck-to-rail exchanges, an important consideration for the area's large fresh, frozen, and processed food industry. Significant extensions of the rail system have been made in recent years to serve the Horn Rapids Industrial Park, including a loop that accommodates Unit Trains which are typically longer than one mile in length. Total length of railroad track within the City of Richland is 30 miles and is shown in Figure T-7. There are 11 at-grade crossings of the railroad.

The Port of Benton owns a railroad track connecting Richland to the Union Pacific Railroad and Burlington Northern Santa Fe systems. The Port track enables rail service to the City's Horn Rapids Industrial Park, in which the City has developed a City-owned industrial service railroad track. Several existing industrial businesses now take rail service over these tracks. Additional available development property could expand rail shipping businesses in the future. At present the Port leases its track to the Tri-City Railroad, who maintains the Port's track and provides local rail connection to the Union Pacific Railroad.

The United States Department of Energy controls rail entry into the Hanford Site north of Richland. Both Burlington Northern and Union Pacific have unlimited access to these tracks, which pass near Richland's industrial areas. A public rail dock has been constructed on Richland's northwest side, and there are plans to extend tracks west into Richland's vacant industrial area, north of the Richland Airport.

Passenger Rail Facilities

Amtrak's Empire Builder line provides passenger rail service daily from the Tri-Cities to Spokane and to Portland. Trains use the passenger station at West Clark Street and Tacoma Avenue in Pasco.

Port Facilities and Barge Services

Three port districts operate on the Columbia and Snake Rivers in the Tri-Cities metropolitan area. The Port of Benton has more than 6,000 feet of Columbia River frontage zoned for heavy industrial use at the Richland Industrial Park, which includes a barge facility that includes a high dock as well as a barge slip with 14 feet depth berths. The Port of Pasco has nearly two miles of waterfront, including a 650-foot dock, 20-foot-depth berths, and a 36-ton overhead crane. The neighboring 28-acre marine terminal facility has the largest bulk cargo tonnage movement on the upper Columbia River system. The Port of Kennewick has dock facilities along a 12-mile stretch of the Columbia

The Columbia-Snake River System is one of the most modern transportation networks in the nation. Numerous barge lines dock in the Tri-Cities, 325 river miles inland from the Pacific Ocean, furnishing easy, direct access to domestic and Pacific Rim markets. River transportation is a cost-effective shipping mode for the Tri-Cities. Commodities often move from the Tri-Cities to Pacific Rim nations at a time advantage when compared to ports in San Francisco and Los Angeles. Nearly three million tons of barge freight, composed of a wide variety of bulk and raw agricultural and industrial cargoes and intermodal container cargoes, enter and leave the Tri-Cities annually. Seven barge companies service the Tri-Cities, with a container dock offering direct access to truck and rail service. Port facilities are shown in Figure T-7.

Public Transit System

Ben Franklin Transit provides community fixed route bus service in Richland as shown in Figure T-8 and throughout the Tri-Cities area. This service radiates from the Bob Ellis/Knight Street Transit Center in the core area of Richland, with routes, 23, 25, 26, 27, and 39 providing local service within the Richland City limits. Route 10 serves West Richland; routes 110, 120, 170, 225 and 815 provide inter-city connections between West Richland, Richland, Kennewick, and Pasco. Current fares are \$1.50 for adults and \$1.00 for youths (ages 6 to High School); senior citizens 65 and over and children under 6 ride free. Monthly passes are available as well. The fixed route bus system does not operate on Sundays, but evening and Sunday transit service can be obtained through TransPlus. Ben Franklin Transit serves some areas of the community through a shuttle service called Taxi Feeder. Such areas within and near Richland include: Broadmoor/Bellerive, Crested Hills, Rancho Reata and Willowbrook. Ben Franklin Transit also provides transit and vanpool services to the Hanford Site.

Trucking Lines

Richland and the Tri-Cities metropolitan area are served by more than 35 local, regional and national trucking lines. Eleven western states, Alberta, and British Columbia are within second-morning delivery service of the Tri-Cities.

Other Services

Several taxi and limousine services operate in the Tri-Cities area. Greyhound Bus Lines also serves the Tri-Cities, with daily stops at the joint Amtrak station in Pasco. Connections can be made there through the Ben Franklin Transit System. In addition, several transportation companies offer charter bus service throughout the region on an as-needed basis.

SECTION THREE

LEVEL OF SERVICE

LOS DEVELOPMENT

The GMA requires jurisdictions to maintain standards for transportation LOS. These standards are used during transportation studies to determine appropriate improvements to achieve acceptable Levels of Service. For future conditions, these standards are also used in conjunction with forecasts that come from a computerized model of the City's roadway system to analyze the transportation network and determine deficiencies under the Comprehensive Plan.

A capacity-based system for measuring LOS, developed by the Transportation Research Board, is outlined in the Highway Capacity Manual. Levels of service for different types of transportation facilities are based on parameters that best describe operating conditions for that type of facility, as well as the perceptions of drivers and passengers. These parameters are called measures of effectiveness. The measures of effectiveness used for Richland's transportation system are outlined in Table T-1.

Table T-1: LOS Measures of Effectiveness

Type of Facility	Measure of Effectiveness
Freeways (basic segments)	Density (vehicles/mile/lane)
Multi-lane highways	Density (vehicles/mile/lane) or Free-flow speed (miles/hour)
Arterials	Average travel speed (miles/hour)
Signalized intersections	Average stopped delay (seconds/vehicle)
Un-signalized intersections	Average total delay (seconds/vehicle)

Levels of service are expressed using a scale with letter designations ranging from A to F. LOS A represents the highest level and the best operating conditions, and LOS F is the lowest level. The computerized traffic model replicates the operating conditions of the network and is used to assign an LOS to each roadway segment and intersection. Table T-2 generally defines the LOS rating scale.

LOS MEASUREMENT

Methodology

Levels of Service for Richland used during traffic impact studies and corridor studies are measured using the Highway Capacity Manual procedures and methods.

The afternoon peak time period (PM peak hour) was used for the traffic modeling; this has been determined through research to provide the best overall results and is a standard used in all traffic model preparation. Roadway data collected from City records included traffic counts, locations of stop signs and signals, speed limits, and lane configurations. Land use data were collected for existing employment and housing. The model output can be expressed in terms of both traffic volumes and average speeds. These are used to determine levels of service.

Table T-2: Level of Service Criteria for Intersections

LOS Rating	Signalized Intersections <u>and</u> <u>Roundabouts</u> Control Delay per Vehicle (s/veh)	Un-signalized Intersections Control Delay per Vehicle (s/veh)
A	> 0-10	>0 - 10
B	> 10-20	>10 - 15
C	> 20-35	>15 - 25
D	> 35-55	>25 - 35
E	> 55-80	>35 - 50
F	> 80	>50

Threshold LOS

To determine whether service levels of a roadway system are deficient, a threshold LOS must be established. Any roadway with an LOS better than the threshold is considered acceptable, and a roadway with an LOS worse than the threshold is considered deficient. For this analysis, the threshold is LOS D, which is the same level adopted by Benton Franklin Council of Governments and used in the Regional Transportation Plan. Existing conditions was evaluated using a single peak-hour

calculation. As with the previous analysis, the minimum threshold LOS will be D, and roads with an average LOS of E or F will be considered deficient.

The threshold for all movements in signalized intersections and roundabouts is LOS D. Signalized intersections and roundabouts at LOS D or better, but have movements at LOS E or F then analysis of queues impacting adjacent signalized intersections and movement delay is required. If failures to individual movements are caused by delay, then exceptions may be considered by demonstrating a volume to capacity ratio of 95% or less for left-turn movements while demonstrating a volume to capacity ratio of 85% or less for thru movements, while still achieving an overall LOS D for the intersection. 95th percentile queue length extending into adjacent signalized or roundabout intersections or major driveways (over 1000 vehicles per day) are considered deficient.

Unsignalized intersections at LOS E may not be considered deficient if all minor street movements operate at LOS E or better. Unsignalized intersections at LOS F may not be considered deficient if an accessible signalized intersection or roundabout operating at LOS D or better is within a quarter mile of the unsignalized intersection as an alternative route than using the unsignalized intersection.

SECTION FOUR

DEFICIENCIES AND IMPROVEMENTS

The City meets its transportation concurrency requirements by identifying deficiencies based on the LOS established above, and addressing deficiencies through short and long term improvements. The City plans to provide adequate transportation facilities within its growth areas as growth occurs according to the GMA.

SHORT TERM IMPROVEMENTS

As mentioned above, existing conditions analysis was performed for the purposes of this Comprehensive Plan update by reviewing recent studies that have been performed within the City of Richland to determine the impacts of proposed development. Other studies have been commissioned by the City to evaluate corridors for which short and long-range improvements were necessary in order to address congestion caused by growth in the region. City staff's knowledge of the transportation system has also contributed to identifying where problems are, especially at existing stop-controlled intersections.

Traffic volumes collected by the Benton Franklin Council of Governments in 2016 were reviewed as well and examined at a planning level for both roadway segments and intersection levels to identify other potential areas of concern that may not meet City LOS standards. The resulting roadway network PM peak hour existing volume to capacity ratios are shown in Figure T-9. Intersection entering volumes were also examined and evaluated for two conditions. First, whether stop control is adequate when comparing major street and minor street traffic volumes. Second, for signalized intersections, whether additional turn lanes are warranted based on volume to capacity ratios. Because of these studies, several roadway network improvements have been identified and are shown in Figure T-10.

As shown in Figure T-10, new traffic signals, and associated roadway improvements as applicable, are proposed at six existing un-signalized intersections. Improvements to existing signalized intersections are proposed, as determined through various studies to increase capacity at six locations as well. The most significant areas of concern are in the Queensgate Corridor from just north of I-182 south to Keene Road, and George Washington Way north of I-182.

Table T-3: City of Richland 2017 - 2022 Transportation Improvement Program as amended by City of Richland 2022 – 2028 Transportation Improvement Program

Project Title	Project Description	Total Cost (\$)
Duportail Bridge	New bridge and roadway over Yakima River	35,000,000.00
Center Parkway Extension	Extend Center Parkway from Tapteal Drive to Gage Boulevard	1,334,120.00
I-182/Queensgate Drive Ramp Terminal Improvements	Construct roundabout at EB I-182 ramp terminals	2,715,000.00
Queensgate Drive/Columbia Park Trail Improvements	Add lanes to Queensgate Drive between Keene Road and I-182. Construct roundabout at Queensgate/Columbia Park Trail	1,700,000.00
Swift Boulevard Improvements	Pavement rehab, widen sidewalks, reduce lanes, streetscaping	1,365,000.00
Vantage Highway Pathway - Phase 2	Separated multi-use pathway between Robertson Drive and Stevens Drive	670,000.00
S. George Washington Way Intersection Improvements	Reconfigure GWW/Col. Point Drive intersection and modify I-182/SR 240 ramps	9,890,000.00
Columbia Park Trail - East	Reconstruct roadway to provide 3 lanes, curb and gutter, sidewalks, bike lanes, and streetscaping	1,300,000.00
Steptoe Street/Tapteal Drive Intersection Improvements	Realign Tapteal Drive to construct a new intersection with Steptoe Street including modifications to the at-grade rail crossing	1,380,000.00
Rachel Road Improvements	Construct a collector street between Bellerive Drive and Leslie Road	2,200,000.00
Queensgate Drive Extension	Construct a 3-lane roadway between Shockley Road and Keene Road	1,100,000.00
Gage Boulevard Improvements	Add bike lanes, shoulders, sidewalks, street lights, and storm drainage between Penny Royal and Morency	825,000.00
Bellerive Drive Extension	Construct a two-lane collector street between Wenatchee Lane and Rachel Road	70,000.00
Marcus Whitman Elementary - SRTS	Construct sidewalks and frontage improvements and overlay on Snow Avenue between Duportail Street and Hoffman Street, and Gray Street between Snow Avenue and Winslow Avenue	491,200.00
Stevens Drive Pathway	Construct a separated multi-use pathway on the east side of Stevens Drive between Spengler Street and Horn Rapids Road	950,000.00

Project Title	Project Description	Total Cost (\$)
Queensgate Drive - Phase II	Construct a two-lane collector street between Bermuda Road and Alla Vista Road, including frontage improvements	3,400,000.00
Vantage Highway Pathway - Phase 3	Construct a separated multi-use pathway on the north side of SR 240 between Twin Bridges Road and Kingsgate Way	600,000.00
<u>Downtown Connectivity Improvements</u>	<u>Conversion of George Washington Way and Jadwin Avenue to a one-way couplet between Symons Street and Jadwin Avenue. Add active transportation connectivity and safety improvements.</u>	<u>16,000,000</u>
<u>Systemic Pedestrian Crossing Safety Improvements</u>	<u>Construct safety improvements at various pedestrian crossings identified in the Local Road Safety Plan</u>	<u>1,300,000</u>
<u>Systemic Stop-Controlled Intersections Safety Improvements</u>	<u>Construct safety improvements at various stop-controlled intersections identified in the Local Road Safety Plan.</u>	<u>2,200,000</u>

LONG TERM IMPROVEMENTS

This section discusses the future roadway network to serve the anticipated growth within the City. It identifies additional bicycle and pedestrian projects as well.

Future Functionally Classified Roadway Network

Growth in the City of Richland is anticipated in several undeveloped areas, including the south Richland area south of the Yakima River, as well as the Badger Mountain South sub-area and the Horn Rapids Industrial Park in north Richland. The City of Richland has planned a roadway network to serve these developing areas and many of the improvements will be paid for by private development.

The City Municipal Code has definitions for various types of streets, identifying the purpose for each road along with associated standards. The code divides collectors into two types, the Arterial Collector and Neighborhood Collector, which is somewhat different than the currently approved state classified system. The future functionally classified street system of roadways is shown in Figure T-11 and is the network towards which the City is working to provide in order to serve development. It includes the following mileages of the various types of roads.

FUTURE DEFICIENCIES

Roadway System

The GMA requires that communities forecast anticipated growth in traffic volumes for at least a 10-year horizon based on the adopted land use plan to provide information on the needs of future growth.

As a tool in preparing the Regional Transportation Plan (RTP), the Benton Franklin Council of Governments maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones

(TAZs) that are defined by various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated for existing conditions using Federal Highway Administration procedures and methods. Once calibrated for existing conditions, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2032 developed by Benton Franklin Council of Governments and prepared in 2012 represents the best land use and roadway assumptions available at the time it was created and substantially represents the land use scenario presented in this Comprehensive Plan Update. The current RTP is in the process of being updated to the year 2040 but is unavailable during this Comprehensive Plan Update. Once updated, the City will review the results and plan accordingly to address congestion that is anticipated in the long-range scenarios beyond those that are already identified.

It must be recognized that although traffic models are calibrated within acceptable ranges, the model is just one tool in transportation planning and traffic forecasting. The Benton Franklin Council of Governments model is a PM peak hour model that provides roadway segment volumes (not specific turn movement volumes).

A major transportation challenge within the City of Richland transportation system is for north-south travel. Several factors contribute to this situation, including the major regional employers situated north of the City, combined with the fact that significant housing that is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland because of the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the City as well.

Congestion as a result of this north-south demand at commute times is manifest at the I-182/George Washington Way interchange and also at I-182/SR 240/Aaron Drive interchange as well as most other cross-streets of SR 240 such as Duportail Street, Swift Boulevard, Van Giesen Street and Jadwin Avenue. A related issue with this north-south congestion is the associated congestion at city street facilities that interface with the state highway facilities. For example SR 240/Columbia Park Trail and I-182/Queensgate Drive.

The 2032 Regional Transportation Model was reviewed for deficiencies, and as noted above identifies several locations of anticipated future deficiencies. Many of the corridors discussed above have been studied by the City to better understand future conditions in more detail and to determine appropriate solutions to address anticipated transportation issues. Such studies have considered the following improvements for these corridors, and the projects have already been included above in Table T-3 Transportation Improvement Program:

- Southern portion of the George Washington Way corridor in the vicinity of I-182 interchange
- Queensgate Drive/I-182 Interchange eastbound ramps to the south

Relatively few congestion issues exist on the local street system as the City has engaged in planning and financing efforts for the South Richland Collector system. Completed projects such as Steptoe Street south of Gage Boulevard to Clearwater Avenue have helped to alleviate congestion. The extension of Rachel Road between Leslie Road and Steptoe Street will also help to address congestion on other facilities such as Gage Boulevard. Some long range projects, in addition to those listed above under existing deficiencies, have already been identified by City Staff and are included in the 2040 regional modeling process, that to address issues identified in the 2032 regional traffic model. Major projects of note include:

- I-182 / SR240 / Aaron Drive Interchange Improvements
- Kingsgate / Queensgate Corridor

These projects are listed below in the recommendations section as well, along with other projects identified in the South Richland Collector Financing Program that has set impact fees for development.

The BFCOG also conducted a study for an additional crossing of the Columbia River. Although not likely to be funded within the next 20 years, the City of Richland is supportive of an alternative north of the Hanford 300 Area in north Richland.

Air and Rail Services

Growth in Richland and the Tri-Cities area will increase demand for airport services, but air transportation demand is more directly related to regional changes. For example, the closure of Vista Field in the City of Kennewick significantly increased the number of based aircraft at the Richland Airport and therefore the demand for more hangars. As mentioned earlier, the Richland Airport Master Plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will cause the Runway Protection Zone (RPZ) to be extended over SR 240 and some developed industrial properties. The Federal Aviation Administration (FAA) in recent years has taken significant interest in development within Runway Protection Zones, thus this action will require study and potential mitigation. Of note also is the fact that the future roadway deficiencies list the widening of SR 240 between Stevens Drive and Kingsgate Way. Since this roadway widening is within the future RPZ, the FAA would require an RPZ Analysis as well.

Demand for freight and passenger rail facilities could increase, depending on the type of new commercial and industrial development the plan's economic strategy attracts. The City of Richland has put significant investment into additional rail lines to serve the Horn Rapids Industrial Park. Additional rail lines may be warranted as well to serve areas to the north of Horn Rapids Road.

Bicycle and Pedestrian Facilities

The Benton Franklin Council of Governments completed a Regional Active Transportation Plan in 2016. As part of the planning process several workshops were held to give participants the opportunity to identify issues and concerns with providing facilities that foster active transportation. Specific issues within the City of Richland ranged from specific maintenance locations as well as barriers such as missing trail segments, railroad crossings, freeway overpasses, and shared parking lanes that make bicycle travel more challenging. Five specific projects within the City of Richland were identified, four of which were listed in the TIP projects for 2017 – 2022 in Table T-3. The fifth project is a pedestrian overpass along Columbia Center Boulevard over SR 240.

The City also considers multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.

There are no identified deficiencies in bicycle and pedestrian facilities within the City from a Level of Service perspective. However, the City regularly develops stand-alone bicycle and pedestrian projects and also incorporates bicycle and pedestrian facilities into roadway projects to enhance the transportation system and improve the quality of life of its citizens and visitors.

Improvement Projects

The Comprehensive Plan will require improvement projects for both planning periods to address level of service deficiencies. Additional improvements will be needed as part of the Plan's proactive

strategy to encourage economic development. Projects also may be needed to address safety or maintenance needs. Table T-4 shows the preliminary recommended improvements to address LOS deficiencies. It also includes projects anticipated to be constructed not just to address LOS deficiencies, but to provide the future functionally classified network shown earlier in Figure T-11. Improvements identified in both tables T-3 and T-4 are shown in Figure T-12.

Some projects will be City's responsibility; others will be the responsibility of the Washington State Department of Transportation (WSDOT), and in many cases developers will be required to construct improvements associated with proposed subdivisions or other developments.

Table T-4: Long Range Transportation Improvements

Project Title	Project Description	Total Cost ¹ (\$)
Queensgate-Kingsgate North-South Extension	New arterial route from the existing west end of Queensgate to SR224 (Van Giesen)(Portions of the route will likely be on Jones Road right of way)	60,000,000
Kingsgate South-North Extension	New arterial route from south end of Kingsgate @ SR 240 to SR 224 (Van Giesen). Portions of the route will likely be on the Jones Road right of way	4,280,000
Queensgate West Extension	New arterial route from the existing west end of Queensgate to west of the Kingsgate South extension	3,000,000
City View Extension	New route extension from Duportail Street to Kingsgate.	2,000,000
I-182 / Eastbound Onramp	New eastbound onramp at Queensgate / I-182 Interchange	15,000,000
I-182 / SR240 / Aaron Drive Interchange Improvements	Interchange improvements to grade-separate key movements	40,000,000
SR240 Pedestrian Overpass	Pedestrian bridge parallel to Columbia Center Blvd. over SR240	4,000,000
SR240 / Twin Bridge Road Improvements	Twin Bridge extension to Horn Rapids Road and signal at SR240	1,425,000
SR240 Widening	Add travel lanes between Kingsgate Beardsley Road and Stevens Drive	1,700,000 5,000,000
SR240 Intersection Improvements	Improve intersections of SR-240 and Logston, Kingsgate, Twin Bridges, and Beardsley.	8,000,000
Gage Boulevard Improvements	Extension from Morency to Queensgate	1,250,000
Badger Mountain Parkway Trowbridge Boulevard	New route extension from Dallas Road to Queensgate	2,625,000

Project Title	Project Description	Total Cost ¹ (\$)
Dallas Road Improvements	Urban street improvements between I-82 and Keene Road	2,904,300
Shockley Road	New route extension from Keene Road to Columbia Park Trail	360,000
Reata Road Improvements	Urban street improvements between KID Canal and Leslie Road with signal at Leslie	3,045,735
Van Giesen, Swift Blvd. Duportail Street / SR240 Intersection Improvements	Add lanes	1,700,000
Columbia Park Trail/Leslie Road	Add traffic signal	300,000
Badger South Sub-Area Plan	Collector roadway network	TBD, Developer Funded
Horn Rapids Industrial Area	Collector roadway network	TBD, Developer Funded

¹Funding for these projects will come from a variety of sources, including impact fees, developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

Transportation Demand Management

Consistent with TE Goal 1, Policy 4, the City of Richland also actively participates in the preparation of the Regional Transportation Plan and the planning process with the Benton Franklin Council of Governments. This process regularly includes efforts regarding all modes of travel including transit, bicycle and pedestrian facilities, rail, and air. The Regional Transportation Plan includes a chapter on Transportation Choices that discusses the results and benefits of these alternative modes of travel that can reduce congestion, postpone the need for roadway improvements and improve air quality.

Other common strategies to reduce the automobile travel and the need for roadway improvements include the following:

- Assignment of a transportation coordinator to help employees find alternative commuting options;
- Cash-out parking programs that pay employees to give up their parking spaces;
- Employer-sponsored shuttles or vanpools;
- Carpool or vanpool incentives or subsidies;
- Ride-matching services;
- Preferential carpool and vanpool parking;
- Commute alternatives information;
- Provision of showers and locker facilities for bicycle and pedestrian commuters;

- Employer-provided travel allowances that employees can use to pay for parking or to commute by a travel alternative;
- Flexible work hours;
- Compressed work-week schedules; and
- Telecommuting programs allowing employees to work from home for certain tasks or positions.
- Form a transportation demand management committee made up of major employers and government representatives.
- Develop park-and-ride facilities near freeway interchanges.
- Develop pedestrian and bicycle facilities between key destinations.

FINANCING AND RECOMMENDATIONS

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects impact fees established in the Richland Municipal Code (12.03) and began in 2004. It is called the ~~South~~ Richland Street Collector Financing Plan and assists to develop the arterial street network in ~~south~~ Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves ~~four~~^{two} zones. South Richland's fee zones~~and~~ covers the area south of the Yakima River in two zones with the exception of the Badger Mountain South Sub-Area which is covered in a third zone. A fourth zone was added in 2022 and covers the area north of Van Giesen/SR-224 and west of Stevens Drive in north Richland. The impact fee was updated in 2008 ~~and, 2012, and is expected to be updated again in 2017~~2018, 2022, and another update expected in 2023. Projects that identified in the Richland Municipal Code (12.03) are also shown on Figure T-12.

Richland CIP and Transportation Improvement Plan (TIP) are updated every year. The TIP prioritized projects that are listed in Table T-3 above.

Figure T-1: Functionally Classified Roads

Figure T-2: Number of Lanes

Figure T-3: Intersection Traffic Control

Figure T-4: 2016 All Day Traffic Counts

Figure T-5: 2016 Peak Traffic Volumes

Figure T-6: Bike Routes and Paths

Figure T-7: Airport and Port Facilities

Figure T-8: Transit Routes

Figure T-9: Volume to Capacity Ratio

Figure T-10: Intersection Traffic Control Evaluations

Figure T-11: 2017 - 2022 Six-Year TIP

Figure T-12: Transportation Improvements

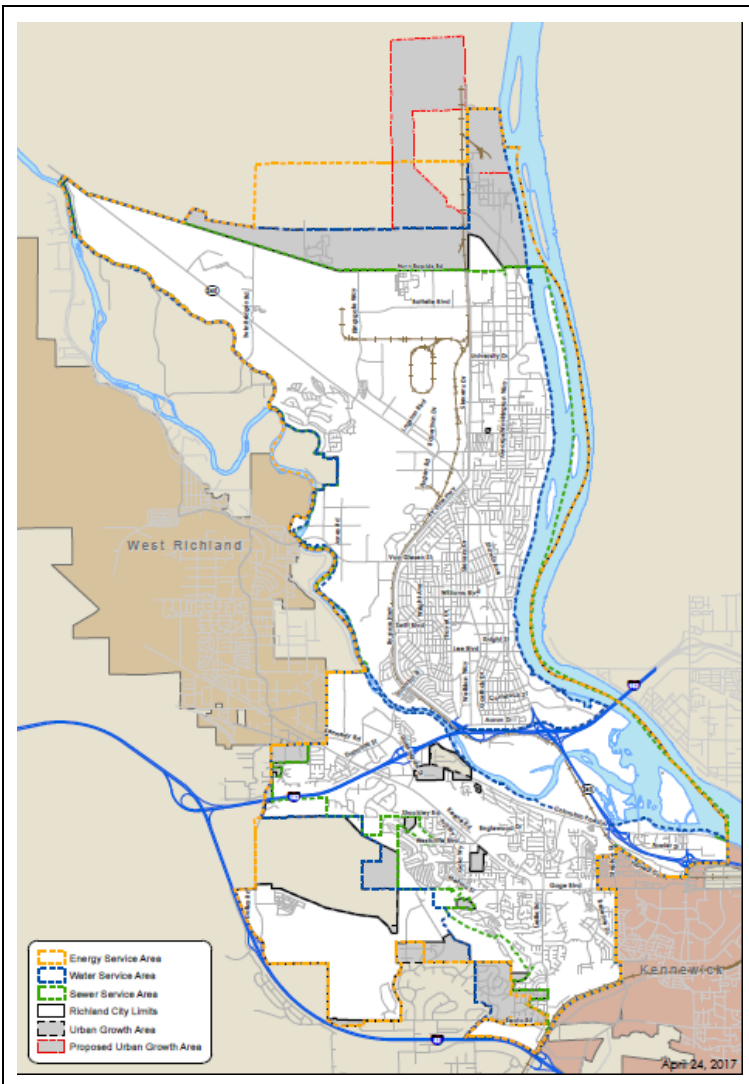
UTILITIES

SECTION ONE

INTRODUCTION

This section was developed in accordance with RCW 36.70A070 to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in utility and transportation elements as many utilities are placed in conjunction with the transportation corridors. Utilities include wastewater, water, storm water, solid waste, and energy services provided by the City. This section also discusses utilities served by other providers in Richland. These are natural gas supply, tele-communications, and irrigation.

Figure U-1: Utility Service Areas



SECTION TWO

WASTEWATER FACILITIES

EXISTING CONDITIONS

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community. The City's wastewater collection system serves the majority of Richland residents, but some outlying areas are still served by onsite septic systems; there are currently approximately 475 people served with onsite septic systems within the Richland City limits.

The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. Limited monitoring and analysis of the major trunks and interceptors were done in 1990s that showed that the system was in relatively good condition, with low levels of infiltration and inflow. However, the assessment data has become dated, and the City is planning on a more comprehensive assessment of the condition of the collection system in the next few years.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into seventeen drainage basins. The sewer service area boundary is shown in Figure U-2.

The collection system consists of over 262 miles of gravity collection pipes which range in size from six inches in diameter to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility.

The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by the interceptor improvements.

The 2015 General Sewer Plan Update included hydraulic modeling of all of the sanitary sewer pipes ten inches in diameter and larger. Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this. A pipe replacement program was developed to prioritize sanitary sewer pipes with the greatest need for replacement each budget year. A significant element of this program includes an intensive survey of the existing pipes in order to determine condition ratings – this is scheduled to occur over the next three years.

The components of Richland's wastewater flow are sanitary flow, infiltration, and inflow. Sanitary flow includes wastewater discharged to the sewer from residential, commercial, and industrial sources. Infiltration refers to groundwater that enters the collection system through cracks in pipes and loose connections. The rate of infiltration is likely to be higher in older sections of the City because of older pipes and construction methods. New sewers are usually constructed with precast manholes and rubber-gasketed pipe, which effectively limit infiltration. Inflow is surface water that enters the system through downspouts, area drains, ponding over manhole covers, or cross connections with storm drains. Due to Richland's desert climate, storm-related inflow does not have a significant impact on the system.

Seasonal variations in wastewater flows are slight, with the total daily flow ranging from five to seven million gallons per day (MGD). The lowest flows occur during the winter months, the highest during

the summer. Because Richland has a fairly permanent population and does not experience high tourist or vacation activity, the higher flows appear to be caused by elevated groundwater levels from irrigation, which results in higher infiltration. The wastewater flow characteristics are given in Table U-1.

Table U-1: Wastewater Flow Characteristics

Average Daily Flow	5.7 MGD
Peak Daily Flow	7.1 MGD
Residential Population	53,054 (2015)

Source: City of Richland General Sewer Plan, 2015

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. The design criteria and the current loadings for flow, organic loading, and suspended solids are summarized in Table U-2.

Table U-2: Richland Wastewater Treatment Plant Design Criteria

	Design Criteria	2015
Average daily flow for maximum month	11.4 MGD	6.25 MGD
BOD ₅ loading for maximum month	17,250 lbs/day	14,099 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,146 lbs/day
NH ₃ -N loading for maximum month	2,750 lbs/day	2,063 lbs/day

a. BOD = biochemical oxygen demand

b. TSS = total suspended solids

Source: City of Richland General Sewer Plan, 2015

The NPDES permit requires the City to submit a plan and a schedule for maintaining capacity whenever the actual flow or load reaches 85% of any one of the design criteria for three consecutive months. This is projected to occur in 2020.

LEVEL OF SERVICE

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service. The City's 2015 General Sewer Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the wastewater facilities system, contained in the 2015 Plan, are listed in Table U-3. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-3: Wastewater Guideline LOS Standards

Element	LOS Standard
Residential Unit Flows ^a	160 GPDU ^b
Commercial Unit Flows	625 GPAD ^c
Industrial Unit Flows	1,250 GPAD ^c
Manning pipe roughness coefficient	0.012
Min velocity	2 feet/second

a. Based on 2.42 people per dwelling unit

b. GPDU = gallons per dwelling unit

c. GPAD = gallons per acre per day

Source: City of Richland General Sewer Plan, 2015

FUTURE DEFICIENCIES

The 2015 General Sewer Plan includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amount to approximately \$18 million.

The 2015 General Sewer Plan also includes a financial plan that allows the wastewater utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2015 General Sewer Plan will address deficiencies resulting from growth for the planning period. The General Sewer Plan includes long term improvement plans from 2015 to 2024. The 2017 Capital Improvement Program identifies the priority projects and associated financing as shown in tables U-4 and U-5 below.

Table U-4: Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
City View Sewer Relocation	\$180,000	2017
Collection System Renewal & Replacement	\$12,244,000	2017 - 2022
WWTP Influent Upgrades	\$2,183,000	2017
WWTP Renewal & Replacement	\$3,343,000	2017 - 2022
Total	\$17,950,000	2017 - 2022

Table U-5: Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Bonds - Future Issue	\$2,183,000	2017
Rate Revenue	\$11,567,000	2017 - 2022
Wastewater Facility Fees	\$4,200,000	2017 - 2022
Total	\$17,950,000	2017 - 2022

Long term projects include collection system upgrades for the Bellerive Lift Station in South Richland and the Upper North Interceptor in North Richland. These projects would cost approximately \$3,000,000 and will be funded by connection fees. In addition, there is about \$4,000,000 projected cost for annual renewal/replacement projects for both the collection system and the Wastewater Treatment Plan. These will be funded by rates.

Figure U-2: Sanitary Sewer Mains

SECTION THREE

WATER SUPPLY SYSTEM

EXISTING CONDITIONS

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This temporary system has developed into the modern permanent water system used in the City today.

The utility service area is bordered on the southwest by the City of West Richland utility service area, which has a wholesale water service intertie agreement with Richland. This intertie is located along Keene Road. The City of Kennewick's water and sewer utility area lies to the southeast and has an emergency intertie located at Gage Boulevard connection on Columbia Center Boulevard near Tapteal Drive. The Badger Mountain Irrigation District has a potable water service utility area that lies to the south of the City with an emergency intertie located on Rachel Road.

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system. It has an emergency water supply agreement whereby the City of Richland would supply water to that area if its system proves inadequate. Two private water districts exist beyond the City limits. The Badger Mountain Irrigation District (BMID) operates a potable water system that serves the Rancho Reata area beyond the southern boundary of Richland's service area (an area north of I-82). The BMID uses a wholesale water supply intertie with the City.

The City's water supply system consists of wells, a water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

Source of Supply

According to the 2016 Comprehensive Water System Plan (WSP), the City has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD. The WSP projects that MDD will be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth.

The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 MGD while the WTP has a capacity of 36 MGD. The City maintains the quality and quantity of groundwater used for public water supplies through Best Management Practices in the wellfield and the Water Treatment Plant. Water supplied to the City of Richland is of high quality, meeting federal and state drinking water standards.

The locations of the sources of supply as well as the distribution system are shown in Figure U-3.

Distribution System

The City has approximately 340 miles of pipeline in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide

approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City.

The water system characteristics are summarized in Table U-6.

Table U-6: Water System Characteristics

Average Annual Supply	6.2 billion gallons
Residential Population	54,466 (2016)

Source: City of Richland Water System Plan, 2016

LEVEL OF SERVICE

The service area for the City of Richland water system matches the UGA. The City's 2016 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the water system facilities, contained in the 2016 Plan, are listed in Table U-7. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-7: Water Guideline LOS Standards

Element	LOS Standard
Demand per ERU ^a	1,032 gallons per day
Demand per ERU ^b	181 gallons per day
MDD ^c /ADD ^d Factor	2.33
PHD ^d /MDD Factor	1.32
Service Pressure	40 – 80 psi

a. ERU = equivalent residential unit, assuming domestic water is used for irrigation

b. ERU = assuming a non-domestic irrigation source

c. MDD = maximum daily demand

d. ADD = average daily demand

e. PHD = peak hour demand

Source: City of Richland Water System Plan, 2016

FUTURE DEFICIENCIES

The 2016 Water System Plan includes a CIP through the year 2036. For the planning period of 2017-2022, planned costs amount to approximately \$23 million.

The 2016 Water System Plan also includes a financial plan that allows the water utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2016 Water System Plan will address deficiencies resulting from growth for the planning period. The 2017 Capital Improvement Program identifies the priority projects and associated financing as follows.

Table U-8: Water System Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
Automatic Meter Reading System	\$3,235,000	2017-2018
Broadmoor Street Conversion from Tap I to Tap II	\$107,000	2021
Chief Joseph Middle School Irrigation Well	\$150,000	2018
Columbia River Intake Screen Upgrade	\$4,630,000	2018 - 2020
Core Y Additional Plant Replacement Value (PRV)	\$406,000	2021
Distribution System Repairs & Replacement	\$1,950,000	2017 - 2022
Duportail Street Transmission Main	\$750,000	2017
Duportail Street Well	\$500,000	2017
High Meadows St. and Leslie Road PRV	\$102,000	2021
Irrigation Utility Capital Improvements	\$730,000	2017 - 2022
Orchard Way Conversion from Tap I to Tap II	\$35,000	2021
Tapteal I Pump Station Upgrade	\$500,000	2020-2021
Tapteal II Loop	\$114,000	2020
Tapteal VI Water Main	\$487,000	2021
Water Treatment Plant Renewals & Replacement	\$1,716,000	2017 - 2022
WTP Solids Handling Improvements	\$400,000	2021
Yakima River Crossing Pipeline Replacement	\$7,499,000	2017 - 2019
Total	\$23,311,000	2017 - 2022

Table U-9: Water System Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Facility Fees	\$3,223,500	2017 - 2021
Federal Emergency Management Agency Grant	\$1,893,301	2017 - 2018
Irrigation Utility Rate Revenue	\$755,000	2017 - 2022
Private Development	\$601,000	2017 - 2022
Rate Revenue	\$6,202,500	2017 - 2022
Revenue Bond Issue	\$9,935,699	2017 - 2020
Richland School District	\$50,000	2017
Surplus Property Sale	\$400,000	2021
West Richland	\$250,000	2020 - 2021
Total	\$23,311,000	2017 - 2022

Figure U-3: Water Mains

SECTION FOUR

STORM WATER SYSTEM

EXISTING CONDITIONS

The storm water service area in Richland is divided into nine drainage areas covering over 30,000 acres. These are: North Richland (NR), Columbia River (CR), Richland Core Area (RC), Yakima River North (YRN), Yakima River South (YRS), CID Main Canal (CM), Amon Wasteway (AW), Badger East Canal (BEC), and Badger Mountain South (BMS).

The City's storm water system facilities consist of the following:

- Collection and conveyance
- Pumps
- Underground injection control (UIC) facilities
- Regional detention/ water quality facilities
- Regional outfalls

The collection and conveyance system includes catch basins, manholes and pipes. Tables U-10 and U-11 indicates existing collection and conveyance facilities.

Table U-10: Storm Water Collection Structures

Owner	Catch Basins and Manhole Catch Basins	Catch Basins and Manhole Catch Basins with OWS ¹	Manhole	Manholes with OWS
City	3,995	166	1,928	12
Port of Benton	160	0	0	0
¹ Oil Water Separator				

Table U-11: Storm Water Conveyance Facilities (length in Units of Miles)

Gravity Pipe	Force Main	Perforated Pipe and Underdrain	Culvert	Open Chanel
127.3	0.7	2.6	3.2	11.5

The storm water system includes public and privately owned seven pump stations throughout the City as indicated in Table U-12 below.

Table U-12: Storm Water System Pumps

Name	Owner	Capacity (GPM)
Carriage Pump Station	City	1,045
McMurray Pump Station	City	5,790
Berkshire	City	Unknown
Corps of Engineers Pump Station	USACE	Unknown
Horn Rapids Triangle Pump Station	City	Unknown
Lawless Pump Station	Private	Unknown
Wellsian Pump Station	Private	Unknown

Some storm water runoff generated within the City is infiltrated via the City's underground injection control facilities. There are over 280 UIC facilities in the City. The City's regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales. Stormwater runoff that does not infiltrate within the service area is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway. There are 11 outfalls discharging to the Columbia River, two discharging to the Yakima River, and eight discharging to the Amon Wasteway.

The City's 2016 Stormwater Management Plan provides detailed information on the system facilities. The Management Plan also provides guidance for the City's maintaining the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), received from the Department of Ecology. This Permit regulates operation of the City's Municipal Separated Storm Sewer System (MS4).

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City strives to maintain the level of service of the storm water system by addressing existing and potential issues. Improvements are identified with the intent of reducing:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

Identification of capital projects are based on the criteria such as projects previously identified in the management plan but not yet constructed, chronic maintenance issues identified by staff, etc.

The 2016 Stormwater Management Plan categorizes capital projects into one of four types based on the primary objective of the project:

- Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
- Renewal and replacement (RR) – Projects that primarily repair or replace existing system components to help restore the original design function.
- Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.

- Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers. See Section 8 for detailed documentation on funding assumptions.

The 2017 CIP identifies the priority projects and associated financing in Tables U-13 and U-14.

Table U-13: Storm Water Management Facilities Financing 2017-2030

Facilities	Total Cost	Time-frame
Leslie Road Storm Drain Replacement	\$839,000	2018
Storm Water Rehabilitation & Replacement	\$2,616,090	2015-2022
Water Quality Retrofit Program	\$2,618,717	2015-2022
Total	\$6,073,807	2017-2022

Table U-14: Storm Water Capital Improvement Funding Sources 2017-2030

Funding Source	Total Fund	Time-frame
Grant – WA State Department of Ecology	\$759,717	2015-2016
Grant Funds (Unsecured)	\$1,285,500	2017-2022
Rate Revenue	\$4,028,590	2015-2022
Total	\$6,073,807	2017-2022

Figure U4: Storm Water

SECTION FIVE

SOLID WASTE MANAGEMENT

GENERAL LOCATIONS AND CAPACITY

State RCW 70.95.030 defines solid waste or waste as “all putrescible and non-putrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials.” Each municipality may fulfill its solid waste management responsibilities in one of three ways:

1. Prepare its own solid waste management plan for integration into the county comprehensive solid waste plan;
2. Participate with the county in preparing a joint city-county plan for solid waste management; or
3. Authorize the county to prepare a plan for the City’s solid waste management for inclusion in the county comprehensive plan.

The City of Richland has chosen the first option. RCW 70.95.080(3)(a) defines that option as: “Prepare and deliver to the county auditor of the county in which it is located its plan for its own solid waste management for integration into the comprehensive county plan”.

In 2009, the City chose to develop their own solid waste management plan as a tool to guide the continued development of their collection system and landfill. The City’s Plan was updated in August 2011. This updated Plan was prepared in accordance with the Department of Ecology’s “Guidelines for Development of Local Comprehensive Solid Waste Management Plans and Plan Revision”, January 2010. The City’s Plan was submitted for inclusion in Benton County’s 2013 update of its Solid Waste and Moderate Risk Waste Plan. The County’s 2013 Plan was subsequently approved by the Washington State Department of Ecology. The Department of Ecology’s action formalized the completion of the City’s planning responsibilities under RCW 70.95.030.

The City’s Solid Waste Management includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

Solid Waste Collection and Disposal

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid Waste Collection services for lands outside the City limits is provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City of Richland are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services, and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available five days a week. Industrial and commercial pickup is provided by the City of Richland. Commercial waste pickup can range from one to five times a week.

Collection services within newly annexed areas are provided by private solid waste hauling companies operating under contracts with the City. The contracts, which are required by State law, provide for a ten-year transition period during which the private solid waste haulers continue services in keeping with their State-authorized permits. The haulers do not align their services with the City's Solid Waste Management Plan. At the expiration of the contracts the City may choose to extend the contracts or assume service to the area customers. When the City elects to assume these service areas, it will provide services consistent with the Solid Waste Management Plan and its adopted rate structure.

About 26 percent of solid waste is recycled in Richland based on the 2015 data of generation, recycling, and disposal as shown in the table below:

Table U-15: Solid Waste Generation

	Tons	%
Generation	77,697	100
Recycling	22,216	26
Disposal	55,481	74

Petroleum-contaminated soils are accepted occasionally at the Richland landfill. They are treated in a separate area on the landfill property and ultimately disposed of in the landfill. Dewatered biosolids from the City's wastewater treatment plant are combined with yard waste in a composting process conducted at the Richland landfill. The finished compost material is tested to confirm compliance with U.S. Composting Council quality criteria and marketed to area contractors, nurseries, and local agencies.

Richland residents can dispose of self-hauled waste at the resident rate. Oil, antifreeze, and automotive batteries are accepted for recycling at the landfill. Benton County operates a household hazardous waste program that accepts many other categories of wastes that are not accepted at the Richland landfill.

Solid waste collected by service type is shown in table below.

Table U-16: Solid Waste Collection

Service Type	% of Total Tonnage Collected
Residential	40%
Commercial	40%
Dropbox	20%

Richland Landfill

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240 (see Figure CF-3, Facilities Map). Approximately 46 acres are permitted for solid waste disposal. The Benton Franklin Health District has issued a permit in 2017, for use of an additional 90 acres for landfill disposal. Also on the landfill property are a 14-acre composting facility, a residential and small commercial customer transfer station, scalehouse and administration building, and an operations and equipment maintenance building.

The current capacity of the permitted disposal area will be exhausted by the year 2020.

The Richland Landfill currently meets minimum functional standards (Chapter 173-351 WAC) and operates under a solid waste disposal permit issued and renewed annually by the Benton Franklin Health District. The site is designed and operated as an arid-climate landfill, and therefore, has no bottom liner or leachate collection system. Vadose zone moisture monitoring has been implemented within a portion of the current 46 acre fill area for data collection. In the late 1990's groundwater contamination with volatile organic compounds was detected in several of the landfill's monitoring wells. The City installed the methane gas extraction / flare stations. The City initially implemented an independent remedial action program in compliance with Washington State Law (RCW 70.105D.040). In 2017 the City entered into an Agreed Order with the Washington State Department of Ecology to advance the characterization and remediation of the contamination.

Recycling

The City of Richland offers curbside recycling to its residential and commercial customers. In addition, the City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland, which prepares the recyclable material and transports it to material processing facilities in the Portland or Seattle areas.

The recycling centers currently accept scrap paper, plastic beverage containers, tin and aluminum cans, newspaper, telephone directories, magazines, catalogs and calendars, glass jars and bottles, cardboard, and brown paper bags. In 2015, the City collected 1,524 tons in the drop box collection centers and 1,099 tons through curbside collection.

Composting

The Horn Rapids Compost Facility is a treatment facility for bio-solids coming from the City's Wastewater Treatment Plant, the residential green waste program and green waste self-haul. The compost facility opened in 2010, and accepts residential green yard waste with no charge to the resident. It saves landfill space and provides finished compost material to the public through a number of wholesale customers.

Household Hazardous Waste

The Benton County Moderate-Risk Waste Facility is located at a facility on Ely Street in Kennewick and which can collect Household Hazardous Waste and Small Quantity Generator Waste from residents of Benton County. The facility is jointly funded by the Washington Department of Ecology, Benton County, and the Cities of Kennewick, Richland, West Richland, Prosser, and Benton City.

Moderate-risk waste includes material such as waste oil, paints, flammable materials, and anti-freeze. The facility also collects hazardous waste from commercial businesses classified as small quantity generators (SQG). SQGs are conditionally exempt from federal and state regulation when they generate or accumulate hazardous waste in quantities below a 220 pound per month threshold.

LEVEL OF SERVICE

According to Richland's Solid Waste Management Plan, the following solid waste management facility areas will likely require no major capital improvements during the 20-year planning period:

- Domestic and Commercial Waste Collection Services - No current deficiencies are identified in the service provided by the City's Solid Waste Utility.
- The City's existing curbside and drop boxes recycling program is sufficient to meet customer demands. A minority of residents indicate through surveys that they favor universal curbside recycling. To date the costs of this service expansion and the compulsory nature of it have not been adopted by the City Council.

FUTURE DEFICIENCIES

Estimates of solid waste generation are based on population projections. Based on Richland's 2011 Solid Waste Management Plan (Appendix H), annual waste generation is forecast to increase to 80,000 tons in 2031. This forecast utilizes the per capita rate of 6 pounds per person per day and population projections.

The current capacity in the Landfill will be exhausted sometime in 2020. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expand landfill capacity on the current site by building a landfill that meets current state and federal design regulations; as part of preparing for the possible expansion of the landfill, the City has submitted and received a permit from the DOH for expansion of approximately 90 acres. or
2. Building a transfer station and hauling waste to a large regional landfill.

A consultant is assisting City staff in preparing information to support this decision. It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

RECOMMENDATIONS

It is recommended that the City:

- Selects a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City; and
- Provides and maintains collection services to all City residents consistent with adopted service levels and Solid Waste Management Plan goals and objectives.

Table U-17: Solid Waste Management Facilities Financing 2014-2030

Facilities	Total Cost	Funding Sources	Time Frame
Disposal Capacity Improvements	8,003,512	Bonds – future issue	2017-2019
Landfill Closure, Phase 2	3,780,000	Solid waste fund	2017-2020
Container Maintenance Facility/ Facility Improvements	\$185,000	Rate Revenue	2017-2018

Figure U-5: Solid Waste

SECTION SIX

ENERGY/ELECTRICAL POWER

EXISTING CONDITIONS

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to over 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all of the City's power requirements through 2028.

Electric system planners design and build facilities to follow population and employment projections for the City and county. The electric load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies, and is typically phased in as actual growth occurs. Transmission lines and substations are installed based upon projections and early growth while electrical distribution lines are installed at customer request with the continued growth.

Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

The City has service area agreements with Benton County PUD (BPUD) and Benton Rural Electric Association (BREA). Approximately 102 customers within the City service area are being served by BPUD while no customers within the City service area are served by BREA. The City transfers remaining customers served by BPUD within the City service area based upon the terms within the service area agreement. All 102 are expected to be transferred by 2021.

Table U-18: City of Richland Electric Substations

Substation	Total Capacity	Used Capacity (2014)	Remaining Capacity (2014)
Sandhill Crane	45,000 KVA	31,000 KVA	14,000 KVA
First Street	45,000 KVA	32,000 KVA	13,000 KVA
Snyder	23,000 KVA	20,000 KVA	3,000 KVA
Stevens	46,000 KVA	41,000 KVA	5,000 KVA
Thayer	53,000 KVA	29,000 KVA	24,000 KVA
Richland Switch	23,000 KVA	10,000 KVA	13,000 KVA
Tapteal	45,000 KVA	37,000 KVA	8,000 KVA
City View	23,000 KVA	19,000 KVA	4,000 KVA
Total System	303,000 KVA	219,000 KVA	84,000 KVA

Source: City of Richland 2014 Long Range Plan – Richland Energy Services

Energy Efficiency Program

RES offers energy efficiency programs to its commercial and residential customers. Commercial and industrial customers are offered incentives for lighting and custom projects that reduce energy use. Custom projects include heating, ventilation, and air conditioning (HVAC), motor efficiency upgrades, etc. For residential customers, Richland offers rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and weatherization measures including insulation, windows, and doors. Customers can select a rebate only or apply for a low-interest loan with a rebate. Richland also offers energy efficiency program specifically designed for low-income families for insulation, duct sealing, ductless heat pumps, windows, and doors for their home.

Renewable Option Program

Through the City's partnership with the Renewable Option Program offered by the Bonneville Environmental Foundation (BEF), Richland residents can affordably purchase the environmental benefits of wind power generated throughout the Pacific Northwest. BEF's Green-e Energy Certified Renewable Option Renewable Energy Credits (RECs) represent renewable energy sources from Pacific Northwest projects where clean zero-emission wind energy has been delivered to the North American power grid to replace fossil fuel based electricity.

Each block of Renewable Option RECs represents the environmental attributes of 100 kilowatt-hours of electricity generated from wind energy facilities throughout the Pacific Northwest.

Solar Power and Net Metering

The City offers low-interest loans to promote the use of solar power. The loan period is up to 10 years for up to \$5,000 per installed kilowatt (kW), not to exceed \$15,000. The customer must agree to maintain the system and allow the City to claim the environmental benefits.

LEVEL OF SERVICE (UTILITY SERVICE AREA)

The level of service set by the RES and BPA for their respective portions of the system is based on performance. The goal is an N-1 contingency, which means that one failure in system equipment will not cause the failure of other system components, and the failure can be picked up by other components within eight hours.

The City of Richland currently provides electrical service throughout most of the UGA. Under its Utility Service Area Policy, it is the City's goal to provide service throughout the City limits, UGA, and service area agreements with adjoining BPUD and BREA utilities. The greater of the City limits, UGA, and service area agreements constitutes its current utility service area and planned future service areas.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City has identified power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's Capital Facilities Plan for 2016-2027. The list consists of electrical projects with an estimated cost of approximately \$60 million during this period. The \$60 million capital cost is derived from the latest long-range capital expenditure forecast and extrapolating the average annual expenditure through calendar year 2027.

Specific projects have been identified for the second planning period. Critical service deficiencies in this period could result unless needed capital improvements are identified and implemented.

The Energy Services Department has identified electric utility capital improvement projects that will be needed to meet the demands of growth through calendar year 2022. Cost of service and sources of funding are identified in Table U-19.

Table U-19: Electrical Power Facilities Improvement and Fund Resources

Facilities	Total Cost	Time-frame
Miscellaneous Electrical Projects	\$81,754,000	2017-2022
Funding Source	Total Fund	
Benton PUD Contributions	\$1,250,000	2016-2020
Bonds - Future Issue	\$21,955,000	2018-2022
Bonds - Prior Issue	\$21,254,000	2016-2018
Facility Fees	\$6,200,000	2016-2022
RAISE (LRF)	\$980,000	2017-2022
Rate Revenue	\$30,115,000	2016-2018
Total	\$81,754,000	

Long-range capital projects for the power supply system are identified and will be based on the need for improvements to serve growth in the second planning period and on the ability of the City to finance them. Implementation of improvements will be planned as part of an overall finance plan for all City-owned utilities and capital facilities. Projects and related costs identified through 2022 by the Energy Services Department include:

- Dallas Road Area Improvement - Plan, design, and construct a new electrical system substation and connect via new and existing transmission power lines into the electric system grid. Total Estimated Cost: \$9,222,000.
- Kingsgate Substation - New substation for the Horn Rapids Industrial Park. One 28,000 KVA capacity transformer and major materials purchased by City. Substation to be constructed and commissioned by the end of 2021. Total Estimated Cost: \$4,236,000.
- Leslie Rd Substation - Plan, design, and construct a new electrical system substation and connect into the electrical system grid operated by the BPA. Additionally, plan, design, and construct primary underground distribution feeders from new substation to the City's new and existing electrical system. Total Estimated Cost: \$10,081,000.
- Smart Grid – Advanced Metering Infrastructure - Complete a detailed design and implement an electrical utility smart grid program to cost-effectively improve utility operations and provide the utility customers with options to control their power consumption and usage patterns. Total Estimated Cost: \$10,600,000.
- Purchase Southwest Service Area Infrastructure - Per 2005 Electrical Service Area Agreement, purchase the depreciated value of BPUD infrastructure currently serving Hidden Hills Phase 1, Badger Mountain Irrigation District pumping station, and Reata Ridge in 2015 and other PUD facilities in 2020 serving any new City-annexed properties in the southwest service area. Total Estimated Cost: \$812,000.

The capital improvements identified by the City will address deficiencies resulting from growth during the second planning period. Mitigating system improvements will have to be identified by the City for the second planning period.

Figure U-6: Major Electrical Transmission Lines

UTILITIES BY OTHER PROVIDERS

SECTION ONE

NATURAL GAS SUPPLY

EXISTING CONDITIONS

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. Cascade is an investor-owned utility serving customers in 68 communities in Washington and Oregon. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada. The Cascade headquarters is located in Kennewick, WA (Cascade Natural Gas, 2017).

Cascade's service areas are concentrated in western, central, and southeast Washington; and central and eastern Oregon. Richland's natural gas supply system currently meets existing demand.

LEVEL OF SERVICE

Natural gas service and availability are currently sufficient to meet existing demand. Cascade Natural Gas works with its suppliers to ensure that local gas supply needs are met.

Future levels of availability and service will be maintainable through market demand. Cascade Natural Gas and its affiliates will need to coordinate with the City to ensure that future service extensions are consistent with local growth plans.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

Natural gas will be made available concurrently with growth to the best of the purveyor's ability. No deficiencies in the natural gas supply have been identified. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

SECTION TWO

TELECOMMUNICATIONS

EXISTING CONDITIONS

Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. In Richland, telecommunication utilities include telephone, cellular telephone, Internet, and cable television.

The telecommunications industry is undergoing tremendous advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly the Internet, will have an impact on the type and quantity of services provided by the industry. As the distinctions that separate data, video, and voice technologies disappear, it becomes more difficult to assess the future configuration of telecommunications service.

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. Most of these utilities are regulated at the state level by the Washington Utilities and Transportation Commission.

Nearly all land uses require one or more of the utilities involving telecommunications. As growth occurs within the residential, commercial, and industrial areas throughout the City and urban growth area, demand for reliable telecommunication services is placed on these utilities.

Many new providers have entered the market and provide options that create a very competitive environment in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the City.

While the provision of advanced communications technology is important to the City's residents and businesses, and vital to the continued economic development of the City, the associated infrastructure can be aesthetically unattractive and present negative impacts to existing services. The City strives to encourage and facilitate the continued development of high quality communications infrastructure while minimizing any associated adverse impacts upon the community or upon the reliability of existing services that are often delivered via the public rights-of-way.

Cable TV

The City of Richland currently franchises Charter Communications Holding Company, LLC, to serve its population in compliance with Federal Communications Commission (FCC) regulations.

Charter Communications provides television services in the Tri-Cities area from a central facility to individual subscriber sets. An electronic control center ("head-end" site) processes reception and generation for distribution through the cable system. The signal can be received from a hard line (cable), a satellite dish, a microwave antenna, or a TV antenna.

Charter Communications' direct cable facilities in Richland include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground, along the street right of way.

Phone and Internet

Basic and enhanced telecommunication services in Richland and much of the Northwest is provided by Frontier. For the cellular network, almost all nation-wide companies serve the City such as Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless.

Cell towers may be located on tall poles, lattice towers, or buildings. Each cellular site facility includes antennas, radios, air conditioners, and computerized switching equipment. Most sites also contain backup power equipment. Sites located on buildings typically house the associated equipment in self-contained shelters. Cell sites do not emit smoke or loud noise during normal operation. The location of cell sites is typically affected by terrain, other existing cell sites with which new sites must interact, and the cellular company's ability to reach agreement on leases with potential land owners.

The Federal Communications Commission (FCC) licenses cellular companies to operate within strict guidelines. The license allows the licensee the right to use a group of radio frequencies to provide telephone service.

LEVEL OF SERVICE

Federal and state regulations require that telecommunications purveyors provide adequate telecommunications services on demand.

FUTURE DEFICIENCIES & RECOMMENDATIONS

No deficiencies in the telecommunications system were identified under the Comprehensive Plan, therefore, no improvement recommendations were developed.

SECTION THREE

IRRIGATION DISTRICT FACILITIES

EXISTING CONDITIONS

Irrigation is not typically considered an urban service, nor is it a public service or utility provided by the City. However, irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes.

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia, Kennewick, and Badger Mountain Irrigation Districts. The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. It serves an area along Keene Road and Gage Boulevard via Division 4 Canal and Amon Pump Lateral. The Badger Mountain Irrigation District serves irrigation water to 4,800 acres in the Badger Mountain vicinity. The service area in Richland City limits includes the Heritage Hills, Westcliffe, Crested Hills, and Country Ridge subdivisions; Badger Mountain School and Park; and Cherrywood and Sundance Badger Mountain School.

FUTURE RECOMMENDATIONS

No improvement recommendations are made as part of this Comprehensive Plan.

CAPITAL FACILITIES

SECTION ONE

INTRODUCTION

PURPOSE OF THE ELEMENT

The Capital Facilities Element, required under the Washington State GMA, addresses capital facilities needs in the City of Richland and UGA and represents the City's policy plan for the next 20 years.

This Capital Facilities Element was developed to be consistent with the Benton CWPP and integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. The Capital Facilities Element considers the public capital facilities necessary to support the other Comprehensive Plan elements.

The Capital Facilities Element promotes efficiency by prioritizing capital improvements for the first planning period, 2017 through 2022, and second planning period, 2023 through 2037. Long-range financial planning enables the City to schedule projects so that the steps in development logically follow one another based on relative urgency, economic desirability, and community benefit. The identification of adequate funding sources results in the prioritization of needs and allows tradeoffs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision-making to achieve the community goals as defined in the Comprehensive Plan.

According to the GMA Procedural Criteria, Chapter 365-195 WAC, the Capital Facilities Element should contain at least the following features:

- An inventory of existing capital facilities;
- A forecast of the future needs for such capital facilities;
- Proposed locations and sizes of expanded or new capital facilities;
- A six-year plan to finance such capital facilities; and
- A requirement to reassess the Land Use Element if funding falls short of meeting capital facilities' needs, and to ensure consistency between the Land Use Element and the Capital Facilities Element and associated Finance Plan.

The Capital Facilities Element documents all capital projects needed to accommodate projected growth. The Finance Plan identifies the City-provided facilities and the sources and levels of financial commitment and revenues necessary to meet the concurrency requirements of the GMA. Concurrency means that needed capital facilities must be installed and available for use at the time of development, or within a reasonable time period following completion of the development.

Richland CIP uses many revenue sources to fund the capital investment projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the Parks, recreation and Open Space Plan.

The capital facilities covered in this element are as follows:

- Parks, Recreation and Open Space Facilities
- Municipal Facilities
- Fire and Emergency Service Facilities

- Police Service Facilities
- Library Facilities
- Schools

SECTION TWO

PARKS, RECREATION, AND OPEN SPACE

EXISTING CONDITIONS

Existing Parks and Recreation Sites

The City of Richland has a total of 2,286 acres of city-owned park land within its corporate limits. Richland's park land inventory includes neighborhood, community, regional, linear, natural open space, and special use parks. Richland's open space is discussed under the Land Use Element.

Neighborhood parks are intended to serve specific neighborhoods within one mile. It is generally located in the center of a service area and adjacent to, or in close proximity to other open space or school sites. Community parks serve multiple neighborhoods and are larger in size than the neighborhood parks. Regional parks offer recreational opportunities that attract a diverse group of people from the Tri-Cities metropolitan or county area. Special use parks offer major specialized or single-purpose facilities, with a service area generally being community wide or larger. Linear parks are developed for recreational travel, or to enjoy linear resources such as waterways, shelterbelts, streetscapes, or similar amenities. They are typically long and narrow in shape, with a community wide or larger service area. Detailed criteria for each type of park are identified in the Parks, Trails, Open Space and Facilities Master Plan, 2014-2019.

Table CF-1: Park Area Total

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

Each park's classification, acreage, and development status is shown in Table CF-2. The location of all parks is shown in the parks and open space map in the Comprehensive Plan.

Table CF-2: Inventory of Existing City Parks

Park	Acreage	Type1
Barth Park	0.35	Neighborhood park, developed
Beverly Heights Park	2.6	Neighborhood park, developed
Brookshire Park	2.5	Neighborhood park, developed

Park	Acreage	Type1
Chaparral Park	3	Neighborhood park, developed
Craighill Park	3.41	Neighborhood park, developed
Crested Hills Park	5.8	Neighborhood park, developed
Desert Rim Park	2.84	Neighborhood park, developed
Drollinger Park	1.5	Neighborhood park, developed
Frankfort Park	2.86	Neighborhood park, developed
Gala Park	3	Neighborhood park, developed
Goethals Park	2	Neighborhood park, developed
Heritage Hills Park	1.59	Neighborhood park, developed
Hills West Park	2.06	Neighborhood park, developed
Jadwin/Stevens Triangle	1.41	Neighborhood park, developed
Jason Lee Park	4.1	Neighborhood park, developed
Jefferson Park	8.71	Neighborhood park, developed
Lynnwood Loop Park	10.9	Neighborhood park, developed
McMurray park	3.04	Neighborhood park, developed
Meadows East Park	3.04	Neighborhood park, developed
Oak Park	3.1	Neighborhood park, developed
Overlook Park	0.91	Neighborhood park, developed
Paul Liddell Park	2.75	Neighborhood park, developed
Rodney Block Park	3.1	Neighborhood park, developed
Stevens Park	1.41	Neighborhood park, developed
McMurray Park	3.04	Neighborhood park, undeveloped
Westwood Park	0.89	Neighborhood park, developed
Wye Neighborhood Park	3.15	Neighborhood park, developed
Unnamed Park in Badger Mountain South	6.0	Neighborhood park, undeveloped
Badger Mountain Community Park	80	Partially Developed
Claybell Park	46	Community park, partially developed, includes natural open space
Hanford Legacy Park	117	Community park, partially developed
Trailhead park	40	Community park, partially developed
Unnamed Park in Badger Mountain South	30	Community park, undeveloped and undedicated
Howard Amon Park	45.91	Regional park, developed
Leslie Groves Park	149.2	Regional park, developed

Park	Acreage	Type1
Abbott Shelterbelt	4.1	Linear park, developed
Bypass Shelterbelt	55.74	Linear park, developed
Gillespie Parkway	2.9	Developed
Goethals Shelterbelt	15	Linear park, developed
Haines Levee	19	Linear park, developed
James Lawless Park	34	Linear park, undeveloped
Keene Road Trail Corridor	78.7	Linear park, undeveloped
Marjorie Sutch Greenway	14.6	Linear park, partially developed
Stevens Islands	16.27	Linear park, developed
Amon Basin Natural Preserve	75	Natural open space, undeveloped
Badger Mountain Park	80	Community park, partially developed, includes natural open space
Bateman Island ¹	160	Natural open space, undeveloped
Chamna Natural Preserve ¹	293	Natural open space, undeveloped
Columbia Point South	116	Natural open space, undeveloped
W.E. Johnson Park	236	Natural open space, partially developed
Wye Levee	21	Developed
Bradley Boulevard Park	0.2	Special use areas, developed
Carol Woodruff Plaza	0.1	Special use areas, developed
Columbia Park West ²	65	Special use areas, partially developed
Columbia Playfield (includes George Prout Pool)	28.89	Special use areas, developed
Columbia Point Golf Course	170	Special use areas, developed
Columbia Point Marina Park	13.2	Special use areas, developed
Horn Rapids Athletic Complex	24	Special use areas, developed
Horn Rapids ORV Park	300	Special use areas, developed
Jeanette Taylor Park	2.02	Developed
John Dam Plaza	3.9	Developed
South Columbia Point	116	Special use areas, partially developed
¹ "Developed" is used for parks using irrigation and landscape at a minimum; "partially developed" describes parks that include both developed and natural open space		
² US Army Corps of Engineers owned, leased to the City of Richland		

Trails and Bicycle Paths

The City has a system of trails, consisting of Class 1 trails, secondary trails, and soft trails as identified in Table CF-3 below. See Figure T-6 for bike and route maps within the City.

Table CF-3: Inventory of Existing Trails

Park Type	Acres
Existing Class 1 Trails	
Richland Riverfront Trail (Horn Rapids Road to I-182 Bridge)	7.22 mi
Leslie Groves Bike Trail	1.6 mi
Bypass Shelterbelt (Wellsian Way to Jadwin Ave)	4.36 mi
Sacagawea Heritage Trail	3.67 mi
Chamna/Coulee Street Trail	0.96 mi
Keene Road/ Gage Boulevard Trail	4.5 mi
Stevens Drive Trail	0.82 mi
Existing Secondary Trails	
Aaron Drive Trail	0.54 mi
Badger Mountain Community Park	0.71 mi
Crested Hills Park	0.34 mi
Desert Rim Park	0.25 mi
Urban Greenbelt Trail	2.68 mi
Lynwood Loop Park	.25 mi
McMurray Park	0.35 mi
Paul Liddell Park	0.14 mi
Sagewood Meadows Open Area	0.56 mi
Claybell Park	0.56 mi
Existing Soft Trails	
W.E. Johnson Park	>5 mi
Badger Mountain Centennial Preserve ¹	6 mi
Trailhead Park canyon trail 0.26/Badger Flats Trail 0.4	0.3
Claybell Park	>2 mi
Tapteal Greenway Trail	2 mi
Badger Mountain Overlook	>1 mi
Riverview Management Unit ²	2 mi
Chamna Natural Preserve ²	> 11 mi
Bateman Island ²	> 2 mi
James Lawless Park	>1 mi
Amon Basin	>2 mi
South Columbia Point	>2 mi
Rivers to Ridges Trail (Falconcrest)	0.36 mi

Park Type	Acres
¹ Owned and maintained by Benton County; portion of the park is in the City's UGA	
² US Army Corps of Engineers owned, leased to the City of Richland	

In addition to facilities mentioned above, the Barker Ranch trail exists as an easement on City property also encumbered by an irrigation main easement. The City is in the process of relocating this trail to City property adjacent to the irrigation main.

Other Recreational Activities

In addition to City-owned park land and indoor recreational facilities, other facilities include the 647-acre Badger Mountain Centennial Preserve owned by Benton County, 1,112 acres of USACE-owned open space, and various Richland School District facilities. The USACE manages two open space preserves in the Yakima River delta area, the Yakima Delta Habitat Management Unit totaling 1,112 acres. Other private entities such as private schools, neighborhood clubs, private health clubs, and employers provide many indoor and outdoor sports, recreational, and health facilities.

Community Center

The Richland Community Center is available to all citizens of Richland. The Center serves as the venue for a wide variety of programs and activities designed for individuals and groups of all ages. The Center is used for City sponsored and administered recreational activities and programs, and for rental. A number of the facility's rooms are designed and used as multi-purpose spaces for a variety of activities.

Hanford Reach Interpretive Center

The Hanford Reach Interpretive Center is located in Columbia Park West. It opened to the public in 2014. This is a center exhibiting local culture and history and it promotes education and tourism. The structure is owned by the Richland Public Facilities District (PFD) on USACE property leased by the City of Richland and subleased to the PFD.

Motor Cross

The Off Road Vehicle Park (ORV Park) has a public motor cross (MX) course, an All-Terrain Vehicle (ATV) course, open trails, mini/pee-wee MX track, and RV camping. Portions of the park are leased for remote controlled airplanes and go-karts.

The Horn Rapids Athletic Complex provides a public Bicycle Motor Cross (BMX) course and four men's softball fields.

Aquatic Facilities

The George Prout Aquatic Complex provides public swimming and swim classes. The facility has a 25-meter pool with dive tank and a 1,100-square foot wading pool. The Howard Amon Park has a 1,962-square foot wading pool, and Badger Mountain Park has a 6,000-square foot splash and spray park. Both Leslie Groves and Howard Amon Parks have roped off areas for swimming in the Columbia River.

Water-Oriented Facilities on the River

Boat launches and moorage are provided at Leslie Groves Park, Howard Amon Park, Columbia Point Marina Park, and Columbia Park West. A dock for large watercraft is provided at the end of Lee Boulevard in Howard Amon Park. Primitive launch sites are provided at Wye Park, the north end of

Snively Road, Hyde Road, and Duportail Street. Transient moorage is provided at Columbia Point Marina Park and Columbia Park West. Private moorage is available at Columbia Park West.

Sports Facilities

Columbia Playfield provides five game-ready lit softball fields. Badger Mountain Community Park and Jefferson Park provide five additional game-ready little league fields. Many City Parks and School District facilities contain backstops for informal ballfield practice.

Jeannette Taylor Park contains a 22,000-square foot concrete skate park for skateboards and BMX bicycles. Many of the City parks provide shared areas or dedicated practice fields for soccer, baseball, and basketball. Football fields are mostly provided within the school facilities. Columbia Point provides a golf course; James Lawless Park includes one 18-hole disc golf course. Table CF-4 indicates current facilities within the City.

Private Recreational Facilities

Several neighborhoods, apartment complexes, private businesses, and churches throughout Richland have built private facilities, such as swimming pools, tennis courts, gymnasiums, golf courses, and playgrounds for their residents, members, and employees. While these amenities are not considered in the inventory of available public facilities, private facilities reduce the demand on public facilities.

LEVEL OF SERVICE

Parks

City of Richland level of service standards have been established for the location of neighborhood and community Parks. Neighborhood parks should be available within a one-mile radius from any dwelling unit. The level of service for community parks is a two-mile radius from any dwelling unit. For the purpose of establishing level of service standards, community and regional parks are considered to provide Neighborhood Park service. Park area level of service standards have not been established for the other park types, as they are developed based upon specific activity needs of the City.

Trails

There are no established national standards for trails. The City of Richland has chosen not to identify a level of service standard for trails. Currently, Richland has 30 miles of paved Class 1 trails, or 0.49 miles per 1,000 population.

Natural Open Space

There are no established national standards for open space. The City of Richland has chosen not to identify a level of service standard for natural open space. As discussed in Table CF-1, the City has 874 acres of natural open space in seven parks. With additional acres managed by other government agencies within, or adjacent to the City limits, the total natural open space area in the City limits and UGA is 2,476 acres (Table LU-1). This equates to approximately 40 acres per 1,000 population or 1,730 square foot per resident.

Aquatics

The National Recreation and Park Association's (NRPA) Recreation, Park, and Open Space Standards and Guidelines recommend that the City of Richland should provide one swimming pool per 20,000 residents and the pools should be able to accommodate 3-5 percent of the total population or 1,964

people at a time. The City has no adopted standards for aquatic facilities. Several private, neighborhood pools exist in the City and are not included in this evaluation.

Recreation Programing

The City of Richland Recreation Department provides recreational opportunities on a continuous, year-round basis, with up-to-date event/activity guides and calendars available online for the public. These facilities and programs are intended to enhance residents' health and provide comfortable access to their local government and other community amenities. Listed below is a brief sample of activity categories with categories changing based on demand.

- Aquatics-swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, juggling, hunter education, first aid and more
- Dog training, park ranger programs, geocaching, hikes and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camps-for youth
- Cards, socials trips

FUTURE DEFICIENCIES

Parks

The City is not in need of any additional neighborhood park land. The development of Horn Rapids and Badger Mountain South neighborhood parks will provide adequate park service. New areas near City View re-designated with this Comprehensive Plan update will require one additional community park to serve the area.

The four community parks (Badger Mountain, Claybell, Hanford Legacy, and Trailhead) provide adequate land for development of needed park amenities. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each community park with the exception of Trailhead Park.

Natural Open Space

An analysis on park land in low density cities indicates only eight cities in US have more than 40 acres per 1000 population of park land, which Richland has (The Trust for Public Land, 2015). With the park and natural open space combined, Richland has 79 acres per 1000 people. With the projected 20 years' population, this ratio will be 55 acres per 1000 people. The land use changes indicated in Tables LU-6 and LU-7 will increase the Natural Open Space, and decrease the Developed Open Space. Approximately 38 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-6). With these changes, Richland will have about 78.7 acres of open space per 1000 people. For the next 20 years' population, this ratio will remain about 55 acres of open space per 1000 people. The proposed land use changes will result in 54 acres of increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres.

Although Richland includes more open space than communities around the nation, there is a community interest in preserving and expanding open space. The need of open space should be further assessed through stakeholder and public involvement.

Recreation

Table CF-4: Recreational Facilities Inventory and Deficiency

Facility Type	Existing Inventory	Build-out Demand	Additional Need
Youth Baseball Game Fields	10 Fields	10 Fields	0
Youth Baseball Practice Fields	12 Fields	18 Fields	6 Fields
Youth Softball Game Fields	5 Fields	6 Fields	2 Fields
Youth Softball Practice Fields	10 Fields	16 Fields	6 Fields
Adult Softball Fields	4 Fields	6 Fields	2 Fields
Indoor Basketball Practice Courts	7 Courts	16 Courts	9 Courts
Indoor Basketball Game Courts	5 Courts	7 Courts	2 Courts
Indoor Volleyball Courts	21 Courts	14 Courts	4 Courts
Youth Soccer Practice Fields	27 Fields	38 Fields	15 Fields
Youth Lacrosse Game Fields	0 Fields	8 Fields	4 Fields
Youth Lacrosse Practice Fields	0 Fields	2 Fields	2 Fields
Youth Football Game Fields	1 Field	3 Fields	2 Fields
Youth Football Practice Fields	0 Field	0 Fields	0 Fields
Golf Driving Ranges	1 Range	2 Ranges	1 Range
Golf, 18-Hole Courses	1 Course	2 Courses	1 Course
Archery Ranges	1 Course	2 Courses	1 Course
Skateboard Park	22,700 sf	30,000 sf	7,300 sf
Outdoor Tennis Courts	28 Courts	45 Courts	17 Courts
Indoor Swimming Pools	1 Pool	4 Pools	3 Pool

(Based on a 2030 Population 70,000; Source: 2014-2019 Parks, Trails, Open Space and Facilities Master Plan)

RECOMMENDATIONS

Table CF-5: Parks, Trail, Recreation, and Open Space Financing

Facilities	Total Cost ¹ (\$)	Funding Sources	Time Frame
Badger Mountain Park	1,950,000	Park Reserve Fund Park Districts 5 RCO Grant General Fund	2019 - 2020
Columbia Playfield Improvement	1,096,109	Right-of-way Sale Lodging tax Grant Re Excise tax 1st ¼%	2018
Gateway Entrance Improvement	361,000	Re Excise tax 1st ¼%	2012 - 2017
Hanford Legacy Park	7,600,000	Lodging tax Fund RCO Grant	2013 - 2030

Facilities	Total Cost ¹ (\$)	Funding Sources	Time Frame
		Re Excise tax 1st ¼%	
John Dam Plaza Improvements	2,000,000	Business License reserve Fund Private Donations Re Excise tax 1st ¼%	2018
Park, Facilities and Trail Signage	1,70,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2017 - 2030
Park, Facilities Deferred Maintenance	2,140,725	Park Districts 3 Undesignated Park Reserve Fund RCO Tier 1 Big Grant Donation	2013 - 2030
Shoreline Deferred Maintenance	280,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2014 - 2030
Tree Replacement and Deferred Maintenance	120,000	Re Excise tax 1st ¼% WCIA Insurance Settlement Payment	2014 - 2030
West Village Park at Badger Mountain South	250,000	Park District 4	2017
¹ Includes amount that has already been spent in previous years starting in 2012; projects with budget already spent before 2017 is not included in this table.			

Park and recreational facility improvements will be met through proactive long-term planning. Programs and planning shall be done in accordance with the Parks, Trails, Open Space and Facilities Plan. The 2014 – 2019 Parks, Trails, and Open Space Facilities Master Plan indicates major facilities proposed for parks and recreation and their funding sources for a timeframe between 2017 and 2030.

The 2017 Capital Improvement Plan provides a detailed project list for 2017 through 2022. Additional projects in the CIP include:

- Bypass Shelterbelt, budgeted for \$1,206,458 in 2020 through 2022
- Conversion of State Funded Recreation Land Mitigation, budgeted for \$60,000 in 2017
- Craighill Park, budgeted and spent \$50,000 in 2016
- Drollinger Park, budgeted for \$120,000; remains \$60,000 for 2018
- Gala Park, budgeted for \$398,386; remains \$70,000 for 2019
- Horn Rapids Athletic Complex, budgeted for \$650,000 for 2017 through 2021
- Parks Facilities ongoing maintenance, budgeted for \$4,192,000 for 2017 through 2022

Land use change indicated in Tables LU-6 and -7 will result in 50 acres on increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres of Open Space. However, this will increase Commercial Recreational land that will offer water-oriented recreational opportunities.

Figure CF-1: Parks, Schools and Open Space

SECTION THREE

MUNICIPAL FACILITIES

EXISTING CONDITIONS

The City of Richland provides many services at municipal facilities throughout the City. Many of these services are discussed in detail in other sections of this Capital Facilities Element and in the Utilities Element. This section describes the City of Richland's administrative buildings and civic center municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

City Hall in downtown Richland houses the Council Chambers, Finance Division, and Administrative Services. It also houses the Cable Communications and the Public Information Officer. The City Hall Annex, adjacent to City Hall, houses the City Manager's office, Assistant City Manager and City Clerk, City Attorney, and Hanford Communities.

The Community Center, a 13,000-square foot facility built in 2002, serves a dual role as a new senior center and a recreation and meeting facility. The facility has a dividable multi-purpose assembly room, game room, commercial kitchen, meeting rooms, and fitness facility. It also houses the administrative offices of the Parks Department.

The Development Services Center houses the Building and Permit Services Division, the Housing Resource Division, Electrical Administration and Engineering, and Public Works Administration and Engineering groups. The building was acquired from the Federal government as surplus property and renovated to become a one-stop planning and development facility during the City's construction expansion period. The renovated area provides increased space and improved working conditions for existing staff. With these services becoming centralized, productivity and efficiency improvements are being recognized.

Staffing for these operations includes 217 employees. The location of major municipal facilities is shown in Figure CF-3, Facilities Map. No municipal facilities are located in the unincorporated areas of the UGA.

In 1994 the City purchased a 160-acre parcel near the Kennedy Road/I-182 interchange, of which 33 acres are dedicated to the construction of a new city shops complex. This campus-style complex completed in 1999 houses the Information Technology and Human Resource Divisions and the construction and maintenance divisions of the electric, water, and solid waste utilities, parks and facilities, fleet services, as well as purchasing and warehousing. In 2010 the City constructed an addition that houses the Information Technology Data Center. The complex consists of three separate buildings and outdoor storage.

LEVEL OF SERVICE

Planning for municipal facilities is based on employment trends, current occupancy, life cycle of the building, efficiency of use, and expansion requirements. Space plans are also determined based on the program objectives of individual departments. Studies prepared by ALSC Architects in April 1992 and 2003, evaluated municipal buildings and recognized that some municipal facilities within the City of Richland were operating at a substandard level.

Assessment of Facilities

City Hall is a 27,914-square foot two-story building. Apart from a minor cosmetic remodeling of the Council Chambers and addition of technology, minimal improvements have been made since it was

constructed in 1959. A facilities analysis, completed by ALSC Architects in April 1992 and again in 2003, evaluated each building for the adequacy of architectural, structural, mechanical, electrical, and safety qualities. The study identified facility needs for City divisions to remain at the site after relocation of the Service Functions and Senior Center. The study concluded that the City Hall Complex is inadequate in size and flexibility and is not in compliance with basic accessibility and energy code requirements. The HVAC system is well beyond its intended life cycle and consists of an electric steam boiler original to the building and a cooling tower. Currently, the City is undertaking a review of its various administrative facilities.

The 5,600-square foot Administrative Building was built in 1977 and has only had minor cosmetic improvements. The ALSC study concluded that the building is basically sound and, is in compliance with building codes. Minor additional aesthetic improvements to the interior finish and carpeting in part of the building were recommended. The HVAC system is running at half of its design capability and cannot be repaired without significant investment.

FUTURE DEFICIENCIES

Municipal facility needs that are affected by growth include equipment and space needs as well as additional staff time to process building permits, conduct development plan reviews, and perform City administrative functions. Future growth and development will place increased demand on the City's municipal facilities and services. However, many factors that influence the need for municipal facilities space do not correlate directly with population growth. With technological advances that affect space demands and the trend toward the "right-sizing" of government, it cannot be assumed that municipal facility needs will increase proportionally with growth.

RECOMMENDATIONS

Currently a plan is underway for the construction of a new City Hall that will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction of a 46,000-square foot facility will begin in 2017 and be complete in 2018.

The Facilities Matrix below in Table CF-6 evaluates major facilities' lifecycles. The lifecycle of a facility can be measured based on the age of a building and cost of operation and maintenance over time. Efficiency in the building design can reduce the maintenance cost. Maintenance and operation cost rises as the building gets older until it reaches a point when maintenance is no longer cost-effective. The average age of an office building can range from 30 to 50 years. However, a building can reach its lifecycle sooner if it does not meet current code and safety requirements, and the cost of retrofitting outweighs the benefit. Future municipal facilities planning should assess the lifecycle of facilities and plan in advance to maintain desired level of service.

Table CF-6: Municipal Facilities Matrix and Lifecycle Assessment

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/Replacement Allocation in CIP (\$)
City Hall	1959	Inadequate in size and flexibility; not in compliance with energy code or ADA requirements; major MEP components are failing and the cost of maintenance is increasing every year	The facility has passed its effective lifecycle. The building is in year 59 of a 50 year lifecycle and will be replaced within 2 years.	18,500,000 for new facility to be completed in 2018
City Shops 100, 200, 300	1998	The facility is still functioning very well for its intended purpose. The MEP systems have been well maintained and are performing as expected. The roof material has failed and will need to be replaced in 2018	The facility is on a 50-year lifecycle. If a proactive maintenance program continues, the building should meet its intended lifecycle. The current remaining lifecycle is 60%	
Development Services Building	1944	Major MEP failure throughout the building	The facility has passed its effective lifecycle and will be replaced within 2 years as part of the new City Hall	18,500,000 for new facility to be completed in 2018
Fire Station 71	1953	Even though the facility was remodeled in 1992, it is not performing well. The MEP systems are failing	The facility is currently on year 64 of a 50 year lifecycle. The facility is well past its effective lifecycle and is requiring significant maintenance to keep it functioning properly	<u>\$5,000,000</u>
Fire Station 72	1991	The facility has sustained water damage over the years based on a poor roof and parapet design. The facility will	The facility was intended for a 50 year lifecycle. Based on the current status, its	

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP (\$)
		require a significant remodel in 2017 to address the water damage. Overall, the major MEP components are functioning properly	actual lifecycle has been reduced based on water damage. The remaining lifecycle is approximately 40%	
Fire Station 73	1958	The facility is not performing well and requires significant maintenance to sustain operations. The MEP systems are at the end of their life	The facility is currently on year 59 of a 50-year lifecycle. It is well past its effective lifecycle	\$4,100,000
Fire Station 74	2015	The facility is performing extremely well	98% lifecycle remaining	
Landfill	1977, additions and updates 2001, 2003, 2008	Customer areas such as transfer station and administrative offices scheduled for update or relocation as part of capacity improvements 2018-2019	5% - 10%	\$8,003,512
Police Station	2001	The facility has performed well other than normal MEP and building maintenance	70% lifecycle remaining	
Richland Community Center	2001	The facility has performed well other than normal MEP and building maintenance. The roof is an area of concern and will require significant maintenance	70% lifecycle remaining	
Richland Library	2009	The facility has performed well other than normal MEP and building maintenance. The roof has been a concern and will require replacement well before its intended lifecycle	80% lifecycle remaining	Money is being held in the library reserve fund to replace the roof

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/Replacement Allocation in CIP (\$)
Water Treatment Plant	2005	Renewal/Replacement projects scheduled for 2017-2021		\$4,382,770
Waste Water Treatment Plant	1985/1986	Repair/Replacement of influent building and treatment facility are scheduled for update in 2017-2018		\$2,283,000 – Influent Upgrades \$6,611,369 – Treatment Facility

Figure CF-2: Municipal Facilities

SECTION FOUR

FIRE AND EMERGENCY SERVICES AND FACILITIES

EXISTING CONDITIONS

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue, and hazardous materials response to citizens, visitors and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Interlocal Agreements to segments of unincorporated areas of Benton County.

Existing Fire Stations are located as follows:

- Fire Station 71 at 1000 George Washington Way.
- Fire Station 72 at 710 Gage Blvd.
- Fire Station 73 at 1900 Jadwin Avenue.
- Fire Station 74 at 2710 Duportail Street.

The map indicates existing and future Fire Stations serving the City.

LEVEL OF SERVICE

Emergency Response Standard

Richland Fire & Emergency Service historic LOS dates back prior to 2000. Minimum level of service goal is a response time of 5 minutes to 90% of all emergency calls within the City of Richland. The 5-minute response time is defined from time of dispatch to arrival on scene.

Professional Industry Standard

Richland Fire & Emergency Services was given an Insurance Service Office (ISO) rating of 3 following an evaluation conducted in 1994 and again in 2016. ISO ratings range from 1 to 10, with lower numbers being better.

FUTURE DEFICIENCIES

- Inability to meet the City's historic minimum level of service in the northern and southern perimeters of the City as outlined in CFPS Goal 1 policies 1, 2 & 3.
- Enhanced difficulties maintaining WAC training compliance without having access to a training complex.

RECOMMENDATIONS

The following facility recommendations are based on the Comprehensive Plan goals and desire to maintain a level of service standard for the time period of 2017 to 2037.

Short Term 2017-2021 Capital Cost Estimate \$12.9 to \$14.1 million

1. Relocation of the north station (Jadwin & McMurray) further north near the intersection of SR 240 and Stevens Drive (Capital cost estimate: \$4.1 million). Optimal timing for relocation of north station is simultaneous with the completion of the Duportail Bridge. Historic note:

earlier comprehensive plans from the 1990s identified the replacement of station 73 (Jadwin & McMurray) in 2004.

- a. Secure property and change zone and land use designation.
 - b. Construct emergency response facility
2. Construct a satellite/decentralized fire and emergency services facility in north Richland (Capital cost estimate: for facility \$1.8 to \$3 million based on existing or new construction plus \$1 million for apparatus).
 - a. Secure property in appropriate geographic area in North Richland for future facility (Science/tech Park)
 - b. Construct emergency response facility
 - c. Include cost of apparatus: Fire Engine and Ambulance
3. Secure property in appropriate geographic area in northwest Richland for future facility (Horn Rapids Golf Community). City currently owns land in targeted area. Need to confirm zoning and land use change (Capital cost estimate: \$5.7 million).
4. Relocation of Central Fire Station #71 located at George Washington Way & Swift Boulevard to an area near the Richland Police Station (Capital cost estimate: \$5 million).
5. Construct a decentralized fire and emergency services facility in southeast Richland.
 - a. Secure property in appropriate geographic area in southeast Richland for future facility (Capital/property cost estimate: \$500,000).
6. Construct a satellite/decentralized fire and emergency services facility in Badger South area of Richland.
 - a. Secure properties in appropriate geographic areas in South Badger for future facilities (Capital/property cost estimate: \$500,000; total cost: 4.5 million).

Figure CF-3: Emergency Service Zone

SECTION FIVE

POLICE SERVICE FACILITIES

EXISTING CONDITIONS

The City of Richland has its own Police Department to provide law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The Department employed commissioned officers and civilian employees.

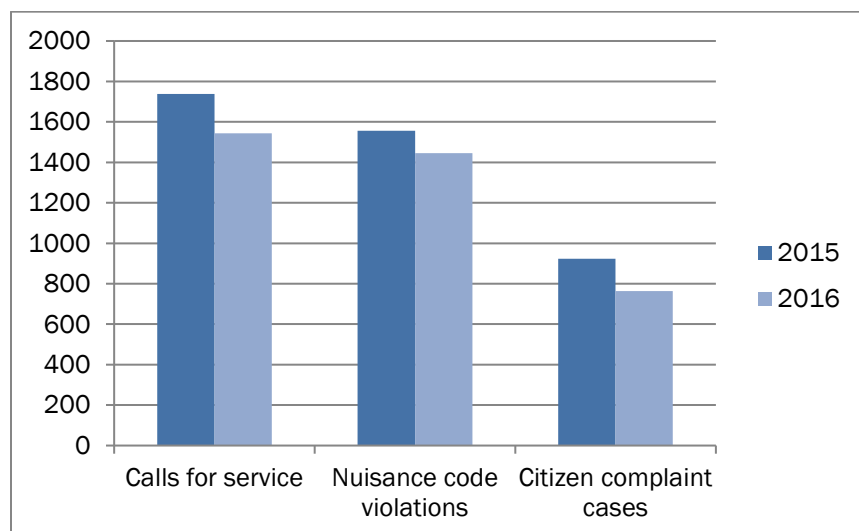
The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Crime rates are decreasing in some categories, while increasing in other categories, based on 2015 and 2016 National Incident-Based Reporting System (NIBRS) data for Richland. Robbery, motor vehicle theft, and stolen property offences have increased slightly, but kidnapping and burglary have decreased. For code enforcement cases, calls for service, code violations, and citizen complaints have decreased as shown in the Table CR-7 below.

Table CF-7: NIBRS Crime Statistics for Richland

Crime Categories	Total Crimes	Total Crimes
	2015	2016
Robbery	6	11
Aggravated Assault	53	69
Simple assault	337	313
Kidnapping	15	5
Burglary	217	178
Arson	6	6
Larceny	1111	1100
Motor vehicle theft	48	80
Fraud	190	179
Stolen property offences	29	42
Destruction/ vandalism	461	444
Drug/ Narcotic offences	175	201

Figure CF-4: Code Enforcement Incidents



Current average response times to high priority calls range from one to seven minutes, depending on the type of call and location. The priority categories of police response to calls for service are as follows:

1. Priority I calls are where the safety of people is involved and in progress calls, officers will respond with all urgency, using emergency response equipment when justified.
2. Priority II calls are calls that just occurred. These calls do receive a high-priority response, again using emergency equipment when justified.
3. Priority III calls do not require an emergency response. These calls will be handled as soon as practical but will have lower priority than Category I or II calls. Officers answer Priority III calls when time allows.

Law enforcement within Richland's unincorporated UGA is provided by the Benton County Sheriff's Office. The City of Richland and Benton County have signed a Consent Agreement for Mutual Aid Peace Officers Powers in accordance with the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW). By signing this agreement, the jurisdictions agree to provide cooperative enforcement of the law beyond their territorial boundaries as requested by the jurisdiction in need of assistance.

The Police Services Division occupies a police station constructed in 2001.

LEVEL OF SERVICE

Richland Police provides a value-based service. Instead of measuring levels of service by officers per population, Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. A balance of committed vs. uncommitted time allows for an efficient response to citizen's calls for service while allocating uncommitted time to allow for proactive police work throughout the community. This balance generally needs to stay at 60 percent committed time and 40 percent uncommitted time.

FUTURE DEFICIENCIES

Future growth will increase demand for police protection services and police department community programs. This may result in a need for additional police officers, equipment, and support staff in the long term.

RECOMMENDATIONS

The Police Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

Figure CF-5: Police Patrol Zone

SECTION SIX

LIBRARY FACILITIES

EXISTING CONDITIONS

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to public. The PNNL campus master plan also indicates an on-campus library that is available only to PNNL staff and visiting officials. The Richland Public Library and the WSU CIC are both located within Richland City limits. In addition to those listed above, other library facilities in Richland include school libraries at each school in the Richland School District except Rivers Edge High School.

The Richland Public Library is located at 955 Northgate Drive, is a single facility with no bookmobile or branch outlets. The library serves all of Richland's population and the population in the region. The current library facility was expanded and remodeled in 2009 with state of the art facilities, such as two 19 feet x 24 feet meeting rooms with adjustable lighting and dividers. Each room can accommodate 32 people and the rooms can be combined into a single 38 feet x 24 feet room accommodating 64 people. A 62 feet x 32 feet room seating 132 people was also added. This room features a projector, retractable movie screen, retractable black-out shades as well as conventional shades, a sound system, and DVD player.

The remodel also included the addition of a second floor, which allowed for the expansion of the library's collection as well as the addition of multiple study tables, a fire place, and upholstered seating.

The remodeled lobby features exhibit space that is highly sought after for the display of paintings and sculptures. Glass display cases, a vendor kiosk, and a bookstore were also a part of the building's expansion. During an average week, the library is open 69 hours. Hours of operation vary from winter to summer months. During winter months the library is open from 9:30 a.m. to 9:00 p.m. on Monday through Thursday, 9:30 a.m. to 5:00 p.m. on Friday and Saturday, and 1:00 p.m. to 5:00 p.m. on Sunday. During summer months, the library is closed on Sundays.

LEVEL OF SERVICE

The library facilities are currently operating to serve the population within the City and the UGA. Its service and capacity level is adequate to serve its existing population.

FUTURE DEFICIENCIES

With the future growth of the City, there may be a need for additional library facilities on the south side of the City.

RECOMMENDATIONS

Based on the current Urban Growth Boundary and population growth projections, the City of Richland should look forward to one or more branches or explore other ways to expand service.

SECTION SEVEN

SCHOOLS

EXISTING CONDITIONS

Richland is mostly served by the Richland School District. Table CF-8 describes all facilities that serve residents within the UGA although some schools are located outside the UGA. Table CF-9 lists the special purpose facilities, such as gymnasiums and libraries, in those schools.

Table CF-8: School Buildings

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Richland School District				
Elementary Schools				
Badger Mountain	48,371	15	1	25
Jason Lee	78,905	17	1	28
Jefferson	50,882	12	2	24
Lewis and Clark	43,412	15	1	20
Marcus Whitman	43,312	13	1	20
Orchard	72,000	12.33	1	27
Sacajawea	44,100	16	1	21
Tapteal	48,371	15	1	25
White Bluffs	72,626	15	1	
William Wiley	49,138	13.5	1	25
Amon Creek Elementary	76,218	≈ 13	1	38
Middle Schools				
Carmichael	107,066	26	1	31
Chief Joseph	116,837	22	1	31
Enterprise	91,300	40	1	36
High Schools				
Richland High	271,536	35	6	69
Hanford High	243,031	72	8	75
Rivers Edge	8,811	1	1	6
Three Rivers HomeLink (located on Jason Lee Elementary)	16,780	N/A	1	8
Kennewick School District				
Elementary School				
Vista	38,026	11.5	1	20
Middle School				
Desert Hills	88,362	20	4	37

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
High School				
Kamiakin	192,841	30	5	67
Special Schools Outside Richland				
Delta High School (Science, Technology, Engineering, Math) ²	44,013	6	1	20
Tri-Tech Skills Center ¹				
¹ Serves the region and operated by multiple school districts.				
² Located in Pasco. Serves the region and operated by multiple school districts. Students are selected by lottery. Richland has a lottery allocation of 133 students accepted per year.				

Table CF-9: Special Purpose Facilities

School	Gymnasiums	Auditoriums	Cafeterias	Libraries
Badger Mountain	1	0	0	1
Jason Lee	1	1	1	1
Jefferson	1	0	0	1
Lewis and Clark	1	0	0	1
Marcus Whitman	1	0	0	1
Orchard	1	0	1	1
Sacajawea	1	0	0	1
Tapteal	1	0	0	1
White Bluffs	1	0	1	1
William Wiley	1	0	0	1
Carmichael	2	1	1	1
Chief Joseph	2	1	1	1
Richland High	3	1	1	1
Hanford High	3	1	1	1
Rivers Edge (Alternative)	0	0	0	0
Source: Richland School District, 2017.				

LEVEL OF SERVICE

Schools will be designed to accommodate the following:

- Elementary: 500 to 600 students per school;
- Middle: 650 to 800 students per school; and
- High: 1,500 to 1,750 students per school.

DEFICIENCIES AND RECOMMENDATIONS

The Richland School District is required by the State of Washington to provide annual enrollment projections. The District uses the Cohort Survival Method, with consideration of other factors, as the basis for these projections. The Cohort Survival Method uses a five-year average of the percent of

students progressing from grade to grade. The average over the most recently completed five-year period is used to project enrollment for the next five years.

A long range planning study, done for the school district by E.D. Hovee & Company in 2011, developed projections and long range enrollment trends in four areas of the school district: north Richland, central Richland, south Richland, and West Richland. These planning projections, summarized below, were used to develop the bond issue in 2013.

The planned growth of the Badger Mountain South area (BMS) is creating the need for future schools in that area of the city. The school district owns approximately 54 acres in BMS for schools. Improved transportation to meet the access needs of the new schools will also need to be planned. Construction of a middle school (Leona Libby Middle School) is underway and is expected to open in 2017 near Belmont Boulevard and Keene Road, West Richland. The Richland School District purchased 72 acres for a potential high school near the Leona Libby Middle School site. An elementary school is also being planned in this area.

Figure CF-6: Schools

SECTION EIGHT

ESSENTIAL PUBLIC FACILITIES

According to the GMA, Essential Public Facilities (EPF) include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140; regional transit authority facilities as defined in RCW 81.112.020; state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

EXISTING FACILITIES

The City provided essential public facilities are already identified under the Utility Elements. This includes Richland's landfill in the Horn Rapids area. Other facilities within the City but operated by the state or other public agency include the existing airport, Interstate Highway I-182, interregional State principal arterials of SR 240 and SR 224, and the freight railroad system (BNSF, Union Pacific, Port of Benton). The Columbia-Snake River System is also identified as an EPF as it provides an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. Other EPF provided by institutions in Richland include mental health facilities associated with Kadlec and the Lourdes Counseling Center.

SITING

The siting process should be consistent with the Benton CWPP. Policy 11 of the CWPP indicates that the County and Cities, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the Countywide and multi-county level, the following action should be accomplished:

1. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

Richland's Capital Facilities Goal 2 Policy 3 states to locate capital facilities identified as essential public facilities so as to provide the necessary service to the intended users with the least impact on surrounding land uses.

The City establishes the siting criteria with the understanding that some EPF may not pose any siting difficulties beyond those associated with commercial or public developments. Richland reviews the siting of essential public facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential Public Facilities). This process first identifies criteria for determining if the facility is to be reviewed as an EPF. The process reviews and addresses mitigation of potential impacts.

REFERENCES

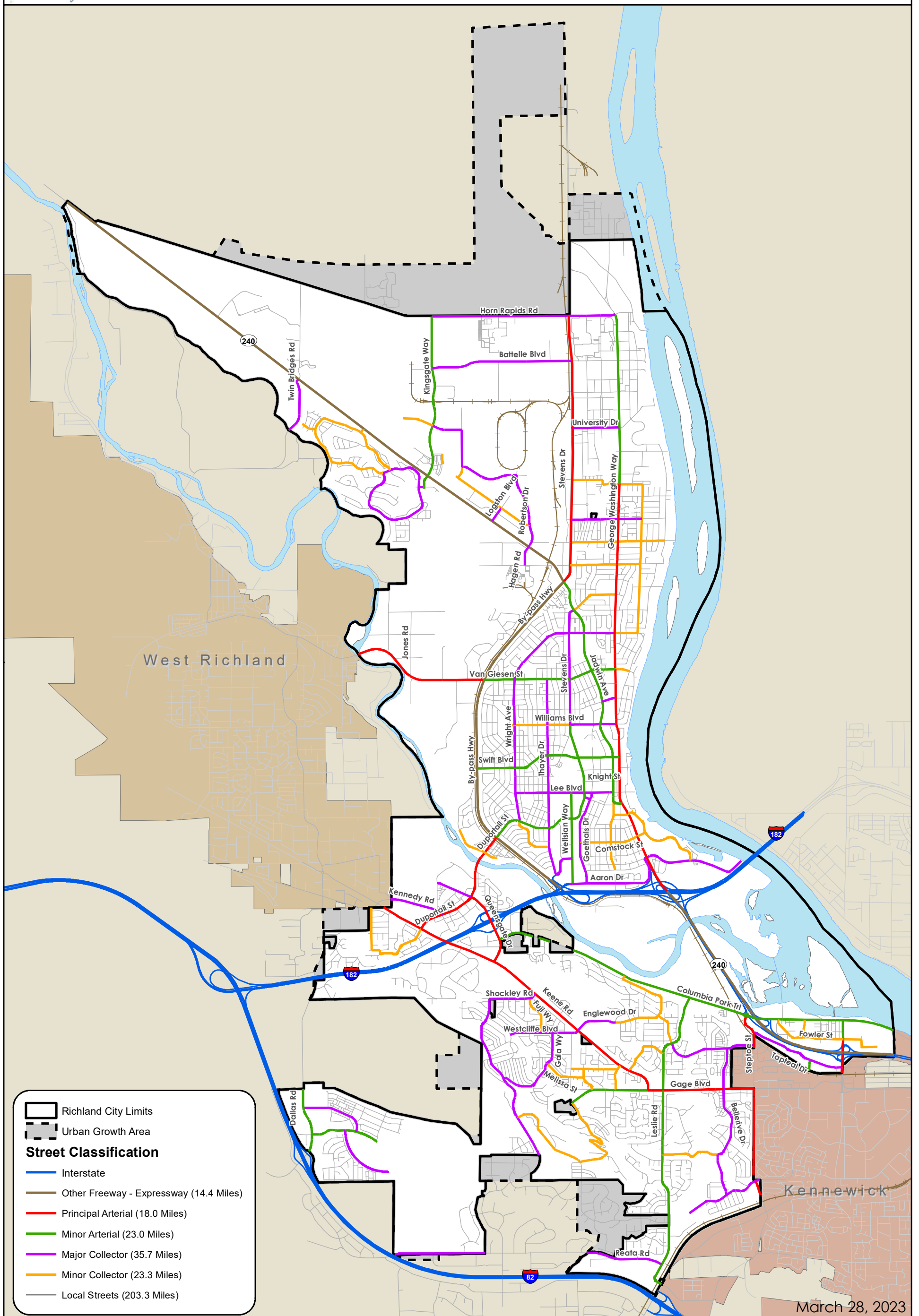
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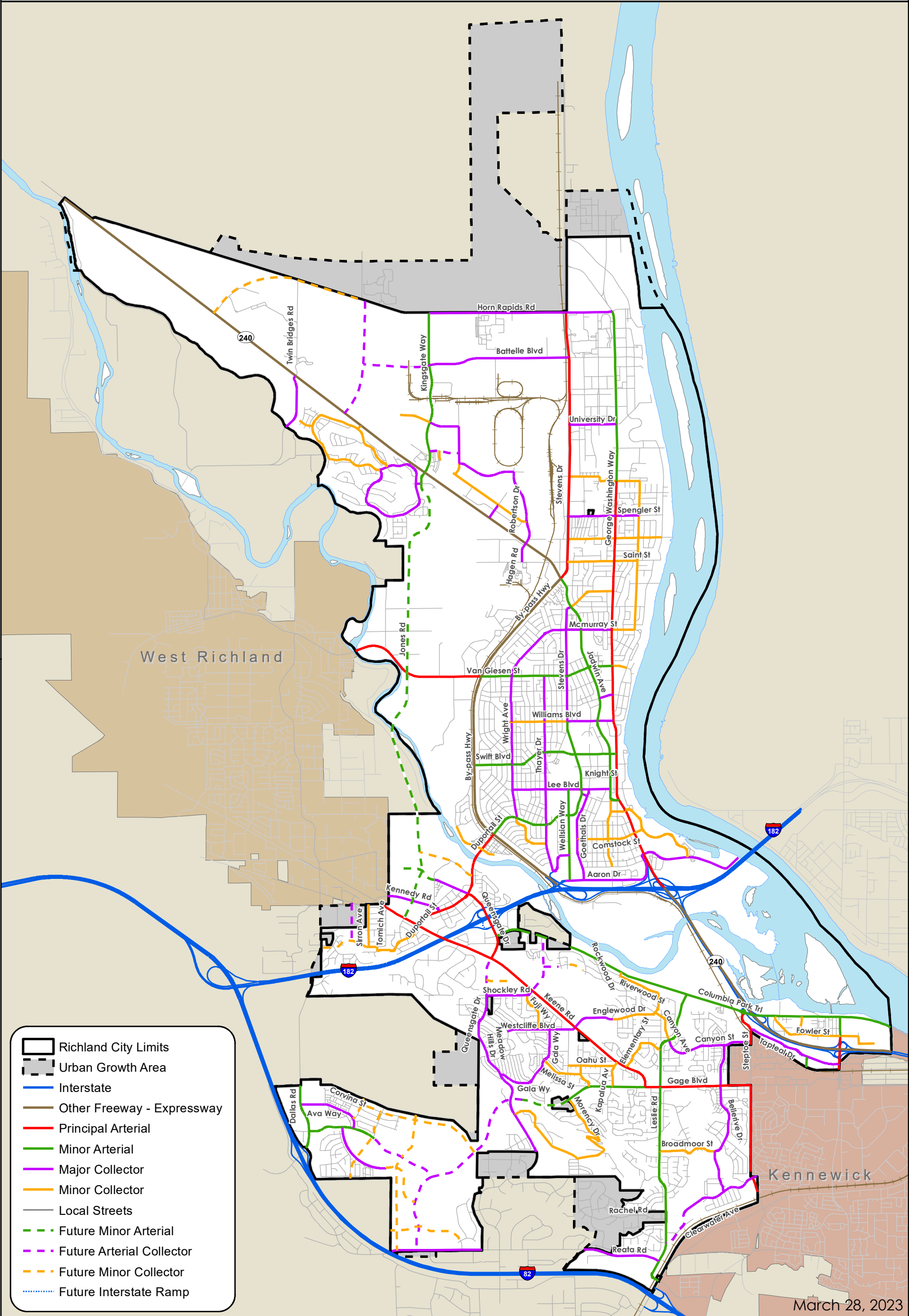
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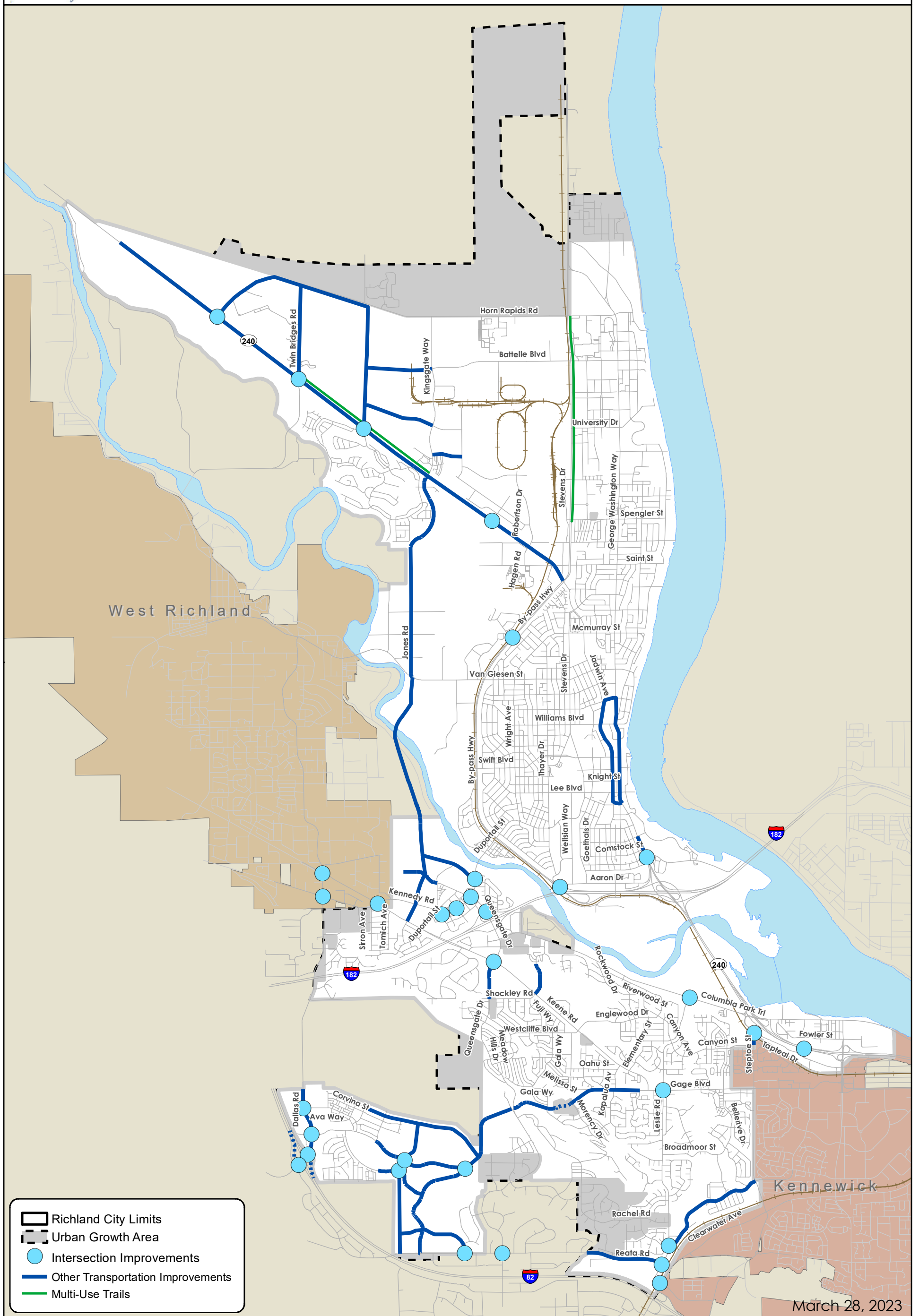




City of Richland

T-11 - Future Functionally Classified Street Network





March 28, 2023



Exhibit 8

CPA2023-106

24 Lawless Dr – City of Richland



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Attn. Kerwin Jensen, Development Services Director

Address: 625 Swift Blvd, Richland, WA

Phone: (509) 942-7586

Email: kjensen@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5804 Road 90, Suite H Pasco, WA 99353

Phone: (509) 916-7131

Email: nstickney@ahbl.com

PROPERTY INFORMATION

Legal Description:

None available at this time

Parcel Number: TBD

Current Zoning: TBD

Current Land Use Designation: None

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Nicole Stickney

Applicant Signature:  Date April 13, 2023



Comprehensive Plan Amendment Application

SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;

Submitted (Filing Fee TBD per internal City coordination).

2. The purpose of the proposed amendment;

The proposed amendment is to establish the land use classification of a portion of land (referred to as the “subject site”) as “Commercial.”

3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area and within city limits where adequate public facilities and services exist, consistent with the GMA goal.

(2) **Reduce sprawl.** The proposal would allow a currently undeveloped site to be developed. Such infill development (development occurring near existing development and where infrastructure already exists) does not promote sprawl.

(3) **Transportation.** The GMA calls for communities to encourage efficient multimodal transportation. The site has access via Lawless Drive and Thayer Drive, which are both Major Collectors. The site is also proximate to Ben Franklin Transit routes.

(4) through (9): The goals related to Housing, Economic development, property rights, permits, natural resource industries, open space and recreation do not directly apply.

(10) **Environment.** The proposal will not result in any changes to existing environmental protection of the site, and any future project specific applications will be subject to environmental review.

(11) **Citizen participation and coordination.** The proposal will be considered during a public hearing, providing an opportunity for citizen participation.

(12) **Public facilities and services.** A initial traffic study has been completed to ascertain the maximum amount of additional trips that could be managed at the site with existing facilities (and only minor modifications to the existing intersection. This ensures the site will not be developed at an intensity which would exceed the intersection capacity.

(13) and (14): The goals relating to Historic preservation and Shoreline management do not apply.

4. How the amendment is consistent with the adopted countywide planning policies;

The amendment is consistent with the adopted Benton County Countywide Planning Policies (CWPPs), particularly with those policies focusing on developing areas appropriately where adequate services are available. The proposal site is within proximity to adequate public facilities, including multi-modal transportation options, stormwater infrastructure, water and sanitary sewer, and energy utilities.

5. How the amendment furthers the purpose of the City's comprehensive plan;

The proposed amendment will be consistent with Richland's adopted Comprehensive Plan, including the City's vision statement and objectives to retain the community and neighborhood character which is described as *"vibrant, progressive, safe, diverse and family-friendly....with opportunities for...housing..."* Moreover, the proposal supports many of City's goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

The proposed amendment aligns with the following Richland Comprehensive Plan Goals and Policies:

General Community Goals

GC Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Land Use Goals

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

- Policy 2: Facilitate planned growth and infill developments within the City.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

- Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

- Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;

The proposed CPA is internally consistent with the City of Richland's Comprehensive Plan as described above in the response for question #5, as well as the following adopted plans and codes:

- RMC 12.06 Complete Streets Policy
- RMC 22.10 Critical Areas
- RMC 23.22 Commercial Zoning Districts

In addition, there is no conflict with adopted codes and plans such, as but not limited to, the Shoreline Master Program, adopted subarea plans, Business Improvement Districts, etc. Those codes and plans do not apply.

7. If applicable, how the project will meet concurrency requirements for transportation;

A Comprehensive Plan Land Use map change to Commercial is not anticipated to result in traffic volumes that would result in a failing level of service at the Thayer Dr. / Lawless Dr. intersection.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

SEPA checklist – *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;
- b. The proposed text change, with new text underlined and deleted text crossed out;

Not applicable as this is a map amendment request.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

- a. The current land use map designation for the subject parcel(s);

None

- b. The land use map designation requested;

COM - Commercial

- c. A complete legal description describing the combined area of the subject parcel(s);

Not available at this time.

- d. A vicinity map showing:

- i. All land use designations within 300 feet of the subject parcel(s);
- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);

A vicinity map named “*Lawless Drive CPA Vicinity Map*” is attached which includes all the required information except the utilities. The utilities information is shown on the attached “*Lawless Drive Utilities Map*” (from the City of Richland online data).

As shown on the vicinity map, the land northeast of the subject site (and abutting the site) is designated as “Commercial” while land is designated “Public Facility” at the BPA Electrical Substation (west of the site and across from the road right of way) with a small strip of land classified as “Developed Open Space” flanking the substation. All remaining surrounding land is in the right-of-way and therefore does not have Comprehensive Plan land use map designation.

Approval of the proposed map amendment will facilitate a logical extension of the Commercial land use classification. Accordingly, granting approval can facilitate a cohesive and complementary land use designation bearing substantial consistency with what the City has already guided and allowed for the surrounding area and adjoining properties.

- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);**

A topographical map is attached: *"Lawless Drive CPA Topo Map"*

- f. The current official zoning map designation for the subject parcel(s);**

None.

- g. A detailed plan which indicates any proposed improvements to:**

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

Not applicable at this time.

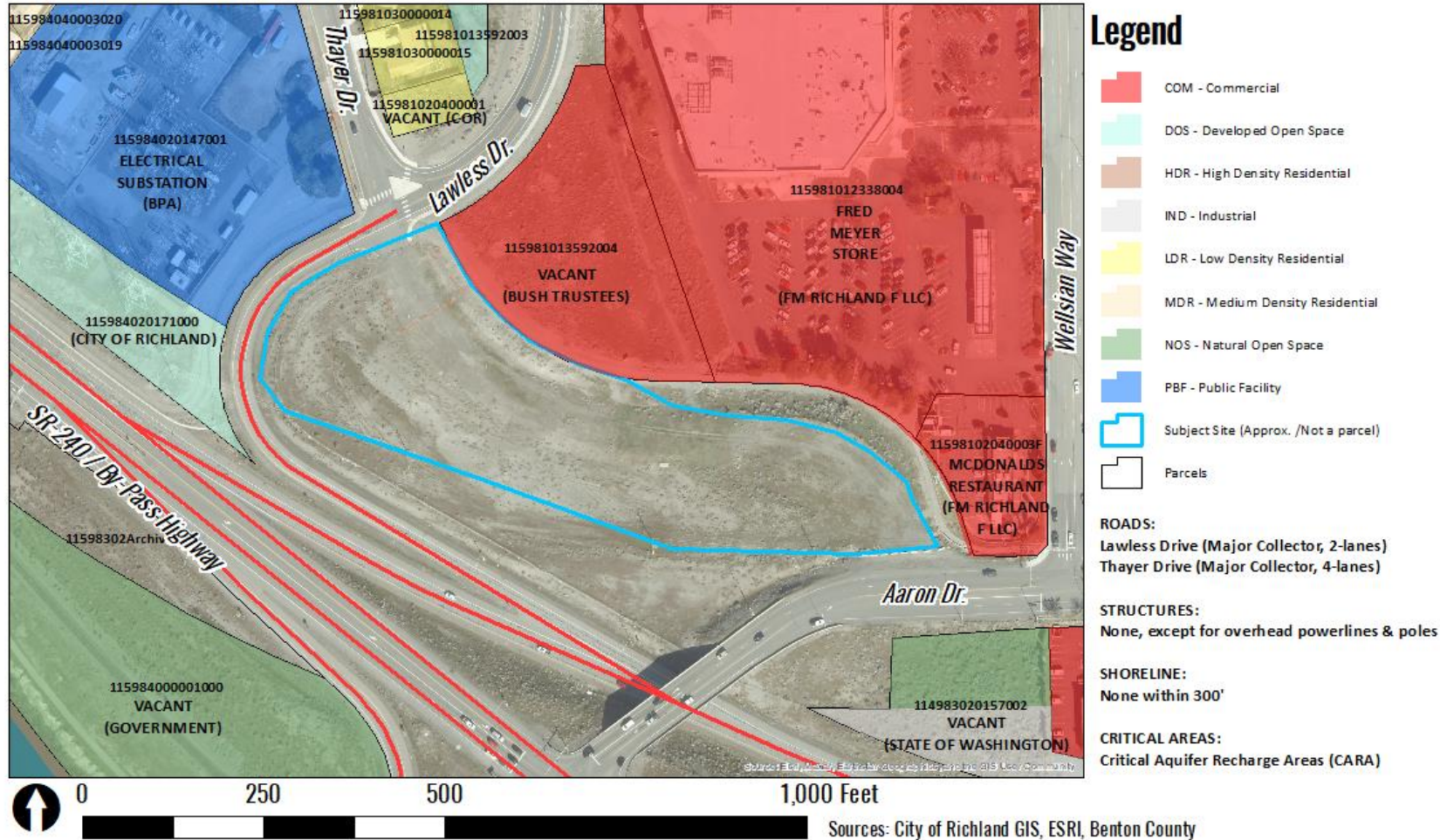
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;**

Pending.

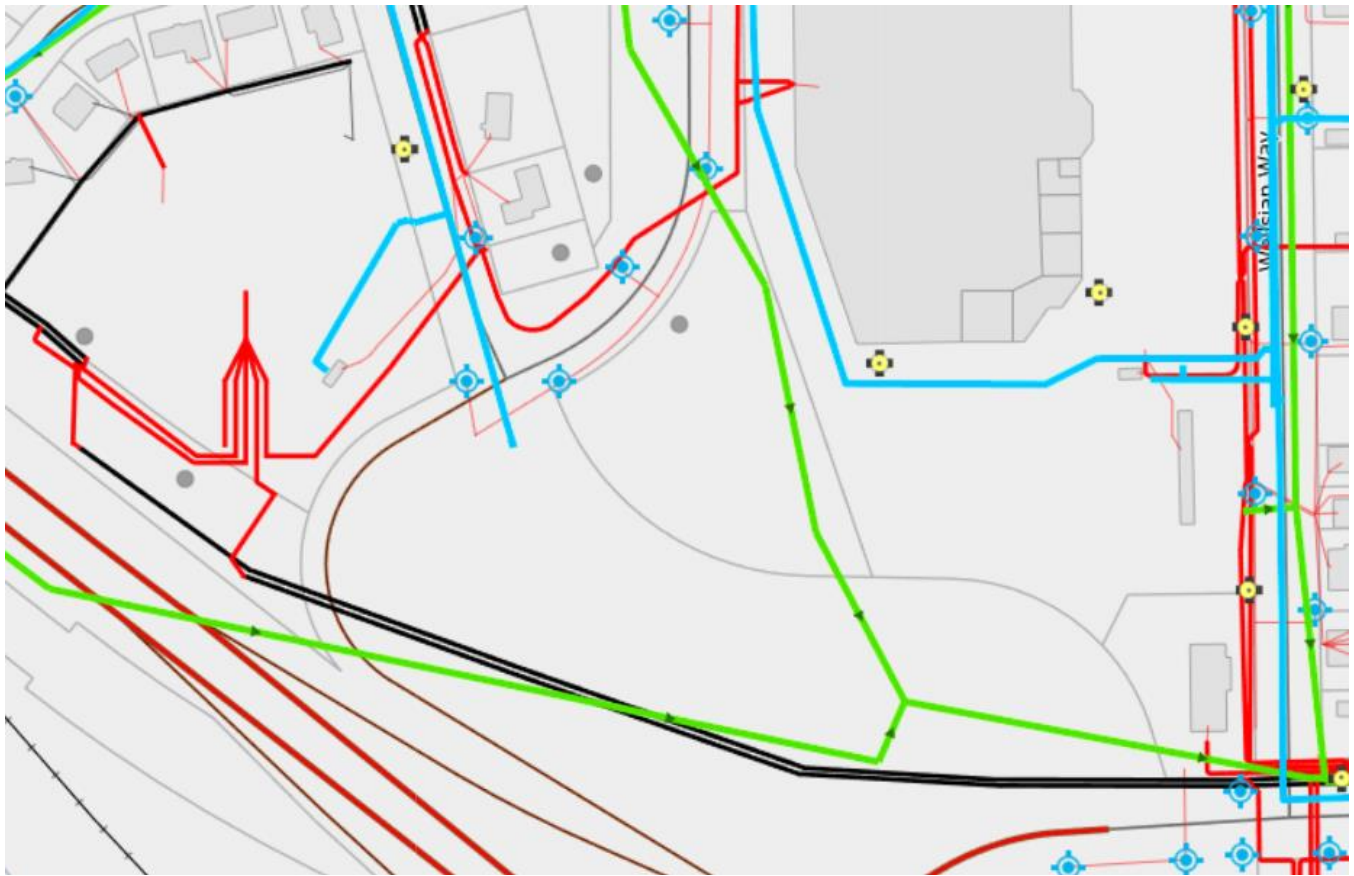
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.**

None at this time.

Lawless Drive CPA Vicinity



Lawless Drive CPA Utilities Map

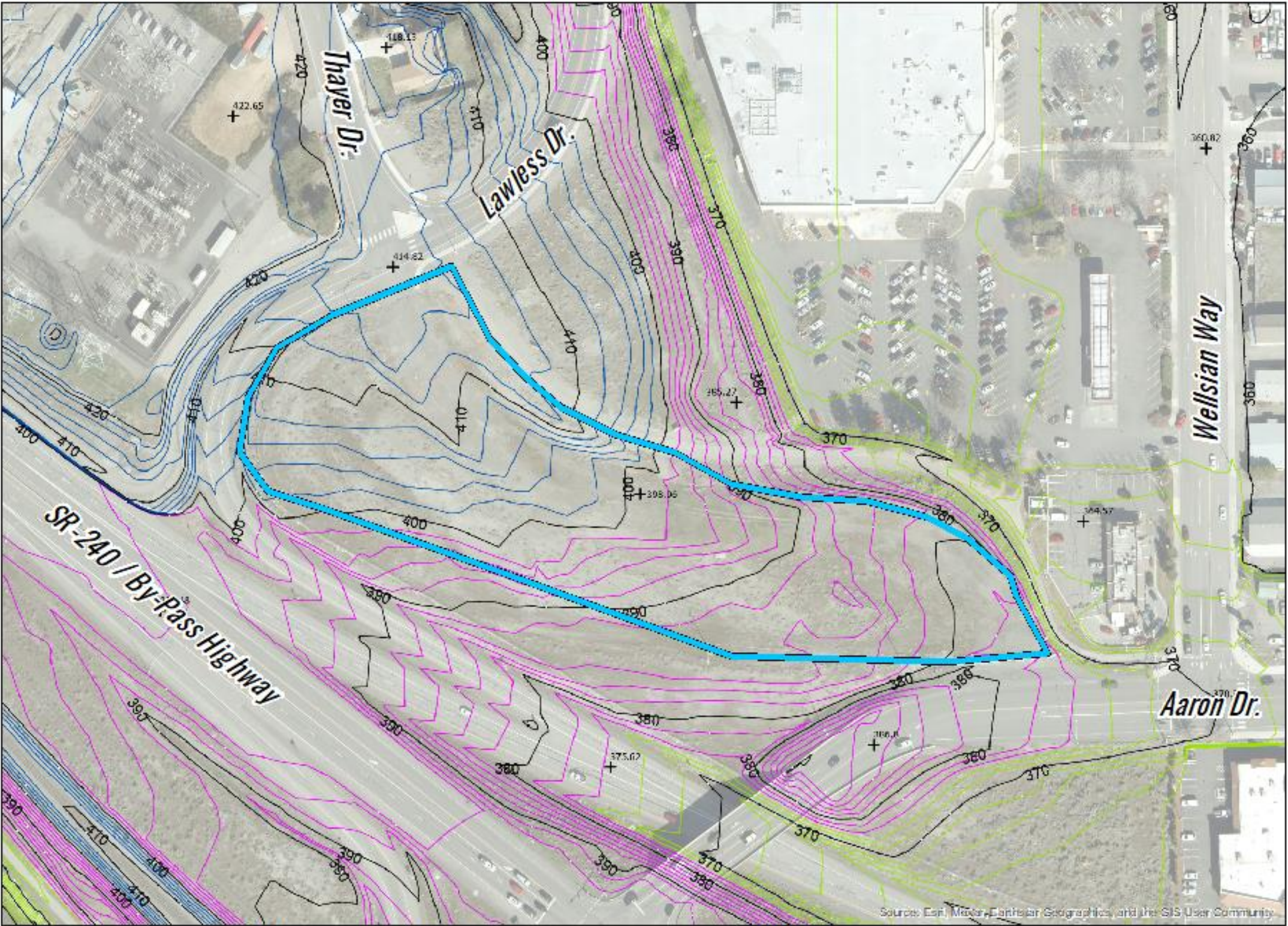


Source: Richland Utilities map at

<https://richlandwa.maps.arcgis.com/apps/webappviewer/index.html?id=1541b5feb5644ef888a1e8cf7a8c3349>

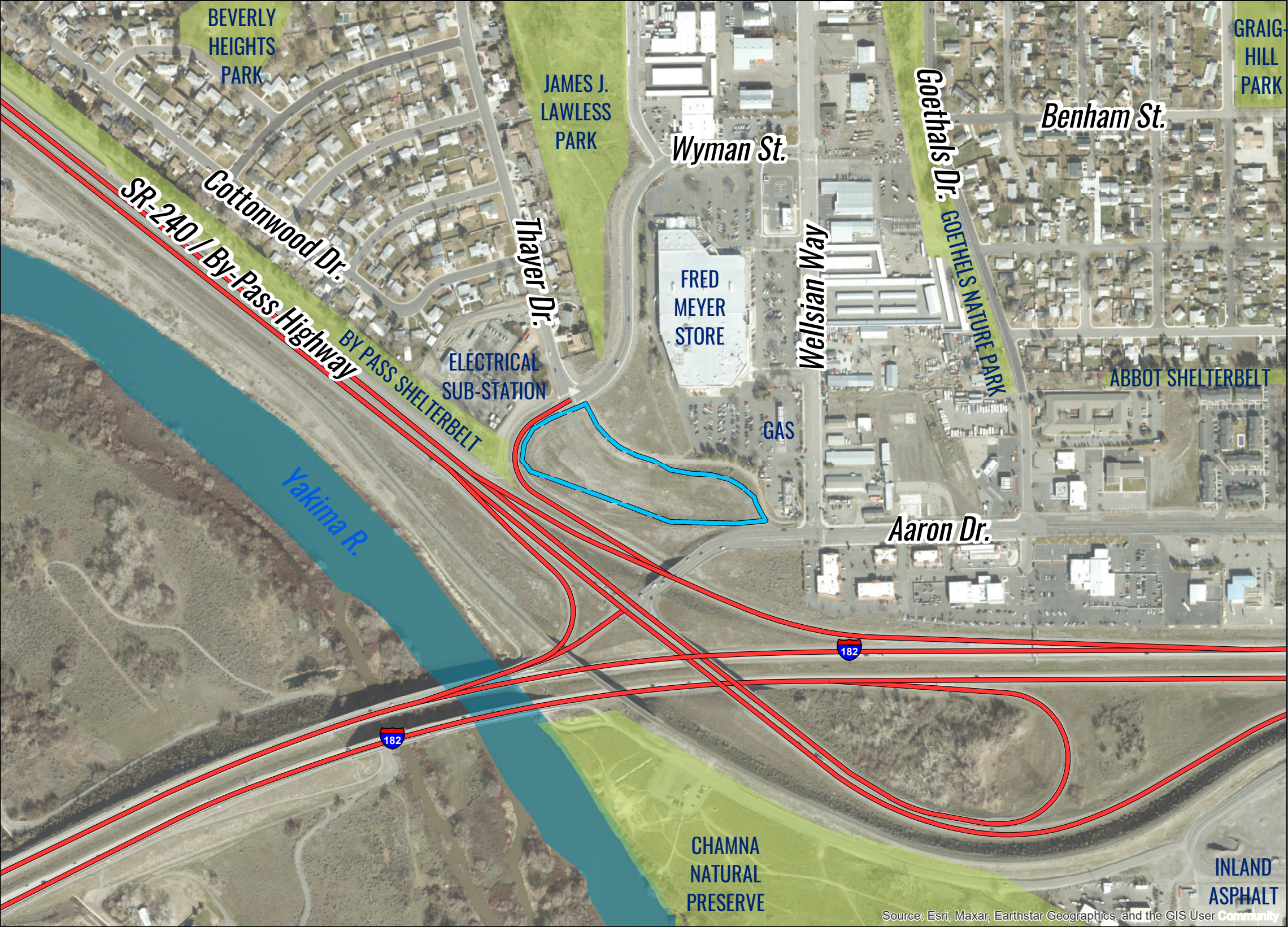
KEY	
Green Line	Sewer
Blue Line	Water
Red Line	Electric
	Hydrant
	Light

Lawless Drive CPA Topo Map



Source: City of Richland GIS, 2018 Contours

Lawless Drive CPA Vicinity



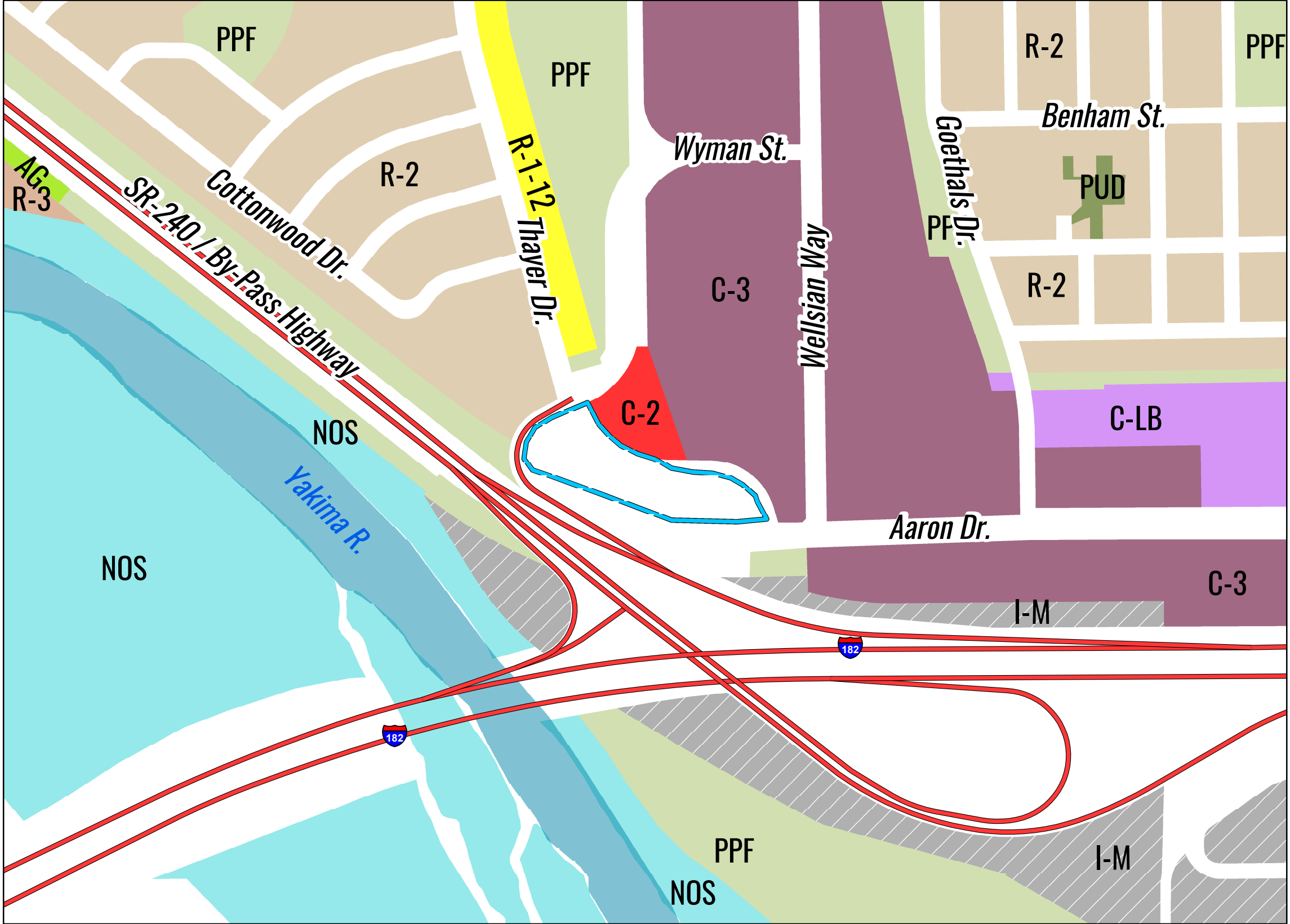
Legend

 Subject Site (Approx. /Not a parcel)



Sources: City of Richland GIS, ESRI

Lawless Drive CPA Zoning Map



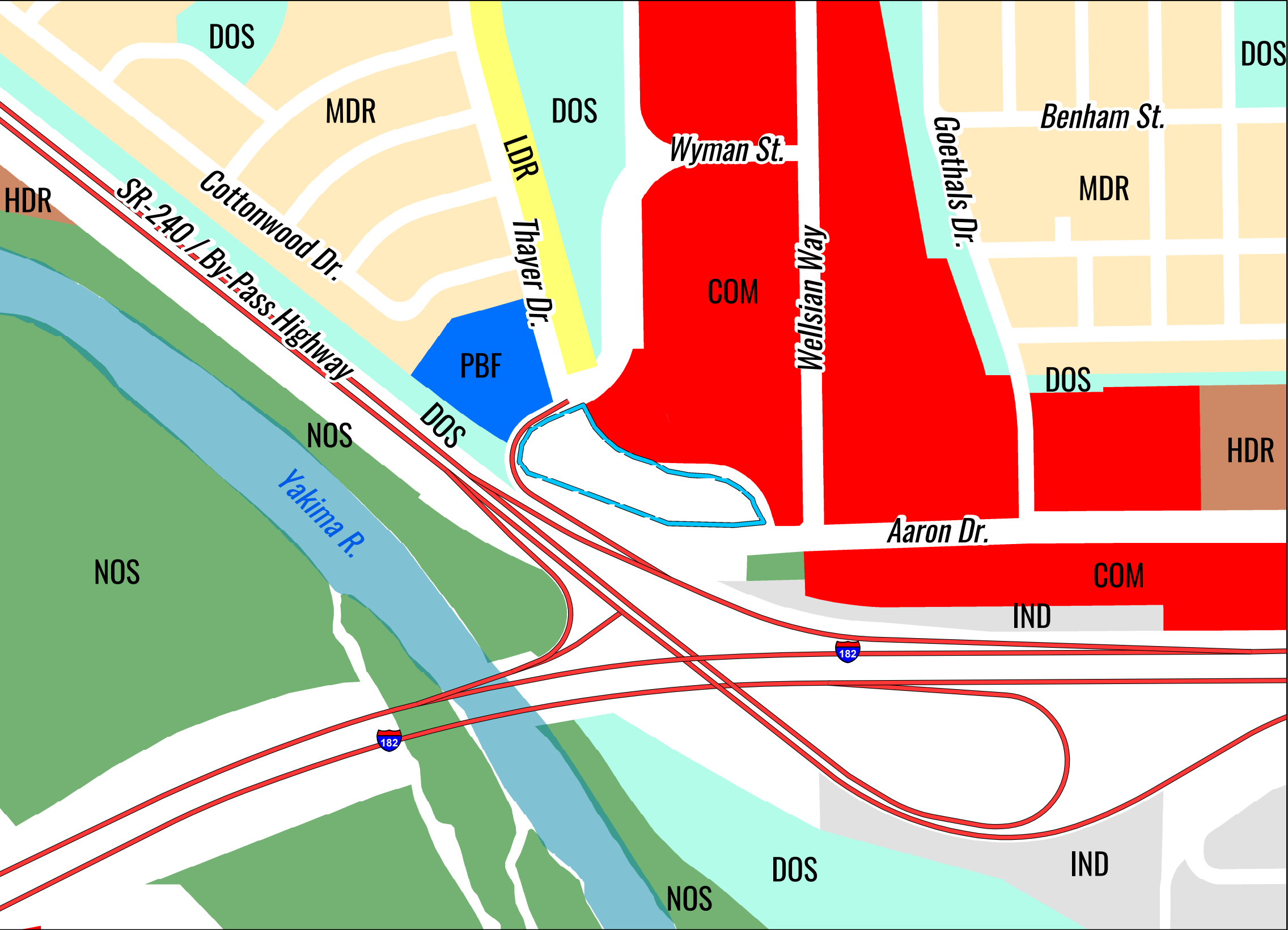
Legend

- Subject Site (Approx. /Not a parcel)
- Agricultural (AG)
- Natural Open Space (NOS)
- Limited Business (C-LB)
- Neighborhood Retail Bus. (C-1)
- Retail Business (C-2)
- General Business (C-3)
- Medium Industrial (I-M)
- Business Commerce (B-C)
- Parks & Public Facilities (PPF)
- Single Family Residential (R-1-12)
- Medium Density Residential (R-2)
- Multiple Family Res. (R-3)
- Planned Unit Development (PUD)



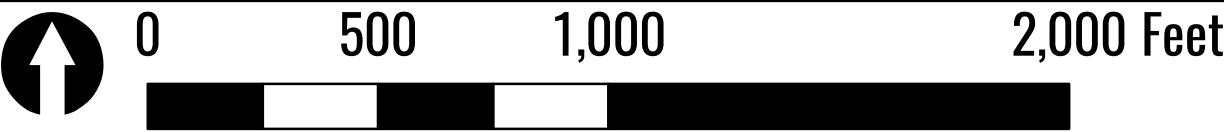
Source: City of Richland GIS

Lawless Drive CPA Land Use Map



Legend

-  Subject Site (Approx. /Not a parcel)
-  COM - Commercial
-  DOS - Developed Open Space
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility



Source: City of Richland GIS

RICHLAND LAWLESS DRIVE SITE FEASIBILITY STUDY

APRIL 2023

Prepared for:



By:



INTRODUCTION

The purpose of this report is to summarize and synthesize the information we have gathered regarding a vacant City of Richland property ("subject site") located northeast of the I-182 and Bypass highway interchange. This serves as a record of the existing site conditions and additionally provides an analysis of probable "best and highest" use assuming a future sale of the property to a private party / developer.

In this report we have taken into account site constraints (particularly due to access limitations), and other considerations owing to general site topography, available utilities (per City GIS mapping), potential parcel size and additional general attributes that may factor into future decisions regarding Land Use classifications and Zoning District assignment. This approach is being used as the basis for our suggestions intended to inform a staff decision on direction to take for a proposed Comprehensive Plan land use designation for the property. Currently the property is lacking a Comprehensive Plan land use designation (as it was previously assumed to be right of way held by WSDOT) and a proposal for a classification will need to be considered by the city's planning commission and city council.

This work product comprises a "land use planning" exercise and excludes any real estate or economic / market analysis.

BACKGROUND

The subject property is situated north of the I-182 interstate highway and east of the Bypass Highway and encompasses approximately 4.3 acres of land¹,

¹ Based on GIS calculations and excluding the steep slope area abutting the Fred Meyer property – the parcel size may be larger yet only up to 4.3 acres would be "buildable"

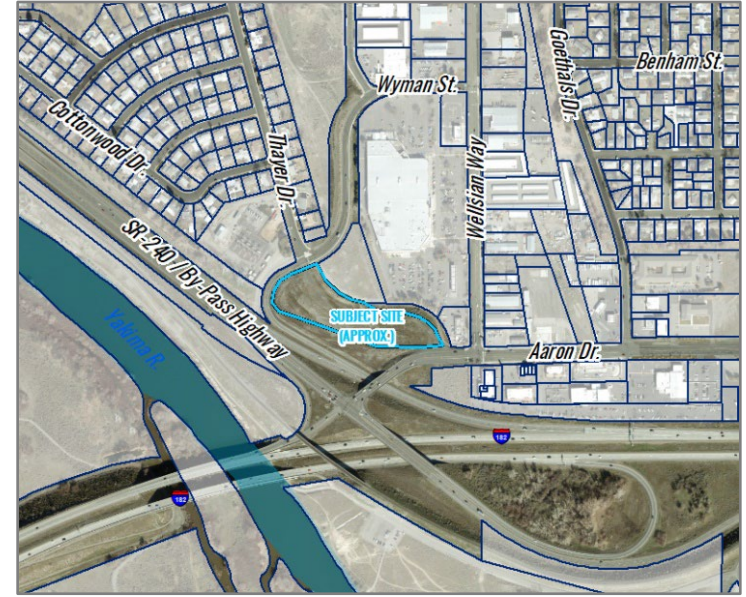


Figure 1: Subject Site and Surrounding Parcel and Road Network

which has not been assigned a parcel identification number and does not carry a zoning designation.

The City of Richland staff has ascertained that the subject property is likely surplus to the City's needs and likely available for the city to market and sell to a private developer to use for a business purpose (pending any such decisions by the City Council). Accordingly, the city staff anticipates that Council could approve a sale of the property as a "surplus" asset, since the property won't be needed for public uses.

Since the land was assumed to be public right of way, no parcel number is assigned from the Benton County Assessor's office. However, it is our understanding that the WSDOT (who owns and controls lands in the right of way to the immediate south) and the city have both confirmed that the land should not have been assumed to be right-of-way and can be used for other purposes.

This is a unique opportunity for the City to plan for the future of the rather large, contiguous area of largely undeveloped land within the Richland City limits. The City staff wishes to approach council with a concept(s) for future development and has commissioned a Feasibility Plan in order to make well-researched and practical recommendations to the Council.

The Feasibility Plan will set out potential options for the land use and zoning of the site. The plan is intended to describe various viable uses for the area that will harmonize with the surrounding developments and natural setting.

INTERSECTION CAPACITY

The city's Development Services Director and Deputy City Manager have both aptly identified that a chief factor that should be taken into consideration in this analysis is the capacity of the intersection of Lawless Drive and Thayer Drive. For this reason, a preliminary Traffic Study was commissioned to evaluate existing



Figure 2: Simulated Google Earth Image: Lawless Drive/ Thayer Drive Intersection

conditions and site access at an early stage. Looking at available data, the Traffic Study was additionally completed to determine how the intersection will perform upon different development scenarios which will produce / attract vehicle trips. The scope of the analysis was expanded to also account for future development of the currently undeveloped property immediately north of the site, which is approximately two acres and zoned Retail-Business (C-2) and therefore entitled to be used for a wide-range of uses permitted in that zoning district.

The intersection of Lawless Drive and Thayer Drive is currently performing well in the PM peak hour, with a current Level of Service rating of B. Unique characteristics of the intersection (turning movements limited according to signage /physical barriers; pedestrian travel route crossing conflicts; intersection channelization, striping and signage; sight distance) are identified in detail.

The authors of the traffic study (at J-U-B Engineering) concluded that commercial zoning of the subject property can be accommodated, and up to 66,000 square feet of Shopping Plaza-type development could be added without signalization or other upgrades of the intersection, provided that less extensive improvements to ensure adequate site distance requirements and other safety considerations are assured. Likewise, up to approximately 336 apartments (which J-U-B considered to be the upper limit of scale of development for the site size) could be accommodated and would be anticipated to have PM Peak Hour trip count below the maximum threshold.

LOCATION & SURROUNDING DEVELOPMENT

The site has convenient access to and from surrounding areas, including the I-182 and SR-240 (By-Pass Highway) highway interchange. The site is located a very short distance from the west off-ramp of Interstate 182. Interstate 182 connects with Interstate 82 to the west as well.

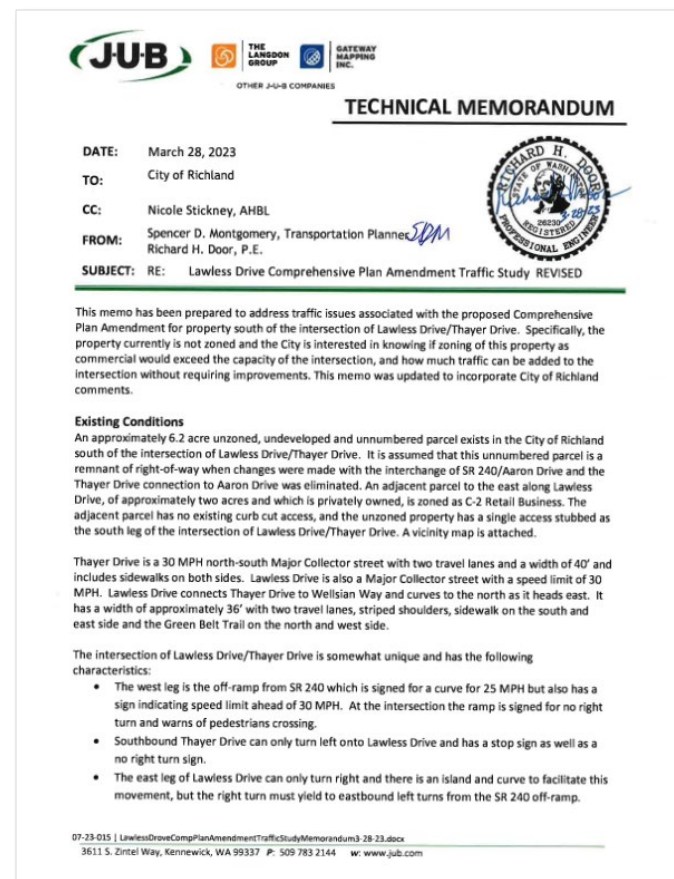


Figure 3: Technical Memorandum by J-U-B Engineers

The proximity to areas and vital transportation corridors greatly benefits the development potential and attractiveness of the site.

While access from the highway is a positive attribute for mobility, the site's proximity on its southern boundary to the highway presents visual and noise impacts to the site which may impact development and property land use options.

The site is also accessible from the SR-240 / Bypass Highway which leads to major employment centers such as the Hanford Site, the PNNL campus, the Tri-Cities research district in North Richland, and surrounding areas.

To the general northwest of the site there is Medium Density Residential zoning, a Green Belt Trail, and the City's James J. Lawless Park (Disc Golf Course). Additionally, east of the site there is vacant land zoned Retail Business. On Wellsian Way is a McDonalds restaurant and Fred Meyer store (with additional retail tenants and fueling stations).

NATURAL LANDMARKS

The site benefits from its proximity to natural landmarks such as the Yakima River to the west. Additionally, the Chamna Natural Preserve is a popular destination for passive recreation and nature viewing, situated south of the site on the opposite side of I-182.

OWNERSHIP

According to City staff, one hundred percent of the land (by acreage) is owned by the City of Richland. Proceeds of any land sale will likely benefit the city's transportation funds.

Due to the circumstances identified below, City leaders are encouraged to take a cautious approach before making assumptions that the land may not



Figure 4: Site Proximity to Natural Landmarks

otherwise be encumbered. For example, easements or other restrictions could be applicable to the property which would affect the ability for the property to be developed. While the city may sell the property with “no warranty” and set out that all due diligence is the exclusive responsibility of a future purchaser, it would nonetheless be rational for the city to conduct a general analysis of the property to understand what they are selling, which can be partially ascertained with the generation of a Title Report by a reputable company.

For example, there is a power conveyance system traversing the south end of the subject site that is in view and which likely connects to the city’s electrical substation between the Bypass Highway and Thayer Drive (Figure 5). As such, the potential presence of BPA or other easements should be contemplated.

Next, examination of Short Plat No. 3592 (AFN 2018-036918) shows that a sewer easement “per plat of Richland” is located north of the site and likely continues through at least a portion of the subject property.

Another question that should be contemplated, if it hasn’t already been considered, is if the land of the subject site is in fact available to the city to be used or sold by the city (since WSDOT has affirmed, as we were informed by staff, that they don’t have any claims to, or use for, the land). Or, should perhaps the procedures of RCW 35.79, RCW 36.87 (or other codes or statutes of relevance) be applied where generally the original adjoining land owners (or their successors) would be beneficiaries of the land (as divided from the centerline)? Consultation with a real estate attorney could be appropriate.

LIMITATIONS

When contemplating and arriving at potential uses, we stress that it is important to consider anything reasonably probable and “legal” from a zoning perspective (which is part of the objective of this study and investigation). Alternatives which should be disregarded if they are not physically possible, could be appropriately



Figure 5: Power Line Crossing

supported, or financially feasible. There is an essential objective to determine what uses would likely represent a “highest and best use.”

COMPREHENSIVE PLAN CONSIDERATIONS

The City plans under the state Growth Management Act (GMA) which means that the City’s Comprehensive Plan document holds primacy for, and guides development; all development within the city is required to conform to the city’s Comprehensive Plan. Paying close attention to the City’s Comprehensive Plan is especially important for situations such as this one, where the city owns land and must determine a proper course of action for future development by a future land purchaser, to the extent feasible.

The intent is that during the current Comprehensive Plan cycle, the Planning Commission and City Council will contemplate a staff’s recommended land-use designation for the property. In doing so, goals and policies of the Comprehensive Plan should be taken into due consideration to align future development with community preferences.

We begin by focusing on the Vision statement which was developed following an extensive public process involving hundreds of people residing and /or doing business in Richland:

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area’s unique natural resources.

It is important to ensure that future development of the site is capable of being consistent with (and not counter to) the vision statement. Themes related to

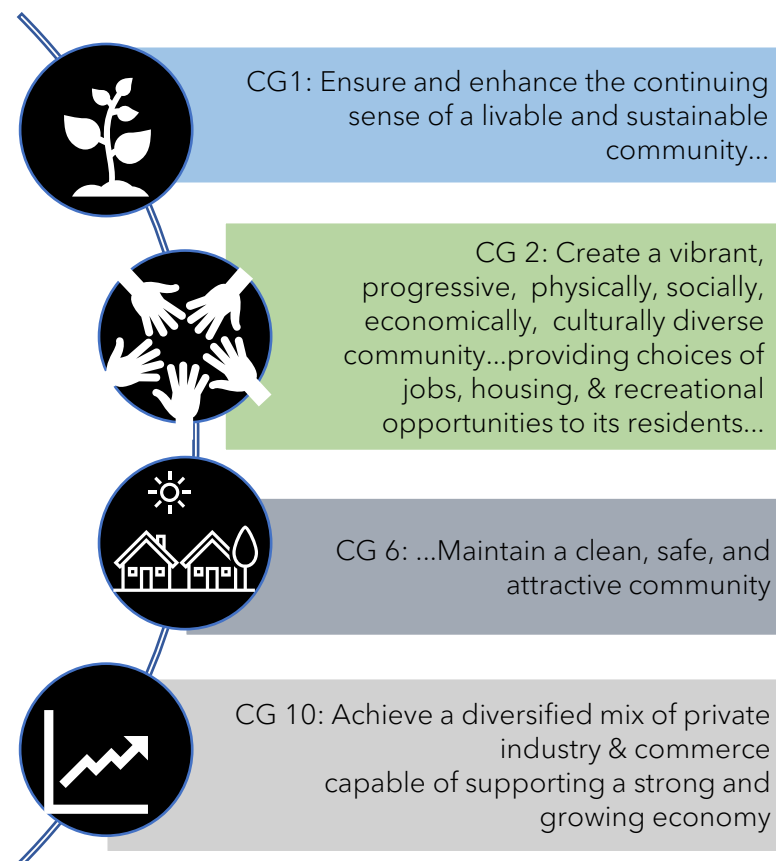


Figure 6: Comprehensive Plan Goals (Selected)

this vision statement which are also particularly important to consider are *Economic Development* (it would be excellent to provide an opportunity for business creation or expansion at the site, particularly for technology, medical services, or research if possible) and *Urban Design and Culture* (uses which support the community's diverse cultural heritage in the arenas of the arts, culture and education are important to the community).

There are twelve Community Goals (CGs) listed in the Comprehensive Plan. However, not all of the goals are directly applicable to this situation (*such as CG 3 relating to regional government, CG 4 relating to historic preservation, CG 5 relating to outdoor recreation, CG 7 pertaining to the city's Central Business District, CG 8 relating to infrastructure, CG 9 relating to the delivery of a transportation network CG 11 relating to the City's Strategic Plan and CG 12 relating to community involvement*). The goals which do generally apply are listed in Figure 6.

DEVELOPMENT FEASIBILITY

Tables 1 through 8 on the following pages set out further details and information pertaining to site characteristics and development considerations.

TABLE 1: GENERAL SITE INFORMATION

LOCATION DESCRIPTION	The site is situated north of I-182 Interstate and generally east of Bypass Highway; bounded to the north by Lawless Drive and to the south by I-182 Interstate.
SIZE AND SHAPE	The property appears to be sufficiently sized and configured (shaped) to accommodate a variety of uses; the future parcel would not likely be too oddly shaped, narrow, or insufficiently sized to accommodate development of a building plus ancillary off-street parking , space landscaping, stormwater facilities, land for infrastructure and driveways for development.
TOPOGRAPHY	The site slopes downward to the southwest.
EXISTING USES	Undeveloped
EXISTING ZONING	The property currently has no zoning assignment. Neighboring parcels are zoned C-2 (Retail Business) and C-3 (General Business).
EXISTING LAND USE DESIGNATION	The Comprehensive Plan Land Use map presently has no designations for the property as was assumed to be WSDOT right-of-way.
VISIBILITY AND TRAFFIC COUNTS	Many businesses place a high value on experiencing visibility from the road travel. This can be from a primary perspective (like a fast food, gas station or other auto-mobile oriented business) to attract visitors that are passing by and identify businesses visually as they drive in the area. Alternatively, being in a prominent location can attract customers in a more subtle or gradual way. For example, an orthodontist may want to establish in a good-looking building that people drive by such that once they are looking for this type of service, they would be familiar that the business is available at said location. Financial institutions (i.e., banks and credit unions) want to establish prominence in the community and get their name out before potential clients and customers. Similarly, having a location with high traffic counts is another important asset that provides numerous benefits to business. Moreover, many chain stores and national brands commonly have minimum traffic counts that must be present in order for site selection to potentially occur.
VEGETATION	Isolated shrub-steppe habitat may be present. On-site vegetation is comprised of low sagebrush, grasses, small shrubs, and noxious weeds. A mixture of large and small rocks is scattered throughout the site.

TABLE 2: SURROUNDING AREA / IMPACTS

ADJACENT PARCELS	1-1598-101-3592-004 (Bush Trustees; 2.02 Acres; 1383 Lawless Drive) 1-1598-101-2338-004 (FM Richland F LLC; 14.15 Acres; 101 Wellsian Way)
SURROUNDING DEVELOPMENT AND COMP PLAN LAND USE DESIGNATIONS	<u>North:</u> Bounded by Lawless Drive; to homes on LDR land & park on Developed Open Space (DOS) <u>East:</u> Commercial (COM) developed location for Fred Meyer (at a lower topographical grade) <u>South:</u> Bounded by Aaron Drive, with a portion designated for Natural Open Space (NOS) <u>West:</u> Bounded by By-Pass Highway and Lawless Drive; a substation is located further west (PBF)
NOISE	Noise impacts from surrounding activity occurs; noise comes from the adjacent I-182 corridor as well as from the adjacent Fred Meyer location to the northeast of the property
AIR QUALITY	Blowing dust occurs from the natural landscape and topography due to the sandy soil and wind; Air pollution occurs from vehicular traffic on the adjacent interstate and bypass highway.

TABLE 3: DISTRICTS & COMMUNITY SERVICES

PORT DISTRICT	Port of Benton
SCHOOL DISTRICT	Richland School District
POLICE/ FIRE	City of Richland Fire and Emergency Services
LIBRARY	Richland Library System

TABLE 4: ENVIRONMENTALLY CRITICAL AREAS

FEMA FLOOD ZONE	<i>No factor</i> - The subject site is outside the 100-year floodplain (FEMA FIRM panel no. 5355330015E).
WETLANDS / STREAMS	<i>No factor</i> – There are no wetlands or wetland buffers at the site. The closest mapped wetlands are to the north, splitting Lawless Drive. The mapped wetlands are within approximately 900' of the site. The Yakima River is located to the west of the property, across By-pass Highway, approximately 700' from the site.
GEOLOGIC HAZARDS	<i>No factor</i> - The site is approximately 2,800 feet from a geological hazards area.
CRITICAL AQUIFER RECHARGE AREA	The site is within a CARA. The storage of certain materials related to industrial / manufacturing uses may be prohibited or would not be suitable without appropriate mitigation.
ENDANGERED SPECIES / PROTECTED HABITATS	<i>No factor</i> - Within 1,000 feet of the site there is a mapped terrestrial habitat (Shrub Steppe); an aquatic habitat (freshwater forested/shrub wetland); and a terrestrial habitat (Yakima River Delta), per the WDFW Priority Habitats and Species (PHS) online digital data. However, due to surrounding development and the adjacent presence of I-182 we don't anticipate any mitigation will be required.

TABLE 5: SOILS

SOIL TYPE	Per NRCS Soil Survey, the site contains two soil types, the majority is Quincy loamy sand (which is excessively drained and less than 4 percent is Pasco silt loam which is poorly drained.)
DISCUSSION	The site and adjacent areas are subject to periodic blowing dust due to the natural topography and natural sandy soils.

TABLE 6: UTILITIES

WATER	
PURVEYOR	Richland City Water; The site is not located within a numbered City of Richland pressure zone.
LOCATION OF / DISTANCE TO CONNECTION POINT	Near northeast corner of the property, near Lawless Drive, there is an 8-inch pressurized water main line with a system valve gate.
SYSTEM CAPACITY	TBD – the line is 8 inches; site topography may warrant further study for the water pressure zones
FIRE HYDRANT SPACING AND FLOW	The nearest fire hydrants are located (1) approximately 350 feet north of the property on Thayer Drive (2) at the northeast corner of Wellsian Way and Aaron Drive and (3) at the south end of the Wellsian Way driveway just north of the McDonalds property; Fire Flow requirements are dependent on the final building types proposed. It appears that modeling may be required.
SEWER	
PURVEYOR	Richland City Sewer (Sewer basin C)
LOCATION OF / DISTANCE TO CONNECTION POINT	From the northwest edge of the site there is a 12-inch main sewer line (gravity) that runs through the site and three manholes on site.
SYSTEM CAPACITY	TBD – the line is 12 inches; Modeling may be required.
STORMWATER	
PURVEYOR	Richland City Stormwater Utility; The site is within Storm Basin “AP.”
IRRIGATION	
PURVEYOR	City of Richland
CONNECTION POINT	A 16-inch diameter Pressurized Irrigation Main traverses the site at the eastern corner.

TABLE 7: CULTURAL RESOURCES

CULTURAL RESOURCES	We consulted the Washington Information System for Architectural and Archeological Records Data (WISAARD) predictive model, which suggests varied risk throughout the site, ranging from high risk (category 4 of 5) to very high risk (category 5 of 5). This indicates a survey is “highly advised.” However, the site has previously been highly disturbed, so no additional study or investigation requirements are generally anticipated, particularly if city staff can locate previous surveys or studies completed for other projects. Nonetheless, we recommend early consultation with the DAHP.
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TABLE 8: TRANSPORTATION AND ACCESS

CURRENT ACCESS	There are no developed access points to the site; the site is adjacent to Lawless Drive. Shared access / reciprocal access easements with the undeveloped property to the north may be desirable.
NEARBY FACILITIES	The site is adjacent to and south of Lawless Drive and adjacent to and north of Aaron Drive. Both are classified as major collector roads. Lawless Drive is a 2-lane road, whereas Aaron Drive is a 4-lane road. The site is within half-mile to I-182 off ramps.
EXISTING CONDITIONS	The existing Fred Meyer and gas station are located nearby on Wellsian Way (North of Aaron) which generates an estimated total of 13,628 average daily trips, including 5,426 North/Eastbound and 8,202 South/Westbound (according to the 2018 Traffic Counts supplied by the BFCOG). Average daily trips at Lawless Drive West of Wellsian generates an estimated total of 3,890 average daily trips, including 2,788 North/Eastbound and 1,102 South/Westbound according to the 2018 Traffic Counts supplied by BFCOG. Additionally, average daily trips at Aaron Drive West of Goethals generates an estimated total of 7,912 average daily trips, including 3,549 North/Eastbound and 4,354 South/Westbound.
TRANSIT	Richland is served by Ben Franklin Transit (BFT). The nearest transit stop is located at Thayer and Lawless intersection and is served by Route 25. Additionally, the southeast edge is served by Route 170. Both stops are approximately within a half mile from the nearest edge of the property. Sidewalks and bike lanes partially connect the site to the transit stops but large gaps and unsafe conditions exist.
ACCESS AND FRONTAGE REQUIREMENTS	Future roadway and driveway development associated with this property are to be built per Richland City Standards and Specifications. All residential and commercial driveways shall be constructed in accordance with the applicable code(s). Furthermore, frontage improvements will likely be required to bring the street(s) into conformance with the minimum City standards, including curb, gutter, streetlights, and sidewalks.

POTENTIAL OPTIONS FOR CONSIDERATION

Given the site characteristics, site constraints, location, and context of the site, the following range of development options could be considered. For the commercial / hospitality related options, some of the examples listed are the types of businesses that could be particularly well-suited given the visibility from and access to the freeway.

The listed recommended maximum size (or development intensity description) aligns with the maximum number of trips produced / attracted that are assumed to be possible to accommodate at the site without signalization or lane channelization as identified in the J-U-B Technical Memorandum, as summarized in the "Intersection Capacity" section above. However, in cases where density or development limitations provide a lower threshold for development intensity, we have identified that limitation or noted other requirements (such as parking) that could constrain the development capacity.

These scenarios are illustrative and while some detail and supporting information is provided (such as parking requirements), no site planning or spatial analysis of building / parking / access / utility improvements has been performed.

SCENARIO AND POTENTIAL LAND USE CLASSIFICATION / ZONING DISTRICT	EXAMPLE(S)	COMMENTS AND CONSIDERATIONS (Parking requirements are listed per RMC 23.54; GLA stands for Gross Leasable Area; GFA stands for Gross Floor Area)	DEVELOPMENT INTENSITY LIMITATION (TO AVOID NEGATIVE IMPACTS TO IMPACTED INTERSECTION AND PREVENT INTERSECTION IMPROVEMENTS)
MULTI-FAMILY RESIDENTIAL <i>(Land Use Designation: Residential, Implemented with R-3 or C-LB Zoning</i> <i>OR Land Use Designation: Commercial implemented with the C-LB zoning district)</i>	Apartments or other similar multi-family housing structure. <i>(Note: The site may not be considered ideal for residential use due to the close location of the freeway which produces elevated noise and air impacts, however, sound-proofing measures and options could be explored.)</i>	• Per the Table in RMC 23.18.040, the Maximum Density for Multifamily Dwellings is 1 unit per 3,000 square feet • The parking requirement is 1.5 off-street parking spaces per dwelling unit	We estimate up to around 62 apartments* could be built meeting the maximum density limitations in the RMC for R-3 zoning, considering the lot size. This would require a minimum of 93 parking spaces. However, this estimated figure increases to 122 units* if zoned C-LB. The parking requirement would be a min. of 183 parking spaces. Per the J-U-B Technical Memo the intersection at Lawless/ Thayer Drive could handle the increased traffic at this development intensity. (*Maximum Lot coverage and/or building height regulations could further limit the number of units that could be constructed.)
GENERAL OFFICE BUILDINGS <i>(Land Use Designation: Commercial, Implemented with C-LB, C-2 or C-3 zoning should be contemplated; perhaps C-1 would be an ideal fit as it does have some options for Offices but with certain limitations)</i>	Offices for various professional services such as engineering, insurance, legal services, corporate support, etc.	• Per ITE 10th Ed., general office buildings in urban or suburban settings generate 1.15 trips per 1,000 GLA in the PM Peak Hour • These uses require 1 off-street parking space per every 350 sq. ft. of Gross Floor Area (GFA)	Max. Development would be a total of 290,000 GFA General Office Buildings as they would generate 333 trips (would need 828 parking spaces which could not be accomplished with surface parking)

SCENARIO AND POTENTIAL LAND USE CLASSIFICATION / ZONING DISTRICT	EXAMPLE(S)	COMMENTS AND CONSIDERATIONS (Parking requirements are listed per RMC 23.54; GLA stands for Gross Leasable Area; GFA stands for Gross Floor Area)	DEVELOPMENT INTENSITY LIMITATION (TO AVOID NEGATIVE IMPACTS TO IMPACTED INTERSECTION AND PREVENT INTERSECTION IMPROVEMENTS)
MEDICAL & DENTAL CLINICS <i>(Land Use Designation: Commercial, Implemented with C-LB, C-1, C-2, or C-3 Zoning)</i>	Orthodontist clinic, Outpatient Surgical Center, etc.	- Per ITE 10th Edition, Clinics in Urban/ Suburban settings generate 3.28 trips per 1,000 GLA in the PM Peak Hour - Per ITE 10th Edition, Medical/ Dental "office" buildings generate 3.46 trips per 1,000 GLA in the PM Peak Hour - These uses require 1 off-street parking space per every 250 sq. ft. of Gross Floor Area (GFA)	The likely maximum development for vehicle trips would be a total of 101,000 GFA Clinics in Urban/ Suburban = 331 trips (would need 404 parking spaces – which would likely require structured parking) Or, max. development would be up to 96,000 GFA Medical/ Dental "office" buildings = 332 trips (would need 384 parking spaces)
FINANCE, INSURANCE, REAL ESTATE <i>(Land Use Designation: See recommendation above for "General Office Buildings")</i>	Banks, businesses, or professional offices without a Drive-Through	- These uses require 1 off-street parking space / 350 sq. ft. GFA - Per ITE 10th Ed., Walk-in banks generate 12.13 trips per 1,000 GLA in the PM Peak Hour - Per ITE 10th Ed., general office buildings in urban or suburban settings generate 1.15 trips per 1,000 GLA (PM Peak Hr.)	Max. development for vehicle trips would be a total of 290,000 GFA General Office Buildings which would generate 333 trips (would need 828 parking spaces, likely in structured parking)
MANUFACTURING <i>Note: Assuming no "tasting rooms"</i> <i>(Land Use Designation: Industrial, Implemented with I-M Zoning)</i>	Food manufacturing, winery / beer / spirits production facility, bottling plants, other small-scale use. not producing "industrial" sewer waste or air impacts	- These uses require 1 off-street parking space per two employees on the largest shift - Per ITE 10th Edition, Manufacturing uses generate 0.67 trips per 1,000 GFA in the PM Peak Hour	Max. Development would be 193,000 sq. ft. / TBD parking spaces for manufacturing, which would result in up to 340 PM Peak hour trips

SCENARIO AND POTENTIAL LAND USE CLASSIFICATION / ZONING DISTRICT	EXAMPLE(S)	COMMENTS AND CONSIDERATIONS (Parking requirements are listed per RMC 23.54; GLA stands for Gross Leasable Area; GFA stands for Gross Floor Area)	DEVELOPMENT INTENSITY LIMITATION (TO AVOID NEGATIVE IMPACTS TO IMPACTED INTERSECTION AND PREVENT INTERSECTION IMPROVEMENTS)
RETAIL <i>Food stores, markets, drugstores, liquor stores, and designed shopping centers more than 3,000 square feet GFA (exclusive of basement areas)</i> <i>Land Use Designation:</i> Commercial, Implemented with C-1, C-2, or C-3 Zoning, with C-3 being the most broad-based option for retailers)	Furniture stores, specialty food retailer, outdoor gear / sporting equipment, Salon, etc. This could be a new locally-based venture, an additional location of a store already located in the market area, or new locations of chain stores located in the Pacific Northwest but not presently in the Tri Cities such as Cost Plus World Market (typically 16,000 to 18,000 square feet) imports, Bass Pro Shop / Cabela's Outpost (typically 40,000 square feet), Duluth Trading Company (typically 12,000+ square feet), etc.	• These uses require 1 off-street parking space per every 300 sq. ft. of GFA • Per ITE 10th Edition, Shopping plaza without supermarket (821) would generate 5.16 trips per 1,000 GFA in the PM Peak Hour • 66,000 square feet of retail space would translate to 220 required parking spaces • Per ITE 10th Edition, Furniture stores generate 0.52 trips per 1,000 sq. ft. GFA in the PM Peak Hour Per ITE 10th Edition, Sporting Good Superstores generate 2.02 trips per 1,000 sq. ft. GLA in the PM Peak Hour	Max. Development for trips would be 66,000 sq. ft. / 220 parking spaces for a Shopping Plaza (without shopping market) which would result in up to 340 PM Peak hour trips Likewise, a 66,000 sq. ft. Sporting Goods Superstore would generate 134 peak hour PM trips (still needing 200 parking spaces)) Or, a 66,000 square foot Furniture Store would generate only 34 peak hour PM trips (but requiring 220 parking spaces).

SCENARIO AND POTENTIAL LAND USE CLASSIFICATION / ZONING DISTRICT	EXAMPLE(S)	COMMENTS AND CONSIDERATIONS (Parking requirements are listed per RMC 23.54; GLA stands for Gross Leasable Area; GFA stands for Gross Floor Area)	DEVELOPMENT INTENSITY LIMITATION (TO AVOID NEGATIVE IMPACTS TO IMPACTED INTERSECTION AND PREVENT INTERSECTION IMPROVEMENTS)
RESTAURANT – SEATED CUSTOMERS <i>(Land Use Designation: Commercial, Implemented with C-1, C-2 or, C-3 Zoning)</i>	This could be a new locally based venture, an additional location of a restaurant already located in the market area, or new locations of chain restaurants located in the PNW but not presently in the Tri-Cities such as Cracker Barrell, Wingers Restaurant & Alehouse, Café Rio Mexican Grill, Dave & Busters, BJ's, etc.	• These uses require 1 off-street parking space per every 100 sq. ft. of GFA • Per ITE 10th Edition, a "quality restaurant" generates 7.8 trips while a "high-turnover", seated restaurant generates 9.2 trips (per 1,000 sq. ft. GFA in the PM Peak Hour)	An 8,000 square foot "quality restaurant" would generate 62 peak hour trips (would require up to 80 parking spaces) whereas a 10,000 square foot "quality restaurant" would generate 78 peak hour trips (would require up to 100 parking spaces) An 8,000 square foot "high turnover" seated restaurant would generate 74 PM peak hour trips (would require 80 parking spaces)
HOTEL / MOTEL <i>(Land Use Designation: Commercial, Implemented with C-LB, C-2 or, C-3 Zoning)</i>	This could be a new locally-based venture, an additional location of a business already located in the market area or new locations of chain hotels located in the PNW but not presently in the Tri-Cities market such as Oxford Suites or Simple Suite.	• Parking space requirements are 1 space per room, plus required space for any restaurant (1 space per 100 sq. ft. of GFA*), plus 50% of required spaces for other associated uses • Per ITE 10th Edition, Hotels generate 0.60 trips per room in the PM Peak Hour • Per ITE 10th Edition, All-suites Hotels generate 0.36 trips per room in the PM Peak Hour • Per ITE 10th Edition, Motels generate 0.38 trips per room in the PM Peak Hour	<u>With up to 80 Guest Rooms:</u> An 80-room "hotel" would generate 48 PM Peak Hour Trips while an 80-room "all-suites hotel" would generate 29 PM Peak Hour Trips and an 80-room "motel" would generate 31 PM Peak Hour trips (all three types would require 80 parking spaces) <u>With up to 120 Guest Rooms:</u> A 120-room "hotel" would generate 72 PM Peak Hour Trips while a 120-room "all-suites hotel" would generate 44 PM Peak Hour Trips and an 120-room "motel" would generate 47 PM Peak Hour trips (all three types would require 120 parking spaces)

SCENARIO AND POTENTIAL LAND USE CLASSIFICATION / ZONING DISTRICT	EXAMPLE(S)	COMMENTS AND CONSIDERATIONS (Parking requirements are listed per RMC 23.54; GLA stands for Gross Leasable Area; GFA stands for Gross Floor Area)	DEVELOPMENT INTENSITY LIMITATION (TO AVOID NEGATIVE IMPACTS TO IMPACTED INTERSECTION AND PREVENT INTERSECTION IMPROVEMENTS)
WHOLESALE <i>Wholesale stores, warehouses, storage buildings, motor vehicle or machinery sales</i> <i>(Land Use Designation: Commercial, Implemented with C-3 Zoning)</i>	N/A – <i>Wholesale stores, warehouses, storage buildings, motor vehicle or machinery sales are not recommended for the Site.</i>	• Per ITE 10th Edition, Wholesale Markets (code 860) generate 1.76 trips per 1,000 GFA in the PM Peak Hour • The parking requirement is 1 space per employee, with a minimum of 4 spaces	Max. Development would be 193,000 sq. ft. / <i>TBD</i> parking spaces for a Wholesale / Warehousing which would result in up to 340 PM Peak hour trips

RECOMMENDATION

Given the features, assets and limitations of the subject property, it appears that a **Commercial** land use designation would align best with the surrounding area, maintain consistency with the land use designation given to adjoining lands to the north, and provide the highest degree of flexibility for future development.

REFERENCES / SOURCES:

- City of Richland Municipal Code, Title 23 Zoning
- Washington Department of Fish and Wildlife Priority Habitat Species on the Web
- US Department of Agriculture Natural Resources Conservation Service Web Soil Survey
- Department of Archeology and Historic Preservation
- City of Richland 2018 Traffic Counts
- City of Richland Maps and GIS data
- Ben Franklin Transit
- Google Earth
- 2017 City of Richland Comprehensive Plan (Prepared by Oneza & Associates October 3, 2017 and updated October 1, 2019) – City of Richland



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

OTHER J-U-B COMPANIES

TECHNICAL MEMORANDUM

DATE: ~~March 28, 2023~~ Revision No. 2 April 18, 2023

TO: City of Richland

CC: Nicole Stickney, AHBL

FROM: Spencer D. Montgomery, Transportation Planner *SDM*
Richard H. Door, P.E.



SUBJECT: RE: Lawless Drive Comprehensive Plan Amendment Traffic Study REVISED

This memo has been prepared to address traffic issues associated with the proposed Comprehensive Plan Amendment for property south of the intersection of Lawless Drive/Thayer Drive. Specifically, the property currently is not zoned and the City is interested in knowing if zoning of this property as commercial would exceed the capacity of the intersection, and how much traffic can be added to the intersection without requiring improvements. This memo was updated to incorporate City of Richland comments.

Existing Conditions

An approximately 6.2 acre unzoned, undeveloped and unnumbered parcel exists in the City of Richland south of the intersection of Lawless Drive/Thayer Drive. It is assumed that this unnumbered parcel is a remnant of right-of-way when changes were made with the interchange of SR 240/Aaron Drive and the Thayer Drive connection to Aaron Drive was eliminated. An adjacent parcel to the east along Lawless Drive, of approximately two acres and which is privately owned, is zoned as C-2 Retail Business. The adjacent parcel has no existing curb cut access, and the unzoned property has a single access stubbed as the south leg of the intersection of Lawless Drive/Thayer Drive. A vicinity map is attached.

Thayer Drive is a 30 MPH north-south Major Collector street with two travel lanes and a width of 40' and includes sidewalks on both sides. Lawless Drive is also a Major Collector street with a speed limit of 30 MPH. Lawless Drive connects Thayer Drive to Wellsian Way and curves to the north as it heads east. It has a width of approximately 36' with two travel lanes, striped shoulders, sidewalk on the south and east side and the Green Belt Trail on the north and west side.

The intersection of Lawless Drive/Thayer Drive is somewhat unique and has the following characteristics:

- The west leg is the off-ramp from SR 240 which is signed for a curve for 25 MPH but also has a sign indicating speed limit ahead of 30 MPH. At the intersection the ramp is signed for no right turn and warns of pedestrians crossing.
- Southbound Thayer Drive can only turn left onto Lawless Drive and has a stop sign as well as a no right turn sign.
- The east leg of Lawless Drive can only turn right and there is an island and curve to facilitate this movement, but the right turn must yield to eastbound left turns from the SR 240 off-ramp.

- The south leg provides access to the study parcel but is currently only stubbed to the site.

There is also a paved pathway that follows the east side of the parcel down to the northwest corner of the intersection of Aaron Drive/Wellsian Way.

Traffic volumes were collected by the Benton Franklin Council of Governments on both Lawless Drive and Thayer Drive, while traffic volumes on the off-ramp were obtained from the Washington Department of Transportation (WSDOT) GIS data portal. A site map is attached showing the study parcels, traffic control and traffic volumes. Pictures of the intersection study are also attached. A summary of traffic data is below, with detailed data attached.

Summary of 2021 Traffic Volumes

Location	Daily	PM Peak Hour	
		NB/EB	SB/WB
Lawless Dr west of Wellsian Way	3712	231	97
Thayer Dr north of Lawless Drive	2975	232	57
SR 240 off-ramp to Thayer Drive	3417	323	--

These traffic volumes were evaluated for capacity and delay with the Highway Capacity Software (HCS). The current Level of Service (LOS) at the intersection is “B”, with the southbound stop-controlled approach having an average vehicle delay of 13.7 seconds per vehicle during the PM peak hour. This meets the City of Richland standard for LOS which is “D” for minor street approaches at stop-controlled intersections.

Site Access

One question to be answered by this study was how much additional traffic could be served by the intersection without needing improvements. For the purposes of this study “needing improvements” is interpreted as not needing to upgrade traffic control to a traffic signal or a roundabout, but that simple feasible turn lanes would be acceptable. Also the feasibility of adding an access to the adjacent parcel was considered important. Four access scenarios were considered and are described below:

1. Existing geometry – this scenario has a single eastbound approach lane for thru and left turns which would add right turns from the same lane into the site. It also has a single southbound approach lane which would be converted from left turns only to allow through vehicles from the same lane into the site. The westbound approach would still have the channelized right turn and the bollards would need to be removed to allow the existing pavement to accommodate left turns into the site. This scenario assumes that the adjacent parcel would be served with a combined access point and a cross-access easement.

It will be important to modify pavement striping and signage to allow these new movements at the intersection, and special attention should be given to prevent a westbound through movement wrong way onto the off-ramp. It may be valuable to add a physical barrier such as a bulb-out on the northwest side of the off-ramp that would reinforce the fact that there is no westbound through movement. Also important for safety purposes is to ensure that there is adequate sight distance for all the new movements at the intersection. For the new northbound

approach to see traffic approaching from the off-ramp the sight distance should be 290'. (Using the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets", 2018, Table 9.9. Design Intersection Sight Distance, Case B2, Right Turn from Stop, 30 MPH design speed.) Given the topography and the curve of the ramp, it is likely that grading will be needed to lower the ground level which creates an obstruction since the off-ramp is below the level of the intersection. Structures and vegetation should not be allowed in the sight triangle. Another feature that will need to be considered in development of the parcel is the location of the existing pathway. The new westbound left turn from the major street sight distance should be 245' (AASHTO Table 9-17. Case F Left Turn from the Major Road, 30 MPH design speed). A graphic depicting the sight distance to the west to accommodate the right turn only access driveway is attached.

2. Additional Lanes – this scenario would include the cross-access easement between the two parcels. It would also add an exclusive eastbound right turn lane as ingress to the site as well as construct an exclusive northbound right turn lane as egress from the site. It would also restripe the 40' width of the southbound Thayer approach to allow both a southbound left turn and through lane. These improvements are relatively minor and will increase capacity of the intersection and allow additional development on the two parcels.
 3. In addition to the additional lanes included in Scenario 2, this scenario adds a separate access to the parcel to the east for right-out turn movements only – this scenario would create a second access at least 200' to the east to meet the City of Richland access spacing requirements consistent with Transportation Research Board (TRB) Access Management Manual, 2nd Edition, Exhibit 15-16, Best Practice Driveway Spacing for 30 MPH Posted Speed. Based on sight distance it appears as though further to the east would be better due to the closeness of the crest of the vertical curve of the off-ramp and Lawless Drive which is just west of the intersection of Lawless Drive/Thayer Drive. Using available GIS data and the profile of the road, an access of less than 200' appears that it may not meet sight distance requirements for the right turn only access, but should be verified through detailed survey. For this scenario it is assumed that a cross-access easement between the two parcels would be created and only egress towards the east would be allowed.
 4. This access Scenario assumes that there would be no cross-access easement. Access to the unzoned parcel would be that described in Scenario 2 with additional lanes at the existing Thayer Drive/Lawless Drive intersection. The adjacent privately owned parcel would be full-access. From an access management perspective, this access should be at least 200' east of Thayer Drive/Lawless Drive intersection as explained above. Given the 200' access spacing for Best Practices, it is impractical to accommodate two accesses to the smaller privately owned parcel since the length of the parcel along Lawless Drive would only give spacing of approximately 330' from Thayer Drive. From a sight distance perspective, the full access driveway would need to accommodate 335' for the left turn (AASHTO Table 9-7 Case B1, Left Turn from Stop for 30 MPH design speed). In order to accommodate this sight distance the new driveway would need to be pushed even further to the east approaching nearly 300' from Thayer Drive as possible and should be verified in design of the parcel. Sight Distance to the northeast is good. A graphic depicting the sight distance to the west to accommodate the left
-

turn at the full access driveway is attached. Depending on the amount of development on the parcel, Lawless Drive may need to be widened to accommodate turn lanes.

Potential Trips

There is no current proposal for a specific development for the site. Commercial zoning of C-2, such as exists on the adjacent property can accommodate many different kinds of land uses such as banks, medical-dental offices, convenience store with fueling, health/fitness club, fast food restaurants, hotel/motels as well as housing in the form of apartments. Potentially the site could accommodate multiple commercial uses.

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) was researched and it was found that some favorable changes had been made since the previous edition. Shopping Center (Land Use 820) has been broken up into three categories:

- Shopping Center (Land Use 820) – an integrated group of commercial establishments that has at least 150,000 square feet of gross leasable area (GLA).
- Shopping Plaza (Land Use 821) - an integrated group of commercial establishments that has between 40,000 -150,000 square feet of GLA. This land use also offers further breakdown of the type of development based on whether there is a supermarket or not.
- Strip Retail Plaza (Land Use 822) - an integrated group of commercial establishments that has less than 40,000 square feet of GLA.

A typical Floor Area Ratio (FAR) for commercial development can be in the range of 20% to 30% depending on the specific type of development and other factors. This would account for parking area, provision of storm water retention, landscaping. The range of FAR firmly places this size of development within the Shopping Plaza land use with 25% FAR for 8 acres resulting in approximately 87,000 sq feet of GLA. A Shopping Plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club and recreational facilities are common tenants. Attached are more details regarding Shopping Plaza land uses and trip generation rates.

To begin a capacity analysis year 2021 volumes were increased 2% per year for five years to account for background growth to year 2028 and the HCS was used to determine LOS and delay. The forecast No-Build delay is anticipated to increase by one second per vehicle for LOS “B” for stop controlled southbound approach.

Next a sensitivity analysis was performed using the trip generation rate for the Shopping Plaza. Given the close proximity of the Fred Meyer shopping it was assumed that the subject parcel would not have a supermarket. The PM peak hour trip generation rate for a Shopping Plaza without the presence of a supermarket is 5.19 trips per 1,000 sq ft of GLA, with 49% inbound and 51% outbound. Trips were added to the intersection using the existing traffic patterns for entering vehicles to the intersection and exiting vehicles, obviously with no trips exiting to the west. Trips were added to the intersection for each of the first three site access scenarios described above until the intersection did not meet the City standard of LOS of “D” for each approach. The threshold for the square footage of Shopping Plaza GLA and number of trips generated are shown in an attached table, and summarized below:

Summary of development and new trip thresholds by Scenario

Scenario	Sq Ft Gross Leasable Area	PM Peak Hour Trips		
		In	Out	Total
1 - existing lane configurations	66	168	175	343
2 - adds exclusive EB right turn lane and SB left turn lane and NB right turn lane	93	237	246	483
3 - adds second northbound right turn egress on Lawless Drive	99	252	262	514

For Scenario 4 the trips associated with Scenario 3 were redistributed with two-thirds of the trips accessing the shopping area using the Lawless Drive/Thayer Drive intersection and the other one-third of trips using the new driveway to the east. The resulting trips are also shown in the attached tables. With the second access the delay is slightly lower than Scenario 3, but nearly all the vehicles must still pass through the Lawless Drive/Thayer Drive intersection. Capacity worksheets are also attached. A right turn lane analysis using the Washington State Department of Transportation Design Manual Guidelines in Exhibit 1310-19 is also attached for the various scenarios, which will help to determine when turn lanes should be considered. Much will depend on the level of development proposed at the time of development.

For comparative purposes the number of trips that could be generated if the parcels were developed as apartments was estimated. The C-2 zone has no maximum density, but does have a height limitation of 80'. For the purposes of this evaluation it is assumed that a total of 42 apartment units per acre could be accommodated which is approximately one apartment per 1,500 sq ft of land up to 80' in height. This would amount to approximately 336 apartments. The PM peak hour trip generation rate for apartments (Mid-rise, land use 221) is 0.44 trips which would total approximately 148 total trips to the two parcels combined, which is clearly within the capacity of the existing Lawless Drive/Thayer Drive intersection.

Conclusion

Commercial zoning of the unzoned parcel of land south of the Lawless Drive/Thayer Drive intersection is appropriate and is within the available capacity of the intersection without major improvements beyond pavement markings and turn lanes. The intersection could accommodate up to 99,000 square feet of Shopping Plaza type development without needing a higher form of traffic control such as a traffic signal or roundabout.

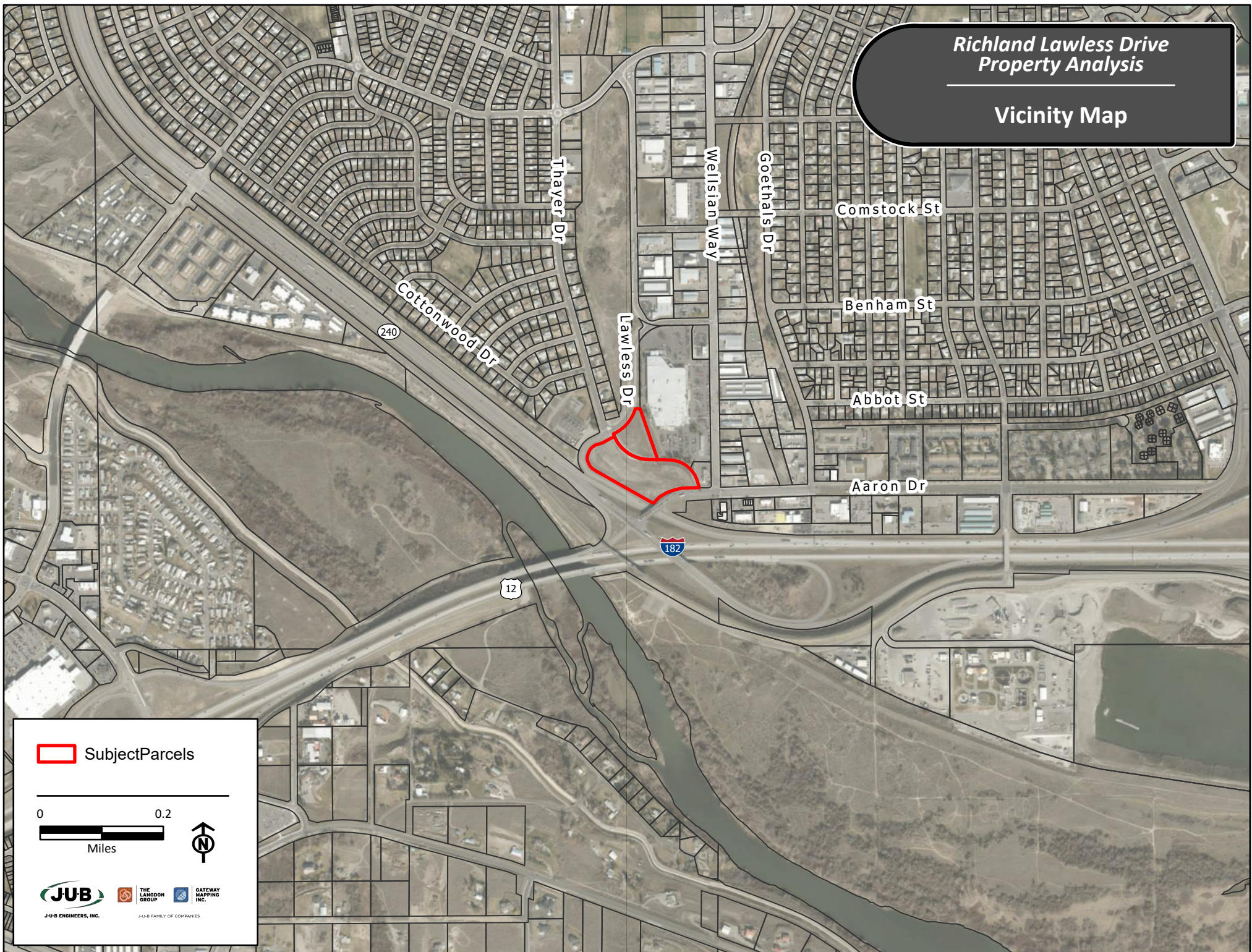
Depending on the level of development that is eventually proposed for the site, and the access accommodations for the adjacent parcel and whether a cross-access easement and/or a separate access to Lawless Drive east of Thayer Drive is implemented, the following mitigation measures may be needed:

- Design considerations should include grading and the placement of structures to meet sight distance requirements for new movements at the intersection of Lawless Drive/Thayer Drive.
-

- The one-way nature of the west leg should also be given careful thought as to features that will reinforce safety at the intersection, such as curb extension or other treatment to block wrong-way entry to the freeway ramp.
 - Widening for an eastbound right turn lane.
 - Detailed survey grade evaluation of sight distance for a new driveway to the adjacent private parcel as the road profile causes an obstruction.
 - Consider widening and right-turn taper or pocket for new second driveway to adjacent parcel on Lawless Drive east of Thayer Drive.
 - Replacement of pathway on reasonable alignment between Lawless Drive/Thayer Drive and Wellsian Way/Aaron Drive intersections.
-

Richland Lawless Drive Property Analysis

Vicinity Map

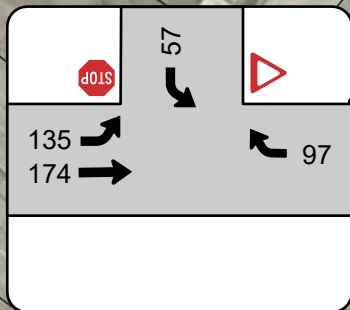


*Richland Lawless Drive
Property Analysis*

PM Peak Hour Traffic Volumes

**115981013592004
Approx. 2 AC**

**No Parcel Number
Approx. 6 AC**



- Bollards
- Stop Sign
- Yield Sign
- Do Not Enter Sign
- Subject Parcels

0 100
Feet



JUB
JUB ENGINEERS, INC.

THE LANDSON GROUP

GATEWAY MAPPING INC.
JUB IS PART OF COMPANIES



Thayer Drive looking south



Lawless Drive looking west



Lawless Drive looking northeast approximately 200' east of Thayer Drive at location of potential new driveway



Lawless Drive looking west approximately 200' east of Thayer Drive at location of potential new driveway

Location: LAWLESS DR W-O WELLSIAN WAY

Date Range: 9/7/2021 - 9/13/2021

Site Code: 385

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	9/7/2021			9/8/2021			9/9/2021			9/10/2021			9/11/2021			9/12/2021			9/13/2021					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	12	3	15	7	5	12	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	7	3	10
1:00 AM	3	0	3	8	3	11	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	5	1	6
2:00 AM	1	0	1	3	1	4	2	0	2	-	-	-	-	-	-	-	-	-	-	-	-	2	0	2
3:00 AM	9	4	13	7	3	10	10	1	11	-	-	-	-	-	-	-	-	-	-	-	-	9	3	11
4:00 AM	28	2	30	20	1	21	28	5	33	-	-	-	-	-	-	-	-	-	-	-	-	25	3	28
5:00 AM	36	6	42	42	8	50	33	6	39	-	-	-	-	-	-	-	-	-	-	-	-	37	7	44
6:00 AM	82	13	95	78	16	94	87	15	102	-	-	-	-	-	-	-	-	-	-	-	-	82	15	97
7:00 AM	145	37	182	137	41	178	150	28	178	-	-	-	-	-	-	-	-	-	-	-	-	144	35	179
8:00 AM	168	42	210	145	31	176	128	34	162	-	-	-	-	-	-	-	-	-	-	-	-	147	36	183
9:00 AM	170	47	217	134	45	179	171	40	211	-	-	-	-	-	-	-	-	-	-	-	-	158	44	202
10:00 AM	208	57	265	197	47	244	188	65	253	-	-	-	-	-	-	-	-	-	-	-	-	198	56	254
11:00 AM	189	78	267	188	90	278	179	85	264	-	-	-	-	-	-	-	-	-	-	-	-	185	84	270
12:00 PM	226	86	312	175	55	230	211	66	277	-	-	-	-	-	-	-	-	-	-	-	-	204	69	273
1:00 PM	241	61	302	170	81	251	200	66	266	-	-	-	-	-	-	-	-	-	-	-	-	204	69	273
2:00 PM	222	79	301	225	73	298	222	73	295	-	-	-	-	-	-	-	-	-	-	-	-	223	75	298
3:00 PM	209	98	307	204	79	283	211	86	297	-	-	-	-	-	-	-	-	-	-	-	-	208	88	296
4:00 PM	214	79	293	255	114	369	223	97	320	-	-	-	-	-	-	-	-	-	-	-	-	231	97	327
5:00 PM	192	87	279	258	101	359	233	99	332	-	-	-	-	-	-	-	-	-	-	-	-	228	96	323
6:00 PM	173	51	224	183	66	249	147	78	225	-	-	-	-	-	-	-	-	-	-	-	-	168	65	233
7:00 PM	98	40	138	103	51	154	108	45	153	-	-	-	-	-	-	-	-	-	-	-	-	103	45	148
8:00 PM	78	27	105	77	28	105	100	38	138	-	-	-	-	-	-	-	-	-	-	-	-	85	31	116
9:00 PM	59	13	72	44	13	57	72	16	88	-	-	-	-	-	-	-	-	-	-	-	-	58	14	72
10:00 PM	22	5	27	23	6	29	52	10	62	-	-	-	-	-	-	-	-	-	-	-	-	32	7	39
11:00 PM	11	6	17	15	8	23	38	4	42	-	-	-	-	-	-	-	-	-	-	-	-	21	6	27
Total	2,796	921	3,717	2,698	966	3,664	2,798	958	3,756	-	-	-	-	-	-	-	-	-	-	-	-	2,764	948	3,712
Percent	75%	25%	-	74%	26%	-	74%	26%	-	-	-	-	-	-	-	-	-	-	-	-	-	74%	26%	-

1. Mid-week average includes data between Tuesday and Thursday.

Location: THAYER DR N-O LAWLESS DR

Date Range: 9/7/2021 - 9/13/2021

Site Code: 383

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	9/7/2021			9/8/2021			9/9/2021			9/10/2021			9/11/2021			9/12/2021			9/13/2021					
Time	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00 AM	11	1	12	13	2	15	7	0	7	-	-	-	-	-	-	-	-	-	-	-	-	10	1	11
1:00 AM	5	3	8	4	3	7	2	2	4	-	-	-	-	-	-	-	-	-	-	-	-	4	3	6
2:00 AM	3	0	3	2	1	3	2	2	4	-	-	-	-	-	-	-	-	-	-	-	-	2	1	3
3:00 AM	4	1	5	5	2	7	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	4	1	5
4:00 AM	12	6	18	7	6	13	16	8	24	-	-	-	-	-	-	-	-	-	-	-	-	12	7	18
5:00 AM	26	15	41	21	12	33	24	12	36	-	-	-	-	-	-	-	-	-	-	-	-	24	13	37
6:00 AM	116	32	148	98	31	129	114	29	143	-	-	-	-	-	-	-	-	-	-	-	-	109	31	140
7:00 AM	253	64	317	257	46	303	170	33	203	-	-	-	-	-	-	-	-	-	-	-	-	227	48	274
8:00 AM	113	53	166	106	47	153	112	37	149	-	-	-	-	-	-	-	-	-	-	-	-	110	46	156
9:00 AM	79	40	119	79	36	115	66	41	107	-	-	-	-	-	-	-	-	-	-	-	-	75	39	114
10:00 AM	117	41	158	99	45	144	97	45	142	-	-	-	-	-	-	-	-	-	-	-	-	104	44	148
11:00 AM	135	52	187	112	41	153	114	42	156	-	-	-	-	-	-	-	-	-	-	-	-	120	45	165
12:00 PM	128	48	176	113	45	158	123	58	181	-	-	-	-	-	-	-	-	-	-	-	-	121	50	172
1:00 PM	108	46	154	130	32	162	109	35	144	-	-	-	-	-	-	-	-	-	-	-	-	116	38	153
2:00 PM	188	48	236	211	51	262	213	52	265	-	-	-	-	-	-	-	-	-	-	-	-	204	50	254
3:00 PM	181	75	256	179	52	231	175	48	223	-	-	-	-	-	-	-	-	-	-	-	-	178	58	237
4:00 PM	200	55	255	228	63	291	214	49	263	-	-	-	-	-	-	-	-	-	-	-	-	214	56	270
5:00 PM	224	49	273	240	53	293	231	68	299	-	-	-	-	-	-	-	-	-	-	-	-	232	57	288
6:00 PM	137	47	184	139	56	195	156	40	196	-	-	-	-	-	-	-	-	-	-	-	-	144	48	192
7:00 PM	95	27	122	92	34	126	106	29	135	-	-	-	-	-	-	-	-	-	-	-	-	98	30	128
8:00 PM	66	27	93	62	29	91	74	41	115	-	-	-	-	-	-	-	-	-	-	-	-	67	32	100
9:00 PM	28	16	44	32	15	47	45	17	62	-	-	-	-	-	-	-	-	-	-	-	-	35	16	51
10:00 PM	24	6	30	22	6	28	30	5	35	-	-	-	-	-	-	-	-	-	-	-	-	25	6	31
11:00 PM	15	5	20	19	4	23	18	3	21	-	-	-	-	-	-	-	-	-	-	-	-	17	4	21
Total	2,268	757	3,025	2,270	712	2,982	2,220	697	2,917	-	-	-	-	-	-	-	-	-	-	-	-	2,253	722	2,975
Percent	75%	25%	-	76%	24%	-	76%	24%	-	-	-	-	-	-	-	-	-	-	-	-	-	76%	24%	-

1. Mid-week average includes data between Tuesday and Thursday.

Land Use: 821

Shopping Plaza (40-150k)

Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

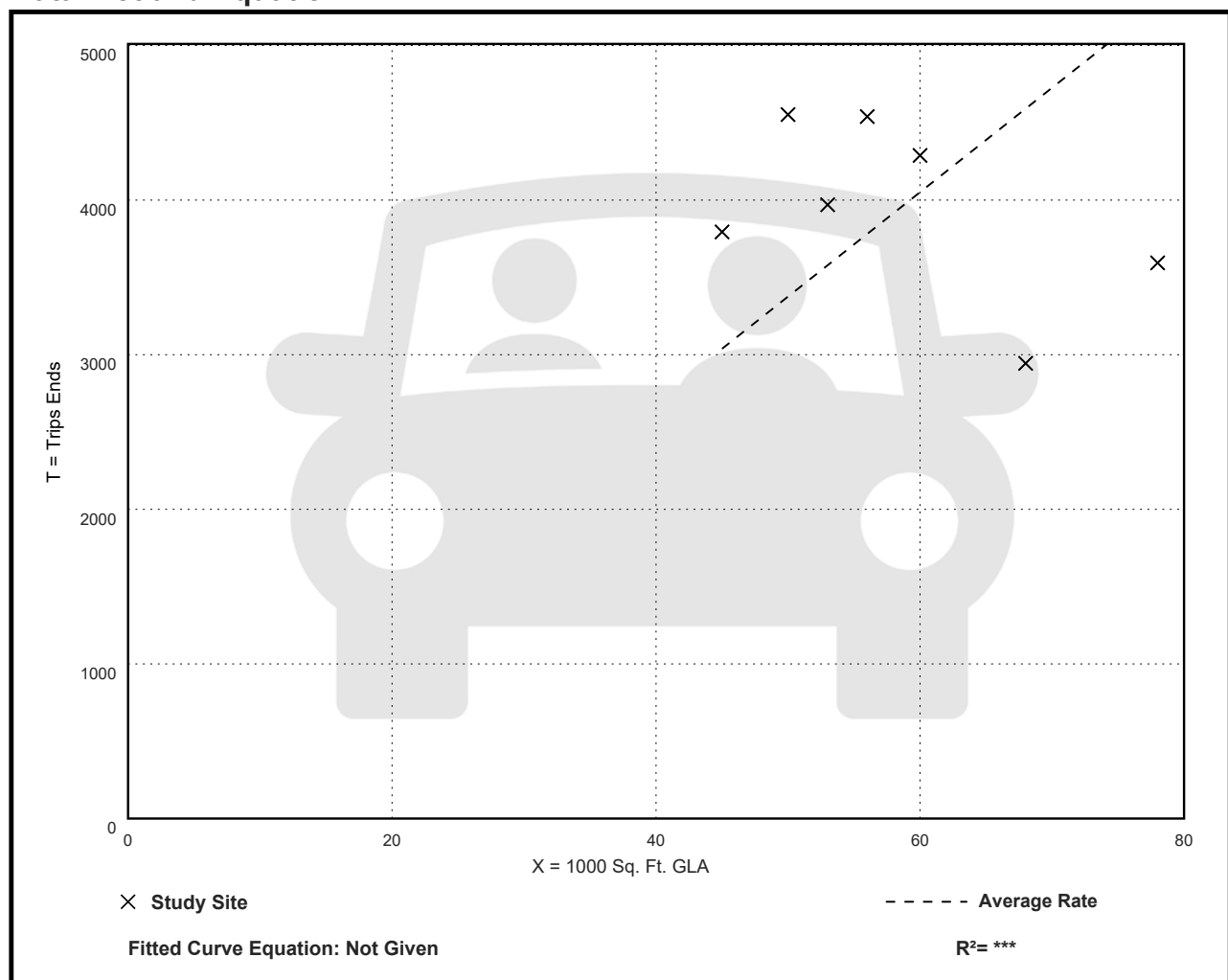
Avg. 1000 Sq. Ft. GLA: 59

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

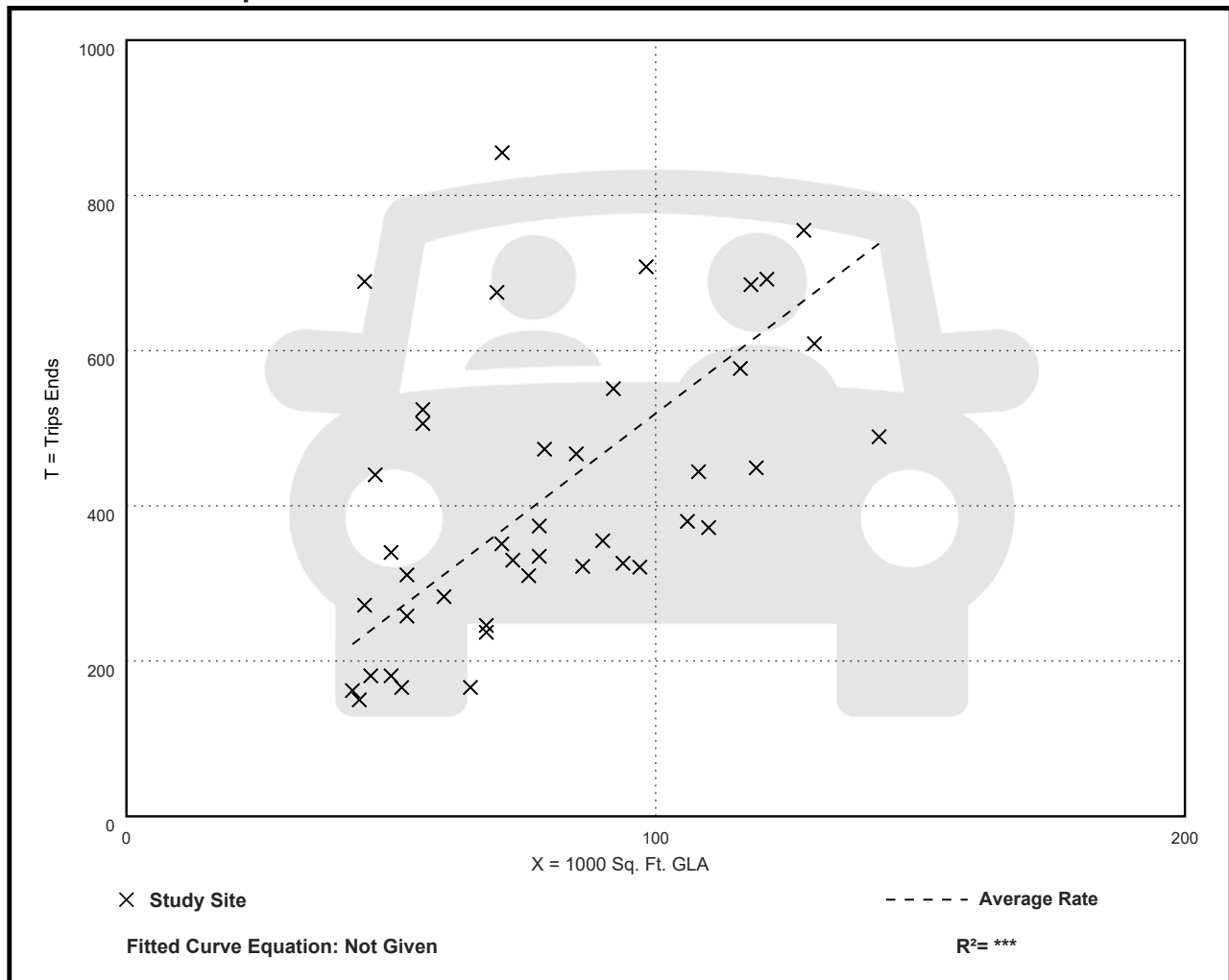
Avg. 1000 Sq. Ft. GLA: 79

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



Trip Generation Estimates
Land Use: Shopping Plaza (Code 821, ITE Trip Generation 11th Edition)

Lane Configuration Scenario	Units Gross Leasable Area	Trip Generation Rate				Expected Units	Trips				Acres	Floor Area Ratio
		Weekday Average	Peak Hour	Percent In	Percent Out		Daily Trips	PM Peak Hour Trips	PM Trips In	Trips Out		
1	1,000 Sq Ft	67.52	5.19	0.49	0.51	66	4456	343	168	175	8.2	18%
2	1,000 Sq Ft	67.52	5.19	0.49	0.51	93	6279	483	237	246	8.2	26%
3	1,000 Sq Ft	67.52	5.19	0.49	0.51	99	6684	514	252	262	8.2	28%

Percentages of Trips

Inbound						Outbound					
Northbound			Southbound			Eastbound			Westbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
0	0.44	0.56	0	27%	0	0	0	37%	36%	0	0

Existing, Total and Forecast Trips By Scenario

Lawless/Thayer

Scenario 1 Lane Configuration = EB shared left/thru/right lane, WB left and right lanes, NB shared thru/ right lane, SB shared thru/left lane

	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing				57			135	174				97	463
Background	0	0	0	63	0	0	149	192	0	0	0	107	511
New Trips	0	77	98	0	45	0	0	0	62	60	0	0	342
Total	0	77	98	63	45	0	149	192	62	60	0	107	853

Scenario 2 - adds EB exclusive right turn lane, SB exclusive left turn lane and NB exclusive right turn lane

	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing				57			135	174				97	463
Background	0	0	0	63	0	0	149	192	0	0	0	107	511
New Trips	0	108	138	0	64	0	0	0	88	85	0	0	483
Total	0	108	138	63	64	0	149	192	88	85	0	107	994

Scenario 3 - adds a second northbound right turn egress east on Lawless

	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing				57			135	174				97	463
Background	0	0	0	63	0	0	149	192	0	0	0	107	511
New Trips*	0	115	110	0	68	0	0	0	93	91	0	0	477
Total	0	115	110	63	68	0	149	192	93	91	0	107	988

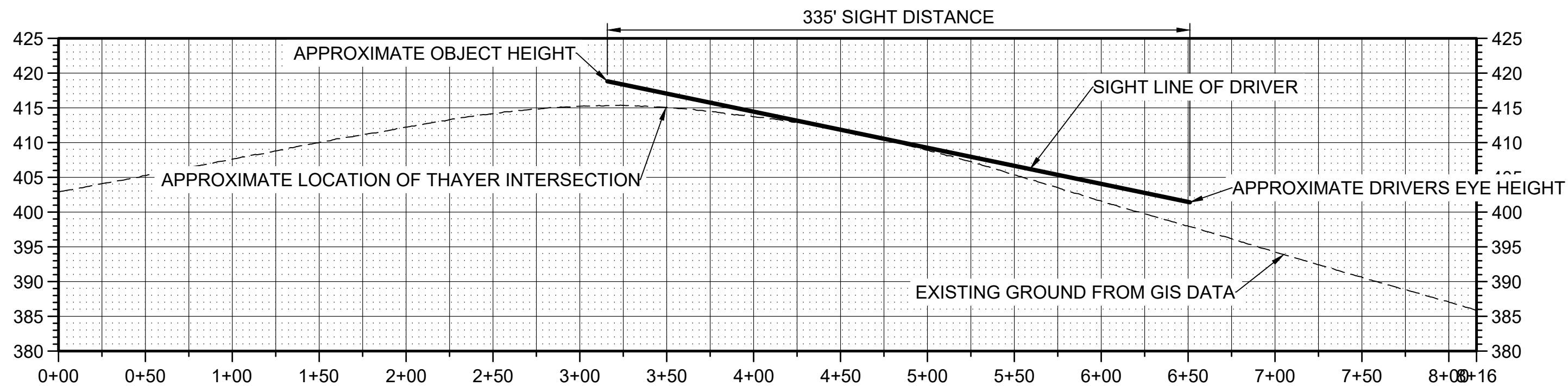
* 25% of northbound right turn is assumed to turn right at a secondary access to the east

Scenario 4 - no cross-access easement, full access to the east on Lawless, 1/3 of traffic accesses at new driveway

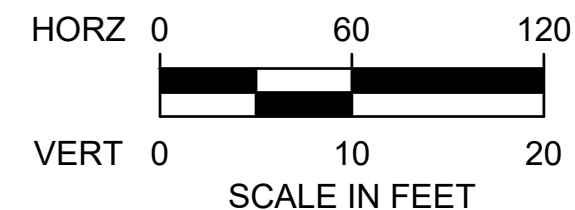
	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Lawless/Thayer		77	98	86	45		149	223	62	61		145	946
new driveway	38	0	49	0	0	0	0	353	54	30	168	0	692



RIGHT TURN FROM STOP



LEFT TURN FROM STOP



Richland Lawless Dr Analysis
AHBL

SIGHT DISTANCE EXHIBIT



J-U-B ENGINEERS, INC.

HCS7 Two-Way Stop-Control Report

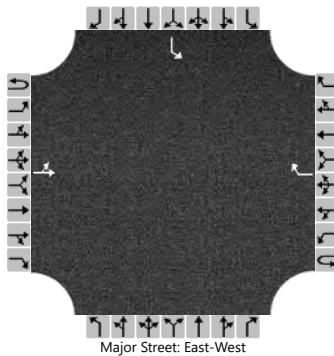
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2023
Time Analyzed	PM peak hour
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	0	1		0	0	0		1	0	0
Configuration		LT						R						L		
Volume (veh/h)		135	174					97						57		
Percent Heavy Vehicles (%)		3												3		
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					Yes											
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		
Critical Headway (sec)		4.13												6.43		
Base Follow-Up Headway (sec)		2.2												3.5		
Follow-Up Headway (sec)		2.23												3.53		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		150												63		
Capacity, c (veh/h)		1617												478		
v/c Ratio		0.09												0.13		
95% Queue Length, Q ₉₅ (veh)		0.3												0.5		
Control Delay (s/veh)		7.5												13.7		
Level of Service (LOS)		A												B		
Approach Delay (s/veh)	3.7												13.7			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

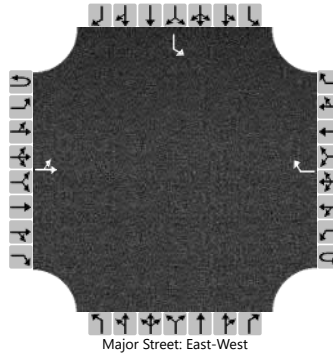
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM peak hour No-Build
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	0	1		0	0	0		1	0	0
Configuration		LT						R						L		
Volume (veh/h)		149	192					107						63		
Percent Heavy Vehicles (%)		3												3		
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					Yes											
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		
Critical Headway (sec)		4.13												6.43		
Base Follow-Up Headway (sec)		2.2												3.5		
Follow-Up Headway (sec)		2.23												3.53		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		166												70		
Capacity, c (veh/h)		1617												440		
v/c Ratio		0.10												0.16		
95% Queue Length, Q ₉₅ (veh)		0.3												0.6		
Control Delay (s/veh)		7.5												14.7		
Level of Service (LOS)		A												B		
Approach Delay (s/veh)	3.8												14.7			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

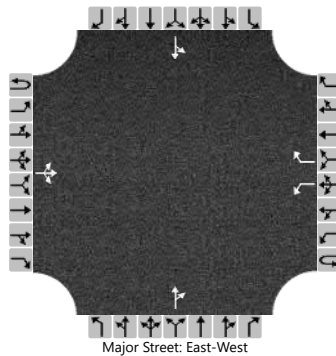
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM pk hr Scen1-343 trips
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	0	1		0	1	0		0	1	0
Configuration			LTR			L		R				TR		LT		
Volume (veh/h)		149	192	62		60		107			77	98		63	45	
Percent Heavy Vehicles (%)		3				3					3	3		3	3	
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					Yes											
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					6.5	6.2		7.1	6.5	
Critical Headway (sec)		4.13				4.13					6.53	6.23		7.13	6.53	
Base Follow-Up Headway (sec)		2.2				2.2					4.0	3.3		3.5	4.0	
Follow-Up Headway (sec)		2.23				2.23					4.03	3.33		3.53	4.03	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		166				67						194		120		
Capacity, c (veh/h)		1617				1274						456		239		
v/c Ratio		0.10				0.05						0.43		0.50		
95% Queue Length, Q ₉₅ (veh)		0.3				0.2						2.1		2.6		
Control Delay (s/veh)		7.5				8.0						18.7		34.4		
Level of Service (LOS)		A				A						C		D		
Approach Delay (s/veh)	3.3				2.9				18.7				34.4			
Approach LOS									C				D			

HCS7 Two-Way Stop-Control Report

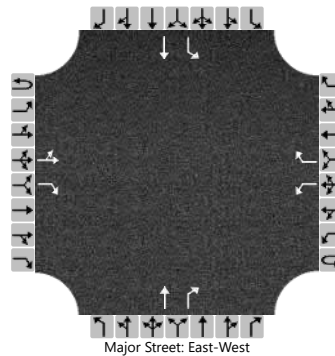
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM pk hr Scen2-483 trips
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	0	1		0	1	1		1	1	0
Configuration		LT		R		L		R			T	R		L	T	
Volume (veh/h)		149	192	88		85		107			108	138		63	64	
Percent Heavy Vehicles (%)		3				3					3	3		3	3	
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes				No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					6.5	6.2		7.1	6.5	
Critical Headway (sec)		4.13				4.13					6.53	6.23		7.13	6.53	
Base Follow-Up Headway (sec)		2.2				2.2					4.0	3.3		3.5	4.0	
Follow-Up Headway (sec)		2.23				2.23					4.03	3.33		3.53	4.03	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		166				94					120	153		70	71	
Capacity, c (veh/h)		1617				1244					283	824		159	248	
v/c Ratio		0.10				0.08					0.42	0.19		0.44	0.29	
95% Queue Length, Q ₉₅ (veh)		0.3				0.2					2.0	0.7		2.0	1.1	
Control Delay (s/veh)		7.5				8.1					26.8	10.4		44.2	25.2	
Level of Service (LOS)		A				A					D	B		E	D	
Approach Delay (s/veh)	3.0				3.6				17.6				34.6			
Approach LOS									C				D			

HCS7 Two-Way Stop-Control Report

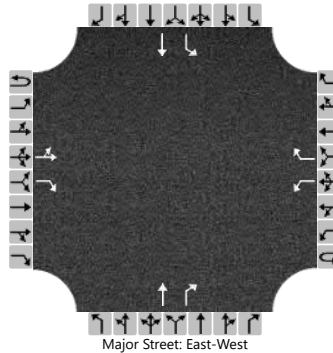
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM pk hr Scen3-514 trips
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	0	1		0	1	1		1	1	0
Configuration		LT		R		L		R			T	R		L	T	
Volume (veh/h)		149	192	93		91		107			115	110		63	68	
Percent Heavy Vehicles (%)		3				3					3	3		3	3	
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes				No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					6.5	6.2		7.1	6.5	
Critical Headway (sec)		4.13				4.13					6.53	6.23		7.13	6.53	
Base Follow-Up Headway (sec)		2.2				2.2					4.0	3.3		3.5	4.0	
Follow-Up Headway (sec)		2.23				2.23					4.03	3.33		3.53	4.03	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		166				101					128	122		70	76	
Capacity, c (veh/h)		1617				1238					276	824		161	241	
v/c Ratio		0.10				0.08					0.46	0.15		0.44	0.31	
95% Queue Length, Q ₉₅ (veh)		0.3				0.3					2.3	0.5		2.0	1.3	
Control Delay (s/veh)		7.5				8.2					28.8	10.1		43.7	26.7	
Level of Service (LOS)		A				A					D	B		E	D	
Approach Delay (s/veh)	3.0				3.8				19.7				34.8			
Approach LOS									C				D			

HCS7 Two-Way Stop-Control Report

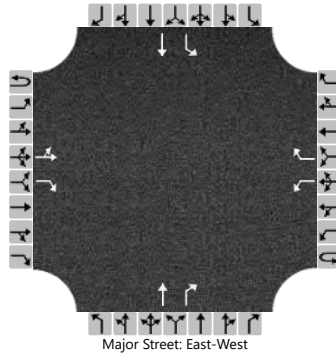
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM pk hr Scen4-514 trips
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/Thayer Dr
Jurisdiction	City of Richland
East/West Street	SR 240 off ramp/Lawless
North/South Street	Thayer Dr/Site access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	0	1		0	1	1		1	1	0
Configuration		LT		R		L		R			T	R		L	T	
Volume (veh/h)		149	223	62		61		145			77	98		86	45	
Percent Heavy Vehicles (%)		3				3					3	3		3	3	
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes				No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					6.5	6.2		7.1	6.5	
Critical Headway (sec)		4.13				4.13					6.53	6.23		7.13	6.53	
Base Follow-Up Headway (sec)		2.2				2.2					4.0	3.3		3.5	4.0	
Follow-Up Headway (sec)		2.23				2.23					4.03	3.33		3.53	4.03	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		166				68					86	109		96	50	
Capacity, c (veh/h)		1617				1238					296	789		204	270	
v/c Ratio		0.10				0.05					0.29	0.14		0.47	0.19	
95% Queue Length, Q ₉₅ (veh)		0.3				0.2					1.2	0.5		2.3	0.7	
Control Delay (s/veh)		7.5				8.1					22.0	10.3		37.3	21.3	
Level of Service (LOS)		A				A					C	B		E	C	
Approach Delay (s/veh)	3.0				2.4				15.5				31.9			
Approach LOS									C				D			

HCS7 Two-Way Stop-Control Report

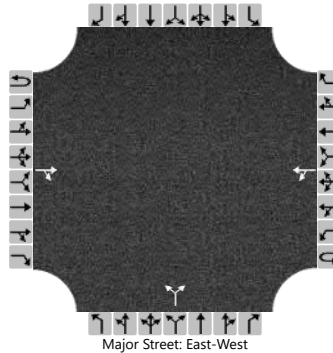
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	3/3/2023
Analysis Year	2028
Time Analyzed	PM pk hr Scen4-514 trips
Intersection Orientation	East-West
Project Description	Lawless/Thayer Comp Plan Evaluation

Site Information

Intersection	Lawless Dr/2nd Site Acces
Jurisdiction	City of Richland
East/West Street	Lawless
North/South Street	Adjacent Parcel Driveway
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			353	54		30	168			38		49				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

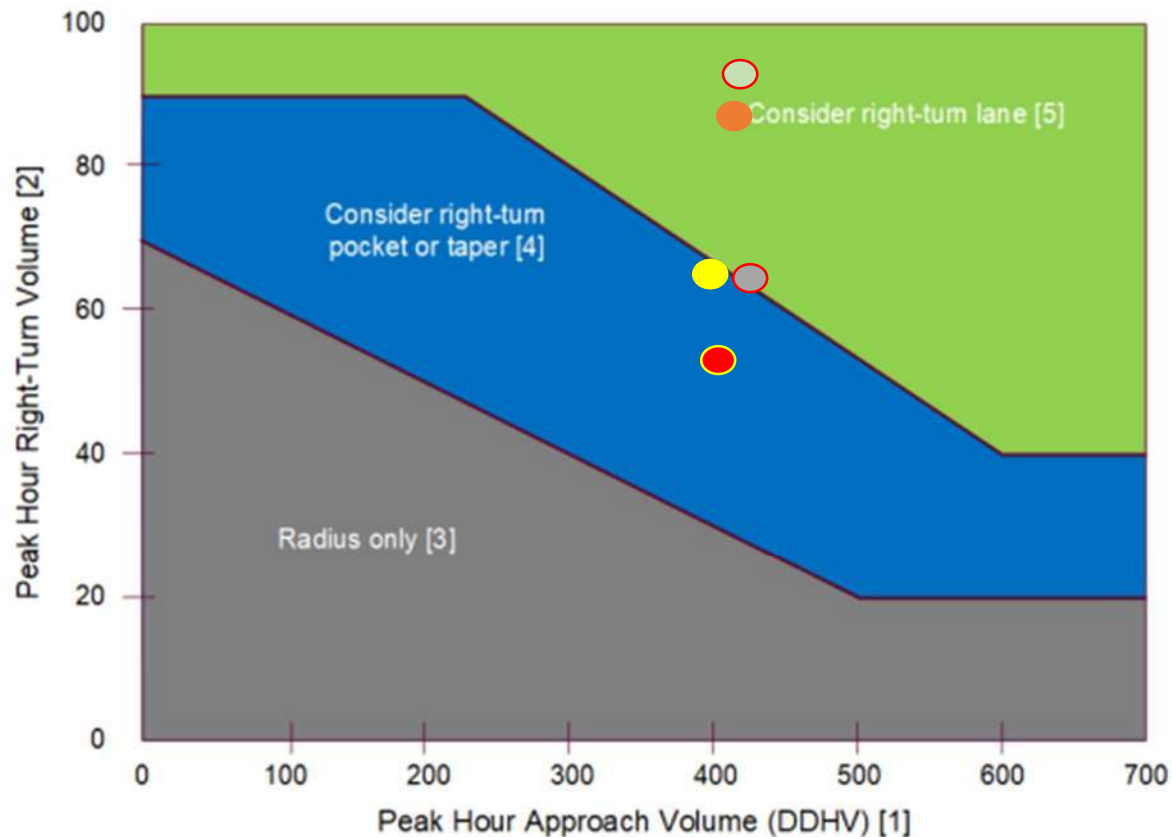
Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						33					97					
Capacity, c (veh/h)						1103					506					
v/c Ratio						0.03					0.19					
95% Queue Length, Q ₉₅ (veh)						0.1					0.7					
Control Delay (s/veh)						8.4					13.8					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					1.5				13.8							
Approach LOS									B							

Exhibit 1310-19 Right-Turn Lane Guidelines



Notes:

- [1] For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane, highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- [2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
 - The posted speed is 45 mph or below
 - The right-turn volume is greater than 40 VPH
 - The peak hour approach volume (DDHV) is less than 300 VPH
- [3] For right-turn corner design, see [Exhibit 1310-6](#).
- [4] For right-turn pocket or taper design, see [Exhibit 1310-20](#).
- [5] For right-turn lane design, see [Exhibit 1310-21](#).



Scenario 1 EB total approach = 403, right turn = 62
 Scenario 2-EB total approach = 429, right turn = 88
 Scenario 3-EB total approach = 434, right turn = 93
 Scenario 4 (Thayer) EB total approach = 434, right turn = 62
 Scenario 4 (new driveway) EB total approach = 407, right turn = 54



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Attn. Kerwin Jensen, Development Services Director

Address: 625 Swift Blvd, Richland, WA

Phone: (509) 942-7586

Email: kjensen@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5804 Road 90, Suite H Pasco, WA 99353

Phone: (509) 916-7131

Email: nstickney@ahbl.com

DESCRIPTION OF WORK

We are requesting the City assign C-2 (Retail Business) Zoning to the property, to allow for future Commercial Development, at the subject site which currently does not have a zoning district assignment.

This rezone request accompanies a Comprehensive Plan Map Amendment application to establish the underlying Comprehensive Plan Land Use classification of **Commercial**.

We understand that this rezone application will only be considered following approval of the pending Comprehensive Plan land use classification change.

PROPERTY INFORMATION

Parcel #: TBD (None assigned)

Legal Description: TBD (the site is situated in the SE quarter of Section 15, Township 9 N, Range 28 E, W.M.)

Current Zoning: None assigned

Current Comp Plan: None assigned

Requested Zoning: C-2

Current Use: Vacant

Proposed Use: Commercial Development

Area of Property: Approx. 4.3 acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The subject property is situated north of I-182 and east of the Bypass Highway (SR 240), encompassing approx. 4.3 acres of land which has not been assigned a parcel number and does not carry a zoning designation (the land was assumed to be "right-of-way"). The City of Richland staff has ascertained that the property is likely surplus to the City's needs and likely available for the city to market and sell to a private developer in the future. It is prudent to first establish a Comprehensive Plan Land Use Designation and appropriate zoning to entitle the land to a range of appropriate uses.

Any hardship that may result in the event the rezone is not granted:

Establishing zoning for the property is an appropriate and necessary procedure, given that the property has been identified as not being right-of-way (which it was long assumed to be).

The manner in which the proposed rezone conforms to patterns in adjacent zones: Surrounding zoning includes a mixture of R-2 Medium Density Residential zoning to the north (where the BPA substation is, together with housing development) with some PPF- Parks and Public Facilities, C-2 Retail Business and C-3 General Business zoning. Establishing C-2 zoning for the subject property will represent a logical extension of the C-2 zoning which is immediately north of, and adjacent to, the site.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Granting "C-2" zoning should not produce any adverse effects on adjacent or surrounding lands because new commercial uses will complement what is already in place. Adequate road infrastructure is in place to support Commercial Uses, up to an established PM Peak hour trip threshold, without any detrimental impacts. Subsequent commercial development of the site will have a positive affect on surrounding properties because it will complement activities and land uses that are already in place.
Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: Assigning Commercial zoning will be consistent with Richland's adopted Comprehensive Plan, including the City's vision statement that sets out "This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources." Moreover, the proposal supports many of City's goals, polices or objectives as expressed in the Plan, and does not conflict with them.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit ^{ZONE CHANGE}: Subsequent commercial development of the site will have a positive affect on the City and to the City's residents and business community because it will create additional opportunities for retail / commercial activity, enhancing local opportunities while potentially expanding services offered in the community (which may include job creation, generate sales tax and boost the property tax base).
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: N/A
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: Assuming that the Comprehensive Plan Map Amendment application to change the Land Use designation to Commercial is approved, no "spot zoning" would occur because the C-2 zoning district would implement the City's land use designation (effectively precluding any possible spot zoning). Moreover, there are existing Commercial uses in the vicinity and C-2 would fit in with those uses. A larger area is not recommended for a rezone.
Identify impacts on the environment and public safety: The subject site is suitable for a range of commercial development options from an environmental and public safety standpoint, as the only on-site critical areas are a critical aquifer recharge area and steep slopes (limited to only the eastern portion of the site and additionally could be mitigated for if necessary). An initial transportation analysis confirms that site access concerns can be addressed with development and that the adjacent intersection can accommodate a certain number of trips (to a threshold) without any Level of Service impacts.

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: Nicole Stickney

Applicant Signature:  Date April 20, 2023

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Lawless Drive property Comprehensive Plan Amendment (CPA) – Map Change and Zoning

2. Name of applicant:

Nicole Stickney, AICP from AHBL, Inc.
for the City of Richland (landowner)

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

AHBL, Inc.
5804 Road 90 Suite H
Pasco, WA 99353

4. Date checklist prepared:

April 20, 2023

5. Agency requesting checklist:

City of Richland Planning Dept.

6. Proposed timing or schedule (including phasing, if applicable):

Undetermined at this time.

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

There are no specific plans for development at this time, but it is anticipated that City Council will approve the sale of the property to a private party for development.

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

- Technical Memorandum prepared by J-U-B Engineering regarding Lawless Drive Comprehensive Plan Amendment Traffic Study (REVISED, April 18, 2023).
- Richland Lawless Drive Site Feasibility Study by AHBL, Inc (April 2023).

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.

The subject property will be reviewed to determine a suitable Land Use Map classification per the City's Comprehensive Plan.

10. List any government approvals or permits that will be needed for your proposal, if known.

At this time only a Comprehensive Plan land use map designation and is being sought, together with a zoning designation to implement the comprehensive plan, along with related State Environmental Policy Act (SEPA) review.

In the future, a variety of actions to include assignment of a parcel ID number, approval of a sales agreement, site plan review, building plan approval, utility / civil development plans, etc. could occur, which may be subject to separate SEPA review, as applicable.

11. Give a 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.)

At this time, only a Comprehensive Plan Amendment to the City's Land Use map and zoning of the property is proposed. The purpose is to establish a land use classification and zoning designation for the property which had not previously been classified (or zoned) due to its proximity to state highway right-of-way (and misunderstanding that the property was right-of-way).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is situated in central Richland, north of the I-182 Interstate and generally east of Bypass Highway; bounded to the north by Lawless Drive and to the south by the I-182 Interstate:



Figure 1: Subject Site and Surrounding Parcel and Road Network

The location is further described as lying within the SE quarter of Section 15, Township 9 North, Range 28 East, W.M.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The undeveloped site is approximately 4.3-acres in size and it slopes downward to the southwest. The site is a Native Shrub-steppe habitat comprised of low sagebrush, grasses, small shrubs, and noxious weeds. There is a mixture of large and small rocks scattered throughout the site. Access is via Lawless Drive.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Approx. 17 percent is the steepest slope on the developed area of the site (steeper slopes are present to the immediate east, where there is a precipitous drop).

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

The site is primarily Quincy loam which is a well-drained soil. Less than 4 percent of the site is Pasco silt loam which is poorly drained. The site is located within the City of Richland incorporation limits and has not been designated as Agricultural Lands of Long-Term Commercial Significance (ALLTCS).

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.

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not determined at this time – this is a non-project action. The City of Richland's Zoning code sets out a maximum lot coverage percentage for various zoning districts that will apply to future development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None proposed.

2. Air [Find help answering air questions](#)

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.

Not determined at this time – this is a non-project action.

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

Yes, the site is adjacent to the I-182 right of way and the freeway accommodates vehicular traffic producing emissions and odors.

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

None proposed.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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 surface water bodies are on or in the immediate vicinity of the site. The Yakima River is approximately 700 feet west of the site, and physically separated from the site by the freeway.

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.

This is a non-project action. Future development would not result in any such impacts.

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

This is a non-project action. Future development would not result in any such impacts.

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: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No. Any future development of the site would be served by municipal water and no well would be needed.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None. Any future development of the site would be served by municipal sewer services and no waste discharge would be needed.

c. Water Runoff (including stormwater):

a) 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.

Not determined at this time – this is a non-project action. Any future development will require on-site treatment of storm water.

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

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action. Any future development will need to be designed to avoid negative impacts to off-site drainage patterns in the vicinity of the site.

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

None proposed at this time.

4. Plants [Find help answering plants questions](#)

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?

Not determined at this time – this is a non-project action.

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

None known.

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

Not determined at this time – this is a non-project action. Future development of the site will be required to conform to applicable city standards for landscaping.

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

None known.

5. Animals [Find help answering animal questions](#)

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

Likely birds and animals include hawk, heron, songbirds, rodents, voles and moles.

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 known.

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

Yes, the entire region is a part of the Pacific Flyway.

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

None proposed.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action.

3. 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.

None proposed at this time.

7. Environmental Health [Find help with answering environmental health questions](#)

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

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action. The site is vacant and has not been farmed for many decades (and may never have been farmed at all). Site contamination is considered unlikely.

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.**

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

None proposed.

b. Noise

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

The site lies directly north and east of interstate / highway facilities which produce a lot of noise, primarily in the daytime hours.

- 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)?**

Not determined at this time – this is a non-project action.

- 3. Proposed measures to reduce or control noise impacts, if any.**

None proposed.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 vacant. To the south and west are freeway/ highway facilities. There is an electrical substation located west of the site, on the opposite side of Lawless Drive.

- 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 because 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 farming uses are known to have occurred on the site in the recent decades.

- 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.**

None except for several power poles.

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

No.

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

The site is not classified under any zoning district as it was assumed to be right-of-way lands.

In addition, the site is not located within the city's CBD- Medical District, the CBD- Uptown District, or CBD- Parkway District (RMC 23.22)

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

The site does not currently have a comprehensive plan land use designation because it was assumed to be right-of-way lands.

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

The site is not within Shoreline Jurisdiction and therefore does not have a Shoreline Environment Designation.

- 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 located within a Critical Aquifer Recharge Area (CARA).

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

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action. Because the property is vacant there will be no displacement upon future development.

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

None.

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

The City of Richland Planning Commission and City Council will evaluate the proposed Land Use designation for compatibility with the City's Comprehensive Plan and opportunities for public involvement will be granted to seek public comments and feedback.

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

None.

9. Housing [Find help answering housing questions](#)

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

Not determined at this time – this is a non-project action.

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

Not determined at this time – this is a non-project action. No housing units are currently on the site and therefore none will be eliminated.

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

None.

10. Aesthetics [Find help answering aesthetics questions](#)

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

Not determined at this time – this is a non-project action. Any future development will be subject to development regulations for building heights per the applicable zoning district.

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

None.

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

None at this time.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not determined at this time – this is a non-project action. Any future development will likely require security and safety lighting.

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

Future development will need to be carefully reviewed for impacts to distracting or unsafe conditions given the location in relation to the freeway.

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

The I-182 freeway has lighting and additionally accommodates vehicular traffic which produces light impacts.

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

Measures may need to be taken (such as a deed restriction) to ensure that future development will not negatively impact travel on the I-182 corridor due to distracting lights (i.e. message boards) or other lighting/ glare.

12. Recreation [Find help answering recreation questions](#)

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

Recreational activities occurs at the nearby James J. Lawless park(disc golf facility), and on the Yakima River (non-motorized boating, fishing, floating).

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.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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.

The WISAARD site indicates that *BPA Richland Substation Control House* near the site has been assigned a property ID # 708526 and is “Determined Eligible.” The site further indicates that the *White Bluffs-Richland No. 1 Transmission Line / BPA Richland Substation Switchyard* has

been assigned property ID #728853 and is also labeled as “Determined Eligible” with a build date of 1949.

Both of these properties are near the subject site but physically separated by the Lawless Drive right of way.

- 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. WISAARD’s predictive model suggests varied risk on the property, ranging from high risk (category 4 of 5) to very high risk (category 5 of 5). However, the site has previously been highly disturbed so no additional study or investigation requirements are anticipated. Nonetheless, early consultation with the Department of Archeology and Historic Preservation (DAHP) is appropriate.

- 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.**

Consultation via the Washington State Dept. of Archaeology and Historic Preservation (DAHP) WISSARD tool.

- 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.**

None at this time.

14. Transportation [Find help with answering transportation questions](#)

- 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 is adjacent to and south of Lawless Drive and adjacent to and north of Aaron Drive. Both are classified as major collector roads. Lawless Drive is a 2-lane road, whereas Aaron Drive is a 4-lane road. The site is within half-mile to I-182 off ramps.

- 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?**

Richland is served by Ben Franklin Transit (BFT). The nearest transit stop is located at Thayer and Lawless intersection and is served by Route 25. Additionally, the southeast edge is served by Route 170. Both stops are approximately within 0.5 miles from the nearest edge of the property. Sidewalks and bike lanes partially connect the site to the transit stops but large gaps and unsafe conditions exist. The route serves Benton City, Prosser, and Richland.

- c. **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).**

Not determined at this time – this is a non-project action.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The site is not immediately proximate to water, rail or air transportation, although all of these transportation modes are available in the community.

- e. **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?**

Not determined at this time – this is a non-project action.

- f. **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.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

None.

15. Public Services [Find help answering public service questions](#)

- 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.**

Not determined at this time – this is a non-project action.

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

None at this time.

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: ☐ electricity, ☐ natural gas, ☐ water, ☐ refuse service, ☐ telephone, ☐ sanitary sewer, ☐ septic system, other:

Note: Natural gas is available within the immediate area, although it is not clear if it is readily available at the site.

- 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.

Not determined at this time – this is a non-project action.

C. Signature [Find help about who should sign](#)

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.



Type name of signee: Nicole Stickney, AICP

Position and agency/organization: Senior Planning Project Manager, AHBL, Inc.

Date submitted: April 20, 2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

As a non-project action, the proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; nor result in noise production.

Future site development may result in slight impacts within the categories listed in this question, however, any potential increases to the elements can be identified and mitigated through project-level SEPA environmental review.

- **Proposed measures to avoid or reduce such increases are:**

In addition to SEPA environmental review, other applicable regulations such as the Washington Stat Clean Air Act, the City of Richland Critical Areas Ordinance are the implementing codes that future development must comply with. Future proposed projects will be individually reviewed for site-specific impacts.

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

As a non-project action, the proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; nor result in noise production.

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

All site specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

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

As a non-project action, the proposal will not deplete energy or natural resources. Future proposed projects may result in increases to energy and natural resource use; however, any potential increases will be identified and mitigated through project level environmental review.

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

Future proposed projects will be individually reviewed for site-specific impacts. The Washington State Energy code will apply to future development.

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?

As a non-project action, the proposal will not affect environmentally sensitive areas or areas designated (or eligible or under study) for any such government protection.

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

Future proposed projects will be individually reviewed for site-specific impacts and will be subject to any relevant regulations of the Washington State Department of Archaeology and Historic Preservation.

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?

There will be no impacts to shoreline uses.

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

None proposed.

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

As a non-project action, the proposal will not impact demands on transportation or public services and utilities. Any future development will be individually reviewed for specific needs and demands, and initial technical studies has confirmed that commercial development of the property can be accommodated with additional capacity that exists for traffic at the Lawless Drive / Thayer Drive intersection.

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

None proposed.

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

It is not the intent of the proposal to conflict with local, state, or federal laws or requirements for the protection of the environment.



Exhibit 9

Public Notice



CITY OF RICHLAND NOTICE OF PUBLIC HEARING FOR THE 2023 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, September 13, 2023 at 6:00 p.m. to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. You are receiving this notice because you own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

- **CPA2023-101 & Z2023-101:** Nicole Stickney, AHBL on behalf of Washington State University, is proposing to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR) and rezone the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). (Assessor's Parcel Number 1260820000001003, located along the west side of George Washington Way between University Drive and Hanford Street).
- **CPA2023-102 & Z2023-102:** Washington State University is proposing text amendments to both the Comprehensive Plan and RMS Title 23, Zoning, to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required. (This is City-wide but would apply only to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)).
- **CPA2023-103:** MD&D Investment, LLC is proposing to change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID numbers 134982010595001 and 134982000005004 to a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the school site.
- **CPA2023-104 & Z2023-103:** Washington State Department of Natural Resources is proposing to increase the amount of Medium Density Residential within the area commonly referred to as "The Richland 16" due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north. DNR is also proposing to rezone the additional land area to Medium Density Residential (R-2). (Location: Richland DNR 16 located west of Truman Ave and north of Kennedy Road, behind Target shopping complex).
- **CPA2023-105:** The City of Richland Public Works Department proposes a text amendment to the Transportation Element of the City's Comprehensive Plan in order to reflect changes which have been made over the past 6 years to the existing transportation system in Richland, including, but not limited to: Street

functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrency requirements.

- **CPA2023-106 & Z2023-105:** AHBL, on behalf of the City of Richland Economic Development Division, is proposing the establishment of the Commercial Land Use Designation on approximately 4.3 acres located at 24 Lawless Drive. The site is also proposed to be zoned Retail Business (C-2).

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on August 2, 2023. The end of the SEPA comment period was August 16, 2023.

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, September 6, 2023 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us. The staff report and recommendation will be available on the city's website beginning Friday, September 8, 2023.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

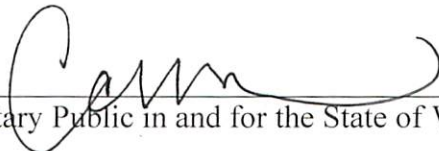
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

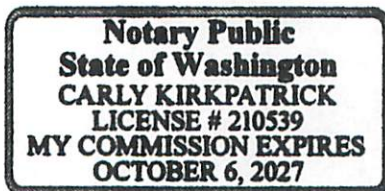
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 17th day of August, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (2023 City of Richland Annual Comprehensive Plan and Development Regulations Update) to the attached list of individuals via regular USPS on the date indicated above. The Richland Planning Commission will conduct a public hearing and review of the application on September 13, 2023.


Signed: Jodi Hogan

SIGNED AND SWORN to before me this 18th day of August 17, 2023 by Jodi Hogan.

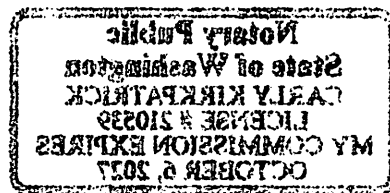

Notary Public in and for the State of Washington,




Print Name

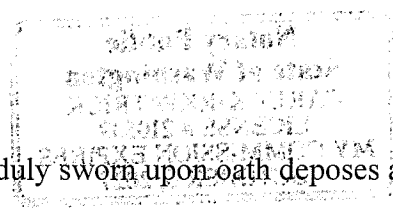
Residing at Benton County

My appointment expires: Oct. 6, 2027



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 6th day of September, 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number CPA2023-101 through 106 (sequentially) apart of the 2023 Comprehensive Plan Amendment Docket in the following locations:

Northeast corner of George Washington Way and Sprout Road Intersection

Northeast corner of Hanford Street and Smartpark Street Intersection

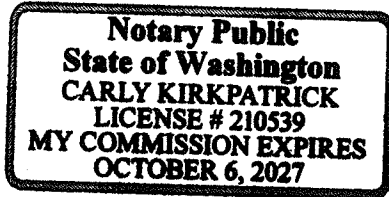
Northern terminus of Queensgate Drive on Truman Avenue

Western terminus of Legacy Lane on Bermuda Road

Approximately 250 feet west of the intersection of Aaron Drive and Wellsian Way on the north side of Aaron Drive

Signed: Matthew Howie

SIGNED AND SWORN to before me this 6th day of September, 2023, by Matthew Howie.



Carly Kirkpatrick
Signature of Notary

Carly Kirkpatrick
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: Oct. 6, 2027



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	452270	Print Legal Ad-IPL01342940 - IPL0134294	SEPA EA2023-125	\$131.86	1	42 L

Attention: Jennifer Anderson

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

janderson@ci.richland.wa.us

CITY OF RICHLAND NOTICE OF SEPA DETERMINATION

Date Notice Issued: August 2, 2023,
per WAC 197-11-340(2)

File #: EA2023-125

Proponent: City of Richland, Development Services Department 625 Swift Blvd., MS-35 Richland, WA 99352

Proposal: City of Richland 2023 Comprehensive Plan Amendment Docket and Associated Rezones. The City received six (6) applications and SEPA Checklists for map and/or text amendments. The items have been consolidated into the 2023 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on July 6, 2023) and is file number CPA2023-107. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals. <https://www.ci.richland.wa.us/departments/development-services/planning/land-use-1609>

Location of Proposal(s):

City-Wide

Public Comments Due:

August 16, 2023

Contact: Mike Stevens, Planning Manager

625 Swift Boulevard, MS-35
Richland, WA 99352

mstevens@ci.richland.wa.us

Date Published: Sunday, August 6, 2023

IPL0134294

Aug 6 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, 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 08/06/2023, and ending on 08/06/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

08/06/23

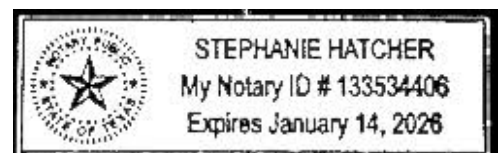
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 5th day of September in the year of 2023

Stephanie Hatcher

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!



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	452270	Print Legal Ad-IPL01342940 - IPL0134294	SEPA EA2023-125	\$131.86	1	42 L

Attention: (company)

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

janderson@ci.richland.wa.us

CITY OF RICHLAND NOTICE OF SEPA DETERMINATION

Date Notice Issued: August 2, 2023,
per WAC 197-11-340(2)

File #: EA2023-125

Proponent: City of Richland, Development Services Department 625 Swift Blvd., MS-35 Richland, WA 99352

Proposal: City of Richland 2023 Comprehensive Plan Amendment Docket and Associated Rezones. The City received six (6) applications and SEPA Checklists for map and/or text amendments. The items have been consolidated into the 2023 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on July 6, 2023) and is file number CPA2023-107. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals. <https://www.ci.richland.wa.us/departments/development-services/planning/land-use-1609>

Location of Proposal(s):

City-Wide

Public Comments Due:

August 16, 2023

Contact: Mike Stevens, Planning Manager

625 Swift Boulevard, MS-35

Richland, WA 99352

mstevens@ci.richland.wa.us

Date Published: Sunday, August 6,

2023

IPL0134294

Aug 6 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, 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 08/06/2023, and ending on 08/06/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

08/06/23

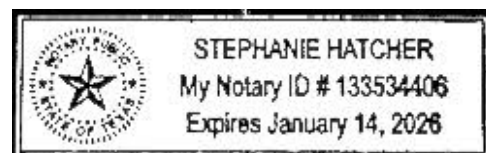
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 5th day of September in the year of 2023

Stephanie Hatcher

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



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Exhibit 10

Agency/Public

Remarks and Comments

Stevens, Mike

From: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Sent: Monday, August 7, 2023 11:59 AM
To: Stevens, Mike
Cc: Sears, Tricia (DNR); Davenport, Steve (COM)
Subject: Richland's Comprehensive Plan update: WGS comments

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

8/7/23

Hello Mike,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Richland's Comprehensive Plan update (Commerce ID# 2023-S-6304).

I looked at the entire proposal and focused on areas related to WGS work.

There are no changes related to mineral resource lands. There are no changes to geologically hazardous areas in the text.

If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)

If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 10/1/23.

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

Stevens, Mike

From: Chris Sittman <CSittman@kid.org>
Sent: Wednesday, August 9, 2023 8:32 AM
To: Stevens, Mike
Subject: RE: 2023 Comprehensive Plan and Development Regulations Update

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

KID has no comments.

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, August 2, 2023 3:24 PM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; 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>; 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>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; FormerOrchards@ecy.wa.gov; Gary Graff <gary.graff@ecy.wa.gov>; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Jack Howard <jack.howard@bfhd.wa.gov>; 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>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; 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>; 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>; Steve Davenport (steve.davenport@commerce.wa.gov) <steve.davenport@commerce.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>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>
Subject: 2023 Comprehensive Plan and Development Regulations Update

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.

The City of Richland has issued a SEPA DNS for its 2023 Comprehensive Plan and Development Regulations Update. A copy of the entire SEPA packet, including all applicable application materials can be found by visiting: <https://www.ci.richland.wa.us/departments/development-services/planning/land-use-1609>.

Please submit any comments you may have back to me by 5:00 PM, Wednesday, August 16, 2023.

Thank you!



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING**

DATE: August 16th, 2023 # SEPA DNS EA2023-125

REVIEW BY: JOHN WHITTIER – CIVIL ENGINEER
JASON REATHAFORD – ENGINEERING TECH
CARLO D’ALESSANDRO, TRANSPORTATION & DEV
MANAGER

PROJECT NAME: 2023 COMPREHENSIVE PLAN AMENDMENT

PROJECT ADDRESS: LOCATIONS VARY

The Public Works Engineering Division has reviewed the 2023 Comprehensive Plan Amendments for various locations received in this office on August 2nd, 2023 for the above referenced projects and has the following comments.

CPA2023-101 & Z2023-101

1. SEPA Item 14d – Improvements to streetlight system and ADA ramps will be required on both impacted frontages (George Washington Way & Hanford St.). The improvements will need to meet current standard for improvements at the time of future permit submissions.
2. An overview of all present utilities and easements for the entire parcel is needed to understand the full extents of the impact to the parcel from the zoning change.
3. *Advisory Comment Only:* Note that if the parcel intends to subdivide to create the new parcel in the future, then both utility extensions and ADA ramp improvements (if present) will need to be completed prior to approval of the subdivision action.

CPA2023-102 & Z2023-102

1. Provide a schematic with the full breakdown of the site, including all existing utilities and easements present on the site.

CPA2023-104 & Z2023-103

1. SEPA Items 14a & 14c – Alignment and ROW width for Kingsgate Way and Queensgate Drive have been reviewed and accepted by Public Works based on a 10% street design effort in establishing the lot layouts on site. Alterations to ROW width or alignment may be necessary to accommodate intersections or existing elevations. The Kingsgate Way and Queensgate Drive will be designated minor arterials and not major collectors.

2. Future plans will need to account for potential impacts to the south side of Lot 3 and north side of Lot 7-A from the planned expansion of City View Dr. between current City View Dr. and future Kingsgate Way.
3. As documented in the City's Comprehensive Plan provided with CPA2023-105 in the packet, an extension of Queensgate Dr. on Lot 8-A to serve Lot 1 is planned for future development. The proposed improvement will need to reference these changes as well.
4. Per Municipal code, future residential development of these parcels will be required to supply a secondary water source (other than City of Richland domestic water) for irrigating purposes.
5. *Advisory Comment Only:* Note that anticipated future transportation impacts need to include information about impacted local streets. These impacts will be reviewed upon initiating future development projects.

Should the applicant have questions or comments regarding the above plan review comments, please contact the Public Works Engineering Division at (509) 942-7500 or (509) 942-7742.