Agenda
Hearing Examiner Meeting
Monday, July 14, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. PLN-T2-2025-00015 - Special Use Permit for a Drive-through Coffee Stand at 1312 Lee Boulevard
   - Ryan Nelson, Planner
2. PLN-T3-2025-00003 - Preliminary Plat of The Villages at Clearwater Creek located at 2725 Steptoe Street
   - Mike Stevens, Planning Manager
3. Z2024-104 - Rezone for the Estates at White Bluffs Preliminary Plat
   - Mike Stevens, Planning Manager
4. S2024-103 - Preliminary Plat for The Estates at White Bluffs
   - Mike Stevens, Planning Manager

Adjournment

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

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HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2025 Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject
PLN-T2-2025-00015 - Special Use Permit for a Drive-through Coffee Stand at 1312 Lee Boulevard

Department
Development Services

Recommended Motion
Recommendation is to approve the drive-through coffee stand with the suggested conditions.

Summary
Shane O' Neill, Clover Planning and Zoning has filed a special use permit application on behalf of Greg Markel, to seek land use approval to construct an approximately 600 square foot drive-through and walk-up café, including a vehicle queuing lane to accommodate an average of eight (8) passenger vehicles at the corner of Lee Boulevard and Goethals Drive.

Attachments:
1. PLN-T2-2025-00015 Staff Report (1312 Lee Blvd)

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

GENERAL INFORMATION:

PROPOSAL NAME:	1312 Lee Boulevard - Special Use Permit
LOCATION:	1312 Lee Boulevard
APPLICANT:	Shane O'Neill of Clover Planning & Zoning, on behalf of Greg Markel, property owner
PROPERTY OWNER:	Lee Commercial LLC
FILE NO.:	PLN-T2-2025-00015
DESCRIPTION:	Request to construct an approximate 600 square foot drive through café in the Commercial Business District (CBD) zone.
PROJECT TYPE:	Type II Zoning Special Use Permit
HEARING DATE:	July 14, 2025
REPORT BY:	Ryan Nelson, Planner
RECOMMENDED ACTION:	Approval subject to conditions of approval.

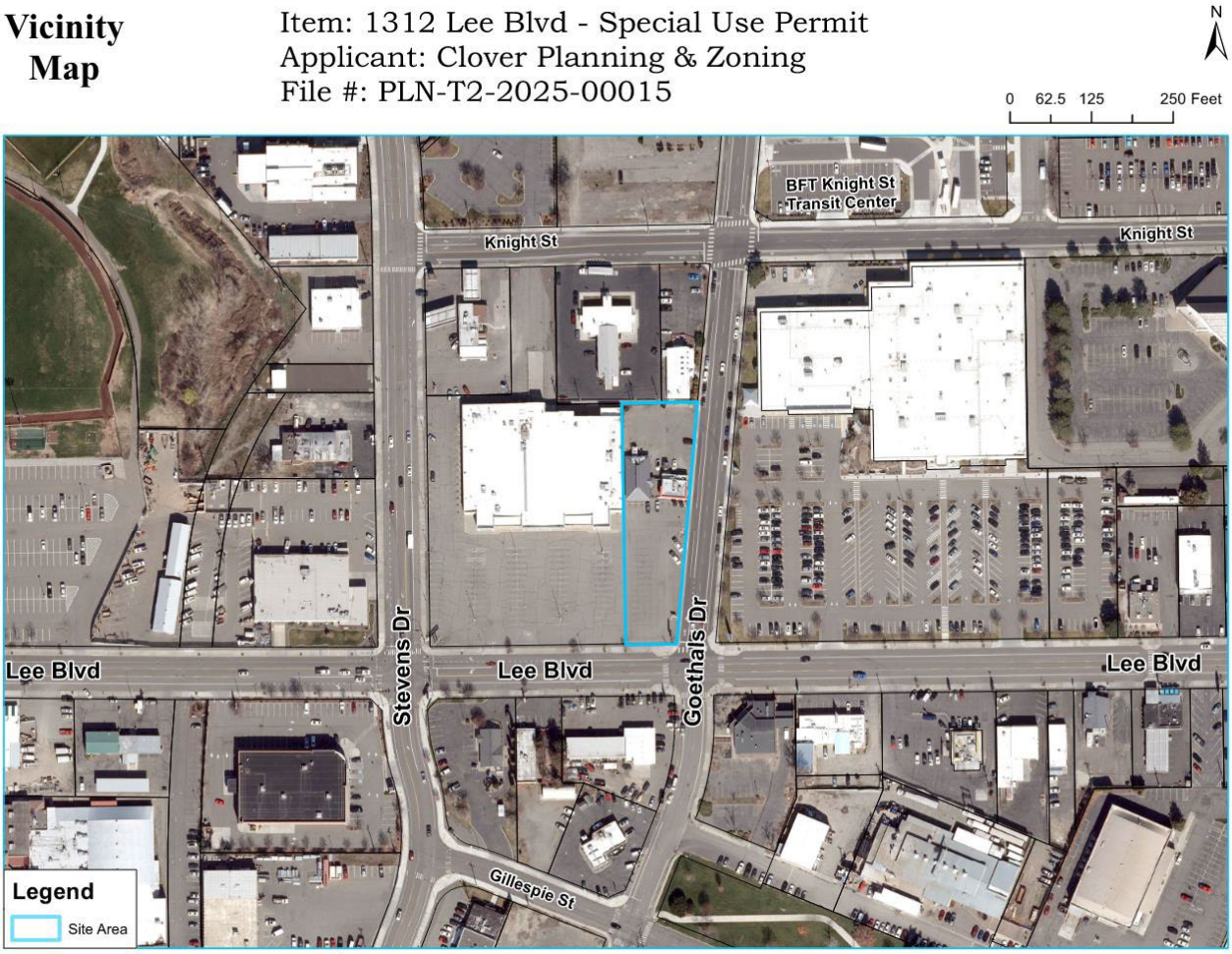


Figure 1 – Vicinity Map

PROJECT DATA

Site Area (approximate):	6,500 square feet (includes queueing lane)
Parcel Size (approximate):	35,320 square feet (0.81 acres)
Building Footprint (approximate):	612 square feet
Patio Area (approximate):	358 square feet
Parking Stalls (approximate):	44 parking stalls for entire parcel (after construction) 50 parking stalls for entire parcel (before construction)

DESCRIPTION OF PROPOSAL

Shane O' Neill, Clover Planning and Zoning has filed a special use permit application on behalf of Greg Markel, to seek land use approval to construct an approximately 600 square foot drive-through and walk-up café, including a vehicle queuing lane to accommodate an average of eight (8) passenger vehicles at the corner of Lee Boulevard and Goethals Drive. The proposed location is a highly traversed intersection within the City of Richland.

REASON FOR REQUEST AND REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 23.46.025 states: "The hearing examiner shall conduct the review of special use permit applications for the following uses:", including "Automobile repair minor, automobile repair specialty shop, automobile service station, auto parts sales, car wash – automatic or self-service, vehicle leasing/renting, vehicle sales and restaurant/drive-through in the CBD – central business district." Other direction to the Hearing Examiner continues:

19.25.100 General criteria for examiner decisions.

A. Each decision of the hearing examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision.

B. The hearing examiner's findings and conclusions shall indicate the manner in which the decision is intended to carry out and implement applicable state laws and regulations, as well as the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, subdivision code, and other laws, policies and objectives of the city.

19.60.095 Required findings.

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

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

23.46.040 Hearings – Findings – Conditions.

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title 19 for a Type III permit application.

A. Any person may appear at the public hearing in person, or by agent or attorney.

B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

    1. The size and dimensions of the site provide adequate area for the proposed use;

    2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

    3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;

    4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and

    5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:

    1. Limiting the hours, days, place and/or manner of operation;

    2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;

    3. Requiring additional setback areas, lot area and/or lot depth or width;

    4. Limiting the building height, size or lot coverage, and/or location on the site;

    5. Designating the size, number, location and/or design or vehicle access points;

    6. Requiring street right-of-way dedication and/or street improvement;

    7. Requiring additional landscaping, berms and/or screening of the proposed use and/or

its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;

8. Limiting the number, size, location, height and/or lighting of signs.

E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC 23.70.270.

F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC 23.46.020.

<u>23.42.047 Businesses with drive-through window service.</u>
When permitted in a use district as a special use, restaurants with drive-through window service shall be designed and operated substantially in compliance with the following requirements and conditions in addition to those set forth in Chapter 23.22 RMC:

1. Vehicular Access and Circulation.

    a. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;

    b. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;

2. The drive-through window service vehicular stacking lane(s) shall be of sufficient length to provide for anticipated average monthly peak volumes, and in any case shall meet the minimum requirements set forth in RMC 23.54.020.

3. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets.

4. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site.

5. Businesses with drive-through window service are not permitted within the parkway district.

<u>23.54.020 Off-Street Parking and Landscaping – Standards and requirements.</u>

The minimum required parking spaces for the respective uses shall be as follows:

E.	Restaurant and Tavern Uses	Number of Parking Stalls Required
1.	Seated Customers	1 space per 100 square feet of GFA
2.	Take out service	1 space per 100 square feet of GFA
3.	Drive-in only	1 space per 50 square feet of GFA
4.	Drive-in as fixed type facility	1 space per 100 square feet of GFA
5.	Drive-through	5 spaces per window with a minimum of 8 spaces.

*GFA = Gross Floor Area

SITE DESCRIPTION & ADJACENT LAND USES

The site of the proposal is located at the northwest corner of the Lee Boulevard and Goethals Drive intersection and can be generally described as flat terrain. The subject property is approximately the shape of a rectangle. The site of the proposed coffee shop is in a developed area that is an existing asphalt parking lot. There are two existing restaurants on the subject parcel and a former grocery store on an adjacent parcel.

All adjacent land uses are various businesses (i.e. restaurants, medical outpatient facility, automobile repair, maintenance shop, gas station, and a retail store) and are generally designated Commercial. There are access points along Lee Boulevard (to the north) and along Goethals Drive (to the west) which connect to the project site. There are no residentially zoned properties within or near the subject site. The nearest residentially zoned property is approximately 500 linear feet to the south.

Lee Boulevard is an east-west three-lane road with a bi-directional center lane which has on-street parking and bike lanes and bump-outs at the Goethals Drive intersection and has been designated as a Major Collector by the City. Goethals Drive is a north-south two-lane bi-directional road with on-street parking and bike lanes between Lee Boulevard and Swift Boulevard and has been designated as a Local Road by the City.

The parcel and abutting parcel are entirely flat and are not within any critical areas or shoreline management jurisdiction. The subject site can be accessed from Lee Boulevard, Goethals Drive, or Stevens Drive (via the adjacent commercial lot).

CURRENT LAND USE DESIGNATION AND USES

North: Central Business District (CBD); Tavern and Private Club
East: Central Business District (CBD; Medical Clinic for Outpatients
South: Commercial (COM); Auto Repair Shop, Restaurants, and Massage Parlor
West: Central Business District (CBD); Former Grocery Store and RSD Facility

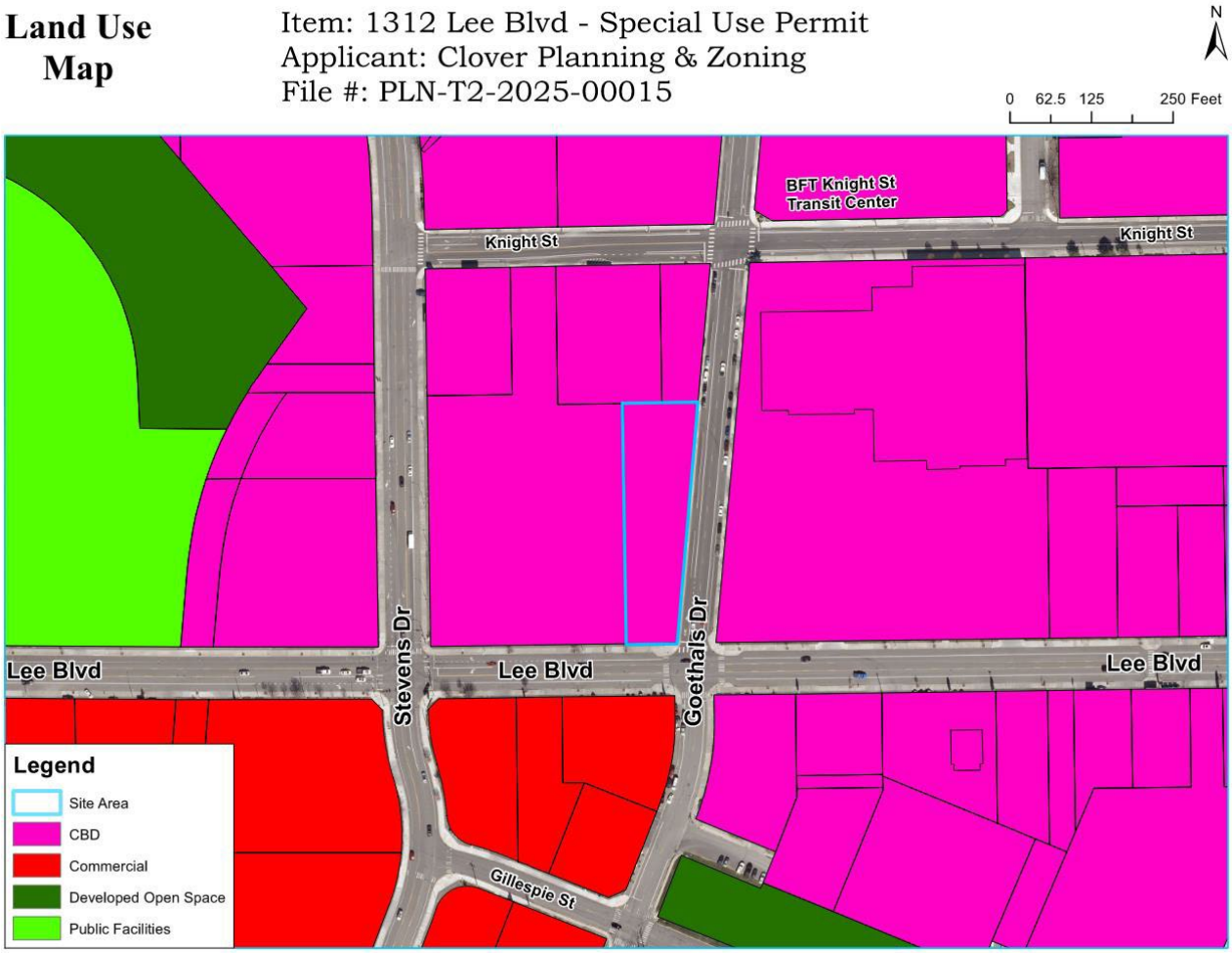


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the City of Richland's Comprehensive Plan designates the project site as Central Business District (CBD).

Applicable Goals & Policies

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

Community – Goal 7

Develop a vibrant Central Business District planned on a high density land use.

Economic Development Element – 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.

Economic Development Element – Goal 3
Support businesses of all sizes.

- Policy 1: Ensure that small and medium businesses receive similar advantages as large businesses in the terms of assistance from the City and other agencies.

Economic Development Element – Goal 6
Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

- Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

Land Use Element – Goal 1
Plan for the 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.

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

- Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Element – 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.

Land Use Element – 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 3: Encourage infill development and redevelopment in the Central Business District.

Urban Design Element – Goal 1
Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

- Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Urban Design Element – 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.

CURRENT ZONING

The subject site is zoned CBD, Central Business District. Surrounding parcels are zoned as follows:

North: Central Business District (CBD)
East: Central Business District (CBD)
South: Central Business District (CBD)
West: Central Business District (CBD)

According to RMC Chapter 23.22.010(F):

> "The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian-oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements."

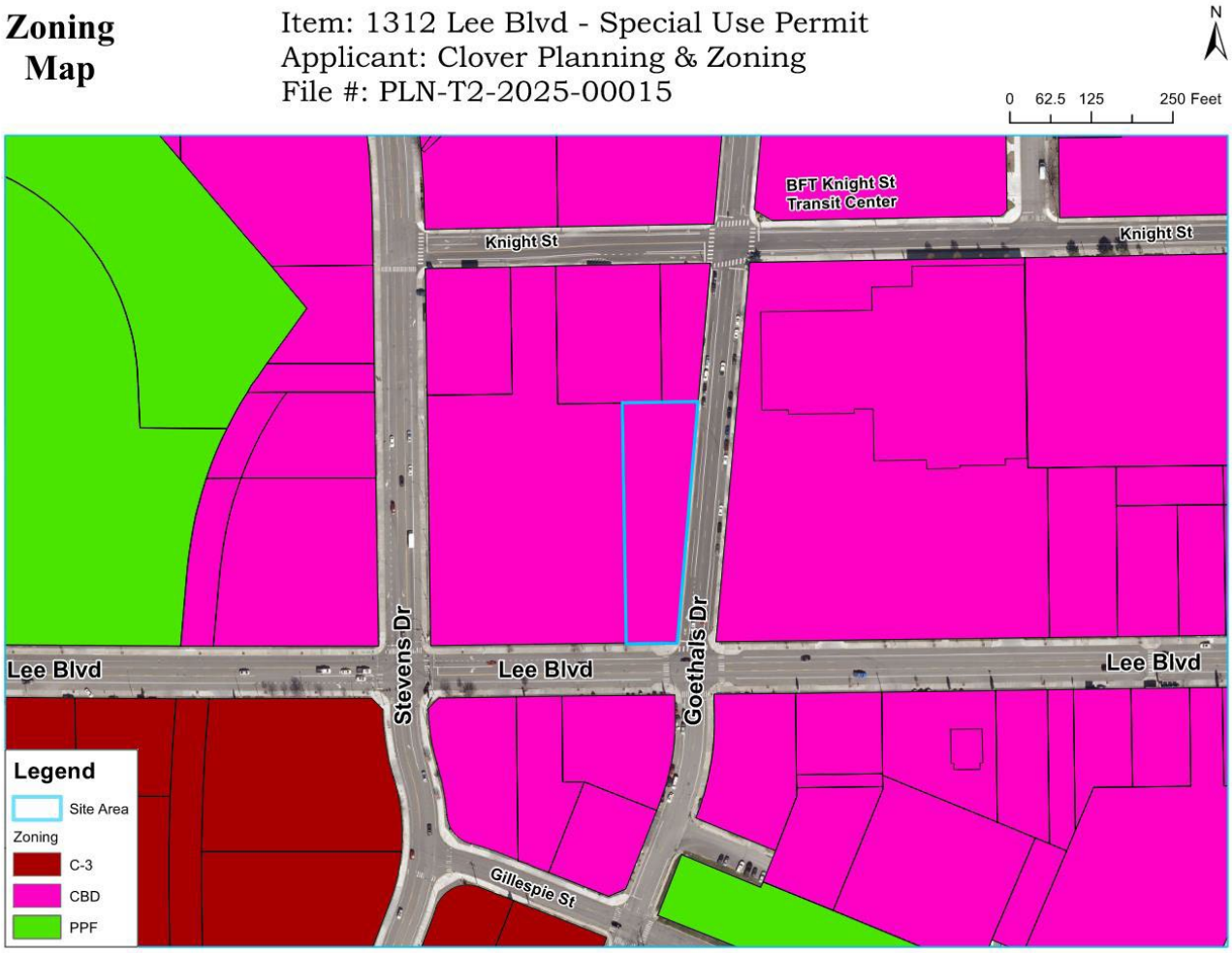


Figure 3 – Zoning Map

COMMERCIAL BUSINESS DISTRICT (CBD) DIMENSIONAL STANDARDS

The following standards apply in the CBD per RMC 23.22.040:

Minimum Lot Area Requirement	None
Maximum Density – Multifamily Dwelling (units : square feet)	None
Minimum Lot Width – One-Family Attached Dwellings	None
Minimum Front Yard Setback	CBD, Parkway, Uptown Districts: 0 feet
Minimum Side Yard Setback	0 feet [6 8]
Minimum Rear Yard Setback	0 feet [6 8]
Maximum Building Height [14 15]	CBD: 110 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	N/A

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
    a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
    b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
    c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
    d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).
15. The Columbia Point North District of the Waterfront Zoning District is established as shown by Plate 23.22.040(4).

As the proposed project is not located within the Medical, Uptown, Parkway, or Columbia Point North districts, as described in footnotes 14 and 15, the plates depicting those overlay districts have not been included in this report.

UTILITY AVAILABILITY

There are existing sewer, water, irrigation, stormwater, and electrical connections available near the site with adequate capacity to supply the proposed project.

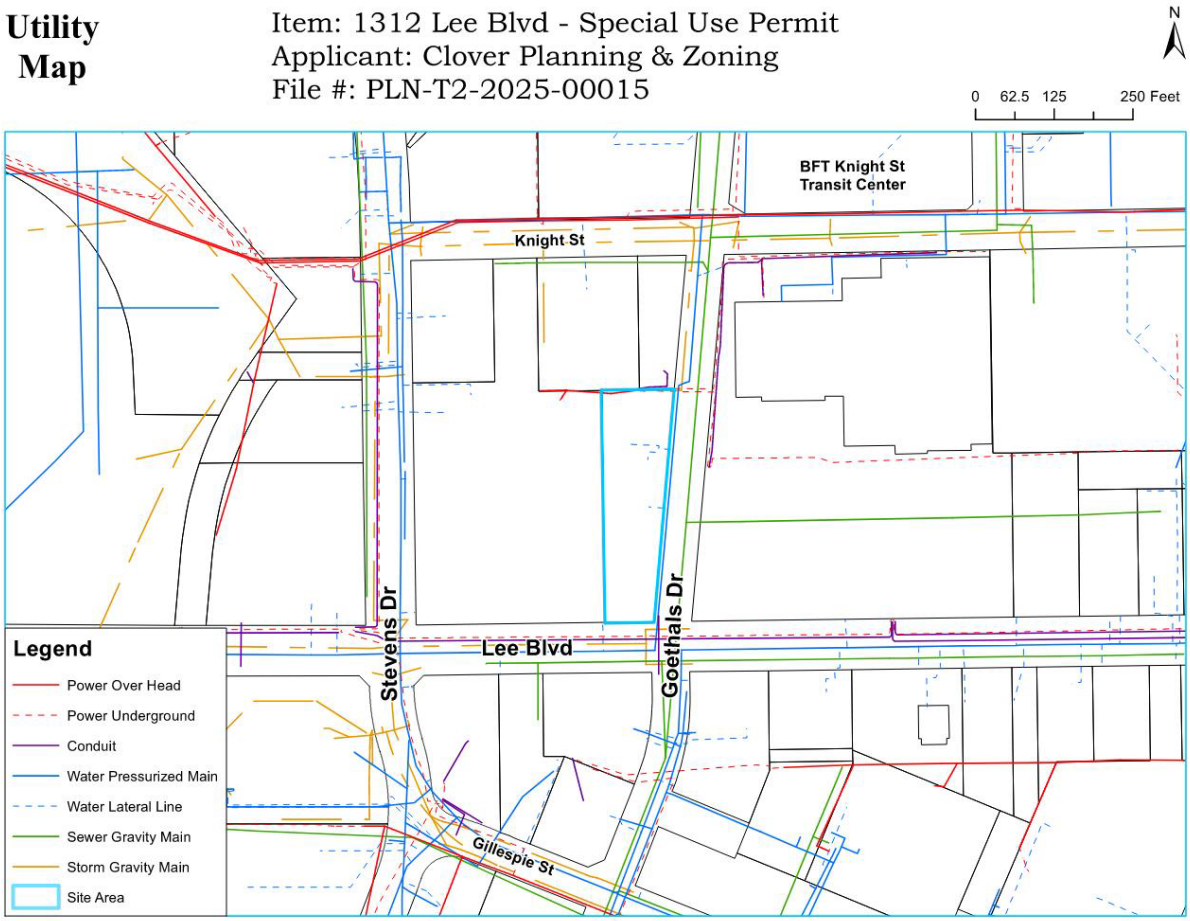


Figure 4 – Utility Map

Sewer

There is an existing 54-inch gravity main along Goethals Drive and an existing 8-inch gravity main along Lee Boulevard.

Water

There are distribution mains in each adjacent City right-of-way for Lee Boulevard (16-inch diameter) and Goethals Drive (8-inch diameter).

Irrigation

There is a 1-inch irrigation line along Lee Boulevard. The irrigation line is operated by the City of Richland Parks and Public Facilities Department.

Stormwater

There is a 15-inch stormwater main along Lee Boulevard.

Power
There are underground power connections available to the site. The nearest junction box is located approximately 80 feet west of the proposed project.

Other
There is a natural gas line and a fiber line near the subject site. Both utilities are along Stevens Drive, which is approximately 300 feet to the west.

TRANSPORTATION & ACCESS

Figure 5 – Transportation Map

Access to the site is available along Goethals Drive and Lee Boulevard. However, primary access for the vehicle queueing lane, as proposed will be from Goethals Drive.

The proposed project is approximately 650 feet south from the Knight Street Transit Center, owned and operated by Ben Franklin Transit (BFT). The transit center has fixed-route bus connections for

Routes 1, 2x, 20, 25, 26, 123, 225, and 240x (see www.bft.org for more information). Currently, Routes 20, 25, 123, and 240x drive by the proposed project site and Routes 20, 25, and 123 have dedicated bus stops located near the intersection of Goethals Drive (heading north) and Lee Boulevard (heading west).

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.

- Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

<u>EASEMENTS</u>

There are multiple easements on or near the subject site. See Figure 6 below for locations.

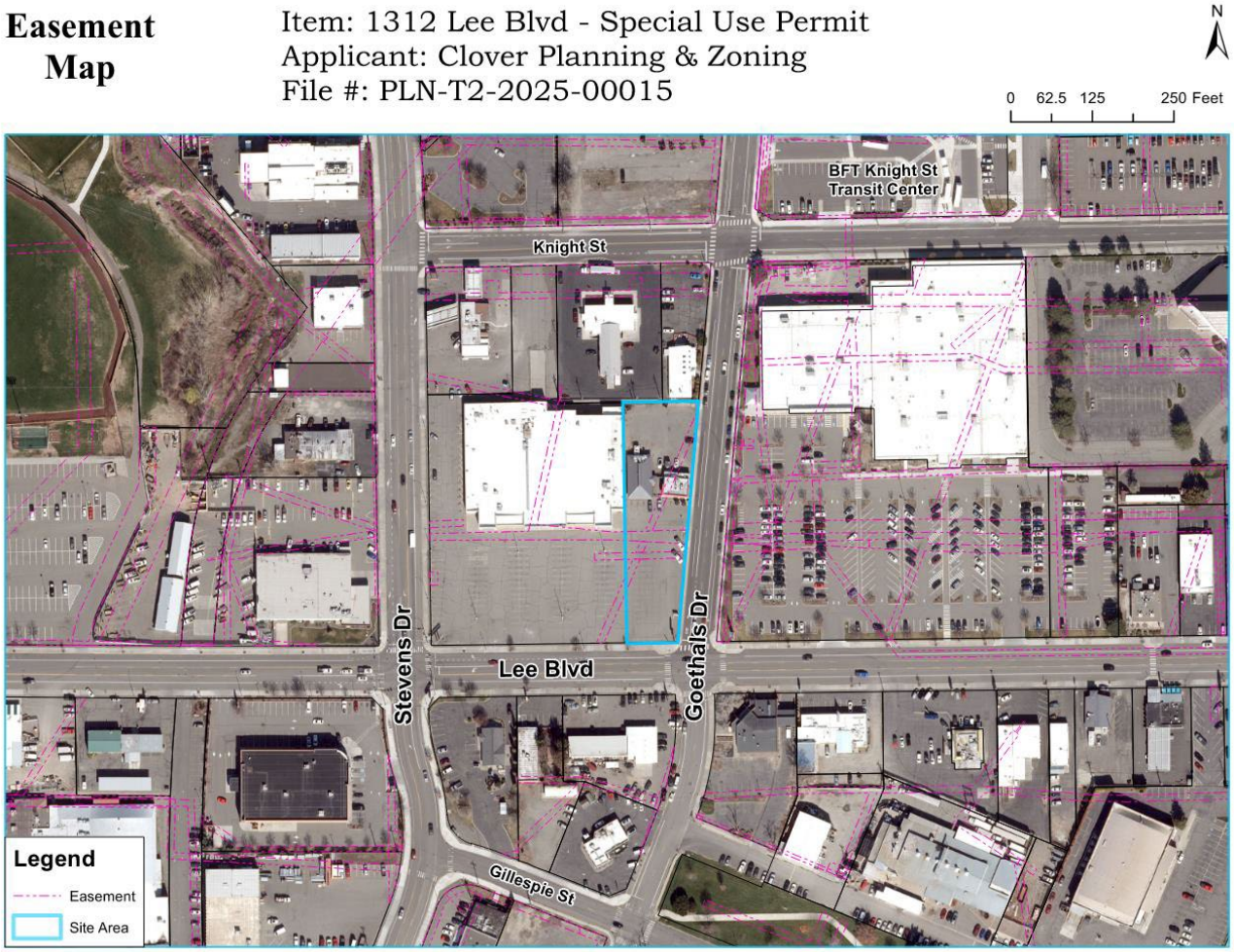


Figure 6 – Easement Map

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are two (2) fire hydrants near the subject site. One (1) fire hydrant is located along Lee Boulevard and one (1) fire hydrant is located along Goethals Drive. Both hydrants are located on or near the subject parcel.

SCHOOLS

The project site falls within the boundaries of the Richland School District. The nearest school is Carmicheal Middle School which is located approximately 2,200 feet to the west of the subject site.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. A Determination of Non-Significance (DNS) was issued on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

CRITICAL AREAS

The subject site does not lie within any existing or recognized Critical Area. Critical Area requirements are not applicable with this proposal.

SHORELINE MASTER PROGRAM

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

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval. No comments were received from these agencies in opposition of this project.

PUBLIC COMMENTS

Property owners of real properties within 300-feet of the project site were directly notified of the project by way of USPS mailing. As of the date of this report, staff has not received any public comments regarding this project.

PUBLIC NOTICE

Notice of Hearing Mailed:	June 13, 2025
Notice of Hearing Posted:	June 16, 2025
Notice of Hearing Published:	June 15, 2025
Public Hearing:	July 14, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in the exhibits. A Determination of Non-Significance (DNS) was issued by the City on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

ANALYSIS

Based upon the Code language in RMC 23.46.040, discussed previously, Staff offers the following analysis for section C.

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;

   In reference to RMC 23.22.040 and RMC 23.42.047, which contain the standards for businesses with drive-through window service, the applicant has demonstrated within the narrative that the subject site provides adequate area for the proposed business.

2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

   There are no known pre-existing physical limitations prohibiting development of the site in accordance with the current proposed use.

3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;

   All public facilities available for use by the proposed project have adequate capacity for the proposed project.

4. The applicable requirements of this zoning regulation (RMC Title 23), the City comprehensive plan, the City sensitive area regulations (RMC Title 20), the City shoreline management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been met;

   The proposed drive-through coffee stand has met the requirements of RMC 23.22.040, RMC 23.42.047, the City's Comprehensive Plan, Title 20, Title 26, and shall comply with the requirements under Title 27.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

   The subject site is adjacent to other commercial uses; therefore, no negative impacts are currently anticipated. Additionally, the proposed site plan provides acceptable setbacks from property lines.

Regarding the language under RMC 19.60.095, Staff offers the following analysis:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

The proposed project appears to meet applicable Code-related requirements, which are found within RMC 23.22 and RMC 23.42.047.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Staff issued a Determination of Non-Significance (DNS) for the project (PLN-T1-2025-00245), as proposed, on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The City has identified interest within the Comprehensive Plan to have infill development of lots within the City limits, which this proposal achieves.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

There has been no indication to Staff that the proposed project will result in surface transportation impacts which would lower the local level of service below rating "D".

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

Staff has considered the impacts of the development proposal, and have drafted conditions, which provide mechanisms for any potential impacts.

FINDINGS OF FACT

Staff has completed its review of the request for a Special Use Permit (PLN-T2-2025-00015) and recommends approval of the request subject to conformance to the conditions of approval identified below and based on the following findings:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for proposed use subject to a Special Use Permit per Richland Municipal Code [RMC] 23.46, RMC 23.22, RMC 23.42.047, and RMC 23.54.020(E)(5).

2. The subject site is located within the Central Business District (CBD) zoning district.

3. The subject site is adjacent to other uses with similar zoning and land use designations.

4. RMC Chapter 23.46.025 designates the Hearing Examiner to conduct the review of special use permit applications for restaurant/drive-through in the CBD – Central Business District.

5. Shane O'Neill of Clover Planning and Zoning LLC has filed, on behalf of the property owner, Greg Markel, an application for a special use permit (Type II), seeking land use approval to construct an approximate 600 square foot drive through café in the Commercial Business District (CBD) zone.

6. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040.

7. A special use permit is classified as a Type II application under RMC 19.20.010.

8. Required findings for Type II applications are found under RMC 19.60.095.

9. General criteria for Hearing Examiner decisions are outlined in RMC 19.25.100.

10. Public notice of the application and hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the Tri-City Herald, all in accordance with the notice provisions contained in RMC 19.40.010.

11. The applicant filed an environmental checklist along with their special use permit application.

12. The City issued a Determination on Non-Significance (PLN-T1-2025-00245) for the project on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355., thus satisfying the requirements of the State Environmental Policy Act.

13. The subject site area is currently developed; the parcel contains two (2) sit-down restaurants to the north of the proposed project.

14. There are existing utility services, all underground, along Lee Boulevard, Goethals Drive, and Stevens Drive, all of which have adequate capacity to serve the proposed project.

15. The proposal, as conditioned, is consistent with the City's Comprehensive Plan.

16. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program.

17. The proposed site is not located within a designated flood zone.

18. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.

19. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.

20. As conditioned, the proposed special use permit makes appropriate provisions for the public health, safety and general welfare, is consistent with the adopted comprehensive plan, meets the requirements and intent of the Richland Municipal Code, and has been appropriately identified and mitigated environmental impacts as described under RMC Chapter 22.09.

RECOMMENDATION

Staff has completed its review of the request for special use permit (PLN-T2-2025-00015, PLN-T1-2025-00245) and recommends **approval** of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of a drive through coffee stand, with conditions.

RECOMMENDED CONDITIONS OF APPROVAL

1. Comply with the rules and regulations of WAC 246-215 for food service establishments, and other requirements determined by the Benton-Franklin Health District.

2. Shall install "Do Not Enter" or "Exit Only" signs on both sides of the vehicular queueing lane exit area and be constructed to a height visible to all vehicles.

3. Shall comply with the design standards of RMC 23.22.020(E) – Performance standards and special requirements – Central Business District.

4. Shall comply with the standards of RMC 23.42.047 – Businesses with drive-through window service.

5. Off-street parking shall not be permitted on the east side of the parcel, facing Goethals Drive.

6. Proposed off-street parking shall be revised to meet the standards of RMC 23.54, including but not limited to the following: 23.54.020(E)(1) and (E)(5) – Standards and Requirements – Restaurant and Tavern Uses, 23.54.040 – Motorcycles, 23.54.050 – Bicycles, 23.54.100 – Spaces lost for access, 23.54.110 – Improvement of parking spaces, 23.54.120 – Layout plan, and 23.54.130 – Loading and Unloading.

7. Any outdoor lighting shall follow the standards of RMC 23.58 – Outdoor Lighting Standards.

8. Additional curbing will be needed to direct cars to safer turning movements. This may be in the form of installation of the curb will require the City sidewalk to be widened to 5-feet where adjacent or a landscape buffer [which meets the requirements of RMC Chapter 23.54.140(D)] between the drive-through lane and the City sidewalk.

9. The proposed use relies on access and traffic movements across the adjacent parcel. A shared use access easement (or some legal proof that shared access & parking is acceptable will need to be obtained and provided (if one already exists).

10. The property lines shown on the submitted site plan do not match the property lines on the City's maps. Please revise and re-submit.

11. Vision-clearance triangles shall be shown at all corner lots on the construction plans, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

12. This project will be required to install a grease interceptor (grease trap) during construction. The size, location, and type of interceptor must be noted on the plans for review by the City of Richland Engineering Department prior to issuance of a building permit.

13. Any modifications to the site plan, parking facilities, and/or overall shall be submitted to the Planning Manager for review. The Planning Manager shall have full discretion and authority to require submittal of more detailed plans for review and approval (e.g. building permits, improvements of parking facilities, and the like) that will conform to these conditions of approval, and/or other applicable city development standards.

14. Consistent with RMC 23.46.090, the validity of this special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property. This decision granting the underlying special use shall be recorded with the Benton County Auditor's office as a special covenant, which shall run with the property regardless of a change in ownership of the property. Such recording shall be the responsibility of the permit-holder/applicant, and a conformed copy of the recorded instrument reflecting a valid recording number shall be filed with the City prior to the conduct of the expansion on the property. Any change in the special use, which is to be determined to substantial by the administrative official, shall void this special use permit.

EXHIBIT LIST

1. Application Materials
2. Site Plan
3. SEPA Checklist
4. Determination of Non-Significance (DNS)
5. Public Notice and Affidavits
6. Agency Comments

Exhibit 1

City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Plan Snapshot Report

Plan Type:	Type 2	**Plan #:**	PLN-T2-2025-00015	**App Date:**	05/21/2025
Work Class:	T2 - Special Use	**District:**	City of Richland	**Exp Date:**	09/18/2025
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	Land use approval to operate a drive-thru and walk-up cafe in the CBD zone.			**Approval Expire Date:**	

Parcel:	111983020626004	Main	**Address:** 1312 Lee Blvd Richland, WA 99352	Main	**Zone:**

Property Owner	Applicant
Greg Markel	Clover Planning & Zoning
Business: (509) 531-4711	6904 Rogue Dr Pasco, WA 99301 Business: (509) 713-4560

Plan Custom Fields

PreAppQuestionBox	Waived	Special Use Area Input	The area proposed for development is approximately 2,500 square feet of land. The site plan has been designed to make efficient use of the development site by placing the 600 square foot building 4 feet from the south property line, which maximizes the vehicle queuing capacity and distance from the access point. The building location also reduces the potential for vehicle queuing to obstruct the Goethals Dr driveway, sidewalk and/or the roadway. The land lease area is relatively small, and the proposal is compact as a result.	Special Use Characteristics Input	The site is currently developed with two restaurant buildings and their shared parking areas. The proposed drive-through café is compatible in that it is also a food service establishment. The café aligns with the purpose of the Central Business District by offering walk-up refreshments to pedestrians. The site is flat requiring little to no grading changes. The area proposed for development is currently underutilized, containing only asphalt. The parcel is a regular rectangular trapezoid. The proposal has been designed to match the vacant area by way of infill.
Special Use Infrastructure Input	The café will make use of city water by connecting to the existing stub at the southwest parcel corner. Fire protection will come from the fire hydrant the adjacent intersection, 20 feet from the cafe. Stormwater will be managed on-site using the proposed landscape area. The development is exempt from a SWPPP due to its small size. A stormwater erosivity waiver will be obtained.		Utility maps are included with this application. The development will gain access from existing roadways and driveways currently serving the site.	Special Use Requirements Input	The site is zoned CBD which aligns with the commercial land use designation in the Comprehensive Plan. There are no critical areas affecting the site. The site is devoid of vegetation and/or animal habitat. The SEPA checklist submitted with this application details all potential impacts. The site does not lie in the shoreline jurisdiction. Commercial signage for the café has

not been determined. The developer anticipates using a wall sign in the future. All signs will be designed in conformance with RMC Title 27. A more in-depth review of all applicable Zoning Code criteria is provided in the narrative attached to the application.	Special Use Impact Input	The SEPA checklist addresses all potential impacts of the proposed café. No significant impacts have been identified; thus no mitigation measures are warranted.

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

CUP Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: LEE COMMERCIAL LLC (Greg Markel)	
Address: 8901 W TUCANNON AVE, STE 110, KENNEWICK, WA 99336	
Phone: 509-531-4711	Email: wsic@wsiccorp.com

APPLICANT/CONTRACTOR INFORMATION (if different)	☒ Contact Person
Company: CLOVER PLANNING & ZONING LLC	UBI# 604-914-810
Contact: Shane O'Neill	
Address: 6904 Rogue Dr	
Phone: 509-713-4560	Email: planclover@outlook.com

PROPERTY INFORMATION
Parcel #: 111983020626004
Legal Description: PLAT OF RICHLAND BLOCK 626 LOT 4

	TYPE II APPLICATIONS		TYPE III APPLICATION
☐	Flood Plain Variance	☐	Non-residential Shoreline Substantial Development
☐	Critical Areas & Resource Lands Variance/Viable Use	☐	Residential Shoreline Substantial Development
☐	Binding Site Plan	☐	Shoreline Variance/Conditional Use
☐	Administrative Variance	☑	Conditional Use
		☐	Subdivision
		☐	Rezone (site specific)
		☐	Vacation/Alteration of a Subdivision
		☐	Variance
☐	Other:		

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.
This waiver only applies to the Conditional Use Permit, a pre-app meeting may be requested for the building permit process.

Applicant Printed Name: SHANE O'NEILL

Applicant Signature: Shane O'Neill Date 5/22/2025

Clover Planning & Zoning, LLC

Land Use Services Consultant

5/25/2025

To: Richland Hearing Examiner and Planning Department Staff

From: Shane O'Neill, Senior Planner, Clover Planning & Zoning LLC

Subject: Special Use Permit to Allow a Drive-Through Café in the CBD Zone

Site: 1308 Lee Blvd, Richland WA (Benton Tax Parcel #111983020626004)

The owner of 1308 Lee Blvd Drive (LEE COMMERCIAL LLC) seeks land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Lee Blvd and Goethals Drive. The café will have a footprint of approximately 600 square feet. The 0.79-acre parcel gains direct access from both Lee Blvd. and Goethals Drive. The site is in the Central Business District. A proposed site plan is included as Exhibit 1.

The language below provides applicable Zoning Code regulations and responses to codified review criteria. City staff and the Hearing Examiner are invited to borrow any of the statements below for use as findings of fact, conclusions of law, and/or conditions of approval.

Richland Comprehensive Plan

The Land Use Map in Richland's Comprehensive Plan designates the site for Commercial uses. The site's C-BD zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

Richland Municipal Code

The proposed café will offer convenient beverage service to nearby neighborhoods and passersby while avoiding impacts to residential areas. The immediate vicinity lacks residential dwelling units warranting special consideration. The vicinity is characterized by its commercial developments, including hospital administrative facilities, banks, and a transit center.

Richland Municipal Code 23.22.030 requires special use permit (SUP) approval for restaurants with drive-through window service, subject to the requirements set forth in RMC 23.42.047. A SUP

application was completed using the City's online permitting portal. This narrative is a supplement thereto.

RMC 23.22.020 Performance Standards (C-BD)

E. Central Business District. New buildings shall conform to the following design standards:

1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

The site plan (Exhibit 1) provides an outdoor patio with fixed seating and a landscape area between the building and the Goethals Dr property line (side). The 4' setback between the building and Lee Blvd. meets the setback requirement but is not wide enough to accommodate pedestrian amenities. Instead, an outdoor patio is proposed between the café and Goethals Drive. Landscaping is proposed as a buffer between the patio and Goethals Dr. These pedestrian amenities satisfy the spirit of this criterion by creating a direct connection between outdoor seating and the public road/sidewalk.

2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

i. Awnings;

ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

vi. Upper story windows (comprising a minimum of 50 percent of the facade).

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. The building will be designed with consideration for the CBD performance standards.

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. A walk-up service window will be located on the south façade. The café is not open for customers to enter the café.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. The building will be designed with consideration for the CBD performance standards.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. However, this criteria will be moot since the proposed building is less than 50 feet in any dimension.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application.

7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.

The development is located adjacent to two fully developed roadways. The existing driveways benefit from a cross-access and shared parking agreement with the adjacent parking lot serving a closed grocery store.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

The café will share refuse receptacles with the on-site restaurant. New outdoor trash receptacles are not proposed in association with the café. Outdoor mechanical equipment (HVAC) will be screened from view. The building will be designed with consideration for the CBD performance standards.

9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and

b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and

c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

The site plan complies with the setback requirements of the CBD zone. Lee Blvd. is the front lot line (RMC 23.06.575) and is subject to a setback of 0' to 20'. The proposed front (Lee Blvd) setback is 4 feet. The property line bordering Goethals Dr is a side lot line (RMC 23.06.580). There is no setback (i.e. zero feet) requirement applicable to the side lot line.

CBD Zone Development Standards

RMC 23.22.040 provides minimum building setbacks. The site requirements and development standards for commercial use districts are provided in RMC 23.22.040. The table below provides the minimum requirements affecting this site and the proposed dimensions:

Dimension	CBD Requirements	Proposed Dimension
Side Yard Setback	0 feet	37.4 feet
Front Yard Setback	0-20 feet *3	4 feet (Goethals) 6' west PL
Rear Setback	0 feet	100 feet +
Building Height	110 feet	25 feet (or less)

*3 *Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance*

General Provisions and Special Conditions

23.42.047 Businesses with drive-through window service.

When permitted in a use district as a special use, restaurants with drive-through window service shall be designed and operated substantially in compliance with the following requirements and conditions in addition to those set forth in Chapter 23.22 RMC:

A. Vehicular Access and Circulation.

1. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;

The site plan illustrates a succinct customer vehicle service queuing lane entering and exiting the site using the full-access driveways connecting to Lee Blvd. and Goethals Drive. The Goethals Drive driveway is thirty (30) feet wide. The Lee Blvd. driveway is forty-four (44) feet wide. Both driveways currently provide access without causing congestion. The site plan implements maximum spatial efficiency for vehicle circulation; entry from Goethals Drive and exiting onto Lee Blvd. The site plan relies on the two existing full-access driveways. Vehicles exiting the service lane will have the choice of using either driveway to exit the site.

2. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;

This criterion appears to be aimed at buildings offering walk-in customer service(s) to ensure pedestrian safety. This development does not contain a lobby entrance. Walk-up service is offered directly from the sidewalk on Lee Blvd. Walk-up customers do not have to cross vehicle queuing lands or drive isles for service. On-site parking requirements for the café are satisfied in the queuing lane and in the parking areas immediately north of the café.

A close examination of the wording of this criterion indicates that the proposal is not subject to this standard due to a lack of "lobby entrance(s)". There are instances of stores and sit-down restaurants also having drive-through windows where it would be paramount to ensure regular walk-in customers are not put at risk by having to cross queuing lanes. That scenario does not exist in this proposal.

B. The drive-through window service vehicular stacking lane(s) shall be of sufficient length to provide for anticipated average monthly peak volumes, and in any case shall meet the minimum requirements set forth in RMC 23.54.020;

RMC 23.54.020(E)(5) requires 5 parking stalls per window with a minimum of 8 stalls. In confirming staff's administration of this section, it has been determined the 8-stall minimum includes vehicle queueing. This proposal offers 8+ vehicles to be in-queue. The CBD zone does not impose off-street parking requirements. The proposed parking and queueing counts are consistent with other similar drive-through cafes throughout the greater Tri-Cities area.

C. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets;

The site plan orients customer access to the café from the driveway connecting to Goethals Drive. The location of the café is designed to maximize the separation from the Goethals Dr driveway, thereby reducing the chances of queuing spilling into the public right-of-way. The development is not planned to install new freestanding signage. Most likely a wall-mounted sign will be used.

D. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site;

Outdoor communications systems are not part of the business model. Modern technology employed may include waiters with handheld tablets, walking to customer vehicles to take orders. No outdoor speakers will be used.

E. Businesses with drive-through window service are not permitted within the parkway district.

The site is located outside of the Parkway District.

This proposal has been developed with close consideration of the controlling C-BD zoning district dimensional standards and with the Special Use Permit review criteria. We encourage Planning Staff and the Hearing Examiner to find the same.

Please reach out to Clover Planning & Zoning LLC if your review would benefit from any additional information.

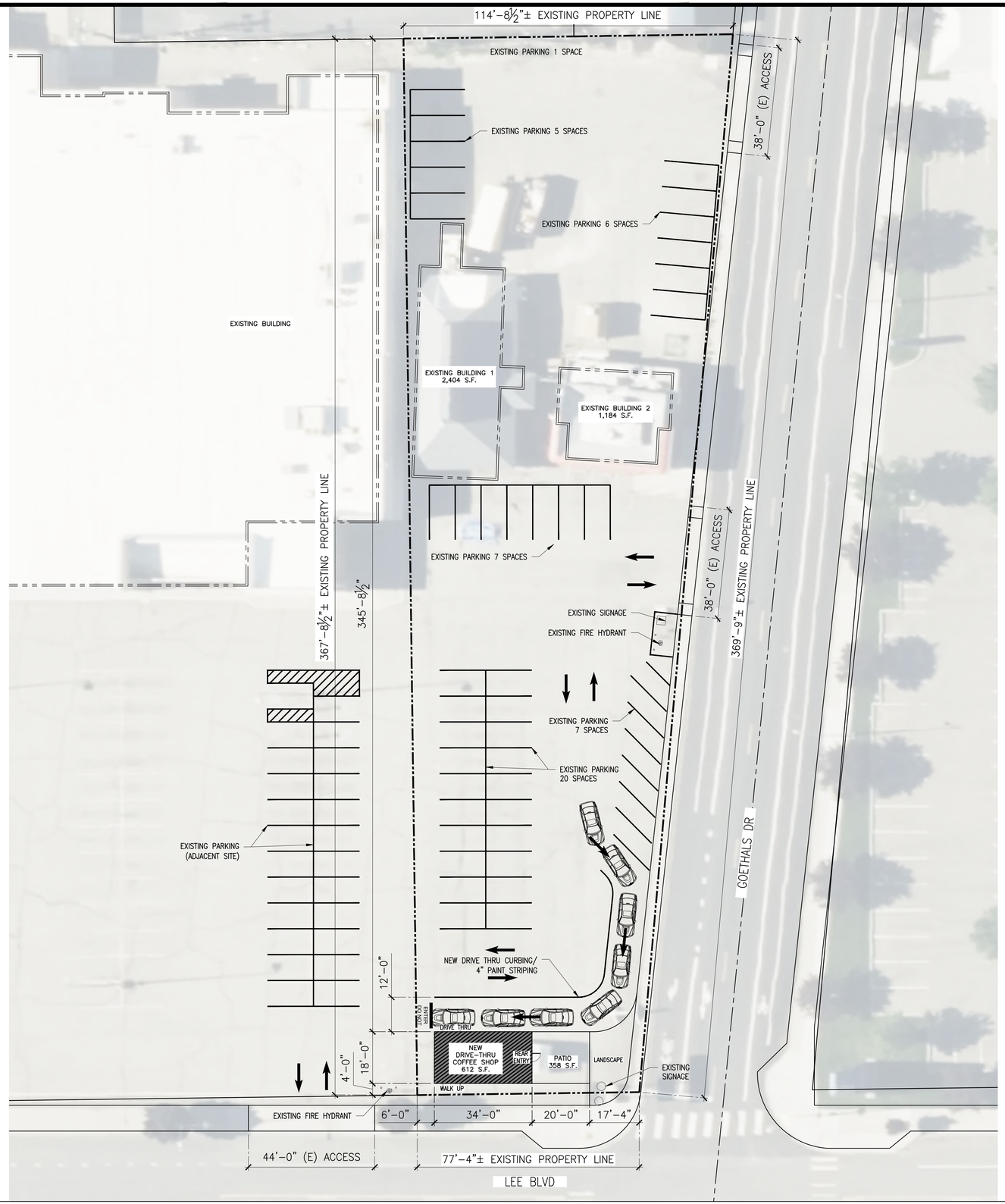
Sincerely,

Shane O'Neill

Shane O'Neill
Clover Planning & Zoning LLC
www.planclover.com
(509)713-4560
planclover@outlook.com

Exhibit List

1) *Site Plan*
2) *Maps*
3) *Vicinity Images*
4) *Vicinity video https://youtu.be/-OtlzpnQzuY*



1 PRELIMINARY SITE PLAN 1"=20'

SITE INFORMATION:

1	PARCEL#: 122983012302006
2	ADDRESS: 1308 LEE BLVD. RICHLAND, WA 99354
3	OWNER: LEE COMMERCIAL LLC ADDRESS: 8901 W TUCANNON AVE STE 110 KENNEWICK, WA 99336
3	ZONE : CBD – CENTRAL BUSINESS DISTRICT
4	LAND SIZE ACRES: 0.7867
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

PROJECT INFORMATION

1	612 SF COFFEE STAND WITH DRIVE THROUGH
2	SPECIAL CONDITIONS: NO INDOOR SEATING
3	NO WORK IS BEING DONE TO PUBLIC RIGHT OF WAY, EXISTING SIDEWALKS, ENTRANCES, OR EXISTING BUILDINGS.

PARKING

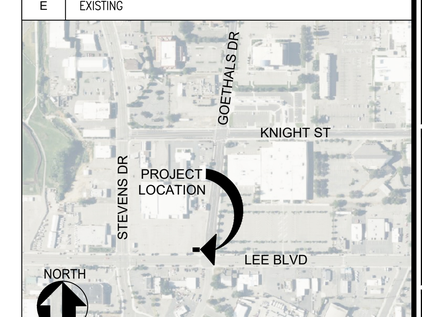
1	NEW PARKING SHALL BE PROVIDED PER KMC 1 PARKING REQUIRED + 1 PER EMPLOYEE. 2 EMPLOYEES + 1 REQ. = 3 NEW PARKING SPACES AND 1 VAN ADA SPACE WITH EV CHARGING STATION
2	46 EXISTING PARKING STALLS, 0 PROPOSED NEW PARKING STALLS = 46 TOTAL PARKING STALLS

PARKING REQUIREMENTS:

OCCUPANCY	CITY REQUIREMENT	PARKING STALLS	
(E) RESTAURANT 1	1 PER 100 S.F.	25	37 REQUIRED FOR EXISTING RESTAURANTS
(E) RESTAURANT 2	1 PER 100 S.F.	12	
ESPRESSO STAND NO SEATING	5 SPACES PER WINDOW WITH A MINIMUM OF 8 SPACES	8 (QUEUING LANE)	
REAR PATIO	1 PER 100 S.F.	4	
TOTAL PARKING STALLS:	–	41 STALLS REQUIRED 46 STALLS PROVIDED	

ABBREVIATIONS:

LS	LANDSCAPING
E	EXISTING



2 VICINITY MAP NTS

NOT FOR CONSTRUCTION

5/20/2025

DRAFTCO DESIGNS LLC
509.518.0385 MILENKO@DRAFTCODESIGNS.COM
WHL ARCHITECTURE, PLLC
509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	–	
APPROVED	–	

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

ESPRESSO
COFFEE SHOP DRIVE-THRU
1308 LEE BLVD.
RICHLAND, WA 99352

JOB # 25-027

PRELIMINARY SITE PLAN

SHEET NO. :
A-101

CBD Cafe Vicinity Map

5/21/2025, 11:13:33 AM

1:1,349

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Buildings

Parcels

Major Roads

Addresses

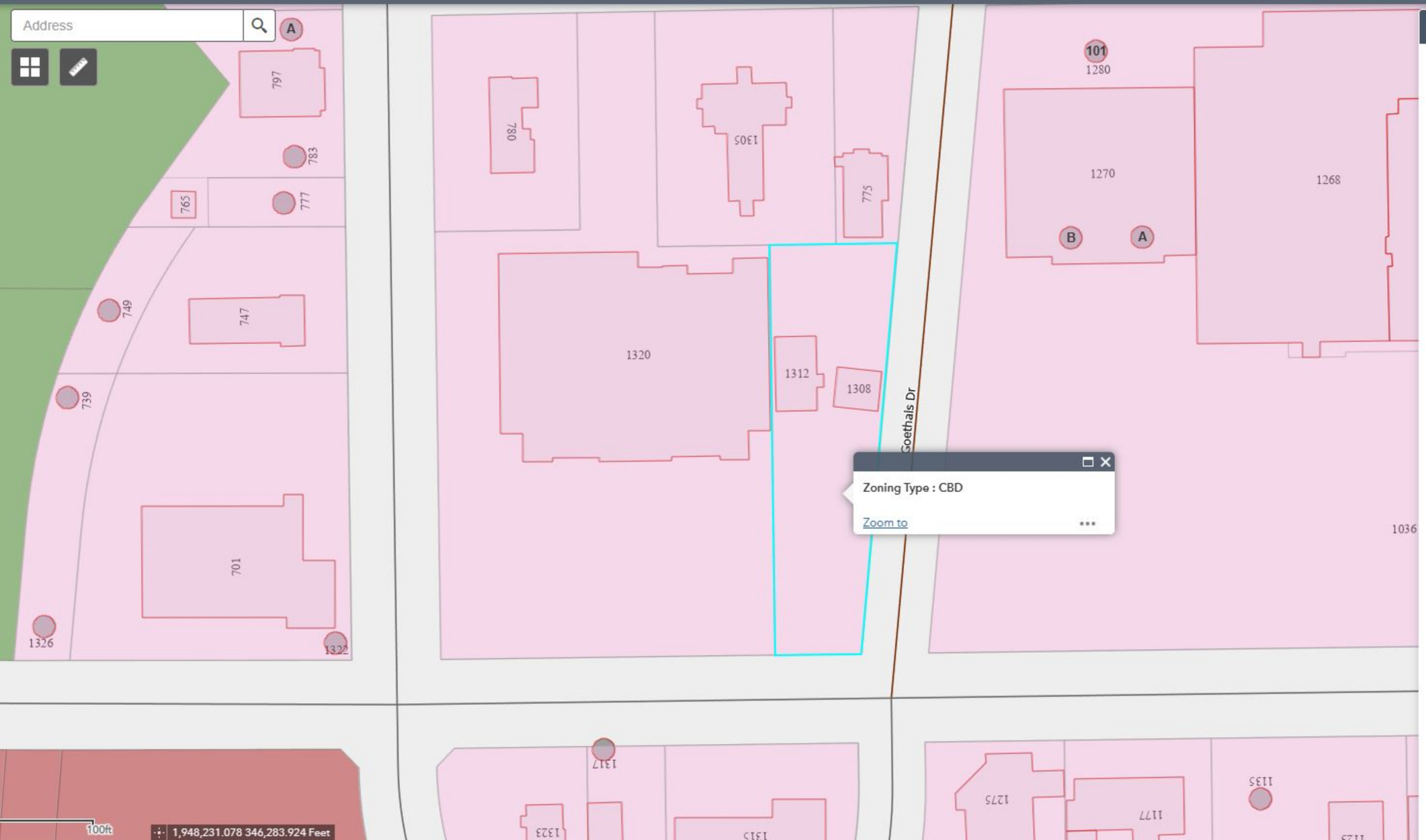
Streets

Street Network

City Limits

CLOVER PLANNING & ZONING LLC

Zoning Map Parcel zoning https://www.ci.richland.wa.us



Zoom in to see more detail

Addresses

Parcel Zoning

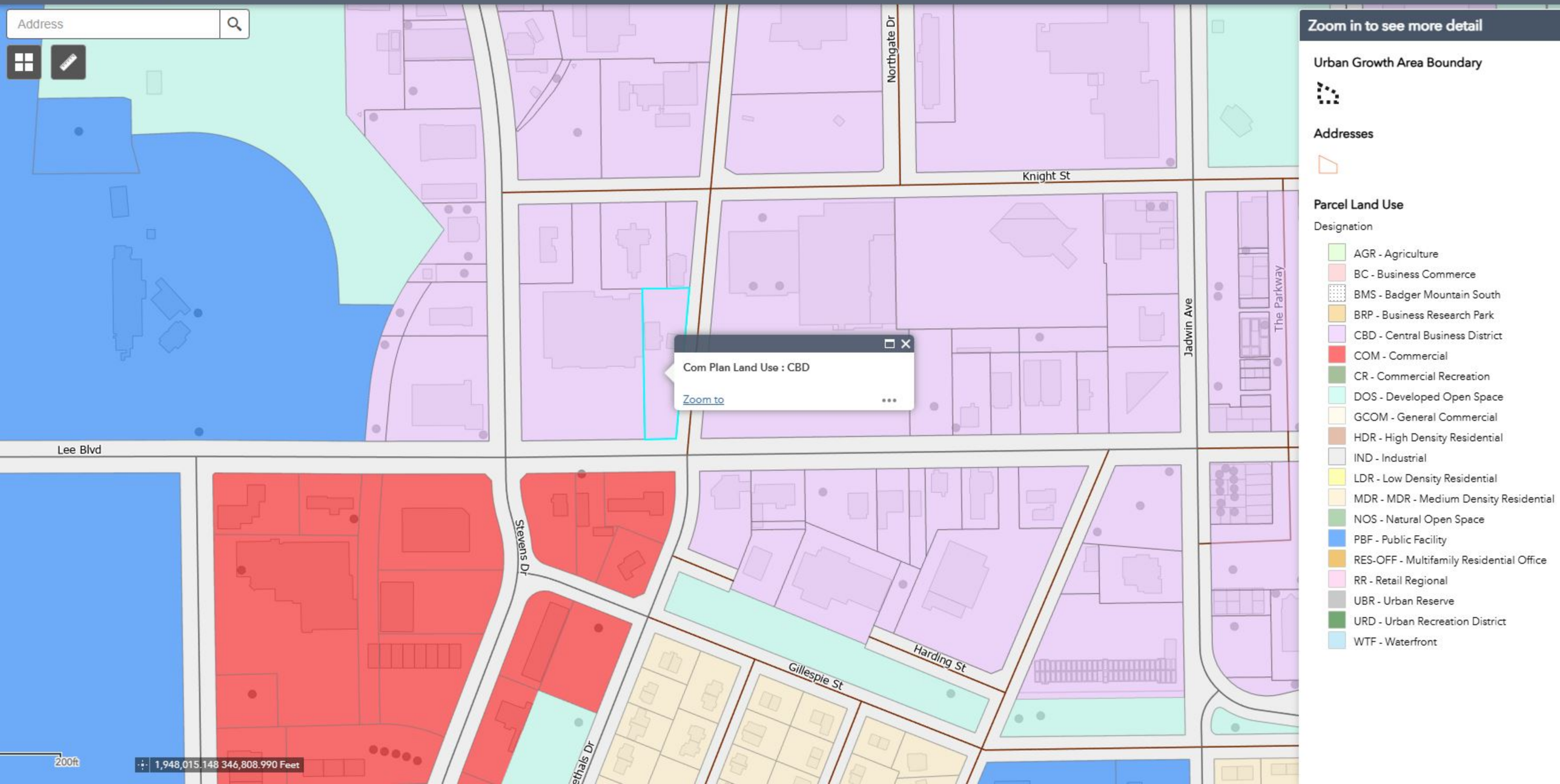
Parcels

- AG - Agricultural
- BC - Business Commerce
- BRP - Business Research Park
- BMS - Badger Mountain South
- C-1 - Neighborhood Retail Business
- C-2 - Retail Business
- C-3 - General Business
- C-LB - Limited Business
- CBD - Central Business District
- CR - Commercial Recreation
- CW - Commercial Winery
- FP - Flood Plain
- I-M - Medium Industrial
- M-2 - Heavy Manufacturing
- NOS - Natural Open Space
- PPF - Parks & Public Facilities
- PUD - Planned Unit Development
- R-1-10 - Single Family Residential
- R-1-12 - Single Family Residential
- R-2 - Medium Density Residential
- R-2S - Medium Density Residential Small Lot
- R-3 - Multiple Family Residential
- SAG - Suburban Agriculture
- UNIV - University District
- WF - Waterfront

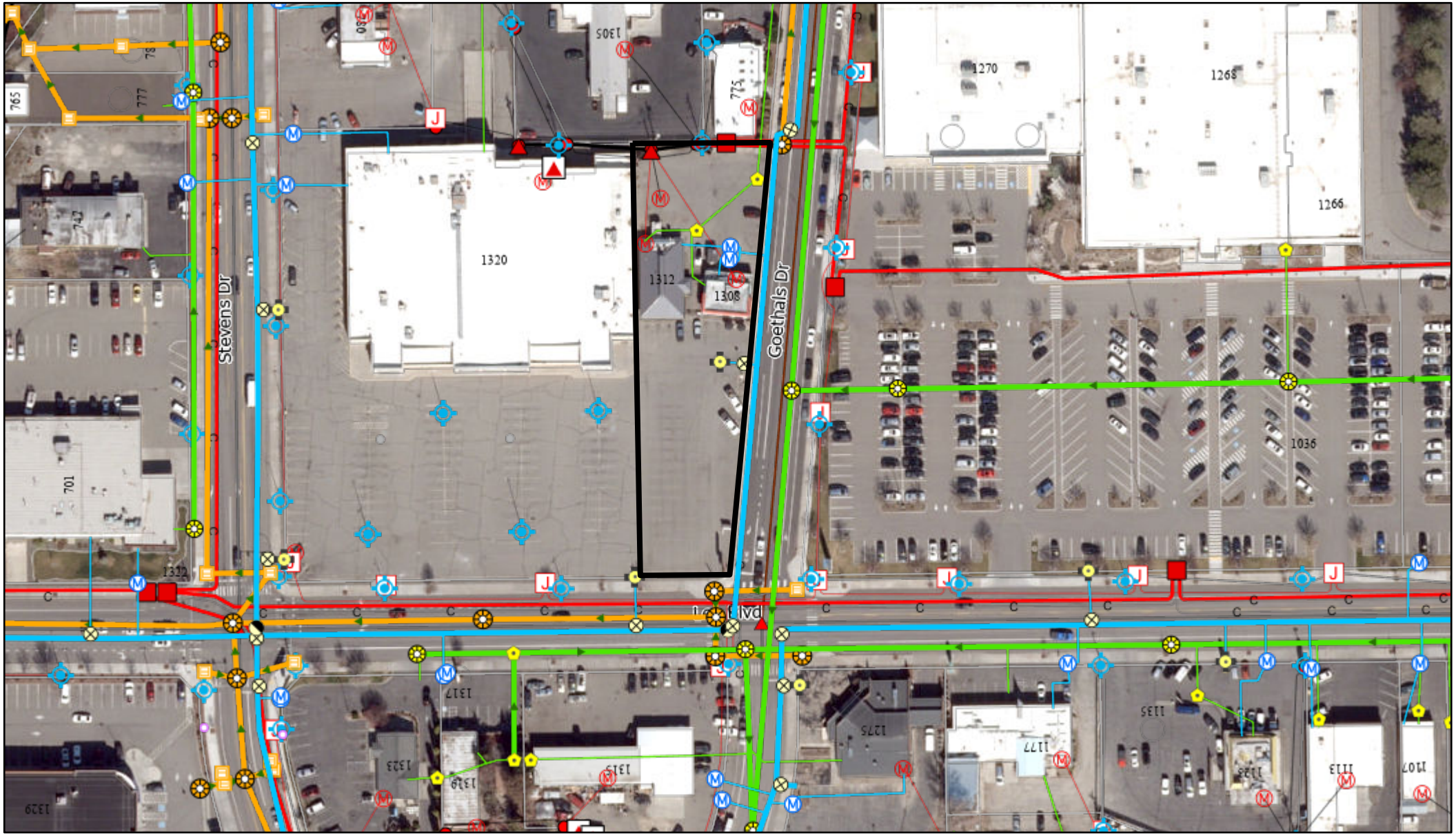
GMA Land Use Plan

Comprehensive Plan Land Use

https://www.ci.richland.wa.us



CBD Cafe Utilities Map



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0 62.5 125 250 ft

0 15 30 60 m

Lateral Lines
Main Lines
Control Valves
Air/Vac Assembly
System Valves
Ball
Butterfly
Gate
Fittings
Meters
Hydrants
Hydrant
Lateral Lines
Main Lines
Manholes
Clean Outs
Fittings
Storm Lines
Storm Lines
Drainage Ditch
Manholes
Outlets
Inlets
PW
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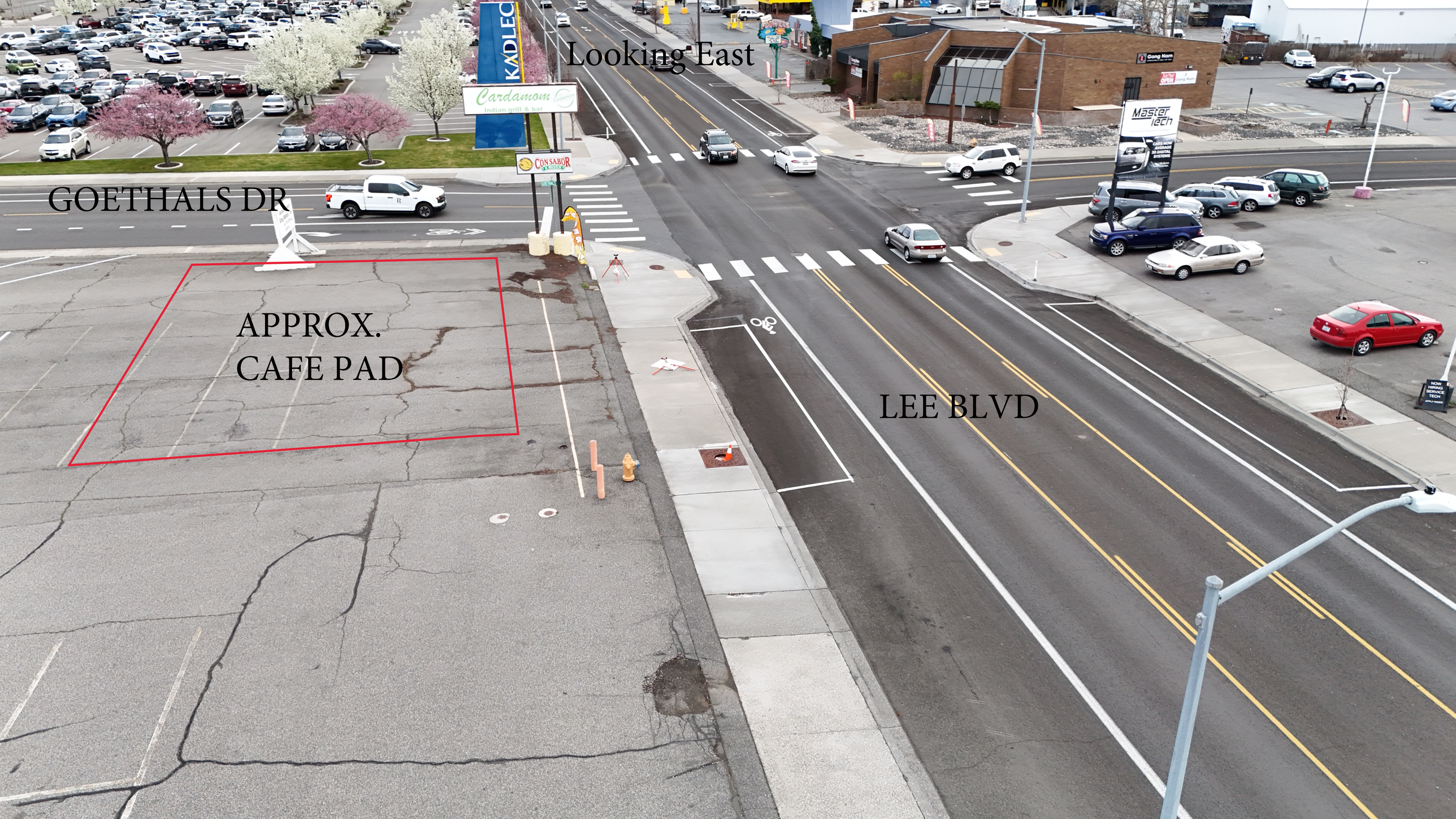
ES
Overhead
Underground
Primary Conductor
Overhead
Underground
Conduit
Meter
PW Junction Cabinet
ES
Pole
Utility Vault
Light
Junction Cabinet
Pedestal
<all other values>
Transformer Bank
Overhead
Underground
Rental Light
Street Lights
City Monument
City Limits
Buildings
Addresses
Parcels
Streets
Major Roads
Street Network

CLOVER PLANNING & ZONING LLC

Looking South
Lee Blvd
SITE
Goethals Drive
RITE AID
PHARMACY


Looking East
GOETHALS DR
APPROX.
CAFE PAD
LEE BLVD
Cardamom
Indian grill & bar
CONSABOR
Master Tech
Gang Nam

12/05/16

CASCADE TITLE COMPANY
OF BENTON-FRANKLIN COUNTIES

CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES
8203 WEST QUINAULT AVE, SUITE 10, KENNEWICK, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612

Agent for

TITLE RESOURCES GUARANTY COMPANY

AMENDED ALTA COMMITMENT

SCHEDULE A

Title Officer: **Sharon Walker**

Escrow Officer: **Pamela J. Wilson**

Ref: **MCKAY IDEAS LLC / LEE COMMERCIAL LLC**

Order No.: **CBF2635**
Reference No.:
Add'l Ref:

1. EFFECTIVE DATE: **December 05, 2016 at 8:00 a.m.**

2. POLICY OR POLICIES TO BE ISSUED:

a. **ALTA 2006 STANDARD OWNER'S POLICY** Amount **$640,720.00**
Proposed Insured:
LEE COMMERCIAL LLC, A WASHINGTON LIMITED LIABILITY COMPANY

b. **ALTA 2006 EXTENDED LOAN POLICY** Amount **$600,000.00**
Proposed Insured:
NUMERICA CREDIT UNION

c. Amount
Proposed Insured:

PREMIUM INFORMATION:

a.	**GENERAL SCHEDULE RATE**	**$1,631.00**	Tax:	**$140.27**	Total:	**$1,771.27**
b.	**SIMULTANEOUS RATE**	**$664.00**	Tax:	**$57.10**	Total:	**$721.10**
c:			Tax:		Total:	

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:
Fee Simple

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:

MCKAY IDEAS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF BENTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

SCHEDULE B - SECTION I

REQUIREMENTS:

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.

2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.

3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.

4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HEREWITH IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

END OF SCHEDULE B - SECTION I REQUIREMENTS

SCHEDULE B - SECTION II

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS:

A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.

B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.

C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.

D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.

F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.

G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.

H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.

J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

K. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

SPECIAL EXCEPTIONS:

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

   NOTE: EXCISE TAX OF 1.78% IS DUE ON THE SALES PRICE OF ALL PROPERTY IN CITY OF RICHLAND TAX CODE AREAS R1.

2. EASEMENTS AS SHOWN ON THE FACE OF THE PLAT AND AMENDED BY AUDITOR'S FILE NO. 373909.

   NOTE: RELINQUISHMENT OF EASEMENTS RECORDED JULY 26, 1961 UNDER AUDITOR'S FILE NOS. 459883 AND 459884.

3. EASEMENT(S) RESERVED IN DEED FROM UNITED STATES OF AMERICA UNDER WHICH TITLE IS CLAIMED AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	TO RECORD OWNERS OF LOT 1 OF BLOCK 626
PURPOSE:	USE, MAINTAIN, REPAIR AND REPLACE EXISTING UTILITY LINE AND APPURTENANCES
DATED:	DECEMBER 13, 1960
RECORDING NO.:	447885

4. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;

BETWEEN:	THE UNITED STATES OF AMERICA
AND:	ALBERTSONS, INC., A NEVADA CORPORATION
DATED:	JULY 17, 1961
RECORDED:	JULY 26, 1961
RECORDING NO.:	459882

5. EASEMENTS FOR UTILITIES RESERVED OVER A PORTION OF LOTS 3 AND 4, BLOCK 626, PLAT OF RICHLAND, GRANTED BY ALBERTSON'S, INC., A NEVADA CORPORATION, TO CITY OF RICHLAND, WASHINGTON, A MUNICIPAL CORPORATION, BY INSTRUMENT DATED JUNE 19, 1961, RECORDED JULY 26, 1961, UNDER AUDITOR'S FILE NO. 459885.

6. EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS SAID PREMISES, TO BE USED TOGETHER WITH THE PREMISES ADJOINING ON THE WEST, AS CREATED BY INSTRUMENT RECORDED MAY 3, 1965; UNDER AUDITOR'S FILE NO. 540882.

CONTINUED

7. TERMS, CONDITIONS, RESTRICTIONS, STIPULATIONS AND EASEMENTS AS CONTAINED IN DEED RECORDED MARCH 29, 1968 UNDER AUDITOR'S FILE NO. 588969, AS FOLLOWS:

   GRANTOR SHALL ONLY USE THE REAL PROPERTY HEREIN CONVEYED FOR LAWFUL RETAIL PURPOSES, LAWFUL APARTMENT PURPOSES, OR LAWFUL PROFESSIONAL PURPOSES. SO LONG AS GRANTOR HOLDS AN INTEREST AS OWNER OR TENANT OF THE SAID WESTERLY ADJOINING REAL PROPERTY, GRANTEE SHALL NOT PERMIT, ALLOW OR USE ANY OF THE REAL PROPERTY HEREIN CONVEYED FOR ANY OF THE PURPOSES OF A FOOD STORE, OR RETAIL SUPERMARKET, HOWEVER, GRANTEE MAY OPERATE A RESTAURANT THEREON.

   GRANTEE AGREES NOT TO PERMIT, ALLOW, ERECT OR PLACE ANY BUILDING OR STRUCTURES LYING SOUTHERLY OF A LINE DESCRIBED AS A LINE MARKING THE SOUTHERLY FACE OF THE EXISTING BUILDINGS OF ALBERTSON'S FOOD CENTER AND DRUG STORE ON THE SAID WESTERLY ADJOINING REAL PROPERTY, AND AS SAID LINE IS EXTENDED EASTERLY ACROSS THE HEREIN CONVEYED REAL PROPERTY TO GUTHRIE AVENUE AS IT NOW EXISTS.

   GRANTOR HEREBY RESERVES AN EASEMENT FOR INGRESS, EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND SUCH EASEMENT IS FOR THE BENEFIT OF THE GRANTOR, AND THE OWNER, THEIR SUCCESSORS AND ASSIGNS AND THEIR TENANTS OF SAID ADJOINING REAL PROPERTY AND MAY BE USED IN COMMON BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, TO AND FROM GUTHRIE AVENUE, OVER, UPON AND ACROSS AN EASEMENT AREA ON THE HEREIN CONVEYED REAL PROPERTY APPROXIMATELY TWENTY-FIVE (25) FEET IN WIDTH ADJOINING AND LYING NORTHERLY OF THE SAID LINE MARKING THE NORTHERLY FACE OF THE EXISTING BUILDINGS OF ALBERTSON'S FOOD CENTER AND OF THE DRUG STORE, AND AS SAID LINE AND EASEMENT ARE EXTENDED EASTERLY FROM SAID WESTERLY ADJOINING REAL PROPERTY TO GUTHRIE AVENUE AS IT NOW EXISTS. GRANTEE AGREES NOT TO BUILD ANY STRUCTURES OR BUILDINGS ON SAID EASEMENT AREA.

8. DEED OF TRUST;

AMOUNT:	$316,000.00
DATED:	DECEMBER 10, 2012
RECORDED:	DECEMBER 20, 2012
RECORDING NO.:	2012-040335
GRANTOR:	MCKAY IDEAS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE:	CASCADE TITLE COMPANY
BENEFICIARY:	GESA CREDIT UNION

9. ASSIGNMENT OF RENTS, UPON AND SUBJECT TO ALL OF THE PROVISIONS CONTAINED THEREIN, GIVEN AS ADDITIONAL SECURITY FOR PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST INSURED HEREIN;

DATED:	DECEMBER 10, 2012
RECORDED:	DECEMBER 20, 2012
RECORDING NO.:	2012-040336
EXECUTED BY:	MCKAY IDEAS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS ASSIGNOR
TO:	GESA CREDIT UNION, AS ASSIGNEE

10. 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.

CONTINUED

11. ANY SECURITY INTEREST IN GOODS WHICH ARE OR MAY BECOME FIXTURES LOCATED ON SAID PREMISES CREATED OR EXISTING UNDER THE PROVISIONS OF UNIFORM COMMERCIAL CODE R.C.W. 62-A.

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

1308 & 1312 LEE BLVD
RICHLAND, WA 99354

b. ACCORDING TO THE RECORDS OF BENTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	1-1198-302-0626-004
LAND:	$254,280.00
IMPROVEMENTS:	$137,230.00
TOTAL:	$391,510.00

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

Block 626, Lot 4, Subdivision of PLAT OF RICHLAND

d. ACCORDING TO EVIDENCE SUPPLIED TO THIS COMPANY, DAVID MCKAY AND LYDIA MCKAY IS/ARE AUTHORIZED TO SIGN FOR MCKAY IDEAS LLC; ANY AMENDMENTS THERETO SHOULD BE SUBMITTED PRIOR TO CLOSING.

e. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

f. GENERAL TAXES FOR 2016 IN THE SUM OF $4,591.71, ARE PAID IN FULL. TAX ACCOUNT NO. 1-1198-302-0626-004.
(AREA CODE R1, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

END OF SCHEDULE B- SECTION II NOTES

Mark D. S

Authorized Signature

EXHIBIT "A"

LOT 4, BLOCK 626, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 0°48'50" WEST ALONG THE WEST LINE OF SAID LOT AND THE EAST LINE OF STEVENS DRIVE 383.79 FEET TO THE SOUTHWEST CORNER OF LOT 1;
THENCE NORTH 89°14'05" EAST ALONG THE LINE COMMON TO LOTS 1 AND 4, 130.36 FEET TO THE SOUTHEAST CORNER OF LOT 1;
THENCE NORTH 0°48'50" WEST ALONG THE LINE COMMON TO LOTS 1 AND 4, 194.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTH LINE OF KNIGHT STREET;
THENCE NORTH 88°56'35" EAST ALONG MOST NORTHERLY LINE OF LOT 4 AND THE SOUTH LINE OF KNIGHT STREET 69.62 FEET TO THE NORTHWEST CORNER OF LOT 2;
THENCE SOUTH 0°45'55" EAST ALONG THE LINE COMMON TO LOTS 2 AND 4, 211.07 FEET TO THE SOUTHWEST CORNER OF LOT 2;
THENCE NORTH 89°14'05" EAST ALONG THE LINE COMMON TO LOTS 2 AND 4, 100.66 FEET TO A POINT WHICH IS 59.34 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 0°45'55" EAST 367.93 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING ON THE NORTH LINE OF LEE BOULEVARD AND 77.33 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°14'25" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LEE BOULEVARD, 300.03 FEET TO THE POINT OF BEGINNING.

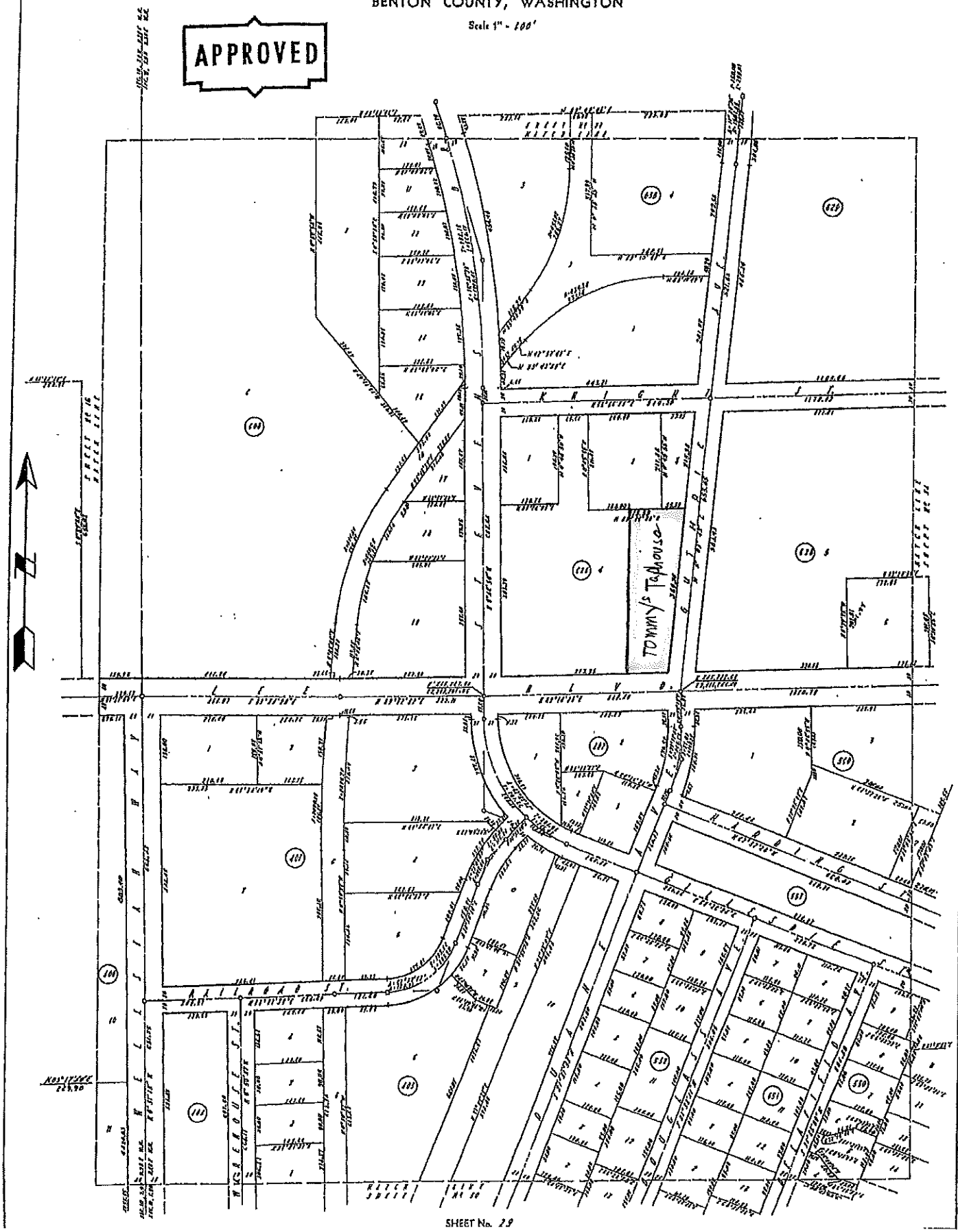
SHEET No 29

PLAT OF RICHLAND

BENTON COUNTY, WASHINGTON

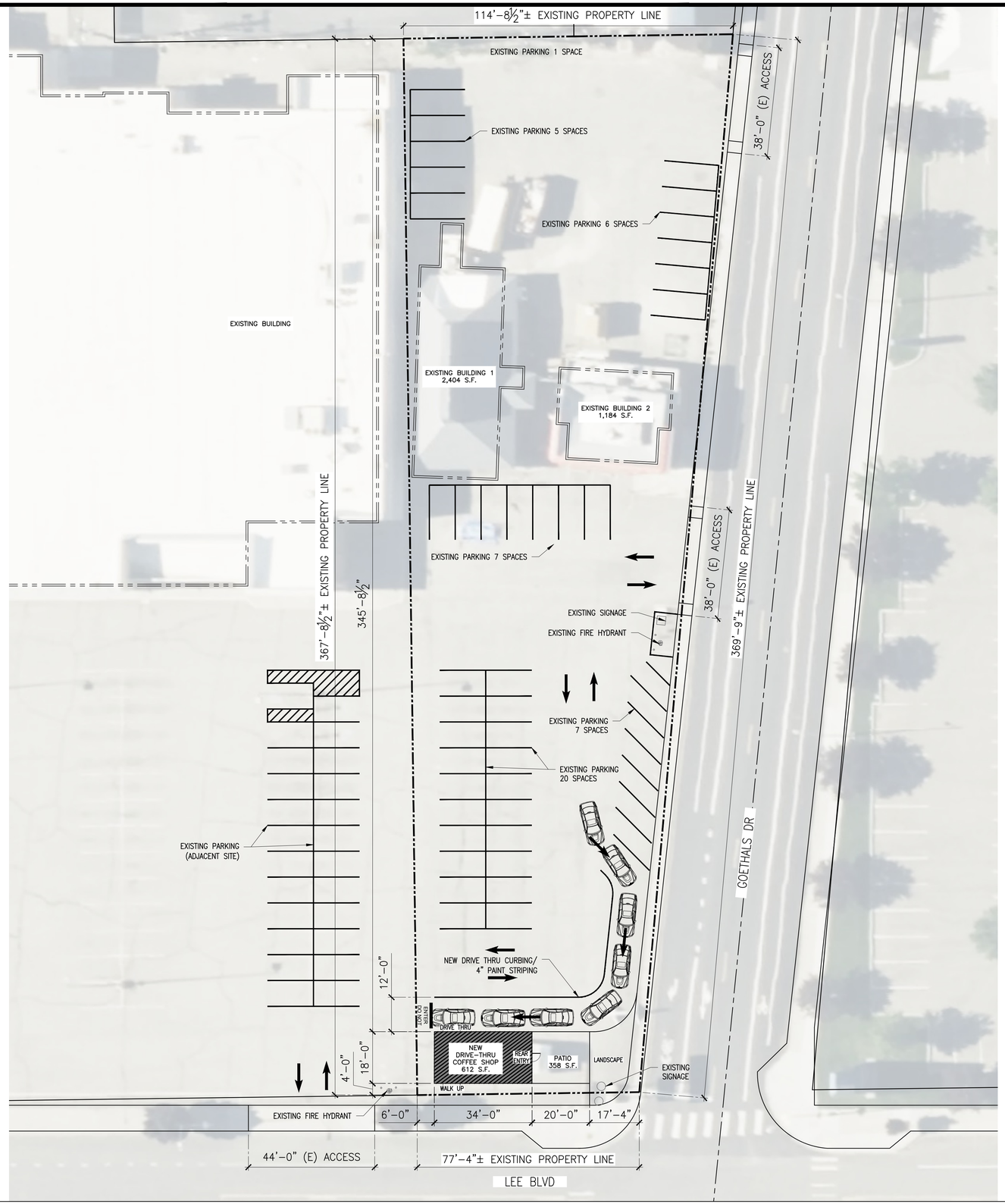
Scale 1" = 100'

APPROVED



SHEET No. 29

Exhibit 2



1 PRELIMINARY SITE PLAN 1"=20'

SITE INFORMATION:

1	PARCEL#: 122983012302006
2	ADDRESS: 1308 LEE BLVD. RICHLAND, WA 99354
3	OWNER: LEE COMMERCIAL LLC ADDRESS: 8901 W TUCANNON AVE STE 110 KENNEWICK, WA 99336
3	ZONE : CBD – CENTRAL BUSINESS DISTRICT
4	LAND SIZE ACRES: 0.7867
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

PROJECT INFORMATION

1	612 SF COFFEE STAND WITH DRIVE THROUGH
2	SPECIAL CONDITIONS: NO INDOOR SEATING
3	NO WORK IS BEING DONE TO PUBLIC RIGHT OF WAY, EXISTING SIDEWALKS, ENTRANCES, OR EXISTING BUILDINGS.

PARKING

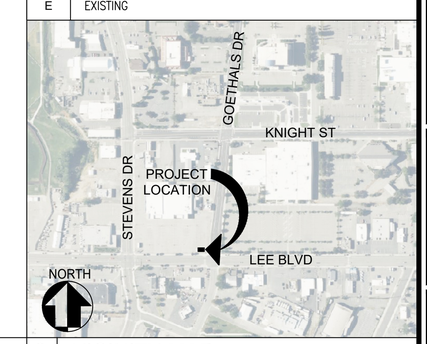
1	NEW PARKING SHALL BE PROVIDED PER KMC 1 PARKING REQUIRED + 1 PER EMPLOYEE. 2 EMPLOYEES + 1 REQ. = 3 NEW PARKING SPACES AND 1 VAN ADA SPACE WITH EV CHARGING STATION
2	46 EXISTING PARKING STALLS, 0 PROPOSED NEW PARKING STALLS = 46 TOTAL PARKING STALLS

PARKING REQUIREMENTS:

OCCUPANCY	CITY REQUIREMENT	PARKING STALLS	
(E) RESTAURANT 1	1 PER 100 S.F.	25	37 REQUIRED FOR EXISTING RESTAURANTS
(E) RESTAURANT 2	1 PER 100 S.F.	12	
ESPRESSO STAND NO SEATING	5 SPACES PER WINDOW WITH A MINIMUM OF 8 SPACES	8 (QUEUING LANE)	
REAR PATIO	1 PER 100 S.F.	4	
TOTAL PARKING STALLS:	–	41 STALLS REQUIRED 46 STALLS PROVIDED	

ABBREVIATIONS:

LS	LANDSCAPING
E	EXISTING



2 VICINITY MAP NTS

NOT FOR CONSTRUCTION

5/20/2025

DRAFTCO DESIGNS LLC
509.518.0385 MILENKO@DRAFTCODESIGNS.COM
WHL ARCHITECTURE, PLLC
509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	–	
APPROVED	–	

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

ESPRESSO
COFFEE SHOP DRIVE-THRU
1308 LEE BLVD.
RICHLAND, WA 99352

JOB # 25-027

PRELIMINARY SITE PLAN

SHEET NO. :
A-101

Exhibit 3

SEPA[1] Environmental Checklist

City of Richland (COR) supplemental information is in red

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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Heyden Drive-Through Cafe

2. **Name of applicant:**

   Shane O'Neill, Clover Planning & Zoning LLC

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

   Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

4. **Date checklist prepared:**

   April 11, 2025

5. **Agency requesting checklist:**

   City of Richland

6. **Proposed timing of schedule (including phasing, if applicable):**

   Construction begins July 2025 and may be completed by Spring 2026.

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

   No

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

   None

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.**

   A Special Use Permit application with the City of Richland is a required land use approval

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    A Special Use Permit application with the City of Richland is a required land use approval

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.)**

    Development of a portions of a 0.7-acre site in the Central Business District with a 600 square foot drive-through café. Café development includes parking stall restriping and drive isles, patio seating and landscaping.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

Site development does not propose increased impervious surfaces. Impervious surfaced will be reduced.

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.**

    1308 Lee Blvd, Richland, Washington. The site is at the northwest corner of Goethals Drive and Lee Blvd. Site plan included herewith.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

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)?**

    2%

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

    Finley fine sandy loam, 0 to 2 percent slopes, (NRCS map attached)

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

    No

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 more than 50 cubic yards, no net fill or export.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

    Wind erosion is possible during construction only.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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

95% impervious surfaces from the building and parking/driving asphalt. This is a reduction of impervious surfaces as compared to the existing condition.

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

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

2. Air

Find help answering air questions[4]

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.**

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

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

No

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

Integrated vehicle emission control technologies

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None

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

   No

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

   No

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No

b. Ground:

Find help answering ground water questions[7]

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

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

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.**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

Stormwater will be captured and infiltrated on-site using infiltration trench(es), bio-swale(s) and/or the existing stormwater vault.

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

   Not as part of this proposal.

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

   No

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

   Stormwater will be captured and infiltrated on-site using infiltration trench(es), bio-swale(s) and/or the existing stormwater vault.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:** None

   ☐ **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

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

   None. PHS map attached.

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

   Locally available grasses and/or shrubs will be planted along beside the patio, by Goethals.

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

The site lacks vegetation.

5. Animals

Find help answering animal questions[8]

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:**
   - **Fish: bass, salmon, trout, herring, shellfish, other:**

   none

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

   none

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

   Richland lies within the Pacific Flyway

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

   None

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

   None

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   Electric for air heating and cooling and for water heating

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

   No

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   2021 WSEC construction compliance

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

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

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

      None.

   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. **COR**: According to WA Dept of Ecology, Cleanup and Tank Search, the property directly across Lee Blvd to the south (1315 Lee Blvd) was a gas station from early 1950s until 1999. The site had 5 underground storage tanks which leaked petroleum into the soil. Clean up has started and is currently being monitored (DOE Cleanup Site ID #7128).

   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.**

      None

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

      Police, fire, ambulance

   5. **Proposed measures to reduce or control environmental health hazards, if any.**

      OSHA protocol compliance, sewer connection

b. **Noise**

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

      None

   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)?**

      Passenger vehicle idling noise will be cloaked by the traffic noise associated with the adjacent roadways and further mitigated by ample separation from other buildings.

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

      Mitigation measures are not warranted.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**

   Site – Restaurants

   North – Tavern

   West – Retail Commercial (closed)

   East – Hospital administrative offices

   South – Automotive repair

   The proposed café will not negatively impact the surrounding land uses. The café will provide convenient access to refreshments to pedestrians.

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

   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/NA

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

   Two restaurant buildings.

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

   No

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

   CBD (Central Business District)

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

   Commercial

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

   NA

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

No

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

Approximately 3 employees

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

Zero

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

None warranted

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

Zoning code review and compliance will be analyzed through the special/conditional use permit review process.

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

None warranted

9. Housing

Find help answering housing questions[12]

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

Zero

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

Zero

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

None warranted

10. Aesthetics

Find help answering aesthetics questions[13]

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

Up to fifteen-foot-tall structure. Stucco, metal and Hardi-board

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

None

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

Franchise design requirements ensure attractive outward appearance.

11. Light and glare

Find help answering light and glare questions[14]

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

None

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

No

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

None will affect the new café.

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

Outdoor lighting is shielded from the horizontal plane to eliminate light trespass.

12. Recreation

Find help answering recreation questions

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

The Urban Greenway Trail (UGT) is to the west at Stevens Drive/Lee Blvd.

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:**

Mitigation measures are not warranted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

No

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material**

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.

No

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.**

Visual surface inspection. The site was previously excavated.

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.**

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction.

14. Transportation

Find help with answering transportation questions[16]

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.**

Goethals Drive adjacent to the site is a Local roadway. Lee Blvd adjacent to the site is a Major Collector.

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?**

Goethals Drive is part of Ben-Franklin Transit bus route # 25.

COR: Ben Franklin Transit (BFT) has a transit center to the north of the proposed project (corner of Knight Street and Goethals Drive). Routes that currently use the Lee Blvd. and Goethals Dr. intersection are: Routes 20, 25,123, and 240x.

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. Adjacent roads are fully developed.

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

No

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?**

Coffee/Donut Shop with Drive-Through, No Indoor Seating Land Use Code 938

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

According to the 11th Edition of the ITE Trip Generation Manual, the café will generate up to 176 vehicle trips per day.

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:**

The café has been located to maximize vehicle queuing storage capacity to prevent obstructing pedestrian facilities and traffic on public roadways.

15. Public services

Find help answering public service questions[17]

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.**

Reasonably, no.

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

Mitigation measures are not warranted.

16. Utilities

Find help answering utilities questions[18]

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.**

Connections will be made to the existing municipal sewer, water and power stubs.

C.Signature

Find help about who should sign[19]

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.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

Recoverable Signature

X Shane O'Neill (UCC 1-308)

Signed by: fbf29b3f-4f80-4177-a46d-39faa088cdc4

Type name of signee: Shane O'Neill

Position and agency/organization: Senior Planner, Clover Planning & Zoning Land Use Consultant.

Date submitted: **4/10/2025**

D.Supplemental sheet for non-project actions

Find help for the non-project actions worksheet[20]

Do not 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?**

   - **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

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

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

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

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

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

PHS on the Web

Biodiversity Areas and Corridors | Quick Start Guide | User Guide | Feedback

Address, Place, WRIA, Cou

Click to add a point

Joker's Casino & Sports Bar

PHS Identify

Select a tool to identify features with.

Buffer Options:

Distance: 0

Units: Feet

Clear

Generate Report

No results returned.

Soil Map—Benton County Area, Washington
(Heyden Cafe Soils Map)

Map Scale: 1:206 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 3 6 12 18

Feet: 0 10 20 40 60

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County Area, Washington
Survey Area Data: Version 20, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeA	Finley fine sandy loam, 0 to 2 percent slopes	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Exhibit 4

File No. PLN-T1-2025-00245

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Development of a portion of a 0.81-acre site in the Central Business District with a 600 square foot drive-through café. Café development includes parking stall restriping and drive isles, patio seating and landscaping. Site development does not propose increased impervious surfaces. Impervious surface will be reduced.

Proponent: Shane O'Neill
Clover Planning & Zoning LLC
6904 Rogue Dr
Pasco, WA 99301

Location of Proposal: The site address is 1312 Lee Blvd, Richland, Washington. The site is at the northwest corner of Goethals Drive and Lee Blvd. Site plan included herewith.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: June 30, 2025

Signature_____

Exhibit 5

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice is hereby given that Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed a special use permit application to allow the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located at the corner of Lee Boulevard and Goethals Drive. The parcel is approximately 0.81 acres in size. For more information, please visit the City of Richland's land use action website at:
https://www.ci.richland.wa.us/departments/development-services/planning/land-use

Project Site: The project site is located south of 1308 and 1312 Lee Blvd (APN 1-11983020626004). The site has a zoning designation of Commercial Business District (CBD), according to the City of Richland zoning code.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, July 14, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: June 16, 2025
Comment Period Ends: July 14, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Thursday, July 03, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 1312 Lee Blvd - Special Use Permit
Applicant: Clover Planning & Zoning
File #: PLN-T2-2025-00015

Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Sunday, June 15, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	PLN-T2-2025-00015 & PLN-T1-2025-00245
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

****

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice: Clover Planning and Zoning LLC, on behalf of Greg Markel, owner, has filed a special use permit application to allow the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located at the corner of Lee Blvd and Goethals Dr. The parcel is approximately 0.81 acres in size.
Project Site: The project site is located south of 1308 and 1312 Lee Boulevard (APN 1-11983020626004).
Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.
Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, July 13, 2025. However, written comments must be received no later than 5:00 p.m. on Thursday, July 03, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, June 15, 2025

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Ryan Nelson**, 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 16th day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00015 (1312 Lee Blvd - Special Use Permit) in the following location:

   Tied to the base of an existing sign post at the northwest corner of Lee Blvd and Goethals Drive.

Signed: Ryan Nelson

SIGNED AND SWORN to before me this 16th day of June 2025, by Ryan Nelson.

Kirsten Recker
Signature of Notary

Kirsten Recker
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 9-06-28
24026841

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 & Development Department for the City of Richland.

2. On the 13th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00015 & PLN-T1-2025-00245) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 17th day of June, 2025 by

Kirsten Recker
Notary Public in and for the State of Washington,

KIRSTEN RECKER
NOTARY PUBLIC
24026841
COMMISSION EXPIRES
9-06-28
STATE OF WASHINGTON

Kirsten Recker
Print Name
Residing at 625 Swift Blvd. Richland
My appointment expires: 09/06/2028

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice is hereby given that Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed a special use permit application to allow the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located at the corner of Lee Boulevard and Goethals Drive. The parcel is approximately 0.81 acres in size. For more information, please visit the City of Richland's land use action website at:
https://www.ci.richland.wa.us/departments/development-services/planning/land-use

Project Site: The project site is located south of 1308 and 1312 Lee Blvd (APN 1-11983020626004). The site has a zoning designation of Commercial Business District (CBD), according to the City of Richland zoning code.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, July 14, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: June 16, 2025
Comment Period Ends: July 14, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Thursday, July 03, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 1312 Lee Blvd - Special Use Permit
Applicant: Clover Planning & Zoning
File #: PLN-T2-2025-00015

Joan Moore
Po Box 3165
Harrisburg, Pa 17105-3165

Arlenes Flowers Inc
1177 Lee Blvd
Richland, Wa 99352

Providence St Joseph Health
Po Box 182046
Columbus, Oh 43218

Undeveloped
1280 Lee Blvd Ste 101
Richland, Wa 99352

LEE COMMERICAL LLC
89 TUCANNON AVE 110
KENNEWICK, WA 99336

WALTER WACHTEL
251 S TIETON RD
TIETON, WA 98947-9704

Albertsons Inc 60003
Po Box 2440
Spokane, Wa 99210

Susan Parker
1319 Lee Blvd
Richland, Wa 99352-4141

Whiskey River Bar & Grill
775 Goethals Dr
Richland, Wa 99352

GO FAMILY LIMITED PARTNERSHIP
329 N KELLOGG ST
KENNEWICK, WA 99336

Us Linen
1106 Harding St
Richland, Wa 99352-4214

Providence St Joseph Health
Po Box 182046
Columbus, Oh 43218

Dong Min Llc
1402 S Grant St
Kennewick, Wa 99338

Richland Labor Temple
1305 Knight St
Richland, Wa 99352

MCDUFF ENTERPRISES
3633 E SANSON AVE
SPOKANE, WA 99217-6674

Ancient Arts Massage
1319 Lee Blvd
Richland, Wa 99352-4141

CAZIER ENTERPRISES
2798 KATIE RD
KENNEWICK, WA 99338-7304

Pacific Pasta & Grill
603 Goethals Dr
Richland, Wa 99352

Neighbors Conoco
780 Stevens Dr
Richland, Wa 99352

Gesa Credit Union
Po Box 500
Richland, Wa 99352-0500

Exhibit 6

From: JoDee Peyton
To: Planning
Cc: Deana Chiodo; Alea Jensen; Marizela Silva; Ariana Shelby; Erin Hockaday
Subject: RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd - New Coffee Stand
Date: Monday, June 16, 2025 2:18:22 PM
Attachments: image002.png
image004.png
image005.png
image006.png
image007.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

This office has reviewed the above referenced proposal and has the following comments:

1. Municipal services, such as sewer and water, are provided to the development.

2. Any proposed food service establishment must meet the regulations of WAC 246- 215. which includes obtaining pre-construction approval and an operating permit from the Benton-Franklin Health District for the food service establishments.

Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS
Manager
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
Pronouns: she/her
www.bfhd.wa.gov jodeer@bfhd.wa.gov

Follow us on

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, June 16, 2025 2:14 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>;

Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <Jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

Good Afternoon,

Shane O'Neill of Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed for a special use permit application to allow for the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located near the intersection of Lee Blvd and Goethals Drive. The parcel (APN 1-11983020626004) is approximately 0.81 acres in size and is located within the City of Richland's Central Business District (CBD) zone.

Please view the related materials at

https://www.ci.richland.wa.us/departments/development-services/planning/land-use or on the SEPA Register #202502499 and submit any comments no later than 5:00pm on July 03, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7587

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From:	Chris Sittman
To:	Planning
Cc:	Wendy Durado
Subject:	RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd
Date:	Wednesday, June 18, 2025 10:35:44 AM
Attachments:	image001.png

[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: Planning <planning@ci.richland.wa.us>
Sent: Monday, June 16, 2025 2:14 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; 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>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>;

Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

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Good Afternoon,

Shane O'Neill of Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed for a special use permit application to allow for the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located near the intersection of Lee Blvd and Goethals Drive. The parcel (APN 1-11983020626004) is approximately 0.81 acres in size and is located within the City of Richland's Central Business District (CBD) zone.

Please view the related materials at https://www.ci.richland.wa.us/departments/development-services/planning/land-use or on the SEPA Register #202502499 and submit any comments no later than 5:00pm on July 03, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7587

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From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To: Planning
Subject: RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd
Date: Monday, June 23, 2025 4:41:40 PM
Attachments: image001.png

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[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd. In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095 or by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, June 16, 2025 2:14 PM
To: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>;

Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

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Thank you and have a good day,

Ryan Nelson
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7587

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CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: July 3, 2025

TO: RYAN NELSON, PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: 1312 LEE BLVD. SPECIAL USE PERMIT (PLN-T2-2025-00015)

PROJECT LOCATION: 1312 LEE BLVD.

The Public Works Engineering Division has reviewed the special use permit received in this office on June 16 for the above referenced property and has the following conditions.

1. The proposed drive-through will create vehicle turning conflicts within the existing parking lot. Additional curbing will be needed to direct cars to safer turning movements. This may also require removal of some parking spaces, and/or restriping.

2. Concrete curbing is needed at the back of city sidewalk to separate the drive-through lane from the pedestrians. Installation of this curb will require the city sidewalk to be widened to 5-feet where adjacent. Ideally a landscape buffer should be provided between the drive-through lane and city sidewalk.

3. The proposed use relies on access and traffic movements across the adjacent parcel. A shared use access easement (or some legal proof that shared access & parking is acceptable) will need to be obtained, unless one exists already.

4. The property lines shown on the submitted site plan do not match the property lines on the city's maps. This needs to be reconciled.

5. Vision-clearance triangles shall be shown at all corner lots on the construction plans, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

6. This project will be required to install a grease interceptor (grease trap) during construction. The size, location and type of interceptor must be noted on the plans for review by the City of Richland Engineering Department prior to issuance of a building permit.

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2025 Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject
PLN-T3-2025-00003 - Preliminary Plat of The Villages at Clearwater Creek located at 2725 Steptoe Street

Department
Development Services

Recommended Motion
Staff recommends approval of the request preliminary plat subject to conditions of approval.

Summary
Brian Thoreson of Hayden Homes on behalf of Richland 132, LLC has submitted a Preliminary Plat Application for the development of an approximately 10.43-acre site, with sixty-three (63) residential lots, several tracts and related infrastructure. The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 20 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

Attachments:
1. The Villages at Clearwater Creek Full Staff Report

Richland

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

GENERAL INFORMATION:

PROPOSAL NAME:	The Villages at Clearwater Creek Preliminary Plat
LOCATION:	2725 Steptoe Street
APPLICANT:	Brian Thoreson representing Hayden Homes
PROPERTY OWNER:	Richland 132, LLC
FILE NO.:	PLN-T3-2025-00003
DESCRIPTION:	Request to divide approximately 10.43 acres into sixty-three (63) residential lots, several tracts and related infrastructure. The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 20 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).
PROJECT TYPE:	Type III Preliminary Plat Approval
HEARING DATE:	July 14, 2025
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions

Figure 1 – Vicinity Map

PROJECT DATA

Gross Plat Area:	10.43 acres
Net Plat area:	7.78 acres
Land for Streets/ROW/Other:	2.65 acres
Average Lot Size	5,431 s.f.
Smallest Lot Size	4,012 s.f.
Largest Lot Size	10,225 s.f.
Number of Lots:	63 lots and several tracts

DESCRIPTION OF PROPOSAL

Brian Thoreson of Hayden Homes on behalf of Richland 132, LLC has submitted a Preliminary Plat Application for the development of an approximately 10.43-acre site, with sixty-three (63) residential lots, several tracts and related infrastructure. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Subdivide approximately 10.43-acres into sixty-three (63) residential lots. The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 20 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

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

24.12.053 Preliminary plat – Required findings.

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

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

24.12.055 Preliminary plat – Hearing examiner consideration and action.

A. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.
B. Hearing examiner approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.
C. Approval of the preliminary plat shall be operative for five years from the date of approval by the hearing examiner during which time a final plat or plats may be submitted.
D. The subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period.

19.60.095 Required findings.

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

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

REVIEW AUTHORITY

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

SITE DESCRIPTION & ADJACENT LAND USES

The site of the preliminary plat (The Villages at Clearwater Creek) consists of one (1) parcel totaling approximately 10.43-acres. The site is located at the southwest corner of the intersection of Steptoe Street and Center Parkway.

The site varies in elevation and generally slopes from the highest portions of the site along the eastern property line down towards the western property boundary with the Amon Wasteway area regulated primarily by the Kennewick Irrigation District (KID) located just off-site to the west.

CURRENT LAND USE DESIGNATION AND USES:

North: Commercial (Neighborhood Commercial – C-1), undeveloped
East: Commercial (Neighborhood Commercial – C-1), City of Kennewick residential
South: Railroad right-of-way, City of Kennewick commercial
West: Amon Wasteway (KID) (Natural Open Space)

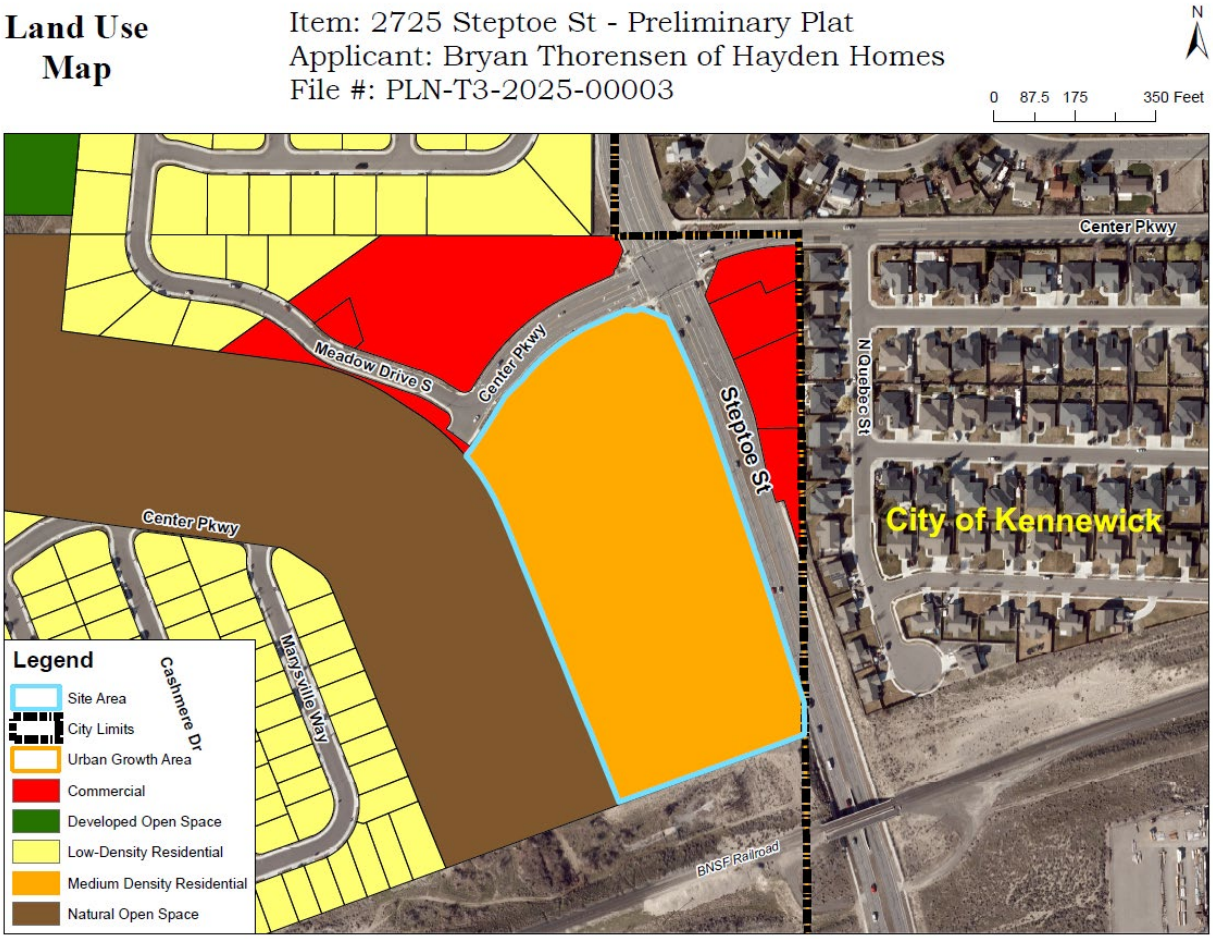


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation designates the site for medium-density residential development. The City [RMC] zoning designations which can be applied to the low-density residential land use classification consists of medium-density residential (R-2) and medium-density residential small lot (R-2s). The site is zoned R-2s, which is consistent with the adopted

Applicable Goals & Policies

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

Land Use Goal 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 3: Ensure that the intent of the land use and districts are maintained.

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.

CURRENT ZONING

The subject site is zoned Residential Medium-Density Small Lot (R-2s). Surrounding parcels are zoned as follows:

North: Neighborhood Retail Business use district (C-1)
East: Neighborhood Retail Business use district (C-1) and City of Kennewick (Residential)
South: Railroad Right-of-Way (City of Kennewick)
West: Natural Open Space (NOS)

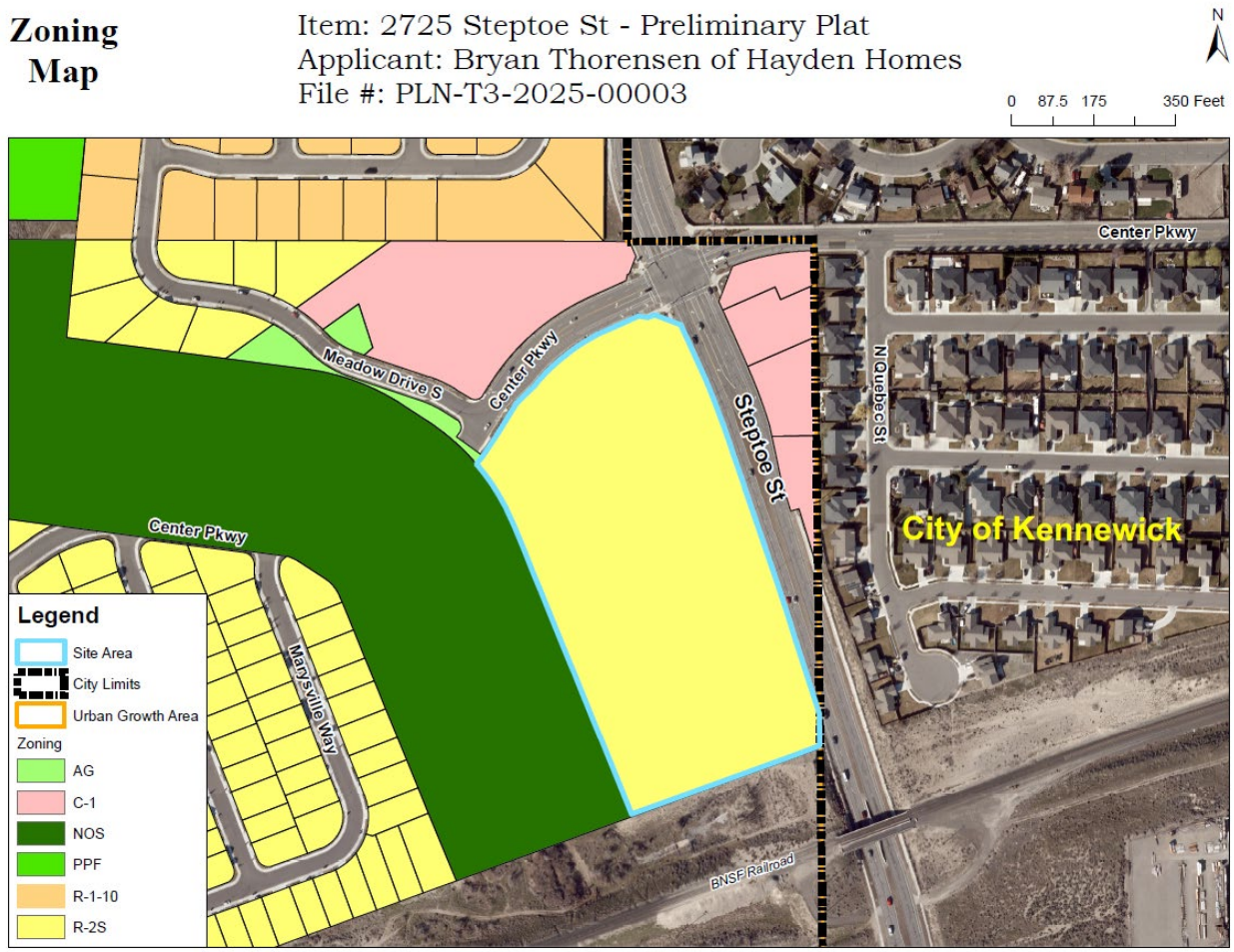


Figure 3 – Zoning Map

The medium-density residential small lot (R-2s) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one 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. The zoning classification is intended to be applied to some portions of the city that are designed medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

UTILITY AVAILABILITY

There are existing irrigation (purple), water (blue), sewer (green) and electrical power line connections (red) available near the site with adequate capacity to supply the proposed project.

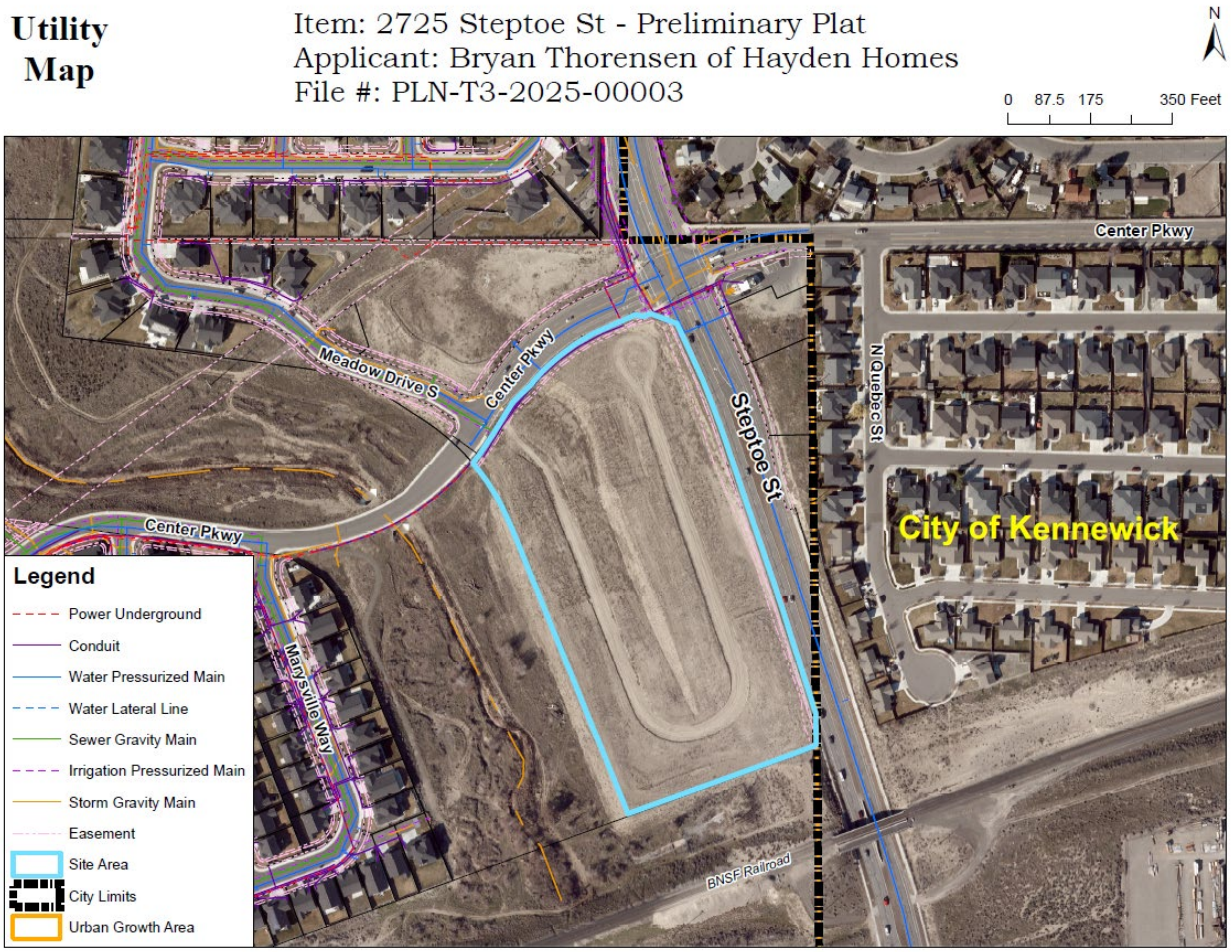


Figure 4 – Utility Map

Sewer

There is an existing 8-inch sewer main in the Meadows Drive S rights-of-way that extends across Center Parkway and connects into the subject property.

Water

There is an 8-inch water distribution main located within the Center Parkway rights-of-way that connects into the subject property.

Power
Electrical service lines are located along the eastern property line and above-mentioned street rights-of-ways.

Stormwater
Stormwater runoff from all future developments will need to be accommodated for on the project site per the requirements of the Eastern Washington Stormwater Manual. A large stormwater containment area is located west of the site between the project and the Amon Wasteway area.

Irrigation
The site is located within the Kennewick Irrigation District.

TRANSPORTATION & ACCESS
Primary access into the site will come from Center Parkway which adjoins the subject property on the north. Steptoe Street is located to the east; however, no direct vehicular access is allowed onto Steptoe Street.

Sidewalks will be installed on local roads. 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.

FIRE SAFETY
The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are no hydrants within the proposed site. Hydrants are located within the neighboring residential and commercial areas.

SCHOOLS
The plat falls within the boundaries of the Kennewick School District. As of the date this report was written the City had received no comments from the Kennewick School District.

SEPA
The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the preliminary plat on July 8, 2025.

Critical Areas
The subject site does not contain any critical areas as identified by the City's critical areas regulations (RMC Title 22.10).

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

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff had received no public comments regarding this proposed action.

PUBLIC NOTICE

Public Hearing Date:	July 14, 2025
Notice of Hearing Mailed:	June 16, 2025
Notice of Hearing Posted:	August 23, 2025
Notice of Hearing Published:	June 18, 2024

ANALYSIS

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

A. *The preliminary plat conforms to the requirements of this title (RMC Title 24)*
   - The City's subdivision regulations set forth specific requirements for the filing of an application, giving public notice of the application, and requiring that the Hearing Examiner conduct a public hearing and make a recommendation to the City Council. These steps have been followed by City staff.

B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school*;
   - Several parks and other recreational opportunities exist within one mile of the project site.
   - The Ben Franklin Transit Authority does not provide bus service to the immediate area.
   - The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.
   - The plat will be served by City sanitary sewer service currently existing adjacent to the project site. Sewer lines have capacity to provide for the proposed project.
   - The plat will be served by Richland Energy Services currently existing adjacent to the project site. Electric lines have capacity to provide for the proposed project.
   - In accordance with City development standards, storm water drainage will have to be retained and managed on-site. Project specific designs have not been created yet; however, prior to the City allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
   - Kennewick School District was given the opportunity to comment and chose not to comment.

C. *The public use and interest will be served by the platting of such subdivision and dedication;*
   - The proposed project is consistent with the Comprehensive Plan in terms of the existing land use (Medium-Density Residential, or MDR). The project is consistent with the City's zoning regulations. The additional housing units provided by this preliminary plat will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.

D. *The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the City of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*
   a. *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*
   - The proposal is generally consistent with the intent of the Comprehensive Plan and, as conditioned, will meet requirements of the Municipal Code as outlined above.
   b. *Impacts of the development have been appropriately identified and mitigated under RMC Chapter 22.09.*
   - Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (*Exhibit 3*) for which the City issued and distributed a Determination of Non-Significance (*Exhibit 3*) after utilizing the Optional DNS process.
   c. *The development application is beneficial to the public health, safety and welfare and is in the public interest.*
   - The project is consistent with the City's Comprehensive Plan and development regulations. Therefore, it would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.

E. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*
   - There are no indications from City Staff that the build-out of this subdivision will result in the decline of the area transport network below level D.

F. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal*.
   - The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly

related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

DEVIATION:

The applicant has requested a deviation be approved to the required rear yard setback requirements contained within RMC 23.18.040. Specifically, the request is to reduce the rear-yard setbacks for 38 lots from 20 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63). The reasons behind the setback change is primarily due to the topography of the site and the relatively small lot sizes wherein 20-foot rear-yard setbacks reduce the variety of housing plans available for construction.

Pursuant to RMC 24.100.380 the owner/developer may seek a deviation from the provisions of the municipal code by submitting a deviation application as part of the preliminary plat application. The basis for such a deviation from the strict application of the requirements of the municipal code is undue and unnecessary hardship on the property owner. No deviation from the provisions or requirements of the code shall be authorized unless the hearing examiner finds:

1. That exceptional or extraordinary circumstances or conditions exist to the division of the property, or to the intended use of the property, that do not apply generally to other properties similarly situated; and
2. That the deviation is necessary for the preservation and enjoyment of a substantial property right of the property owner/developer or is necessary for the reasonable and acceptable development of the property.
3. That the authorization of the deviation will not be materially detrimental to the public welfare or injurious to the property in the vicinity; and
4. That the deviation from the provisions and requirements of the municipal code and public works standards does not grant a special privilege to the applicant.

Staff is generally in agreement with having smaller setback requirements for the smaller lot sizes allowed within the R-2s zoning district. However, since the property is currently undeveloped there does not appear to be any special conditions that exist which would require the requirement for a rear-yard setback reduction. There is no requirement that the property be developed to the density being proposed and the R-2s zoning district already allows for reduced setbacks (3') for garages and carports. Unless the applicant is able to further justify the need for a reduced rear-yard setback, staff recommends denial of the proposed deviation request.

FINDINGS, CONCLUSION, AND RECOMMENDATION:

Findings of Fact

1. The property owner is Richland 132, LLC, with Brian Thoreson of Hayden Homes, LLC acting as applicant and lead contact.
2. Richland's Comprehensive Plan designates the plat site for medium-density residential development with an average allowable residential density of 5.1-to-10 dwellings per acre. The plat proposes a net residential density of 6 dwelling units/acre.

3. R-2S (Medium Density Residential Small Lot) zoning is applied to the site. R-2S zoning regulations permit residential densities of up to 10 dwelling units per acre and a 4,000ft² minimum lot size for single-family detached structures.
4. The Estates at Clearwater Creek preliminary plat consists of 63 residential lots. Proposed residential lot sizes range from 4,012 square feet to 10,225 square feet, with a 5,421 square foot average lot size.
5. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
6. The proposed preliminary plat provides for the construction of one (1) public street to be built to City public road design standards, including provisions for the extension of public utilities.
7. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
8. The Kennewick School District was invited to comment but expressed no concerns with the plat.
9. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
10. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
11. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Tuesday, July 8, 2025 after utilizing the Optional DNS process.
12. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
13. The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.
14. The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.
15. Staff recommends denial of the proposed deviation request which would reduce the rear-yard setback from 20 feet to 15 feet for 38 lots.

<u>Conclusions of Law</u>

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective (R-2s) zoning regulations.
2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan (Low-Density Residential).
3. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been followed.
4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways,

streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Recommendation

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

RECOMMENDED CONDITIONS OF APPROVAL

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement

document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

6. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

7. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

8. Public improvement design shall follow the following general format:
   A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
   B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
   C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
   D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
   E. The minimum centerline radius for local streets shall be 100-feet.
   F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.

9. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVAs only).
    B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
    C. 2% cross-slope, maximum.

D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
E. Be 20-feet in width.
F. Have radii that are accommodating with those needed for City Fire apparatus.

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

11. SURVEY MONUMENT DESTRUCTION:
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR. It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

12. The "Villages at Clearwater Creek" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03). Since this property is included within the transportation impact fee program, and since staff analysis indicates the project will create no unusual or unanticipated traffic impacts, it is exempt from the SEPA-related traffic impact analysis (TIA) requirement.

13. Striping changes will be needed on Center Parkway to provide for a two-way left-turn lane entrance to the development.

14. The Center Parkway and Steptoe Street frontages shall be completed to current City standards at the time that the phase which constructs the lots adjacent to them are developed.

15. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

16. A note will be shown on the face of the final plat stating that Center Parkway and Steptoe Street are collector roadways, therefore driveways accessing single family lots will not be allowed directly onto them.

17. Installation of the secondary emergency vehicle access (SEVA) onto Steptoe Street may require substantial grading or a retaining wall. This SEVA roadway shall have a removeable means of restricting daily vehicular traffic (a gate, bollards, etc.). These means shall be approved by the Richland Fire Department.

18. No access road onto Steptoe Street will be permitted from this development other than as required for the SEVA.

19. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).

20. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

21. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

22. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

23. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

24. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

25. This project will be required to loop the water main. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water.

26. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations or oversizing of the main where needed.

27. The fire hydrant layout shall be approved by the City Fire Marshal.

28. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

29. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer to all parcels at the time of plat construction.

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

Storm Water:

31. If this project intends on using the existing storm water pond located to the west of the preliminary plat, an easement will need to be obtained for it, unless one exists already.

32. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit

program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

33. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

34. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

35. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

36. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

37. Any discharge of storm water into the Kennewick Irrigation District's canal will have to be permitted by any or all agencies with jurisdiction over it.

38. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

39. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain

with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

40. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds more than 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

41. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

42. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer three weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

43. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to final plat.

44. Ten-foot wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

45. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need

to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

46. The final plat shall include notes identifying all common areas including any tracts and acknowledging the ownership and maintenance responsibility.

47. Any areas of restricted parking shall be indicated on the final plats.

48. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

49. A one-foot “No access / screening easement” will be required along both the Center Parkway and Steptoe Street Rights of Way.

50. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Planning/Other:

51. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.

52. Addressing brackets [ ] are needed on all lots and tracts.

53. The plat shall include the following irrigation easements consistent with KID requirements:
On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage or access easements of each lot. An irrigation easement may be included within the ‘sidewalk and utility’ easement if one is proposed, denoting the easement as a “Sidewalk, Utility, and Irrigation Easement.”

54. Irrigation water is available for this development. An application must be made to KID to obtain the water allocation. Please contact Lori Gibson at lgibson@kid.org for more information and to obtain a “Water Allotment Allocation Application” form.

    Connection of the proposed development to the KID system will impact the existing system and a mitigation fee for the connections will be required. Please contact the KID Engineering department for more details.

55. There exists KID Right-of-Way (ROW) along the westerly property line of the development (Amon Wasteway). The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm

to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:

A. At the time of final plat, Applicant shall either: (1) deed to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
B. No permanent structures within the KID ROW.
C. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District (KID) right-of-way without an approved permit from KID, when applicable."
D. For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
E. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

56. A portion of the plat lies above an unlined earthen drainage canal section (Amon Wasteway). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Without adequate mitigation, increased runoff resulting from the proposed residential development increases the likelihood of a canal embankment breach requiring significant repairs to portions of the canal. To mitigate these risks, KID will require:

A. Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the Amon Wasteway and minimize the introduction of water into the soils up-gradient of the drainage canal. KID review and approval of all stormwater plans is required prior to final plat approval.
B. Rights-of-way shown on the plat that shall include all reasonably necessary features to allow KID to operate, maintain and replace the drainage canal and KID facilities, including the irrigation system.
C. As an alternative to conditions 4.A. and B., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.

57. For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any

easements and ROWs. Such review and approval will be coordinated as part of the City's review and Preliminary Plat approval process.

58. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

59. The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

60. The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.

61. The Applicant and landowner entered into a License and Construction Agreement with KID dated November 7, 2017, for the construction of certain improvements and infrastructure, including among other things, an energy dissipation "Drop Structure" for the protection of downstream areas from erosion. The Drop Structure and any necessary grading of the wasteway channel has not been constructed, and construction of said structure is a condition precedent to approval of the subject application.

62. The following fees for review must be paid prior to KID signature on the Final Plat:
A Preliminary Plat review fee (at the time of application, fee is **$175.00**). Fees are subject to change and depend on the date the Final Plat is submitted for final approval.

63. Include on the plat the irrigation title block under item 'A' below if the development <u>will not be</u> serviced with KID irrigation water, or item 'B' below, if the development <u>will be</u> serviced with KID irrigation water:

A. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

B. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED

THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

64. All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.

65. A Proof of Contact: Soil Destabilization Notification shall be submitted to the Benton Clean Air Agency prior to any ground disturbance occurring.

66. A Cultural Resource Survey shall be prepared for the site and submitted to the City, Washington State Department of Archaeology & Historic Preservation (DAHP), the Confederated Tribes of the Umatilla Indian Reservation and Yakama Nation prior to any ground disturbance occurring. Any requirements placed upon the project as a result of agency review shall be considered as a condition of approval as determined by the Planning Manager.

EXHIBIT LIST

1. Application Materials
2. Maps
3. SEPA DNS and Checklist
4. Public Notice and Affidavits
5. Agency & Public Comments

Exhibit 1

City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Plan Snapshot Report

Plan Type:	Type 3	**Plan #:**	PLN-T3-2025-00003	**App Date:**	05/23/2025
Work Class:	T3 - Preliminary Plat	**District:**	City of Richland	**Exp Date:**	09/20/2025
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	Propose to subdivide approximately 10.43 acres into 63 single-family lots.			**Approval Expire Date:**	

Parcel:	101881030000009	Main	**Address:** 2725 Steptoe St Richland, WA 99352	Main	**Zone:**

Surveyor	Applicant	Property Owner	Engineer
Stratton Surveying 7525 W Deschutes PL Ste 1c Kennewick, WA 99336 Business: (509) 735-7364	Brian Thoreson 2464 SW Glacier Pl Suite 110 Redmond, OR., OR 97756 Home: (509) 492-0153 Business: (509) 492-0153 Mobile: (509) 492-0153	Richland 132 LLC 2464 SW Glaier PL Ste 110 Redmond, OR	John Fetterolf 5220 S AUBURN PL Kennewick, WA 99337 Business: (509) 551-8174 Mobile: (509) 551-8174

Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	Apr 1 2025 12:00AM	Proposed Subdivision Name	The Villages at Clearwater Creek
Is a deviation being requested per RMC 24.100.380	Yes	Parcel Number	101881030000009	Zoning	R-2S
Gross Plat Acreage	10.43	Number of Lots	63	Smallest Lot Size	4000
Largest Lot Size	9669	Net Lot Area Acreage	7.78	Average Lot Size	4849
Domestic Water Supply	City Supplied Water	Sewage Disposal	Sewer	Irrigation Source	City

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

DEVIATION REQUEST APPLICATION

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

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: Richland 132, LLC	
Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756	
Phone: (509) 492-0153	Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)	☒ Contact Person
Company: Hayden Homes, LLC	UBI#:
Contact: Brian Thoreson	
Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756	
Phone: (509) 492-0153	Email: bthoreson@hayden-homes.com

SPECIFY WHICH RMC SECTION(S) YOU ARE REQUESTING DEVIATION FROM:

RMC 23.18.040 minimum rear setback

PROPERTY INFORMATION

Project Name: The Villages at Clearwater Creek

Parcel #: 101-881-030-000-009

Legal Description: Lot 9 of Clearwater Creek Phase 3

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Other information as determined by the Administrator

DEVIATIONS FROM SUBDIVISION STANDARDS – Answer the following as thoroughly as possible.

Describe the special conditions and circumstances that exist which are peculiar to the land involved and which are not applicable to other lands in the same area:

The site is rectangular in shape and bound by Steptoe to the east, Center Parkway to the north, the Amon wasteway to the west, and the railroad to the south. There is only one access point to the north along Center Parkway which facilitates a north / south orientation for the roadway network and lot layout making the current layout the most efficient use for the property. The property is also encumbered with excessive topography along the Steptoe corridor in the northeast corner, but also across the middle of the site extending in a north and south orientation. Additionally, access is prohibited directly onto Steptoe from this property which reduces layout options.

Were the special conditions and/or circumstances caused directly by you (the applicant)?:

No, the special conditions / circumstances were not caused by the applicant.

Describe how the literal interpretation of the code would deprive you of rights commonly enjoyed by other properties in the same area under the terms of this title:

The depth of the prescribed setback influences the size of the product that can fit on a lot using the minimum standards set forth in RMC 23.18.040. The rear setback should be considered to be reduced to 15 feet as a standard so it's more aligned with the small lot R-2S zone.

Explain why granting the deviation will not confer on you (the applicant) any special privilege that is otherwise denied to other lands in the same area:

The surrounding properties zoned residential are already developed.

Provide any other information you would like to add that supports your request:

Reducing the rear yard setback by five feet to fifteen feet allows for a diverse mix of house plans while still providing an ample area for a rear yard. The request for a reduced rear yard setback is specific to a total of 38 lots which are, lots 1, 23, 27, 28, 30-41, and 42-63.

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.

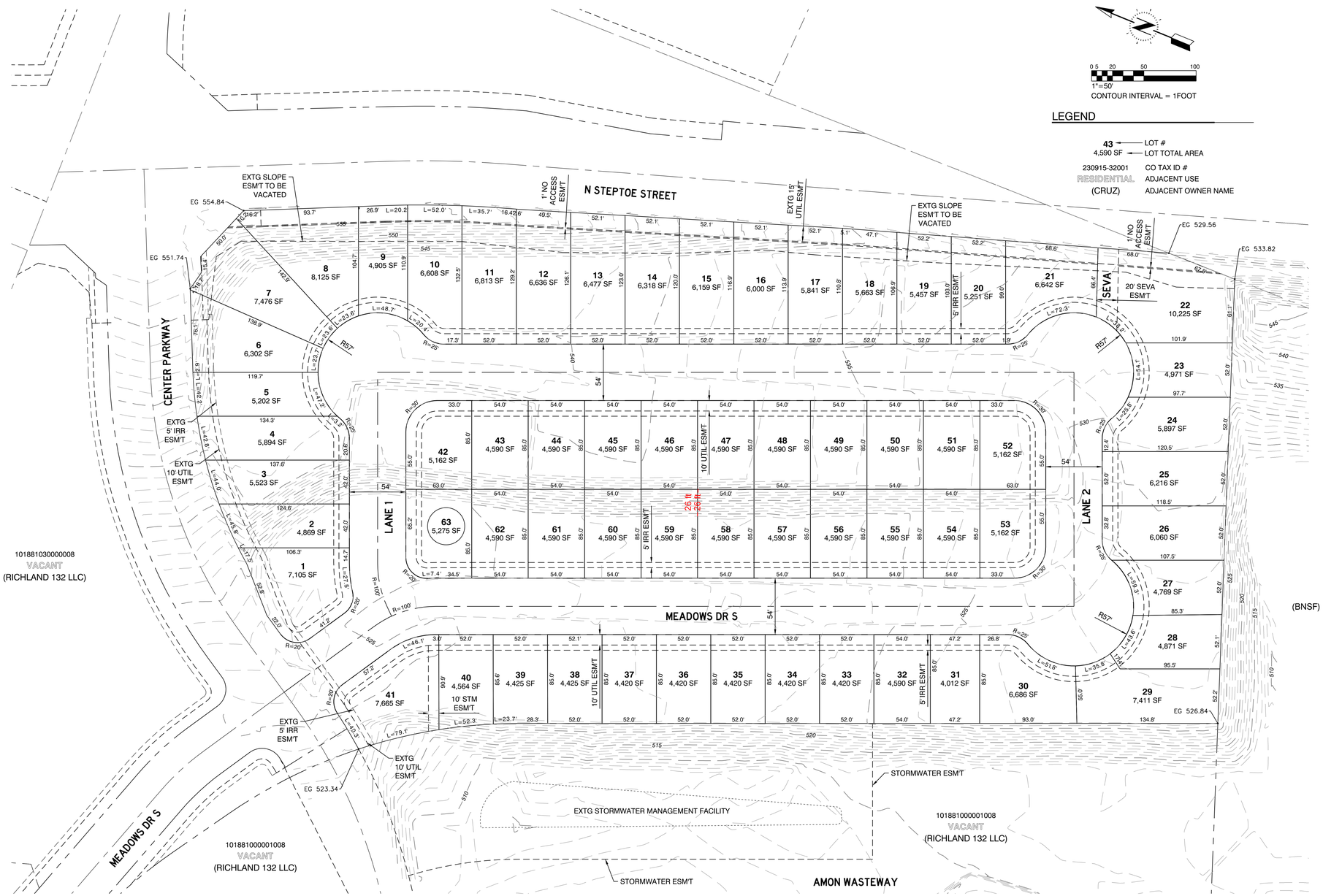
Applicant Printed Name: Brian Thoreson

Applicant Signature: _____ Date 6/5/2025

DESCRIPTION
LOT 9 OF THE PLAT OF CLEARWATER CREEK PHASE 3 RECORDED IN VOLUME 15 OF PLATS AT PAGE 549, RECORDS OF BENTON COUNTY, WASHINGTON.

The Villages at Clearwater Creek

LOCATED IN THE NE ¼ OF SEC 1, T 8 N, R 28 E OF THE WILLAMETTE MERIDIAN



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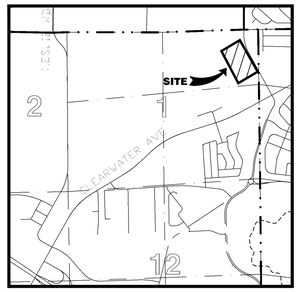
1"=50'
CONTOUR INTERVAL = 1FOOT

LEGEND

43	LOT #
4,590 SF	LOT TOTAL AREA
230915-32001	CO TAX ID #
RESIDENTIAL	ADJACENT USE
(CRUZ)	ADJACENT OWNER NAME



VICINITY MAP NTS

SHEET INDEX

PP100 PRELIMINARY PLAT
PP101 PRELIMINARY UTILITY PLAN

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY STRATTON SURVEYING AND MAPPING, P.C., 2025

BASIS OF BEARING IS: WASHINGTON STATE GRID SOUTH ZONE NAD 83(2011)

VERTICAL DATUM IS NAVD88 BASED ON CITY OF RICHLAND POINT NO. 2106. EL. 552.46

TAX ID # OF SUBJECT PARCEL:
101551030000009

LEGAL DESCRIPTION:
LOT 9 OF THE PLAT OF CLEARWATER CREEK PHASE 3 RECORDED IN VOLUME 15 OF PLATS AT PAGE 549, RECORDS OF BENTON COUNTY, WASHINGTON

OWNER:
RICHLAND 132 LLC
2464 SW GLACIER PLACE
SUITE 110
REDMOND, OR 97756

DEVELOPER:
HAYDEN HOMES
2464 SW GLACIER PLACE,
SUITE 110
REDMOND, OR 97756

PROJECT STATISTICS

GROSS PROJECT AREA:	10.43 Gross Acres
TOTAL AREA OF LOTS:	7.78 Acres
ROW DEDICATION AREA:	2.65 Acres
TOTAL PROPOSED LOTS:	63 Lots
PROPOSED DENSITY:	6.04 DU/Gross Acres
AVERAGE LOT SIZE:	5,421 S.F.
MIN. LOT SIZE:	4,012 S.F. (LOTS 31)
LARGEST LOT SIZE:	10,225 SF. (LOT 22)

COMPREHENSIVE PLAN DESIGNATION:
MDR - MEDIUM DENSITY RESIDENTIAL

CURRENT LAND USE ZONING DESIGNATION:
R-2S - MEDIUM DENSITY RESIDENTIAL SMALL LOT

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF RICHLAND STANDARD ST-13, LOCAL STREET SECTION. THIS SECTION INCLUDES CURBS, GUTTERS, AND SIDEWALK ON BOTH SIDES OF THE STREET.

CITY POTABLE WATER, IRRIGATION AND SANITARY SEWER WILL BE EXTENDED TO THE SITE. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, OFF-SITE, IN AN EXISTING STORMWATER MANAGEMENT FACILITY.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF RICHLAND STANDARDS.

811 Know what's below. Call before you dig.

ERIC FETTEROLF
STATE OF WASHINGTON
38322
REGISTERED PROFESSIONAL ENGINEER
2025-06-04 13:59:16 -07'00'

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
104 Clover Island Dr., Suite 201 Kennewick, WA 99336
(509) 551-8174 PHN www.JFEngineering.pro

Preliminary Plat for:
The Villages at Clearwater Creek
A project in the City of Richland, WA

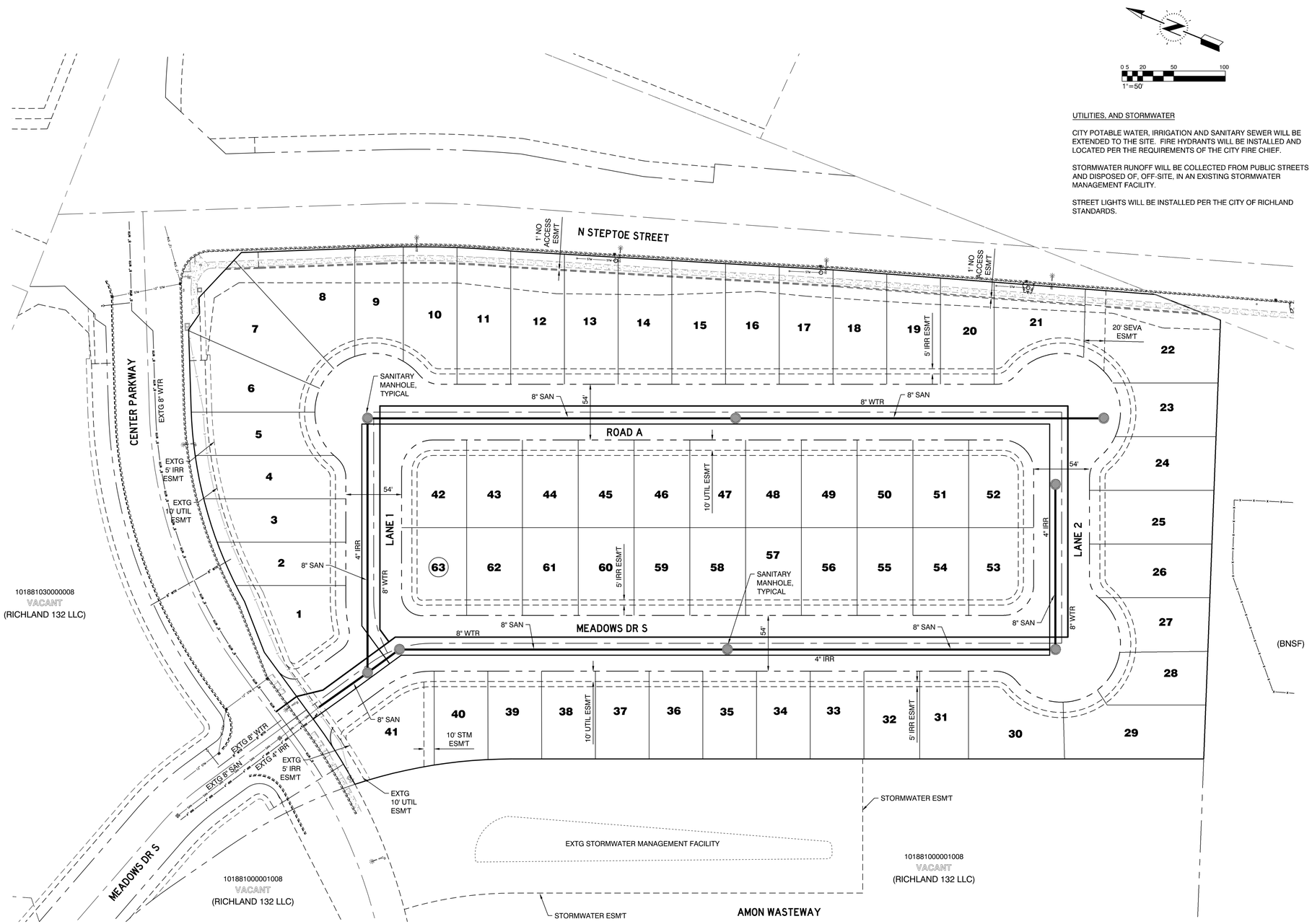
Drawn by: KWE
Checked by: JEF

JF Eng. Job # 0235.00

Scale H: 1"=50'
Scale V: N/A

Date: JUNE 3, 2025

PP100



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1" = 50'

UTILITIES, AND STORMWATER

CITY POTABLE WATER, IRRIGATION AND SANITARY SEWER WILL BE EXTENDED TO THE SITE. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

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Know what's **below.** **Call** before you dig.

ERIC FETTEROLF
STATE OF WASHINGTON
38322
REGISTERED PROFESSIONAL ENGINEER
2025.06.04 13:59:05 -07'00'

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
104 Clover Island Dr., Suite 201 Kennewick, WA 99336
(509) 551-8174 PHN www.JFEngineering.pro

Preliminary Utility Plan for:

The Villages at Clearwater Creek

A project in the City of Richland, WA

Drawn by: KWE
Checked by: JEF

JF Eng. Job # 0235.00

Scale H: 1"=50'
Scale V: N/A

Date: JUNE 3, 2025

PP101

TitleOne: Kennewick
Authorized Agent for:
Title Resources Guaranty Company

File Number: 25552235

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The Title Commitment has been sent to the parties listed below.

If you have any closing questions, please contact your Escrow team: TeamMek@titleonecorp.com

Mekaelah Mayovsky
Mekaelah.Mayovsky@titleonecorp.com
(509) 591-0373

Brianna Lorenzo
Brianna.Lorenzo@titleonecorp.com
(509) 619-7230

Krista Jones
Krista.Jones@titleonecorp.com
(509) 778-4036

Escrow Address: 1919 N. Pittsburgh St., Suite A, Kennewick, WA 99336
TitleOne State License: WAOIC# 1299380

If you have any title questions, please contact your Title Officer:

Melissa Sanders
melissa.sanders@titleonecorp.com
(509) 619-7233

TitleOne: Kennewick Address:
1919 N. Pittsburgh St., Suite A
Kennewick, WA 99336

Agents / Brokers and Transaction Coordinators

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: To Be Determined
Richland 132 LLC

Property: 2725 Steptoe St, Richland, WA 99352

2710 Bellerive Dr, Richland, WA 99352

From: TitleOne Date: 5/19/2025

File Number: 25552235

Thank you for contacting TitleOne (hereinafter "Agent"). This is to give you notice that Agent has a business relationship with **Title Resources Guaranty Company**, which provides title insurance underwriting services, **Anywhere Insurance Agency Inc**., which provides homeowners and other insurance, and **TitleOne Exchange** and **Real 1031**, which provide 1031 exchange services. The majority owner of Agent is the 22.3% owner of **Title Resources Guaranty Company** and 100% owner of **Anywhere Insurance Agency Inc., TitleOne Exchange,** and **Real 1031.** Title Resources Guaranty Company is also 10% owner of Agent. Because of these relationships, the referral of business to the companies below may provide Agent and/or its employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for the underwriting services listed. You are NOT required to use the underwriter below in connection with the provision of title services. THERE ARE FREQUENTLY OTHER UNDERWRITERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	DESCRIPTION OF CHARGES	ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER
Title Resources Guaranty Company	Title Insurance Premium	**Owners Policy** (charges based on policy amount): **$50,000 - $100,000** **$462 - $666** **$100,001 - $300,000** **$666 - $1,326** **$300,001 - $500,000** **$1,326 - $1,822** **$500,001 - $1,000,000** **$1,822 - $3,062** **$1,000,001 - $5,000,000** **$3,062 - $11,862**
Realogy Insurance Agency, Inc.	Homeowners insurance premium	$2.00 - $6.00 per thousand dollars of replacement cost of dwelling

Acknowledgement of Receipt of Disclosure

I/we have read this disclosure form and understand that Agent is referring me/us to use the above-described companies and may receive a financial or other benefit as the result of this referral.

Buyer/Borrower(s)	**Seller(s)**
To Be Determined	Richland 132 LLC

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
TITLE RESOURCES GUARANTY COMPANY

Commitment No. 25552235

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **TITLE RESOURCES GUARANTY COMPANY**, a TEXAS corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by **TITLE RESOURCES GUARANTY COMPANY.** This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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AMERICAN LAND TITLE ASSOCIATION

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

TitleOne
a title & escrow co.

1919 N. Pittsburgh St., Suite A
Kennewick, WA 99336
Ph. (509) 783-2101
Fx.
www.titleonecorp.com

Privacy Policy Notice

Rev. 7/28/2022

FACTS	WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does TitleOne share?**	**Can you limit this sharing?**
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Go to https://www.anywhereis.re/privacypolicy

Who we are	
Who is providing this notice?	TitleOne
What we do	
How does TitleOne protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TitleOne collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate Inc., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, Anywhere Advisors LLC, Cartus and Anywhere Integrated Services LLC.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • *TitleOne does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • *TitleOne does not share with nonaffiliated financial companies for joint marketing purposes.*
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.anywhereis.re/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.anywhereis.re/privacypolicy

TITLE RESOURCES GROUP

Rev. 2/14/2025

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect, and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does TITLE RESOURCES GUARANTY COMPANY share?**	**Can you limit this sharing?**
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Go to https://www.trguw.com/privacypolicy

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (www.anywhere.re); Anywhere Integrated Services, LLC (www.anywhereis.re); HomeServices of America, Inc. (www.homeservices.com); Lennar Corporation (www.lennar.com); and OpenDoor Technologies Inc.(www.opendoor.com)*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • ***TITLE RESOURCES GUARANTY COMPANY** does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • ***TITLE RESOURCES GUARANTY COMPANY** does not share with nonaffiliated financial companies for joint marketing purposes.*
Other Important Information	
For European Union Customers **For our California Customers**	Please see our Privacy Policy located at https://www.trguw.com/privacypolicy Please see our notice about the California Consumer Protection Act located at https://www.trguw.com/privacypolicy

COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne
ALTA® Universal ID: 1065022
Commitment Number: 25552235

SCHEDULE A

1. **Commitment Date: May 13, 2025 at 07:30 AM**

2. **Policy or Policies to be issued:**

X	**ALTA Owners Policy (7/1/21)**	***Standard Coverage***	**Policy Amount:**	$0.00
	Proposed Insured:		**Premium:**	$0.00
			Tax:	
	Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below.			
	Endorsements:	None Requested	**Charge:**	$0.00

X	**ALTA Loan Policy (7/1/21)**		**Policy Amount:**	
	Proposed Insured:		**Premium:**	$0.00
			Tax:	
	TBD			
	Endorsements:		**Charge:**	$0.00

3. **The estate or interest in the Land at the Commitment Date is:**
   Fee Simple

4. **The Title is, at the Commitment Date, vested in:**
   Richland 132 LLC, a Washington limited liability company

5. **The Land described as follows:**
   See Attached Schedule C

Title Resources Guaranty Company
TitleOne

By:

Melissa Sanders

Melissa Sanders, Authorized Signatory

TITLE RESOURCES GUARANTY COMPANY

By: J. Scott McCall, President/CEO

By: Owen E. Girard, Secretary

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Instruments creating the estate or interest or mortgage to be insured must be properly executed, delivered and duly filed of record.

Pursuant to RCW's 65.04.45 & 65.04.47, the first page of each document must have a 3-inch top margin and a 1-inch side and bottom margins. All succeeding pages must have a 1-inch margin on all sides of each page. No writing, including notary stamp is allowed within said margins. Documents not conforming to these requirements may be recorded for an additional recording fee of $51.00, per document or may result in a rejection by the recording department, pursuant to RCW 65.04.

The standard per page recording charge is $303.50, for the first page and $1.00, for each additional page including the cover sheets for all transfer deeds. A $304.50, recording fee is for the first page for all Deeds of Trust and $1.00, for each additional page.

Reference should be made to the County Auditor for a complete list of recording fees and requirements.

6. The map attached, if any, may or may not be a survey of the land depicted hereon. TitleOne expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

7. NOTE: According to the available records, the purported address of the land referenced herein is:

2725 Steptoe St, Richland, WA 99352 and 2710 Bellerive Drive, Richland, WA 99352

8. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.
Abbreviated Legal: Tract 1, Clearwater Creek Phase 1 and Lot 9, Clearwater Creek Phase 3

9. NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is: TitleOne

10. If the Company is requested to delete any exception from any forthcoming policy issued in connection with this commitment, the Company requires satisfactory evidence that the corresponding matter has been reconveyed, satisfied, or otherwise terminated.

11. The Company will require delivery and approval of a Commercial Owner's Affidavit. The Company may make additional requirements and exceptions upon disclosure of the same.

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12. The Company requires for its review satisfactory copy of the Articles of Organization, the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents on behalf of Richland 132, LLC. The Company may make additional requirements or exceptions upon disclosure of the same.

13. NOTE: We find no conveyance documents appearing in the public records having been recorded within the last 24 months affecting the real estate under search.

14. NOTE: No existing deed of trust or mortgage appears of record. If this information is in error, please notify your title or escrow officer with information concerning any existing loans.

15. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation of a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

16. The Company reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.

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SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

9. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.

10. Liability to future assessments levied by the Kennewick Irrigation District, if any.

11. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded January 18, 1896 as Recording No. 589, records of Benton County, Washington.

12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded February 11, 1896 as Recording No. 3751, records of Benton County, Washington.

13. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Easement.
Granted to: Benton County Public Utility District No. 1, a municipal corporation of the State of Washington
Purpose: electric power transmission line, with the necessary fixtures and appurtenances
Recorded: April 26, 1978
Volume/Page: 348/1041
Recording No.: 757041, records of Benton County, Washington.

The effect, if any, of a/an Quit Claim Deed, abandoning a portion of said easement.
Recorded: June 5, 2014
Recording No.: 2014-013303, records of Benton County, Washington.

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14. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Sidewalk, Utility and Landscape Easement.
Granted to: City of Kennewick
Purpose: construction, operation and maintenance of sidewalk, utilities, and landscape easement
Recorded: October 3, 2008
Recording No.: 2008-028963, records of Benton County, Washington.

15. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Slope and Drainage Easement.
Granted to: City of Kennewick
Purpose: construct, improve, repair and maintain slopes and drainage
Recorded: October 3, 2008
Recording No.: 2008-028964, records of Benton County, Washington.

16. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Permanent Sidewalk and Utility Easement.
Granted to: City of Kennewick
Purpose: sidewalks and utilities
Recorded: February 3, 2012
Recording No.: 2012-003446, records of Benton County, Washington.

17. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Temporary Construction Easement.
Granted to: City of Kennewick
Purpose: construct cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes
Recorded: February 3, 2012
Recording No.: 2012-003452, records of Benton County, Washington.

18. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Permanent Sidewalk and Utility Easement.
Granted to: City of Kennewick
Purpose: sidewalks and utilities
Recorded: February 24, 2012
Recording No.: 2012-005408, records of Benton County, Washington.

19. Terms and conditions contained in a/an Requirement of Notice.
Recorded: April 22, 2014
Recording No.: 2014-009167, records of Benton County, Washington.

20. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4516 recorded July 29, 2014 in Volume 1 of Surveys at Page 4516, as Recording No. 2014-018415, records of Benton County, Washington.

21. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4525 recorded September 17, 2014 in Volume 1 of Surveys at Page 4525, as Recording No. 2014-023317, records of Benton County, Washington.

22. Easements, reservations, restrictions, and dedications as shown on the official plat of Clearwater Creek Phase 1.

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23. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Public Street & Utility Easements.
Granted to: City of Richland
Purpose: constructing, installing, maintaining, repairing, and operating a public street and utility easement
Recorded: June 5, 2015
Recording No.: 2015-015886, records of Benton County, Washington.

24. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Public Street Right-of-Way Easement.
Granted to: City of Richland
Purpose: construct, operate and maintain a public street and utility system facilities
Recorded: June 5, 2015
Recording No.: 2015-015887, records of Benton County, Washington.

25. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Temporary turnaround Easements.
Granted to: City of Richland
Purpose: constructing, installing, maintaining, repairing, and operating a temporary turnaround easement
Recorded: June 5, 2015
Recording No.: 2015-015888, records of Benton County, Washington.

26. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4628 recorded June 25, 2015 in Volume 1 of Survey at Page 4628, as Recording No. 2015-018105, records of Benton County, Washington.

27. Terms, provisions, covenants, conditions, restrictions and easements provided in a Declaration of Covenants, Conditions and Restrictions, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: July 13, 2015
Recording No.: 2015-020148, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: September 6, 2016
Recording No.: 2016-026675, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: December 20, 2016
Recording No.: 2016-038624, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: July 7, 2017
Recording No.: 2017-018687, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: July 13, 2018
Recording No.: 2018-020558, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: October 25, 2018
Recording No.: 2018-031761, records of Benton County, Washington.

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
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Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: August 13, 2019
Recording No.: 2019-023232, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: November 20, 2019
Recording No.: 2019-036562, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 14, 2020
Recording No.: 2020-016229, records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: February 22, 2021
Recording No.: 2021-008767, records of Benton County, Washington.

28. Terms and conditions contained in a/an Bylaws of Clearwater Creek Homeowners Association.
Recorded: July 13, 2015
Recording No.: 2015-020149, records of Benton County, Washington.

29. Easements, reservations, restrictions, and dedications as shown on the official plat of Clearwater Creek Phase 3.

30. Terms and conditions contained in a/an South Richland Collector Street Latecomer Agreement by and between City of Richland, a municipal corporation and Richland 132, LLC, an Oregon limited liability corporation.
Recorded: January 3, 2019
Recording No.: 2019-000201, records of Benton County, Washington.

31. Liens, levies, and assessments of the Clearwater Creek Homeowners Association, if any.

32. The Land described herein is located within the boundaries of Kennewick Irrigation District and is subject to any assessments levied thereby and any easements.

33. Last half general taxes for 2025. Said taxes are a lien which are due and payable, but which will not become delinquent until November 1, 2025.
First Half Amount Paid: $257.72
Second Half Amount Billed: $257.66
Full Year Amount: $515.38
Assessed Value: $60,000.00
Parcel Number: 1-0188-102-0001-000
Affects: Parcel A

34. Last half general taxes for 2025. Said taxes are a lien which are due and payable, but which will not become delinquent until November 1, 2025.
First Half Amount Paid: $1,698.59
Second Half Amount Billed: $1,698.54
Full Year Amount: $3,397.13
Assessed Value: $408,600.00
Parcel Number: 1-0188-103-0000-009
Affects: Parcel B

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
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35. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Richland.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of $525,000 or less;
1.28% on any portion of the sales price above $525,001, up to $1,525,000;
2.75% on any portion of the sales price above $1,525,001, up to $3,025,000;
3.00% on any portion of the sales price above $3,025,001;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.50% on the entire sales price.

An additional $5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

(End of Exceptions)

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SCHEDULE C

Legal Description:

PARCEL A:

Tract 1, Clearwater Creek Phase 1, according to the Plat thereof, recorded May 8, 2015, in Volume 15 of Plats, at Page 510, under Auditor's File No. 2015-012809, records of Benton County, State of Washington.

Situated in the City of Richland, County of Benton, State of Washington

PARCEL B:

Lot 9, Clearwater Creek Phase 3, according to the Plat thereof, recorded December 13, 2016, in Volume 15 of Plats, at Page 549, under Auditor's File No. 2016-037862, records of Benton County, State of Washington.

Situated in the City of Richland, County of Benton, State of Washington

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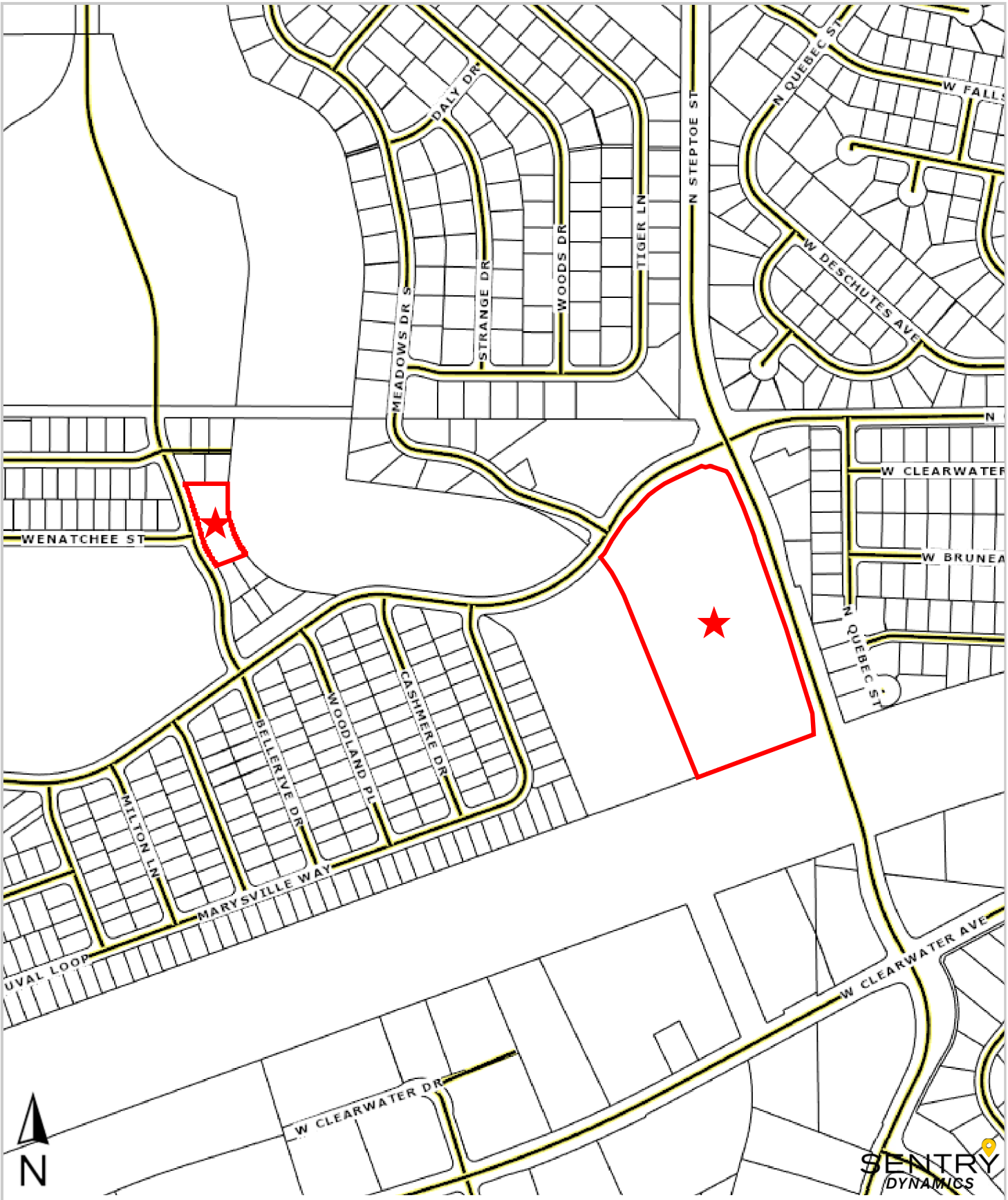

TitleOne
a title & escrow co.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

2014-024213 D
09/26/2014 12:53:01 PM Pages: 5 Fee: $76.00
Cascade Title
Benton County, Benton County Auditor's Office

AFTER RECORDING MAIL TO:

RICHLAND 132 LLC
2464 SW Glacier Place Ste 110
Redmond, OR 97756

Cert
EXCISE TAX PAID
SP 2614 K04540
BENTON COUNTY WA

CASCADE TITLE CO.

Escrow No.: PW199265PD

Statutory Warranty Deed

THE GRANTOR JOHN B. MICHEL, as his separate estate and TOM SOLBRACK, as his separate estate for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **RICHLAND 132 LLC, A Washington Limited Liability Company** the following described real estate, situated in the County of **BENTON**, State of Washington:

Abbreviated Legal: Ptn NE & NW 1-8-28 Nly Rail Road

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.
Liability to future assessments to Kennewick Irrigation District

Assessor's Property Tax Parcel Account Number(s): **1-0188-100-0001-000 PTN, 1-0188-200-0001-002 PTN**

Dated this **23rd** day of **September, 2014**.

JOHN B. MICHEL

TOM SOLBRACK

STATE OF WASHINGTON
COUNTY OF **Benton** } ss

I certify that I know or have satisfactory evidence that **JOHN B. MICHEL and TOM SOLBRACK** are the persons who appeared before me, and said persons acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **September 25, 2014**

PAMELA J. WILSON
NOTARY PUBLIC
COMMISSION EXPIRES 9-12-17
STATE OF WASHINGTON

Pamela J Wilson
Notary Public in and for the State of Washington
Residing at **West Richland**
My appointment expires: **9/12/17**

Exhibit A

PARCEL 1: (1-0188-100-0001-000 (PTN) 42.15 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET TO THE TRUE POINT Of BEGINNING;
THENCE CONTINUING ALONG SAID LINE SOUTH 69°55'41" WEST 1532.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 20°04'19" EAST 4063.95 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 36.65 FEET;
THENCE NORTH 35°14'31" WEST 600.48 FEET;
THENCE NORTH 00°33'14" WEST 348.94 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT Of WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET;
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET;
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 618.66 FEET;
THENCE SOUTH 35°34'59" EAST 60.00 FEET;
THENCE SOUTH 21°18'92" EAST 711.55 FEET;
THENCE NORTH 69°55'41" EAST 13.15 FEET,
THENCE SOUTH 20°04'19" EAST 164.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

PARCEL 2: (1-0188-100-0001-000 (PTN) 27.57 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 667.86 FEET;
THENCE SOUTH 00°30'36" EAST 729.79 FEET;
THENCE SOUTH 00°13'14" EAST 615.28 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET,
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET,
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 858.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'59" EAST 330.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AMON WASTEWAY;

THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 07°29'19" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE SAID NORTHERLY LINE OF SAID SECTION;
THENCE NORTH 89°47'49" WEST ALONG SAID LINE 697.97 FEET TO THE SAID POINT OF BEGINNING

PARCEL 3: (1-0188-100-0001-000 (PTN) 55.34 Acres M/L
THAT PORTION OF SECTION 1 TOWNSHIP 8 NORTH. RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET;
THENCE NORTH 20°04'19" WEST 164.00 FEET,
THENCE SOUTH 69°55'41" WEST 13.15 FEET;
THENCE NORTH 21°18'12" WEST 711.55 FEET;
THENCE NORTH 35°34'59" WEST 60.00 FEET;
THENCE NORTH 54°25'01" EAST 240.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT Of WHICH BEARS SOUTH 15°34'59" EAST 330.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AMON WASTEWAY;
THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH REARS NORTH 07°29'19" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING Of A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE NORTHERLY LINE OF SAID SECTION, THENCE SOUTH 89°47'49" EAST ALONG SAID LINE 1577.52 FEET;
THENCE NORTH 89°11'04" EAST ALONG SAID LINE 398.55 FEET TO THE SAID POINT OF BEGINNING

PARCEL 4: (1-0188-200-0001-002) 6.92 Acres M/L
THAT PORTION OF WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 667.86 FEET; THENCE SOUTH 00°30'36" EAST 729.79 FEET; THENCE SOUTH 00°33'14" EAST 359.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°33'14" EAST 604.43 FEET TO THE EASTERLY LINE OF PARCEL A OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4035 RECORDS OF SAID COUNTY; THENCE NORTH 35°34'31" WEST 225.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 54°25'29" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 800.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 35°34'31" WEST 269.24 FEET; THENCE NORTH 54°25'31" EAST 1146.87 TO THE SAID TRUE POINT OF BEGINNING.

A/K/A Tract 2 of Record Survey No. 4516, as recorded under Auditor's File No. 2014-018415.

DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello State: WA Zip: 99344

Parcel # (s) 101881000001000

TCA R2

☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton County on the above parcel number(s) have been paid through 2014

9/26/2014
Date

Signature

Treasurer's Seal

DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello State: WA Zip: 99344

Parcel # (s) 101882000001002

TCA R2

☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton County on the above parcel number(s) have been paid through 2014

9/26/2014
Date

Signature

Treasurer's Seal

2014-024213 D
09/26/2014 12:53:01 PM Pages: 5 Fee: $76.00
Cascade Title
Benton County, Benton County Auditor's Office

AFTER RECORDING MAIL TO:

RICHLAND 132 LLC
2464 SW Glacier Place Ste 110
Redmond, OR 97756

Cert
EXCISE TAX PAID
SP 2014 K04540
BENTON COUNTY WA

CASCADE TITLE CO. *RERECORDED TO AMEND PARCEL 3 DESCRIPTION*

Escrow No.: PW199265PD

Statutory Warranty Deed

THE GRANTOR JOHN B. MICHEL, as his separate estate and TOM SOLBRACK, as his separate estate for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **RICHLAND 132 LLC, A Washington Limited Liability Company** the following described real estate, situated in the County of **BENTON**, State of Washington:

Abbreviated Legal: Ptn NE & NW 1-8-28 Nly Rail Road

See Exhibit A attached hereto and made a part hereof.

Cert.
EXCISE TAX PAID
OC 2014 K04958
BENTON COUNTY WA

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.
Liability to future assessments to Kennewick Irrigation District

Assessor's Property Tax Parcel Account Number(s): **1-0188-100-0001-000 PTN, 1-0188-200-0001-002 PTN**

Dated this **23rd** day of **September, 2014.**

JOHN B. MICHEL

TOM SOLBRACK

STATE OF WASHINGTON
COUNTY OF **Benton** } ss

I certify that I know or have satisfactory evidence that **JOHN B. MICHEL and TOM SOLBRACK** are the persons who appeared before me, and said persons acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **September 25, 2014**

PAMELA J. WILSON
NOTARY PUBLIC
COMMISSION EXPIRES 9-12-17
STATE OF WASHINGTON

Pamela J Wilson
Notary Public in and for the State of Washington
Residing at **West Richland**
My appointment expires: **9/12/17**

2014-026455 D
10/20/2014 02:56:08 PM Pages: 5 Fee: $76.00
Cascade Title
Benton County, Benton County Auditor's Office

Exhibit A

PARCEL 1: (1-0188-100-0001-000 (PTN) 42.15 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET TO THE TRUE POINT Of BEGINNING;
THENCE CONTINUING ALONG SAID LINE SOUTH 69°55'41" WEST 1532.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 20°04'19" EAST 4063.95 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE 36.65 FEET;
THENCE NORTH 35°14'31" WEST 600.48 FEET;
THENCE NORTH 00°33'14" WEST 348.94 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT Of WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET;
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET;
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 618.66 FEET;
THENCE SOUTH 35°34'59" EAST 60.00 FEET;
THENCE SOUTH 21°18'92" EAST 711.55 FEET;
THENCE NORTH 69°55'41" EAST 13.15 FEET,
THENCE SOUTH 20°04'19" EAST 164.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

PARCEL 2: (1-0188-100-0001-000 (PTN) 27.57 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 667.86 FEET;
THENCE SOUTH 00°30'36" EAST 729.79 FEET;
THENCE SOUTH 00°13'14" EAST 615.28 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET,
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET,
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 858.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'59" EAST 330.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AMON WASTEWAY;

THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 07°29'19" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE SAID NORTHERLY LINE OF SAID SECTION;
THENCE NORTH 89°47'49" WEST ALONG SAID LINE 697.97 FEET TO THE SAID POINT OF BEGINNING

PARCEL 3: (1-0188-100-0001-000 (PTN) 55.34 Acres M/L
THAT PORTION OF SECTION 1 TOWNSHIP 8 NORTH. RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET;
THENCE NORTH 20°04'19" WEST 164.00 FEET,
THENCE SOUTH 69°55'41" WEST 13.15 FEET;
THENCE NORTH 21°18'12" WEST 711.55 FEET;
THENCE NORTH 35°34'59" WEST 60.00 FEET;
THENCE NORTH 54°25'01" EAST 240.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT Of WHICH BEARS SOUTH 15°34'59" EAST 330.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AMON WASTEWAY;
THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH REARS NORTH 07°29'19" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING Of A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE NORTHERLY LINE OF SAID SECTION, THENCE SOUTH 89°47'49" EAST ALONG SAID LINE 1577.52 FEET;
THENCE NORTH 89°11'04" EAST ALONG SAID LINE 398.55 FEET TO THE SAID POINT OF BEGINNING

EXCEPT STEPTOE STREET RIGHT-OF-WAY CONVEYED TO THE CITY OF KENNEWICK UNDER AUDITORS FILE NOS. 2008-028962 AND 2012-003447.

PARCEL 4: (1-0188-200-0001-002) 6.92 Acres M/L
THAT PORTION OF WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 667.86 FEET; THENCE SOUTH 00°30'36" EAST 729.79 FEET; THENCE SOUTH 00°33'14" EAST 359.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°33'14" EAST 604.43 FEET TO THE EASTERLY LINE OF PARCEL A OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4035 RECORDS OF SAID COUNTY; THENCE NORTH 35°34'31" WEST 225.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 54°25'29" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 800.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 35°34'31" WEST 269.24 FEET; THENCE NORTH 54°25'31" EAST 1146.87 TO THE SAID TRUE POINT OF BEGINNING.

A/K/A Tract 2 of Record Survey No. 4516, as recorded under Auditor's File No. 2014-018415.

DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello State: WA Zip: 99344

Parcel # (s) 101881000001000

TCA R2

☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton County on the above parcel number(s) have been paid through 2014

9/26/2014
Date

Signature

Treasurer's Seal

DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
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TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello State: WA Zip: 99344

Parcel # (s) 101882000001002

TCA R2

☑ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton County on the above parcel number(s) have been paid through 2014

9/26/2014
Date

Signature

Treasurer's Seal

2015-023058 D
08/05/2015 01:40:03 PM Pages: 7 Fee: $78.00
Stewart Title Co-1
Benton County, Benton County Auditor's Office

AFTER RECORDING RETURN TO:

Witherspoon Kelley
422 W. Riverside Ave., Suite 1100
Spokane, WA 99201

EXCISE TAX PAID
$2476.51
AU-5 15 K 0 4 2 6 7
SW
BENTON COUNTY WA

STEWART TITLE OF THE TRI-CITIES

150002004 20

QUIT CLAIM DEED

THE GRANTOR, Forterra NW, a Washington nonprofit corporation for and in consideration of Ten Dollars and other good and valuable consideration, conveys and quit claims to Richland 132, LLC, a Washington limited liability company, all minerals and mineral rights in the following described property, situated in the County of Benton, State of Washington, including any interest therein which grantor may hereafter acquire:

> **All of Grantor's right, title and interest, legal and equitable whatsoever, however derived, reserved or held, in and to all ores and minerals of any nature whatsoever, including but not limited to iron, industrial minerals, metallic minerals, aggregates, sand, gravel, clay, uranium, rock, including, but not limited to rock of a unique character (hereinafter "minerals"), in and under or which may be produced from the following described real estate (hereinafter "premises"), but excepting all oil, gas and other hydrocarbons, including, but not limited to, those conveyed to Meridian Oil Inc., now Burlington Resources Oil and Gas Company, LP, together with all the right to enter upon the premises for the purposes of prospecting and exploring for mineral by geophysical, geochemical or other means, and for the purposes of drilling, extracting, operating and working any extraction and processing facilities by any procedures whatsoever, and taking out, removing, carrying away, the tenements, hereditaments and appurtenances and more particularly described on the attached legal description, Exhibit "A", which is made a part hereof.**

Tax Parcel Nos:

1-0188-100-0001-001, 1-0188-102-0000-001, 1-0188-102-0000-002, 1-0188-102-0000-003, 1-0188-102-0000-004, 1-0188-102-0000-005, 1-0188-102-0000-006, 1-0188-102-0000-007, 1-0188-102-0000-008, 1-0188-102-0000-009, 1-0188-102-0000-010, 1-0188-102-0000-011, 1-0188-102-0000-012, 1-0188-102-0000-013, 1-0188-102-0000-014, 1-0188-102-0000-015, 1-0188-102-0000-016, 1-0188-102-0000-017, 1-0188-102-0000-018, 1-0188-102-0000-019, 1-0188-102-0000-020, 1-0188-102-0000-021, 1-0188-102-0000-022, 1-0188-102-0000-023, 1-0188-102-0000-024, 1-0188-102-0000-025, 1-0188-102-0000-026, 1-0188-102-0000-027, 1-0188-102-0000-028, 1-0188-102-0000-029, 1-0188-102-0000-030, 1-0188-102-0001-000, 1-0188-102-0002-000, 1-0188-102-0003-000, 1-0188-102-0004-000, 1-0188-102-0005-000, 1-0188-100-0001-003, 1-0188-200-0001-002

ABBREVIATED LEGAL: PTN NE & NW ¼ SEC. 1-8-28E, LOTS 1-30 TRACTS 1-5, CLEARWATER CREEK PHASE 1

Abbreviated legal: Ptn. NE & NW ¼ Sec. 1-8-28 E, Lots 1-30, Tracts 1-5, Clearwater Creek Phase 1

Subject to the Permitted Exceptions as set forth on Exhibit "B".

Dated this 3 day of ~~July~~ August, 2015.

FORTERRA NW, a Washington nonprofit corporation

By: _____
Gene Duvernoy, President

STATE OF WASHINGTON)
) ss
County of King)

I certify that I know or have satisfactory evidence that Gene Duvernoy is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Forterra NW to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and seal this 3 day of August, ~~2015.~~

_____
NOTARY PUBLIC in and for the State of Washington, residing at Seattle WA 98144
My commission expires: 8.30.2017

MARGARET K. TYSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Comm. Expires Aug. 30, 2017

EXHIBIT "A"
Legal Description

PARCEL 1:

That portion of Section 1, Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows:
Commencing at the Northeast corner of said section
Thence South 00°42'01" East along the Easterly line of said section 1084.99 feet to the Northerly line of the BNSF Railway Right of Way;
Thence South 69°55'41" West along said Northerly line 1614.33 feet to the True Point of Beginning;
Thence continuing along said line South 69°55'41" West 1532.36 feet to the beginning of a curve to the left the radius point of which bears South 20°04'19" East 4063.95 feet,
Thence Southwesterly along said curve and said right of way line 36.65 feet;
Thence North 35°14'31" West 600.48 feet;
Thence North 00°33'14" West 348.94 feet;
Thence North 54°25'29" East 65.35 feet to the beginning of a curve to the right the radius point of which bears South 35°34'31" East 530.00 feet,
Thence Northeasterly along said curve 61.54 feet;
Thence North 00°30'36" West 1153.85 feet;
Thence South 89°47'49" East 570.03 feet;
Thence South 00°12'11" West 161.00 feet;
Thence North 89°47'49" West 14.01 feet;
Thence South 00°12'11" West 161.00 feet;
Thence North 89°47'49" West 213.81 feet to the beginning of a curve to the left the radius point of which bears South 00°12'11" West 15.00 feet;
Thence Southwesterly along said curve 23.75 feet;
Thence South 00°30'36" East 734.54 feet to the beginning of a curve to the left the radius point of which bears North 89°29'24" East 20.00 feet,
Thence Southeasterly along said curve 29.70 feet;
Thence South 85°36'16" East 206.35 feet to the beginning of a curve to the left the radius point of which bears North 04°23'44" East 470.00 feet,
Thence Northeasterly along said curve 327.95 feet;
Thence North 54°25'01" East 618.66 feet;
Thence South 35°34'59" East 60.00 feet;
Thence South 21°18'92" East 711.55 feet;
Thence North 69°55'41" East 13.15 feet;
Thence South 20°04'19" East 164.00 feet to the said True Point of Beginning.

Except any portion lying within the Plat of Clearwater Creek Phase 1, according to the plat thereof recorded in Volume 15 of Plats, Page(s) 510, records of Benton County, Washington.

1-0188-100-0001-001

PARCEL 2:

Lots 1 through 30 and Tracts 1 through 5, Clearwater Creek Phase 1, according to the plat thereof recorded in Volume 15 of Plats, Page(s) 510, records of Benton County, WA.

1-0188-102-0000-001 to 1-0188-102-0000-030, 1-0188-102-0001-000, 1-0188-102-0002-000, 1-0188-102-0003-000, 1-0188-102-0004-000 and 1-0188-102-0005-000

PARCEL 3:

That portion of Section 1 Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows:
Beginning at the Northeast corner of said section
Thence South 00°42'01" East along the Easterly line of said section 1084.99 feet to the Northerly line of the BNSF Railway right-of-way;
Thence South 69°55'41" West along said Northerly line 1614.33 feet;
Thence North 20°04'19" West 164.00 feet;
Thence South 69°55'41" West 13.15 feet;
Thence North 21°18'12" West 711.55 feet;
Thence North 35°34'59" West 60.00 feet;
Thence North 54°25'01" East 240.29 feet to the beginning of a curve to the right the radius point of which bears South 15°34'59" East 330.00 feet,
Thence Northeasterly along said curve 54.80 feet to the Westerly right-of-way line of the Amon Wasteway;
Thence the following courses along said right-of-way line; North 82°30'41" West 99.67 feet to the beginning of a curve to the right the radius point of which bears North 07°29'19" East 314.58 feet,
Thence Northwesterly along said curve 251.99 feet; North 36°36'56" West 9.09 feet to the beginning of a curve to the right the radius point of which bears North 53°23'04" East 314.58 feet;
Thence Northwesterly along said curve 230.24 feet; North 05°19'04" East 249.48 feet to the Northerly line of said section;
Thence South 89°47'49" East along said line 1577.52 feet;
Thence North 89°11'04" East along said line 398.55 feet to the said point of beginning.

EXCEPT Steptoe Right of Way conveyed to the City of Kennewick under Auditor's File No. 2008-028962 and 2012-003447.

1-0188-100-0001-003

Parcel 4

That portion of West half of Section 1, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest quarter of said section
Thence North 89°47'49" West along the Northerly line of said section 667.86 feet;
Thence South 00°30'36" East 729.79 feet;
Thence South 00°33'14" East 359.80 feet to the true point of beginning;

Thence continuing South 00°33'14" East 604.43 feet to the Easterly line of Parcel A of the record of survey recorded in Volume 1 or Surveys at page 4035 records of said county;
Thence North 35°34'331" West 225.76 feet to the Northeast corner of said parcel;
Thence South 54°25'29" West along the Northerly line of said parcel 800.00 feet to the Northwest corner of said parcel;
Thence North 35°34'31" West 269.24 feet;
Thence North 54°25'31" East 1146.87 to the said true point of beginning.

1-0188-200-0001-002

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Patent and the terms and conditions thereof:
Grantor: United States of America
Grantor: Northern Pacific Railroad Company
Recorded: January 18, 1896
Recording No.: 589

2.Patent and the terms and conditions thereof:
Grantor: United States of America
Grantor: Northern Pacific Railroad Company
Recorded: February 11, 1896
Recording No.: 3751

3.Statutory Warranty Deed and the terms and conditions thereof:
Grantor: Richland 132 LLC, a Washington limited liability company
Grantee: Hayden Homes LLC, an Oregon limited liability company
Recorded: May 29, 2015
Recording No.: 2015-014970

4.Easement and the terms and conditions thereof:
Disclosed by instrument recorded: April 26, 1978
Recording No.: 757041
Purpose: Electric Power transmission line
Affects: Blanket

5.Quit Claim Deed recorded June 5, 2014 under Auditor's File No. 2014-013303 abandoning a portion of said easement.

6.Sidewalk, Utility and Landscape Easement and the terms and conditions thereof:
Recorded: October 3, 2008
Recording No.: 2008-028963

7.Slope and Drainage Easement and the terms and conditions thereof:
Recorded: October 3, 2008
Recording No.: 2008-028964

8.Temporary Construction Easement and the terms and conditions thereof:
Recorded: February 3, 2012
Recording No.: 2012-003452

9.Permanent Sidewalk and Utility Easement and the terms and conditions thereof:
Recorded: February 24, 2012
Recording No.: 2012-003446

10.Permanent Sidewalk and Utility Easement and the terms and conditions thereof:
Recorded: March 3, 2012
Recording No.: 2012-005408

11.Requirement of Notice and the terms and conditions thereof:
Recorded: April 22, 2014
Recording No.: 2014-009167

12.Terms and conditions of survey 4516 recorded July 29, 2014 under Recording Number 2014-018415.

13.Terms and conditions of survey 4525 recorded September 17, 2014 under Recording Number 2014-023317.

14.Public Street and Utility Easements and the terms and conditions thereof:
Recorded: June 5, 2015
Recording No.: 2015-015886
Affects Plat

15.Public Street and Right of Way Easement and the terms and conditions thereof:
Recorded: June 5, 2015
Recording No.: 2015-015887
Affects Plat

16.Temporary Turnaround Easement and the terms and conditions thereof:
Recorded: June 5, 2015
Recording No.: 2015-015888
Affects Plat

17.Covenants, conditions, restrictions and easements in declaration of restrictions, and any amendments thereto:
Recorded: June 16, 2005
Recording No.: 2015-017007
Affects Plat

18.Restrictions, easements, dedications, and delineated matters contained on the face of the Plat of Clearwater Creek Phase 1 as recorded in Volume 15 of Plats, Page(s) 510, and any amendments thereto.

19.Covenants, conditions, restrictions and easements in declaration of restrictions, and any amendments thereto:
Recorded: July 13, 2015
Recording No.: 2015-020148

20.Bylaws of Clearwater Creek Homeowners Association and the terms and conditions thereof:
Recorded: July 13, 2015
Recording No.: 2015-020149

21.Assessments, if any, levied by the Clearwater Creek Homeowners Association.

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

Exhibit 2

N

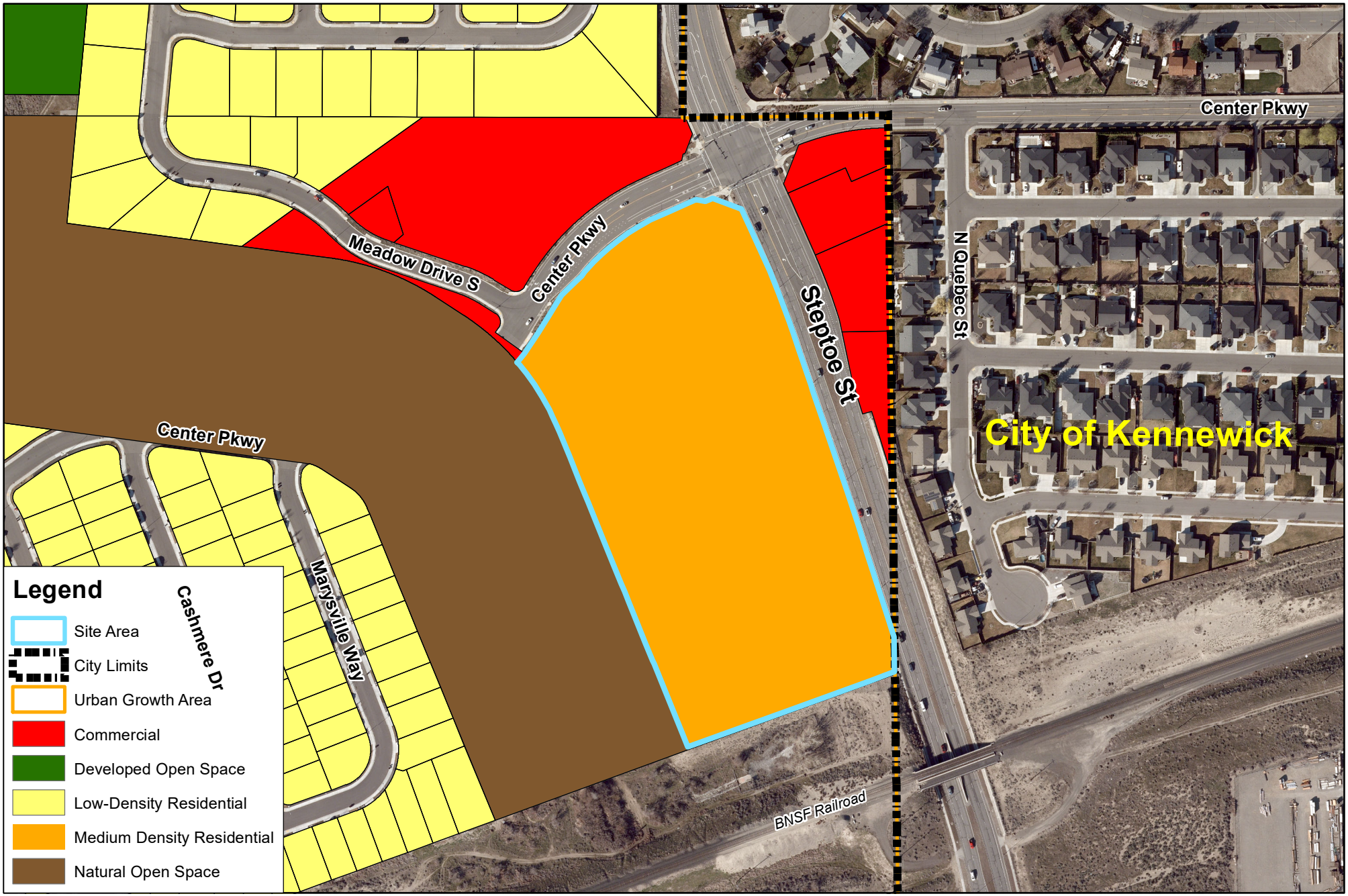
0 87.5 175 350 Feet

Land Use Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

N

0 87.5 175 350 Feet

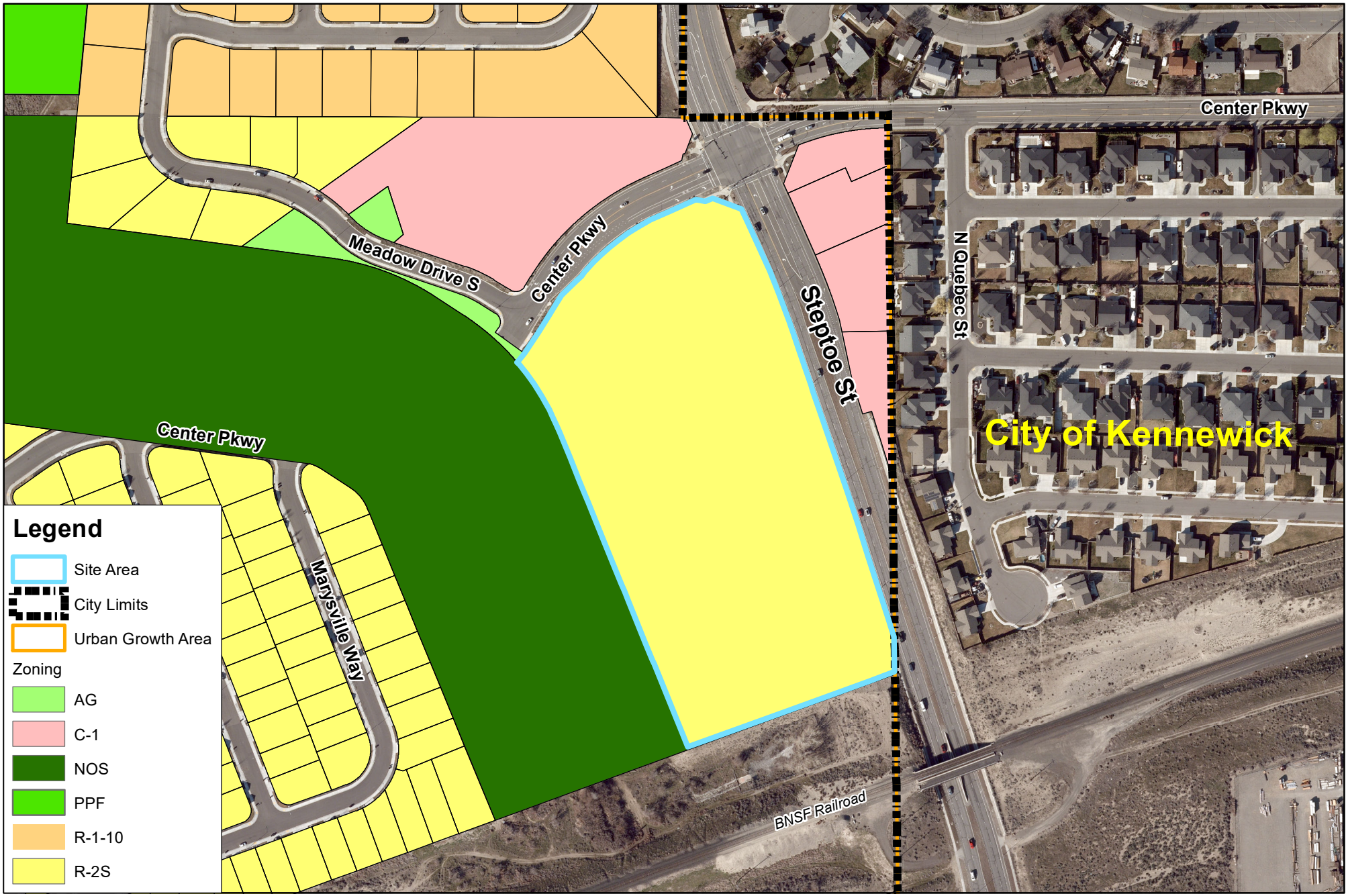


Zoning Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

N

0 87.5 175 350 Feet



Utility Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

N

0 87.5 175 350 Feet

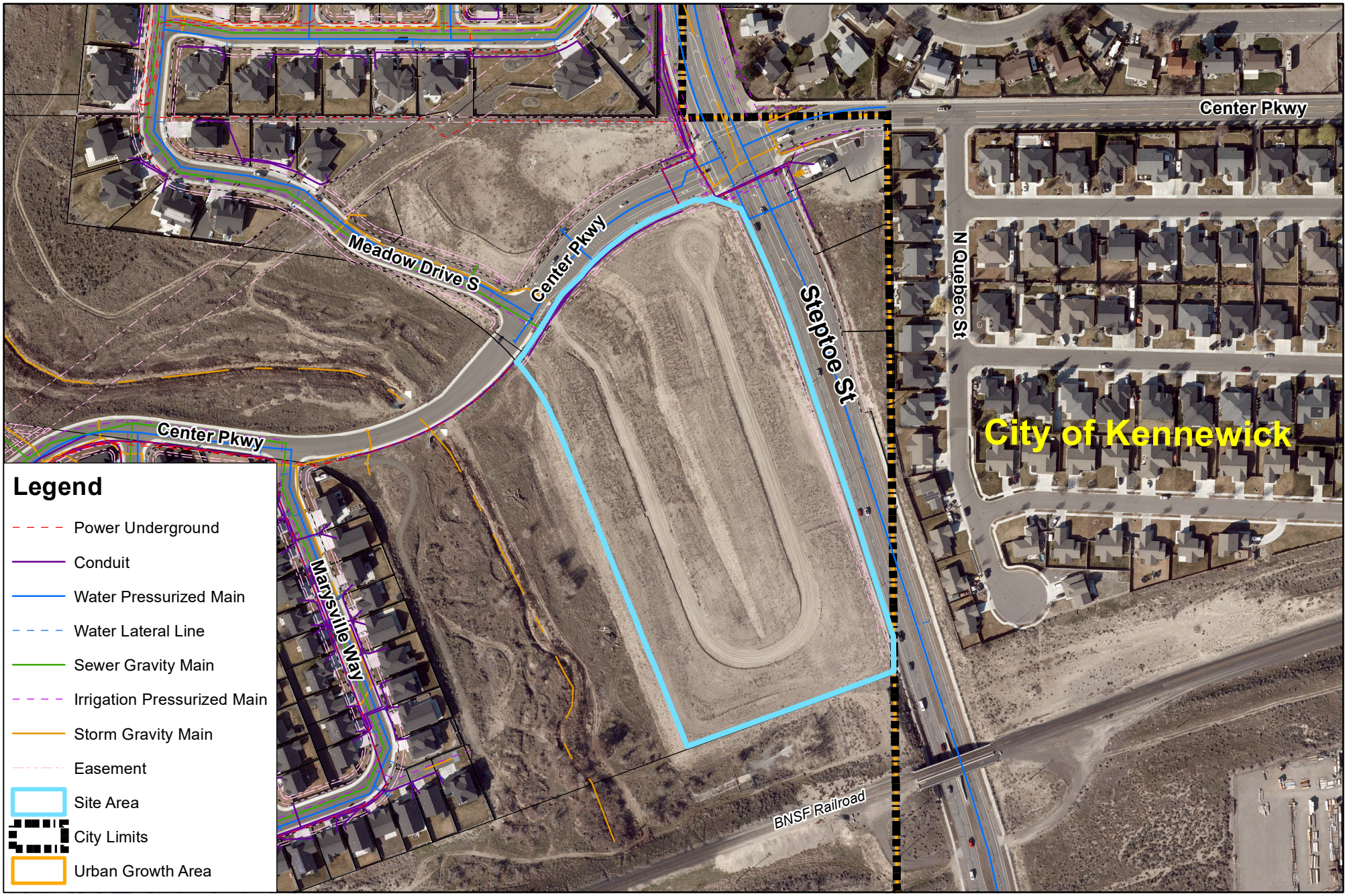


Exhibit 3

File No. PLN-T1-2025-00247

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: The proposal consists of a preliminary plat subdividing approximately 10.43 acres into 70 single-family lots.

Proponent: Brian Thoreson
Hayden Homes
2464 SW Glacier Pl Ste 110
Redmond, OR 97756

Location of Proposal: The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 8, 2025

Signature_____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable: *Villages at Clearwater Creek*

2. Name of applicant: *Richland 132, LLC*

3. Address and phone number of applicant and contact person: *2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756. (509) 492-0153 Brian Thoreson, bthoreson@hayden-homes.com*

4. Date checklist prepared: *May 14, 2025.*

5. Agency requesting checklist: *City of Richland.*

6. Proposed timing or schedule (including phasing, if applicable): *Preliminary plat submittal – May / June 2025, Construction – Late Winter / Early Spring 2026, Project Completion Fall / Winter 2026*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No further expansion is anticipated for this property.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *A Phase 1 Environmental Site Assessment was prepared for the Clearwater Creek property in May 2016, which included the proposed lot 9 as well as all of Clearwater Creek. A SEPA checklist will be prepared directly for this application.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None are that are known.*

10. List any government approvals or permits that will be needed for your proposal, if known. *Preliminary plat approval, construction drawing approval, grading and right of way permit will be required.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of a preliminary plat subdividing approximately 10.43 acres into 70 single-family lots. *7.78 acres (net land area) and reduced to 63 proposed lots.*

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 property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site: *The site is generally flat, with slopes not exceeding 2.5:1 around the perimeter of the property. There is one grade break that runs through the middle of the property with slopes not exceeding 2.5:1.*

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _ *Slope along property boundaries.*

b. What is the steepest slope on the site (approximate percent slope)? *40%*

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 soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Grading activities will be limited due to previous grading permits from 2016 and 2020, Total area of disturbance will be less than 10.43 acres.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any*: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).*

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *During construction, there will be noise and exhaust from construction equipment as well as dust.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No off-site emissions are known at this time that will affect this proposal.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *During construction, emissions will be limited to working hours per City of Richland Municipal Code and dust will be controlled by a person operated watering device.*

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *The Amon Wasteway is approximately 200 feet west of the western property boundary of lot 9.*

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 work will be required within 200 feet of the Amon Wasteway. All work will be approximately 300 feet or further away from the Amon Wasteway.*

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. *There is no fill or dredge material that will be placed or removed as part of this application.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *The proposal will not require surface water withdrawals or diversions.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *The proposal **does not** lie within a 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. *The proposal does not involve any discharges of waste materials to surface waters.*

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *No groundwater will be withdrawn for drinking water or other purposes. The project will be served with water provided by the City of Richland.*

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *No waste material will be discharged into the ground or groundwater. The proposed site will be served by the extension of the City of Richland's municipal sewer system.*

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Stormwater runoff from roadways, roofs, and impervious parking areas will be directed and collected within an approved onsite storm management system in accordance with the City of Richland standards. There will be no off-site discharge of stormwater.*

2) Could waste materials enter ground or surface waters? If so, generally describe. *It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in strict conformance with the Eastern Stormwater Manual and the City of Richland.*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *The proposal does not seek to alter or affect the drainage patterns within the vicinity.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: *The stormwater disposal methods will be in compliance with the Eastern Stormwater Manual and the City of Richland. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Richland.*

4. Plants [help]

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

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards, or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
___X_other types of vegetation - *Weeds*

b. What kind and amount of vegetation will be removed or altered? *The site is bare with some weeds.*

c. List threatened and endangered species known to be on or near the site. *No threatened or endangered species are known to be on the site. However, the property is surrounded by shrub-steppe outside of the application boundaries.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs, and trees.*

e. List all noxious weeds and invasive species known to be on or near the site. *Tumble weeds are known to be prevalent in the area.*

5. Animals [help]

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: *Rabbits, coyotes*
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. *None to the applicant's knowledge.*

c. Is the site part of a migration route? If so, explain. *Not to the applicant's knowledge.*

d. Proposed measures to preserve or enhance wildlife, if any: *No measures proposed at this time to preserve or enhance wildlife. There are several open space areas near the proposed site that promote wildlife.*

e. List any invasive animal species known to be on or near the site. *None to the applicant's knowledge.*

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat residential unit.*

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.*

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No, the project proposal when complete would not present any environmental health risks and would be consistent with adjacent single-family residential housing in the immediate area.*

1) Describe any known or possible contamination at the site from present or past uses. *None are known to the applicant.*

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 are known to the applicant.*

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. *There will be no hazardous chemicals stored at the site during construction. However, heavy equipment will utilize diesel fuel during construction activities.*

4) Describe special emergency services that might be required. *The development of this proposal will require the use of emergency services such as fire, ambulance, and police.*

5) Proposed measures to reduce or control environmental health hazards, if any: *None are proposed at this time.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.*

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. *On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis.*

3) Proposed measures to reduce or control noise impacts, if any: *Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law.*

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *The site has been recently redesignated as R-2S to support single -family residential construction. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.*

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 non-forest use? *To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.*

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 farmlands.*

c. Describe any structures on the site. *The site does not contain any existing structures.*

d. Will any structures be demolished? If so, what? *No, the site does not contain any existing structures.*

e. What is the current zoning classification of the site? *The current zoning classification of the site is R-2S.*

f. What is the current comprehensive plan designation of the site? *The site has a current land use designation of Medium Density Residential.*

g. If applicable, what is the current shoreline master program designation of the site? *Not applicable.*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *No part of the proposed site has been classified as a critical area by the city or county.*

i. Approximately how many people would reside or work in the completed project? *There would be approximately 150-200 people residing in the proposed completed project.*

j. Approximately how many people would the completed project displace? *The completed project would not displace any people.*

k. Proposed measures to avoid or reduce displacement impacts, if any: *No measures are proposed at this time to avoid or reduce displacement impacts as no one will be displaced as part of this proposed project.*

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *The proposed project would be an extension of the Clearwater Creek development and any proposed structures would be similar to what has already been constructed in the area.*

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *The site is not designated as agricultural lands of long-term commercial significance, therefore, no measures are proposed at this time.*

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *70 single-family homesites are proposed.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *No existing housing units will be eliminated.*

c. Proposed measures to reduce or control housing impacts, if any: *No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.*

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.*

b. What views in the immediate vicinity would be altered or obstructed? *No views will be altered or obstructed as part of this proposal.*

b. Proposed measures to reduce or control aesthetic impacts, if any: *No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.*

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *The proposed project would create light from outside lighting on residential homes and streetlights during the evening hours.*

b. Could light or glare from the finished project be a safety hazard or interfere with views? *It does not appear from the applicant's knowledge that light or glare will create a safety hazard or interfere with surrounding views.*

c. What existing off-site sources of light or glare may affect your proposal? *Streetlight glare from Steptoe Street, as well as headlight glare from vehicles travelling along the Steptoe and Center Parkway corridors could affect our proposal.*

d. Proposed measures to reduce or control light and glare impacts, if any: *All proposed lighting would be directed downward. Street lighting will be installed per the City of Richland standards.*

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? *Claybell park is located approximately a half mile to the northwest of the proposed project. Also, there are many trails that have been created in the immediate area along with trails within the Amon Wasteway easement area that included in the Clearwater Creek development.*

b. Would the proposed project displace any existing recreational uses? If so, describe. *No, the proposed project would 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: *There are no measures at this time to reduce or control impact to recreation. As noted above, the site does not displace any existing recreational uses.*

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *No, there are no existing structures on or near the proposed project area.*

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. *Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site as of the date this checklist was completed.*

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.*

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 measures are proposed at this time.*

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.*

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). *It is not anticipated that the proposed project would require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated. February 18, 2021.*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? *Per the traffic memorandum written by Charbonneau Engineering dated February 18, 2021, the projected vehicle trips per day for the proposed project will 670, with 53 AM peak hour trips and 70 PM peak hour trips.*

g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *No.*

h. Proposed measures to reduce or control transportation impacts, if any: *Roads within the proposed project would be constructed per the City of Richland design and construction standards.*

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Yes, the proposed project will result in the need for fire protection, police protection, schools, and other public service associated with housing.*

b. Proposed measures to reduce or control direct impacts on public services, if any. *No measures are proposed at this time to reduce or control impacts to public services.*

16. Utilities [help]

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

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Sewer, water, electrical, and refuse service will be provided by the City of Richland. Irrigation will also be provided by the City of Richland, natural gas will not be provided, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.*

C. Signature [HELP]

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

Signature: _____

Name of signee Brian Thoreson

Position and Agency/Organization Senior Land Dev. Mgr. / Hayden Homes

Date Submitted: 5/27/2025

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

Richland

Exhibit 4

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3-2025-00003 and PLN-T1-2025-00247)

Notice is hereby given that Brian Thoreson, representing Hayden Homes on behalf of Richland 132, LLC, owner, has filed a preliminary plat application to subdivide a 7.78 acre site into 63 residential lots (Preliminary Plat of The Villages at Clearwater Creek). The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 25 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

Project Site: The project site is located at 2725 Steptoe Street, which is located at the southwest corner of the intersection of Steptoe Street and Center Parkway (APN 101881030000009).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

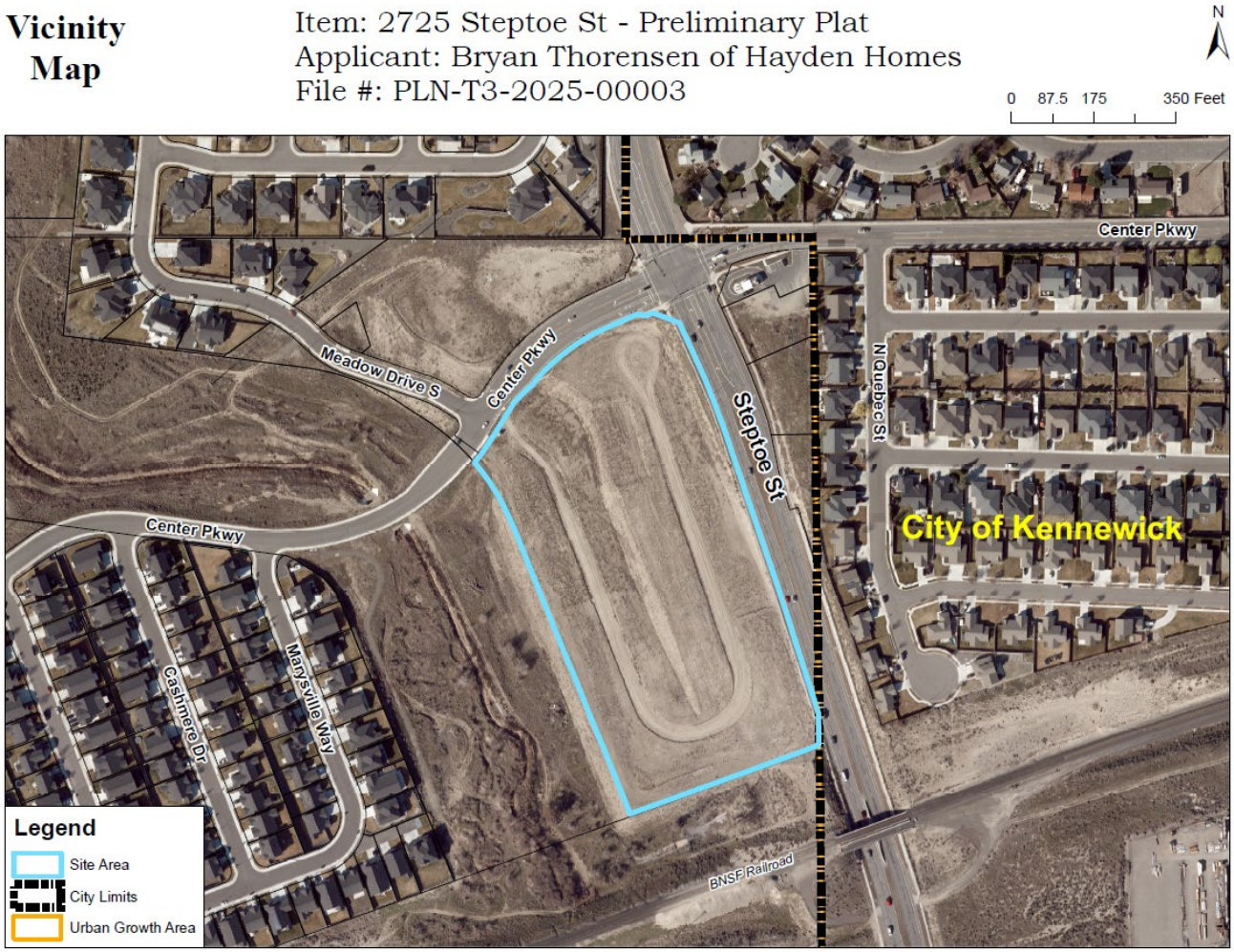
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins:	June 13, 2025
Comment Period Ends:	July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Ivan Popovich, who, being first duly sworn upon oath deposes and says:

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

2. On the 16th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T3-2025-00003 and PLN-T1-2025-00247) to the attached list of individuals via regular USPS or email on the date indicated above.

Signed: Ivan Popovich

SIGNED AND SWORN to before me this 17th day of June, 2025 by

KIRSTEN RECKER
COMMISSION EXPIRES
NOTARY
24026841
PUBLIC
9-06-28
STATE OF WASHINGTON

Kirsten Recker
Notary Public in and for the State of Washington,

Kirsten Recker
Print Name
Residing at 625 Swift Blvd. Richland
My appointment expires: 09/06/2028

Notice of Closed Record Hearing attached.
Address list attached.

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3-2025-00003 and PLN-T1-2025-00247)

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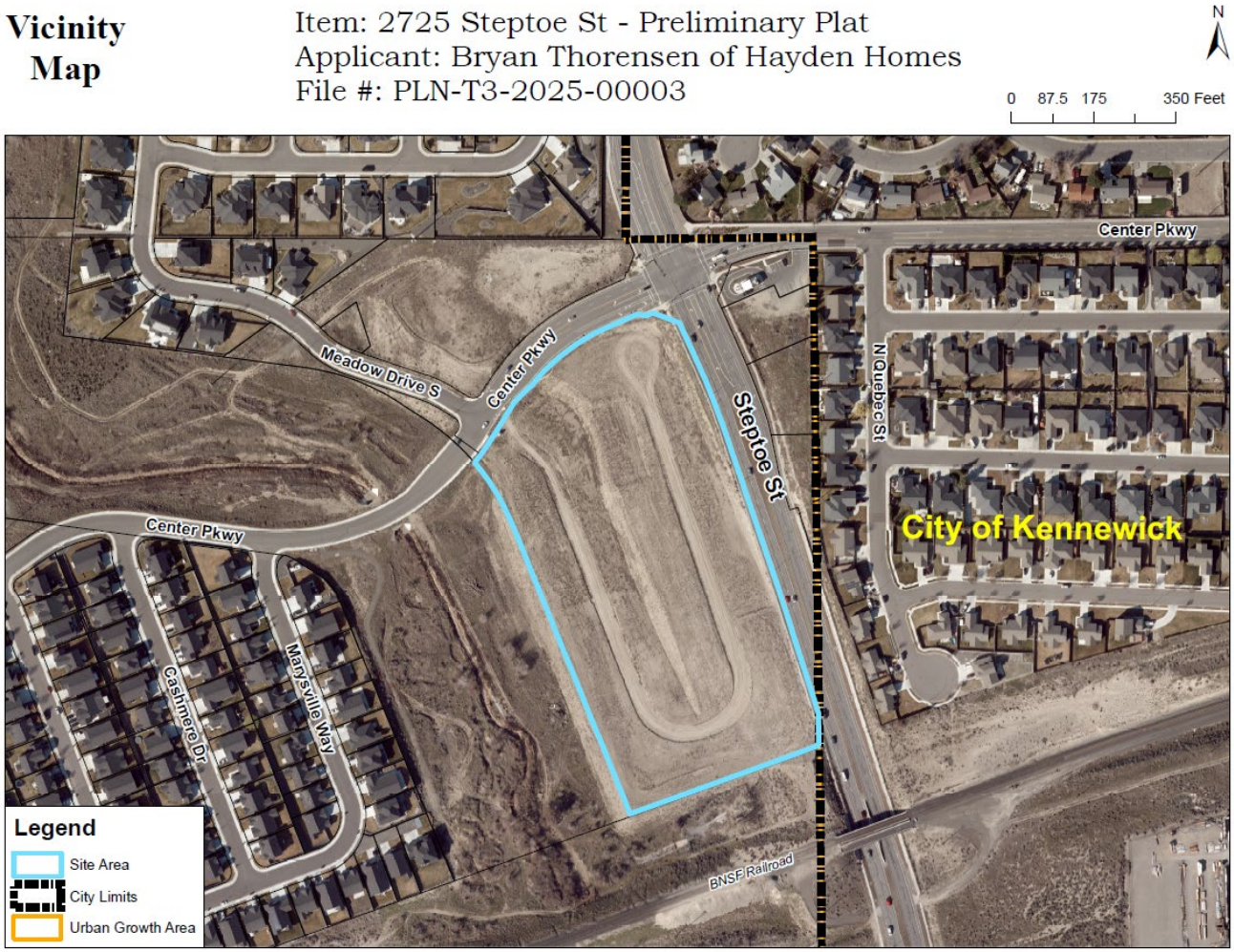
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



Parcel_ID	owner_name	owner_addr	situs_addr
106892030000004	ANDRESEN MICHAEL W & KRISTINE M	211 N QUEBEC ST KENNEWICK, WA 99336	211 N QUEBEC ST KENNEWICK, WA 99336
106892030000008	ANEMA RICHARD J & MARYILYN E	101 N QUEBEC ST KENNEWICK, WA 99336	101 N QUEBEC ST KENNEWICK, WA 99336
106892030000006	BARTON BAX R	PO BOX 278 SEAHURST, WA 98062	203 N QUEBEC ST KENNEWICK, WA 99336
101881BP5258002	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9039 STEPTOE ST RICHLAND, WA 99352
101881BP5258003	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9053 STEPTOE ST RICHLAND, WA 99352
101881BP5258004	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9067 STEPTOE ST RICHLAND, WA 99352
101881BP5258001	BUSH TRUSTEES TIMOTHY T & KATHRYN L	3019 DUPORTAIL ST, STE #226 RICHLAND, WA 99352	9025 STEPTOE ST RICHLAND, WA 99352
106892030000002	CHEN GRACE & WELSH KEITH MILTON	301 N QUEBEC ST KENNEWICK, WA 99336	301 N QUEBEC ST KENNEWICK, WA 99336
101881030002000	CLEARWATER CREEK HOA	PO BOX 4398 SANTA ANA, CA 92702	839 MEADOWS DR S RICHLAND, WA 99352
106892040000006	EPLER STEVEN M & BRITTNY R	26 N QUEBEC ST KENNEWICK, WA 99338	26 N QUEBEC ST KENNEWICK, WA 99338
131993030009033	FLAUCHER REX & SHARON	3602 S VANCOUVER ST KENNEWICK, WA 99337-3826	9013 W DESCHUTES AVE WA
106892040000001	FREITAG TODD	99106 E BRANDON DR KENNEWICK, WA 99338	87 N QUEBEC ST KENNEWICK, WA 99336
131993030009034	FRIBERG CHRISTOPHER G & CARLA M	9019 W DESCHUTES DR KENNEWICK, WA 99336-1071	9019 W DESCHUTES KENNEWICK, WA
136984060001018	HOANG THIEC C & NGO THUY B	2612 TIGER LANE RICHLAND, WA 99352	2612 TIGER LN RICHLAND, WA 99352
106892030000007	HOWARD LOWELL E & KYUNG S	105 N QUEBEC STREET KENNEWICK, WA 99336	105 N QUEBEC ST KENNEWICK, WA 99336
106892040000002	KEEN JESSE L & KIMBERLEE N	71 N QUEBEC ST KENNEWICK, WA 99336	71 N QUEBEC ST KENNEWICK, WA 99338
106892030000005	KORF MARINA Y & ALEKANDR M	207 N QUEBEC ST KENNEWICK, WA 99336	207 N QUEBEC ST KENNEWICK, WA 99336
136984060001019	O'DONNELL JAMES A & COROLYN T	2624 TIGER LN RICHLAND, WA 99352	2624 TIGER LN RICHLAND, WA 99352
106892040000005	PACK BRANDON RAY & KIMBERLY N	27 N QUEBEC STREET KENNEWICK, WA 99336	27 N QUEBEC ST KENNEWICK, WA 99338
106892030000003	PANTELEYEV PAVEL & INNA	215 N QUEBEC ST KENNEWICK, WA 99336	215 N QUEBEC ST KENNEWICK, WA 99336
106892040000004	REFFALT TOMMY J	43 N QUEBEC ST KENNEWICK, WA 99336	43 N QUEBEC ST KENNEWICK, WA 99338
106892040000003	RENDERS JOSEPH M & ASHLEY T	57 N QUEBEC ST KENNEWICK, WA 99338	57 N QUEBEC ST KENNEWICK, WA 99338
101881030000008	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	2701 STEPTOE ST RICHLAND, WA 99352
101881030000009	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	2725 STEPTOE ST RICHLAND, WA 99352
101881000001008	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	UNDETERMINED RICHLAND, WA 99352
131993030009032	ROBLES BIRRUETA LUIS A & ROBLES GINA	9007 W DESCHUTES DRIVE KENNEWICK, WA 99336	9007 W DESCHUTES DR KENNEWICK, WA 99336
106892030000009	RUIZ MANUEL	8907 W BRUNEAU AVE KENNEWICK, WA 99336	8907 W BRUNEAU AVE KENNEWICK, WA 99336
106892040000013	STEWART CODY M	200 W 50TH AVE KENNEWICK, WA 99337	8934 W BRUNEAU PL KENNEWICK, WA 99336
106892040000007	STEWART JOSHUA STEVEN	8925 W BRUNEAU PL KENNEWICK, WA 99338	8925 W BRUNEAU PL KENNEWICK, WA 99338
131993030009031	VANDERVEER EDWARD M	9001 W DESCHUTES DR KENNEWICK, WA 99336-1071	9001 W DESCHUTES DR KENNEWICK, WA 99336
106892030000001	WARREN JAMES A & JUDY L	305 N QUEBEC ST KENNEWICK, WA 99336	305 N QUEBEC ST KENNEWICK, WA 99336

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, 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 23rd day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3-2025-00003 (Preliminary Plat for The Villages At Clearwater Creek) at the following location:

The southwest corner of the intersection of Steptoe Street and Center Parkway.

Signed: Mike Stevens

SIGNED AND SWORN to before me this 25th day of June, 2025, by Mike Stevens.

Kirsten Recker
Signature of Notary

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
24026841
9-06-28

Kirsten Recker
Printed Name

Notary Public in and for the State of Washington,
Residing in Richland, WA
My appointment expires: 09/06/2028

Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Wednesday, June 18, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	PLN-T3-2025-00003 and PLN-T1-2025-00247
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

****

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3-2025-00003 and PLN-T1-2025-00247)

Notice: Brian Thoreson, representing Hayden Homes on behalf of Richland 132, LLC, owner, has filed a preliminary plat application to subdivide a 7.78 acre site into 63 residential lots (Preliminary Plat of The Villages at Clearwater Creek). The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 25 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).
Project Site: The project site is located at 2725 Steptoe Street, which is located at the southwest corner of the intersection of Steptoe Street and Center Parkway (APN 101881030000009).
Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and participate in the public hearing.
Environmental Review: The proposed project is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Published: Wednesday, June 18, 2025

Exhibit 5

CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: July 1, 2025

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: VILLAGES AT CLEARWATER CREEK PRE-PLAT (PLN-T3-2025-00003)

PROJECT LOCATION: WEST OF STEPTOE STREET, SOUTH OF CENTER PARKWAY

The Public Works Engineering Division has reviewed the preliminary plat received in this office on June 13 for the above referenced property and has the following conditions.

Pre-Plat Specific Conditions

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction phasing lines need to be shown on the pre-plat map.

General Conditions:

2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

7. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
   A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
   B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
   C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
   D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
   E. The minimum centerline radius for local streets shall be 100-feet.
   F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.

10. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

11. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVAs only).
    B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
    C. 2% cross-slope, maximum.
    D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    E. Be 20-feet in width.
    F. Have radii that are accommodating with those needed for City Fire apparatus.

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

12. <u>SURVEY MONUMENT DESTRUCTION</u>:
    All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

13. The "Villages at Clearwater Creek" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03). Since this property is included within the transportation impact fee program, and since staff analysis indicates the project will create no unusual or unanticipated traffic impacts, it is exempt from the SEPA-related traffic impact analysis (TIA) requirement.

14. Striping changes will be needed on Center Parkway to provide for a two-way left-turn lane entrance to the development.

15. The Center Parkway and Steptoe Street frontages shall be completed to current City standards at the time that the phase which constructs the lots adjacent to them are developed.

16. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

17. A note will be shown on the face of the final plat stating that Center Parkway and Steptoe Street are collector roadways, therefore driveways accessing single family lots will not be allowed directly onto them.

18. Installation of the secondary emergency vehicle access (SEVA) onto Steptoe Street may require substantial grading or a retaining wall. This SEVA roadway shall have a removeable means of restricting daily vehicular traffic (a gate, bollards, etc.). These means shall be approved by the Richland Fire Department.

19. No access road onto Steptoe Street will be permitted from this development other than as required for the SEVA.

20. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).

21. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks

crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

22. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

23. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

25. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

26. This project will be required to loop the water main. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water.

27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.

28. The fire hydrant layout shall be approved by the City Fire Marshal.

29. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

30. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer to all parcels at the time of plat construction.

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

Storm Water:

32. If this project intends on using the existing storm water pond located to the west of the preliminary plat, an easement will need to be obtained for it, unless one exists already.

33. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State

Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

34. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

35. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

36. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

37. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

38. Any discharge of storm water into the Kennewick Irrigation District's canal will have to be permitted by any or all agencies with jurisdiction over it.

39. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

40. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer

intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

41. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

42. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

43. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer three weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

44. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to final plat.

45. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

46. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

47. The final plat shall include notes identifying all common areas including any tracts and acknowledging the ownership and maintenance responsibility.

48. Any areas of restricted parking shall be indicated on the final plats.

49. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

50. A one-foot "No access / screening easement" will be required along both the Center Parkway and Steptoe Street Rights of Way.

51. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

CITY OF RICHLAND
DEVELOPMENT SERVICES
625 Swift Blvd.
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764
CI.RICHLAND.WA.US · 509-942-7390

DATE: June 26, 2025

TO: Mike Stevens, Planning Manager

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: PLN-T3-2025-00003 – The Villages at Clearwater Creek

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

2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

July 1, 2025

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for Preliminary Plat of The Villages at Clearwater Creek

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) review comments for the Preliminary Plat of The Villages at Clearwater Creek (City application PLN-T3-2025-00003) submitted by Hayden Homes ("Applicant")[1] on behalf of the owner, Richland 132, LLC, to divide 10.43 acres into 63 lots. The property is located at 2725 Steptoe Street, Richland, WA 99352 in the Northeast Quarter of Section 1, Township 8 North, Range 28 East, W.M. The parent parcel(s) are listed as follows:

- Parcel #: 101881030000009 (10.43 **non-irrigable** acres)

The property identified on the proposed Preliminary plat is located within the boundaries of KID. The property within this Preliminary plat is not classified as irrigable land. However, at a KID Board of Directors meeting on October 7, 2014, the Board reserved a water allocation for this property, providing KID the option and ability to become the irrigation purveyor if KID determined it was in its best interest to do so. KID intends to work with the Applicant to provide an allocation of KID irrigation water.

KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) *The plat shall include the following irrigation easements consistent with KID requirements:*
    a. *On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage or access easements of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."*

2) *Irrigation water is available for this development. An application must be made to KID to obtain the water allocation. Please contact Lori Gibson at lgibson@kid.org for more information and to obtain a "Water Allotment Allocation Application" form.*

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

a. *Connection of the proposed development to the KID system will impact the existing system and a mitigation fee for the connections will be required.*
b. *Please contact the KID Engineering department for more details.*

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity (including lateral support) of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and related conditions of approval that KID deems to be necessary as a result:

3) *There exists KID Right-of-Way (ROW) along the westerly property line of the development (Amon Wasteway). The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:*
    a. *At the time of final plat, Applicant shall either: (1) deed to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.*
    b. *No permanent structures within the KID ROW.*
    c. *A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District (KID) right-of-way without an approved permit from KID, when applicable."*
    d. *For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."*
    e. *KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.*

4) *A portion of the plat lies above an unlined earthen drainage canal section (Amon Wasteway). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Without adequate mitigation, increased runoff resulting from the proposed residential development increases the likelihood of a canal embankment breach requiring significant repairs to portions of the canal. To mitigate these risks, KID will require:*
    a. *Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the Amon Wasteway and minimize the introduction of water into the soils up-gradient of the drainage canal. KID review and approval of all stormwater plans is required prior to final plat approval.*
    b. *Rights-of-way shown on the plat that shall include all reasonably necessary features to allow KID to operate, maintain and replace the drainage canal and KID facilities, including the irrigation system.*

c. ***As an alternative*** *to conditions 4.a. and b., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.*

5) *For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Preliminary Plat approval process.*

6) *The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."*

7) *The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).*

8) *The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.*

9) *The Applicant and landowner entered into a License and Construction Agreement with KID dated November 7, 2017, for the construction of certain improvements and infrastructure, including among other things, an energy dissipation "Drop Structure" for the protection of downstream areas from erosion. The Drop Structure and any necessary grading of the wasteway channel has not been constructed, and construction of said structure is a condition precedent to approval of the subject application.*

Finally, KID requests the following additional conditions of Preliminary plat approval:

10) *The following fees for review must be paid prior to KID signature on the Final Plat:*
    a. *A Preliminary Plat review fee (at the time of application, fee is* ***$175.00****).*
    b. *Fees are subject to change and depend on the date the Final Plat is submitted for final approval.*

11) *Please include on the plat the irrigation title block under item 'a' below if the development <u>will not be</u> serviced with KID irrigation water, or item 'b' below, if the development <u>will be</u> serviced with KID irrigation water:*
    a. *I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT*

THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

b. *I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.*

12) *All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.*

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Ben Woodard, P.E.
Engineering & Operations Manager

cc: LB\correspondence\File: [1-8-28]
Applicant via mail – Hayden Homes, ATTN: Brian Thoreson, 2464 SW Glacier Pl Suite 110, Redmond, OR 97756

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 3, 2025

Mike Stevens
Planning Manager
City of Richland

In future correspondence please refer to:
Project Tracking Code: 2025-07-04226
Property: City of Richland - PLN-T3-2025-0003 - The Villages at Clearwater Creek
Re: Survey Requested

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at High- risk of containing archaeology according to the DAHP risk assessment model and is nearby to an archaeological site of especially high sensitivity. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov

From: Segregations
To: Planning
Cc: Benton County - Segregations
Subject: RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date: Friday, June 13, 2025 4:21:22 PM
Attachments: image002.png
image003.png
image004.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello,
On the copy of the plat in this packet the parcel number is incorrect, it should be 101881030000009

TAX ID # OF SUBJECT PARCEL:
101551030000009

Thank you,

Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 3:16 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; Junior Campos <junior.campos@charter.com>; Katherine

Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: [EXTERNAL] The Villages At Clearwater Creek PLN-T3-2025-00003

Hello Everybody,

Hayden Homes has submitted an application to the City of Richland for a proposed residential subdivision consisting of 63 lots (The Villages at Clearwater Creek). The project site is located at 2725 Steptoe Street, Richland, WA. The zoning for the site is Medium Density R-2. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

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to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From:	Shane Elledge
To:	Planning
Subject:	The Villages At Clearwater Creek PLN-T3-2025-00003
Date:	Wednesday, June 18, 2025 8:00:50 AM
Attachments:	image001.png image002.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning,

Benton County Public Works has no comments on The Villages At Clearwater Creek PLN-T3-2025-00003

Thank you

R. Shane Elledge • *Engineering Associate I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5531

From:	JoDee Peyton
To:	Planning
Cc:	Deana Chiodo
Subject:	RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date:	Monday, June 16, 2025 7:56:45 AM
Attachments:	image002.png image004.png image005.png image006.png image007.png

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[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

The Benton-Franklin Health District does not have any objections to this plan so long as it is served by municipal services for water and sewer.
In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Kennewick.
Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS
Manager
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
Pronouns: she/her
www.bfhd.wa.gov jodeer@bfhd.wa.gov

Follow us on

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 3:16 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov

<chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <Jodeer@bfhd.wa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: The Villages At Clearwater Creek PLN-T3-2025-00003

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Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

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From:	Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To:	Planning
Cc:	Kinch,James L (BPA) - TERR-BELL-1
Subject:	RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date:	Tuesday, June 17, 2025 3:10:32 PM
Attachments:	image001.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

Bonneville Power Administration (BPA) has had the opportunity to review The Villages At Clearwater Creek PLN-T3-2025-00003. In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095 or by email at JLKInch@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 3:16 PM
To: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly

<khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: The Villages At Clearwater Creek PLN-T3-2025-00003

Hello Everybody,

Hayden Homes has submitted an application to the City of Richland for a proposed residential subdivision consisting of 63 lots (The Villages at Clearwater Creek). The project site is located at 2725 Steptoe Street, Richland, WA. The zoning for the site is Medium Density R-2. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352

509.942.7596

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

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2025 Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject
Z2024-104 - Rezone for the Estates at White Bluffs Preliminary Plat

Department
Development Services

Recommended Motion
Staff recommends that the Hearings Examiner recommend approval of the requested zone change to the Richland City Council.

Summary
Story Family Five, LLC has submitted this Zoning Map Amendment Application on behalf of Raymond French and Thomas French (owners), petitioning to rezone parcel 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10. The purpose of this change is to enable future residential development to proceed in agreement with the City of Richland's Low-Density Residential (LDR) land use classification. The rezone request has been submitted to the city in order to increase the residential density of the site so that a subsequent preliminary plat (The Estates at White Bluffs) can be developed.

Attachments:
1. Z2024-104 The Estates at White Bluffs Full Staff Report

Richland

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

GENERAL INFORMATION:

PROPOSAL NAME:	The Estates At White Bluffs Rezone
LOCATION:	1004 Sirron
APPLICANT:	Story Family Five, LLC
PROPERTY OWNER:	Raymond French and Thomas French
FILE NO.:	Z2024-104
DESCRIPTION:	Request to rezone Parcel 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10.
PROJECT TYPE:	Type IIIA Site-Specific Rezone
HEARING DATE:	July 14, 2025 (Continued from September 9, 2024)
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval

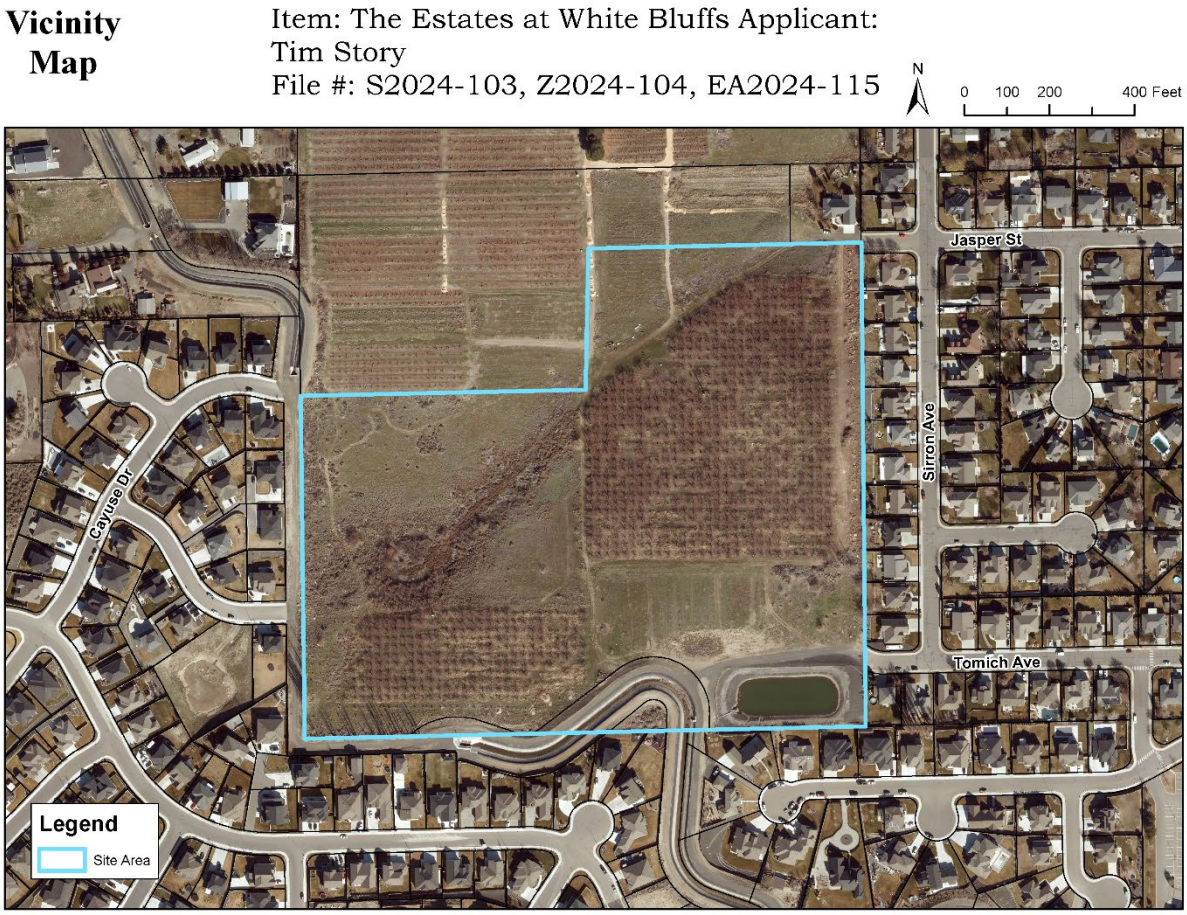

Figure 1 – Vicinity Map

DESCRIPTION OF PROPOSAL

Story Family Five, LLC has submitted this Zoning Map Amendment Application on behalf of Raymond French and Thomas French (owners), petitioning to rezone parcel 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10. The purpose of this change is to enable future residential development to proceed in agreement with the City of Richland's Low-Density Residential (LDR) land use classification. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

The rezone request has been submitted to the city in order to increase the residential density of the site so that a subsequent preliminary plat (The Estates at White Bluffs) can be developed.

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

19.20.010 Procedures for processing development permits.
For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones;

19.60.060 Burden of proof.
Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.
Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.
Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan , a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Suburban Agricultural [SAG] zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

SITE DESCRIPTION & ADJACENT LAND USES

The site of the subject rezone and future preliminary plat (The Estates at White Bluffs) consists of one (1) parcel totaling approximately 29-acres. The site is part of what is commonly referred to as the French Orchard and is located immediately west of the terminus of Jasper Street and Tomich Avenue (east property line) and immediately east of the terminus of Samish Drive and Cayuse Drive (west property line).

The site varies in elevation and generally slopes down approximately 60 feet from the highest spots nearest the south property line (adjacent to KID canal) north towards the property's northeast property corner. The area will be accessed from future connections to Samish Drive, Jasper Street and Tomich Avenue. The Samish Drive access ultimately leads westward to Dallas Road (Via Cayuse Drive and Cowlitz Blvd.), while The Jasper Street and Tomich Avenue connections lead to Sirron Avenue, which ultimately proceeds north to Kennedy Road.

Samish Drive, Cayuse Drive and Cowlitz Blvd. are all within the White Bluffs Phases 1 and 3 residential neighborhood, while Sirron Avenue extends through the Keene Village and Hearthstone 3 residential neighborhood.

CURRENT LAND USE DESIGNATION AND USES:
North: Low-Density Residential (Suburban Agriculture), existing orchard
East: Low-Density Residential (LDR R-1-10), single-family residential
South: Low-Density Residential (LDR R-1-10), single-family residential and KID Canal
West: Low-Density Residential (LDR R-1-10), single-family residential

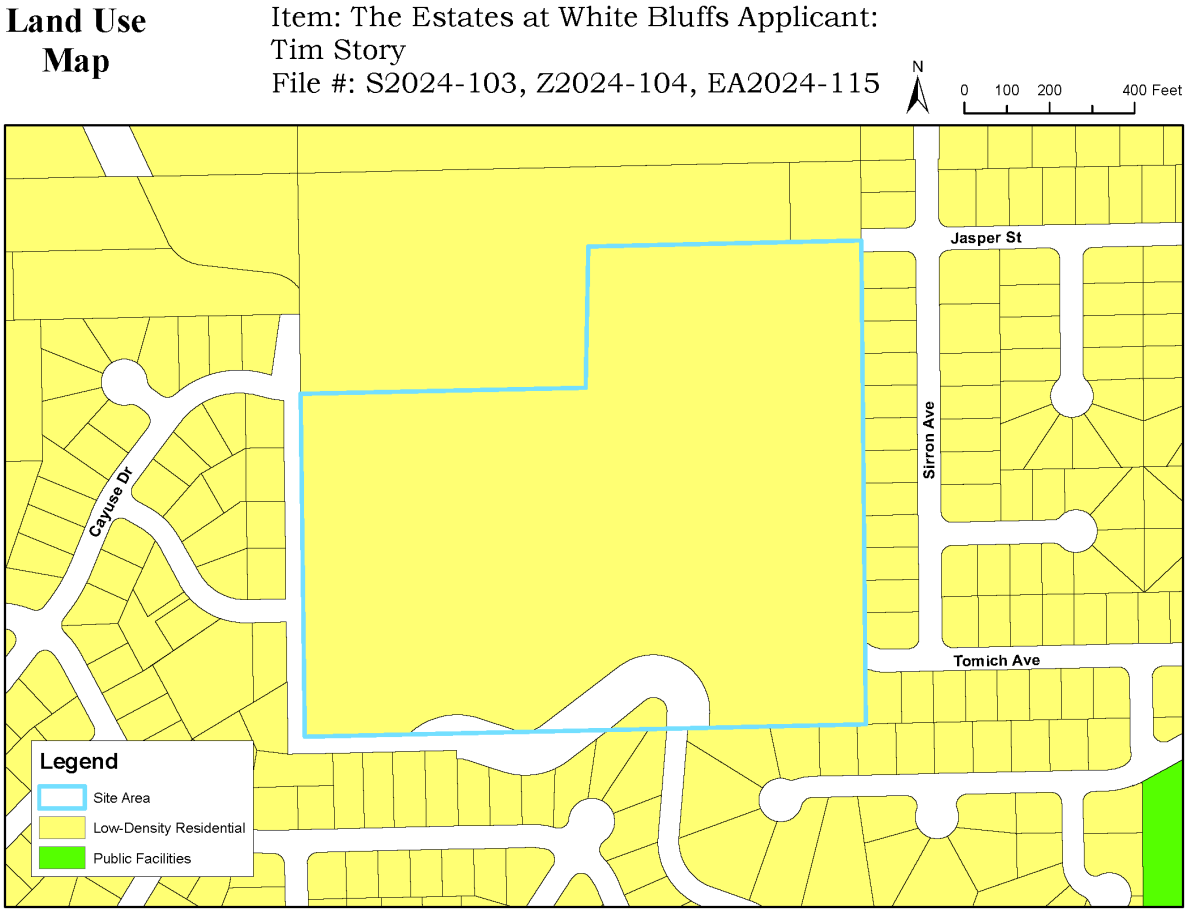

Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation designates the site for low-density residential development. The City [RMC] zoning designations which can be applied to the low-density residential land use classification consists of Single-family residential R-1-10, Single-family residential R-1-12 and Suburban Agricultural (SAG).

Applicable Goals & Policies

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

Land Use Goal 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 3: Ensure that the intent of the land use and districts are maintained.

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.

CURRENT ZONING

The subject site is currently zoned Suburban Agricultural use district (SAG). Surrounding parcels are zoned as follows:

North: Suburban Agricultural use district (SAG)
East: Single-family Residential R-1-10
South: Single-family residential R-1-10
West: Single-family residential R-1-10

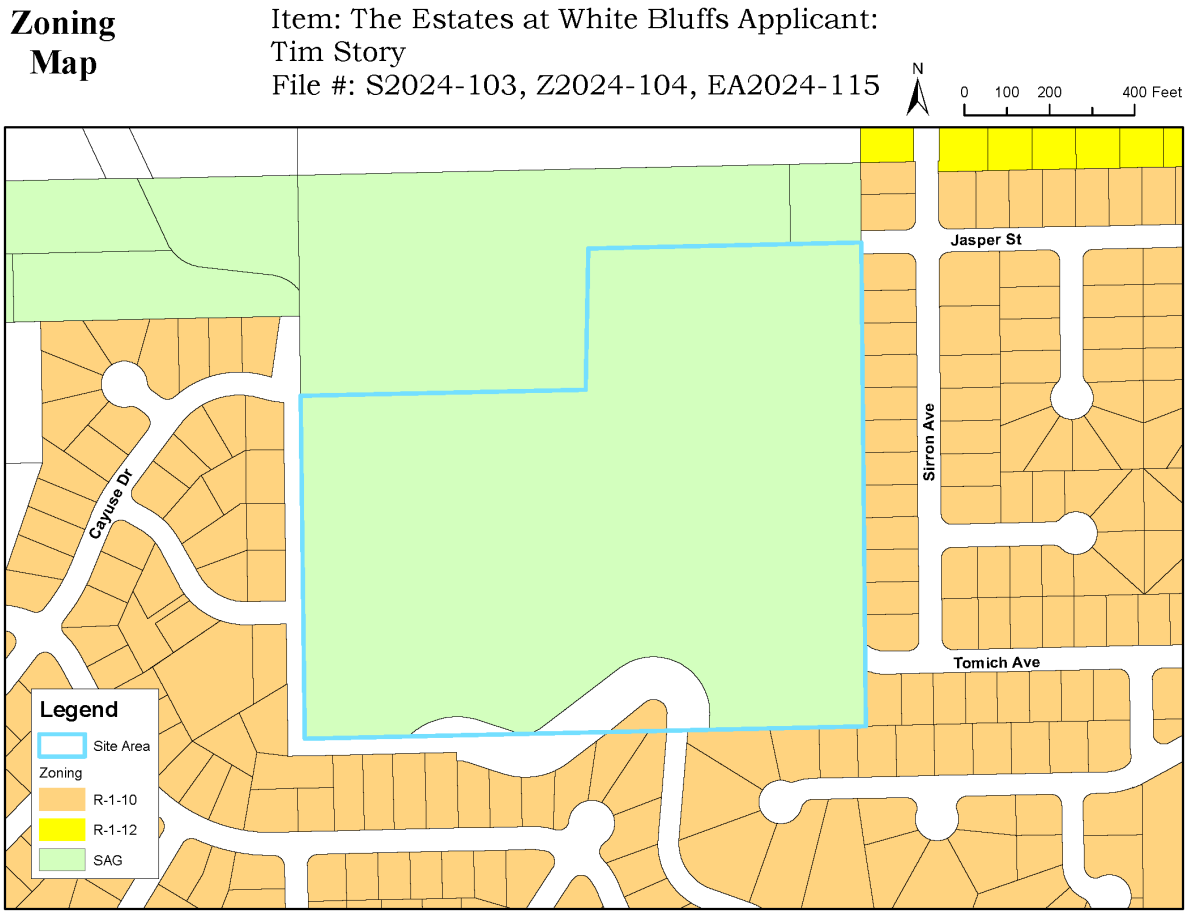

Figure 3 – Zoning Map

The Suburban Agricultural use district (SAG) is a primary zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential use. This land has been zoned SAG since its annexation into the city in 1995 by Annexation 21-95. This zoning classification is intended to be applied to some portions of the city that are designated as Low-Density Residential under the city of Richland comprehensive plan (RMC 23.14.010(B)).

<u>REQUESTED ZONING</u>

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 29.19 acres.

The single-family residential R-1-10 is a residential zone classification requiring a low density of population, providing protection against 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 low-density residential (zero to five dwellings per acre) under the City of Richland Comprehensive Plan. (RMC 23.18.010(B)).

UTILITY AVAILABILITY

There are existing irrigation (purple), water (blue), sewer (green) and electrical power line connections (red) available near the site with adequate capacity to supply the proposed project.

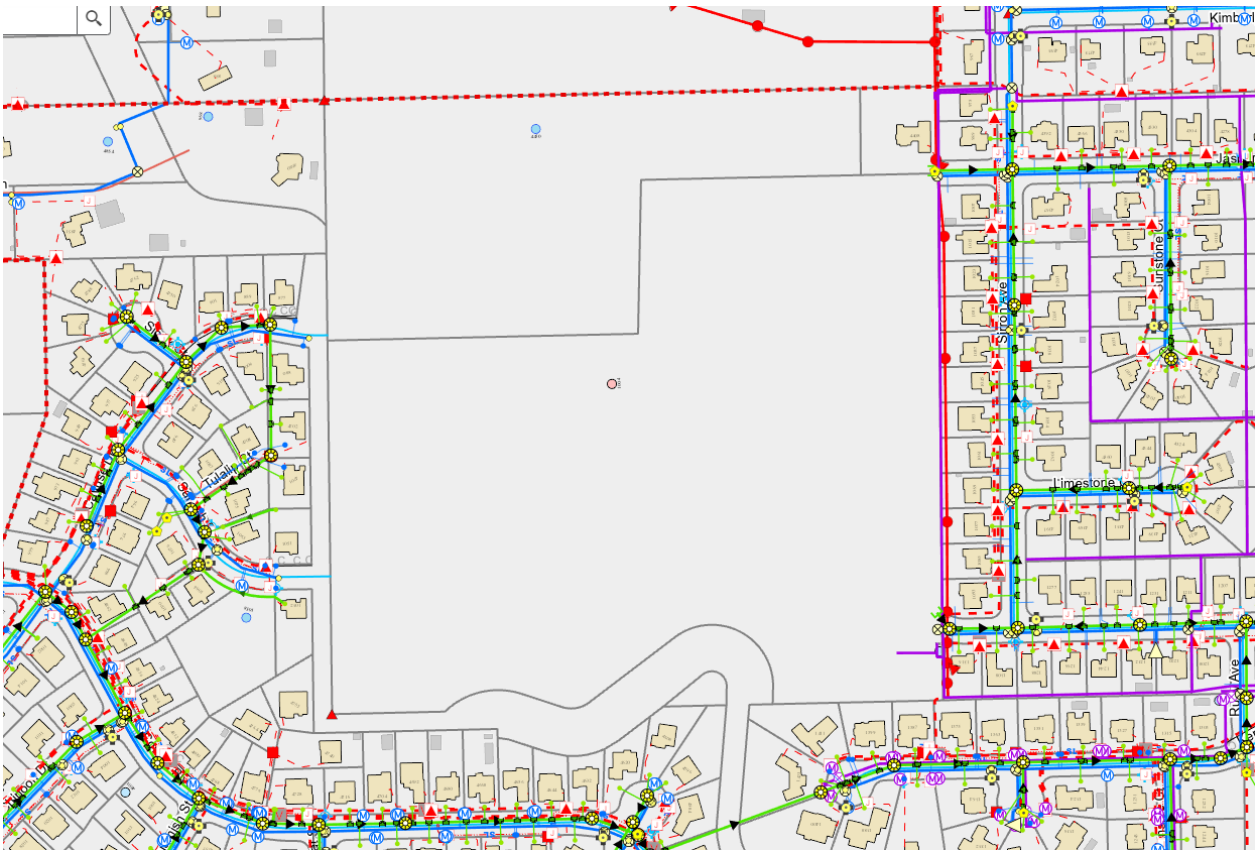

Figure 4 – Utilities Map

Sewer

There are existing 8-inch sewer mains in the Jasper Street, Tomich Avenue and Cayuse Drive rights-of-ways.

Water

There are 8-inch water distribution mains located within the Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive rights-of-ways.

Power
Electrical service lines are located along the eastern property line and above-mentioned street rights-of-ways.

Stormwater
Stormwater runoff from all future developments will need to be accommodated for on the project site per the requirements of the Eastern Washington Stormwater Manual.

Irrigation
The site is located within the Kennewick Irrigation District.

TRANSPORTATION & ACCESS
Primary access into the site will come from existing street terminuses associated with Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive.

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.

Sidewalks will be installed on local roads. 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.

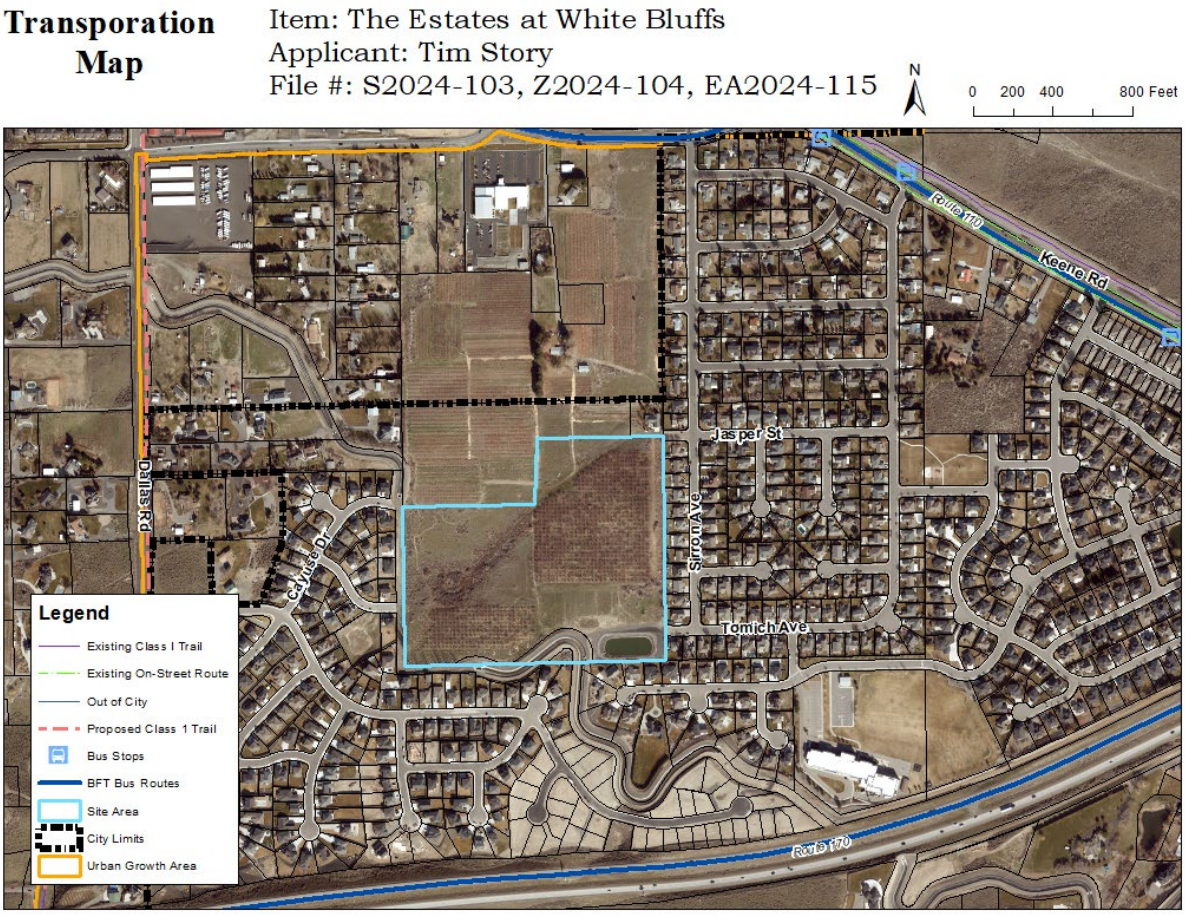

Figure 5 – Transportation Map

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and future development. Currently, there are no hydrants within the proposed site. Hydrants are located within the neighboring residential areas.

SCHOOLS

The plat falls within the boundaries of the Richland School District. As of the date this report was written the City had received no comments from the Richland School District.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the overall project on July 8, 2025. However, the rezone portion of the application

is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).

Critical Areas
The subject site property contains areas identified as Fish and Wildlife Habitat Conservation Area. Critical Area requirements are not applicable with this rezone request.

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

PUBLIC NOTICE

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 3*.

The rezone request was originally scheduled to be heard by the Hearing Examiner on September 9, 2024. However, the applicant requested a postponement to address items associated with the associated preliminary plat request (The Estates at White Bluffs). As a result, a new comment period was provided in 2025.

2024:

Notice of Hearing Mailed:	August 9, 2024
Notice of Hearing Posted:	August 16, 2024
Notice of Hearing Published:	August 18, 2024
Public Hearing:	September 9, 2024

2025:

Notice of Hearing Mailed:	June 16, 2025
Notice of Hearing Posted:	June 23, 2025
Notice of Hearing Published:	June 18, 2025
Public Hearing:	July 14, 2025

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. No substantive comments were received regarding this zoning action.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. Any comments received are included as an exhibit to this report.

ANALYSIS

The project site is bordered on three (3) sides by existing single-family residential development. The City has anticipated the development of this property and future road connections and routes will provide connectivity between neighborhoods as recommended by the City's Comprehensive Plan.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there does not appear to be any evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under "Reason for Request":

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original zoning was adopted for the site?

   The site has been designated for low-density residential [LDR] uses by the City's Comprehensive Plan. While the site is already zoned in a manner consistent with low-density residential purposes (SAG), the proposed rezone would benefit the city by allowing the maximum number of new homes allowed within an area designated for low-density residential development. Given the housing shortage within the region (and state), the proposed rezone would help to provide additional housing. The requested rezone is meant to facilitate the applicant's plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

   It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application. Furthermore, as indicated above, changing the zoning from Suburban Agriculture (1 unit per acre) to R-1-10 (4 units per acre) will help relieve some of the housing shortage which currently exists within the city, region and state.

RECOMMENDATION

Staff has completed its review of the request for a change in zoning (Z2024-104) and recommends approval of the request based on the following Suggested Findings of Fact:

SUGGESTED FINDINGS OF FACT

1. The property owners are Raymond French and Thomas French, the applicant is Story Family Five, LLC.
2. The application is to rezone Benton County Assessor's Tax Parcel Number 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10.
3. The subject property is currently zoned Suburban Agricultural use district (SAG).
4. The requested zone change is to change zoning of the parcel identified above to Single family residential R-1-10.
5. The majority of the subject site has been previously disturbed as it was part of a larger orchard.
6. The site is gently sloped from south to the northeast.
7. The surrounding area is primarily single-family residential.
8. The Comprehensive Plan designates this parcel as Low Density Residential [LDR] (1-5 dwellings per acre).
9. Per RMC 23.18.010 (B), the R-1-1- zoning is intended to be applied to land that is designated Low Density Residential (1-5 dwellings per acre) under the City's Comprehensive Plan.
10. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
11. The subject site property contains areas identified as Fish and Wildlife Habitat Conservation Area. Area requirements are not applicable with this rezone request.
12. The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the rezone and preliminary plat on September 5, 2024. However, the rezone portion of the application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
13. Notice requirements of RMC 19.30.040 have been met. The rezone request was originally scheduled to be heard by the Hearing Examiner on September 9, 2024. However, the applicant requested a postponement to address items associated with the associated preliminary plat request (The Estates at White Bluffs). As a result, a new comment period was provided in 2025.
    a. Notice of Hearing Mailed: August 9, 2024
    b. Notice of Hearing Posted: August 16, 2024
    c. Notice of Hearing Published: August 18, 2024
    d. Notice of Hearing Mailed: June 16, 2025
    e. Notice of Hearing Posted: June 23, 2025
    f. Notice of Hearing Published: June 18, 2025
14. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Materials
2. Comprehensive Plan Land Use and Zoning Maps

3. Public Notices & Affidavits
4. Postponement Request
5. SEPA DNS

EXHIBIT 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: RAYMOND FRENCH	
Address: 900 HARVEST LN PR NE, RICHLAND, WA 99352	
Phone: N/A	Email: N/A

APPLICANT/CONTRACTOR INFORMATION (if different)	☒ Contact Person
Company: STORY FAMILY FIVE, LLC	UBI#: 604176699
Contact: TIM STORY	
Address: PO BOX 2289, RICHLAND, WA 99352	
Phone: 509.302.6136	Email: TIM@SANTILLANHOMES.COM

DESCRIPTION OF WORK

Rezone and subdivision of 29.19 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 79 lots with public roads, sewer, water and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

PROPERTY INFORMATION		
Parcel #: 120981000002004		
Legal Description: SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 9N, RANGE 28E (full legal description included with title report)		
Current Zoning: Suburban Agriculture (SAG)	Current Comp Plan: Low Density Residential	Requested Zoning: R-1-10 (SFR)
Current Use: Orchard and Native	Proposed Use: SFR Subdivision Development	Area of Property: 29.19 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 property is currently a mix of vacant land and orchard land, but is surrounded by R-1-10 single family residential developments on the East, West, and South sides. Existing roads are stubbing to the property from the East and West sides. It is assumed that the City intends for this land to be developed to match the surrounding developments.

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

If a rezone is not granted, the land cannot be developed as proposed. If it cannot be developed as proposed, then the project cannot move forward and the value of the land will be expected to decrease, affecting the current property owner and any future land sales.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The property is surrounded by R-1-10 single family residential developments on the East, West, and South sides, with existing roads stubbing to the property. It is assumed that the City intends for this land to be developed to match the surrounding developments.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Granting the rezone will support development that will provide additional housing and greater road connectivity. Increased connectivity will benefit both emergency response vehicles, as well as the neighboring developments that utilize the existing roads.

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 support development that is consistent with the current land use and anticipated development in the Comprehensive Plan.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Granting the rezone will support development that will provide additional housing, which can generate additional tax revenue for the City.
Increased connectivity will benefit emergency response vehicle routes and response times.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

Granting the rezone will support development that is consistent with the current land use and anticipated development in the Comprehensive Plan.
The current zoning and use of the land does not support the Compresensive Plan's intended use of the land.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

Granting the rezone will eliminate existing spot zoning and will provide zoning continuity with the surrounding areas.

Identify impacts on the environment and public safety:

Granting the rezone will allow for residential development of native and agricultural lands.
The rezone would allow development that will increase public safety by providing greater lighting and street connectivity within the project area.
Emergency vehicle response times and routes would also be improved, which will increase public safety.

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: TIM STORY

Applicant Signature: _____ Date 5-10-2024

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336

STEWART TITLE GUARANTY COMPANY
INCORPORATED
1908
TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION (INTENTIONALLY DELETED)

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Company
Issuing Office:	7913 W. Grandridge Blvd, Kennewick, WA 99336
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	2216093
Issuing Office File Number:	2216093
Property Address:	1004 Sirron Avenue, Richland, WA 99352
Revision Number:	

Title Officer: Tri-Cities Title Team
Phone: (509) 783-8300
Email: TCTitleTeam@stewart.com

1. **Commitment Date:** December 27, 2023 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Standard (Underwriting fee - 11%)

Amount:	$3,222,000.00
Premium:	$5,300.00
Tax:	$461.10
Total:	$5,761.10

Proposed Insured: Story Family Five LLC

(b) 2021 ALTA® Loan Policy - Extended (Underwriting fee - 11%)

Amount:	
Premium:	$0.00
Tax:	
Total:	$0.00

Proposed Insured: To Be Determined

3. **The estate or interest in the Land at the Commitment Date is:**

FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

Ray and Miriam French, as Trustees or their Successor Trustees of the Ray and Miriam French Revocable Living Trust, dated January 5, 1983

5. **The Land is described as follows:**

See Exhibit "A" Attached Hereto

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

The Southwest quarter of the Northeast quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington;

Except that portion described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter;
Thence South 88°47'27" West, along the North line of said Southwest quarter of the Northeast quarter, for 1320.95 feet to the Northwest quarter of said subdivision;
Thence South 00°43'01" East, along the West line of said subdivision, for 518.00 feet;
Thence North 88°47'27" East for 669.31 feet;
Thence North 01°09'11" East for 331.19 feet;
Thence North 88°47'27" East for 640.13 feet to the East line of said subdivision;
Thence North 00°30'12" West, along said East line, for 187.09 feet to the point of beginning.

Situate in the County of Benton, State of Washington.

MAP

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of Real Estate Excise Tax, if applicable.

   Beginning January 2, 2020, the State of Washington switched to a graduated Excise Tax scale based on the selling price of the property. (RCW.45.060)
   As of January 1, 2023, the rates are as follows:

   $525,000.00 and less: 1.1%, plus local rate of .25% or .50%
   Greater than $525,000.00 and less than or equal to $1,525,000.00: 1.28% plus local rate of .25% or .50%
   Greater than $1,525.000.00 and less or equal to $3,025,000.00: 2.75%, plus local rate of .25% or .50%
   Greater than $3,025,000.00: 3%, plus local rate of .25% or .50%

6. 2024 Property Taxes became a Lien January 1, 2024. They are not yet ascertainable or payable until February 15, 2024.

   Levy Code: R5
   Tax Account No.: 1-2098-100-0002-004
   Land: $706,860.00
   Improvements: $35,350.00

   Note: Taxes and Charges for 2023 were paid in full in the amount of $878.16.

7. The lands described herein have been classified as Current Use and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.
   Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner prior to closing with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.
   NOTE: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor or the Company for additional information.

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8. Current and/or advance personal property taxes for 2024 may become due upon transfer or sale of the premises herein described. Please contact the Benton County Treasurer's office for further information.

9. Assessments and/or LIDs, if any, as may be assessed by Kennewick Irrigation District. For balances, payoffs, and further information, please email title@kid.org.

10. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.

11. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

12. Any security interest in crops growing or to be grown on said premises or in any goods which are or may become fixtures located on said premises created or existing under provisions of the Uniform Commercial Code RCW 62A

13. Furnish for examination an authentic copy of the trust known as the Ray and Miriam French Revocable Living Trust dated January 5, 1983, and any amendments thereto, or, in the alternative, a Trust Certification in the manner provided by law, together with relevant portions of the trust. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.

14. As to the Story Family Five LLC (buyer/seller) (a) Certificate of Existence from the Secretary of State's Office of the state where formed. (b) Copy of the Articles of Organization filed with the Secretary of State's Office where formed, as well as copies of all amendments thereto. (c) Copy of the Operating Agreement of the limited liability company, as well as any amendments thereto. (d) Certificate of the Manager(s) authorizing the transaction and which states that there have been no amendments to the Articles of Organization of Operating Agreement or that copies of all amendments are attached as an exhibit to the Certificate of Manager(s); or require Certificate of all members authorizing transaction. At the time the Company is furnished these items, the Company may make additional requirement or exceptions as deemed necessary.
(e) A satisfactory search of the records against the names of a single member or community property members LLC.

15. Right, title and interest of Raymond P. French and Thomas C. French as disclosed by Personal Representative Deed recorded May 1, 2023 under Auditor's File No. 2023008265.

16. Right, title and interest of French Family Trust, as disclosed by deed recorded March 8, 1994 under Auditor's File No. 1994-008156.

17. The attached Commercial Title Affidavit must be completed in full, notarized and submitted to the Company for review prior to closing.

18. If the policies to be issued are in excess of $3,000,000.00 or involve unusual risks, approval to issue such policies must be obtained from Stewart Title Guaranty Company . This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.

19. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one- to four-family residence, due to the following condition: More than 1 acre. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTES

NOTE A: In order to assure timely recording all recording packages should be sent to:

Stewart Title Company
7913 W. Grandridge Blvd.
Kennewick, WA 99336

NOTE B: Recording fees charged by the county will be billed as follows: Deeds of Trust $304.50 for the first page and $1.00 for each additional page. Deeds $303.50 for the first page and $1.00 for each additional page. For Electronic Recorded documents, please add $2.50 plus tax (based on Stewart Title Local Office) for King, Pierce, Snohomish and Thurston Counties and $5.00 plus tax for all remaining counties in Washington.

NOTE C: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn of SWNE 20-9-28, in Benton County, WA

NOTE D: All matter regarding extended coverage have been cleared for the mortgagee's policy. Exceptions 1, 2, 3, 4, 5 and 6 shown in Schedule B, II herein will be omitted in said extended coverage mortgagee's policy.

NOTE E: The records of County and/or our inspection indicate that the address of the improvement is located on said land is 1004 Sirron Avenue, Richland, WA 99352

NOTE F: The Loan Policy to issue will contain an 8.1 (Environmental Protection Lien) Endorsement.

NOTE G: In the event of cancellation, a cancellation charge may be made.

NOTE H: Title to the estate or interest shown in Schedule A was acquired by Instrument No(s). 878325, 1994008156, and 2023008265.

NOTE I: The following deeds affecting the property herein described have been recorded within the last 36 months: Instrument No(s). 2023008265

NOTE J: In order for Stewart Title to act as a Trustee under a Deed of Trust, they must appear as Stewart Title Company on the recorded document.

NOTE K: We find no pertinent matters filed or recorded against Story Family Five LLC.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

The following are the requirements to be complied with:

Item (a)	Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
Item (b)	Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
NOTE:	Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
Format:	Margins to be 3” on top of first page, 1” on sides and bottom, 1” on top, sides and bottom of each succeeding page.
	Font size of 8 points or larger and paper size of no more than 8 ½” by 14”.
	No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance, reference to auditor’s file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor’s tax parcel number(s).

Return address which may appear in the upper left hand 3” top margin.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

2. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.

3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

7. Unpatented mining claims, and all rights relating thereto.

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

10. Water rights, claims or title to water.

SPECIAL EXCEPTIONS TO FOLLOW

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

1. Liability to future assessments by Kennewick Irrigation District.

2. Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments, including LID assessments and utility tap or connection charges, if any.

3. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded July 6, 1960, as Document No. 439629.

4. Application for Classification as Farm and Agricultural Land and the terms and conditions thereof recorded under Instrument No. 670764.

5. Easement granted to Sirron Corporation, Marian J. Tomich and Rudy G. Tomich as more fully set forth in the instrument recorded February 17, 1978, as Document No. 750485.

6. Declaration of Covenant recorded under Recording Number 867708.

7. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded December 22, 1992, as Document No. 1992031924.

8. Easement granted to Kennewick Irrigation District as more fully set forth in the instrument recorded April 5, 2000, as Document No. 2000008216.

9. Unrecorded Lease(s) and the terms, provisions, and conditions thereof as disclosed by Assignment of Overriding Royalty Interest and the terms and conditions thereof recorded under Instrument No. 2005040193.

   Title Company makes no representation as to the current ownership of said minerals reserved.

10. Survey and the terms and conditions thereof recorded under Instrument No. 2003042660.

END OF SCHEDULE B

Escrow Officer Location:
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336

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STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.

2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.

3. Debug products to identify and repair errors that impair existing intended functionality.

4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.

5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).

6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.

7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.

8. Comply with a legal obligation.

9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

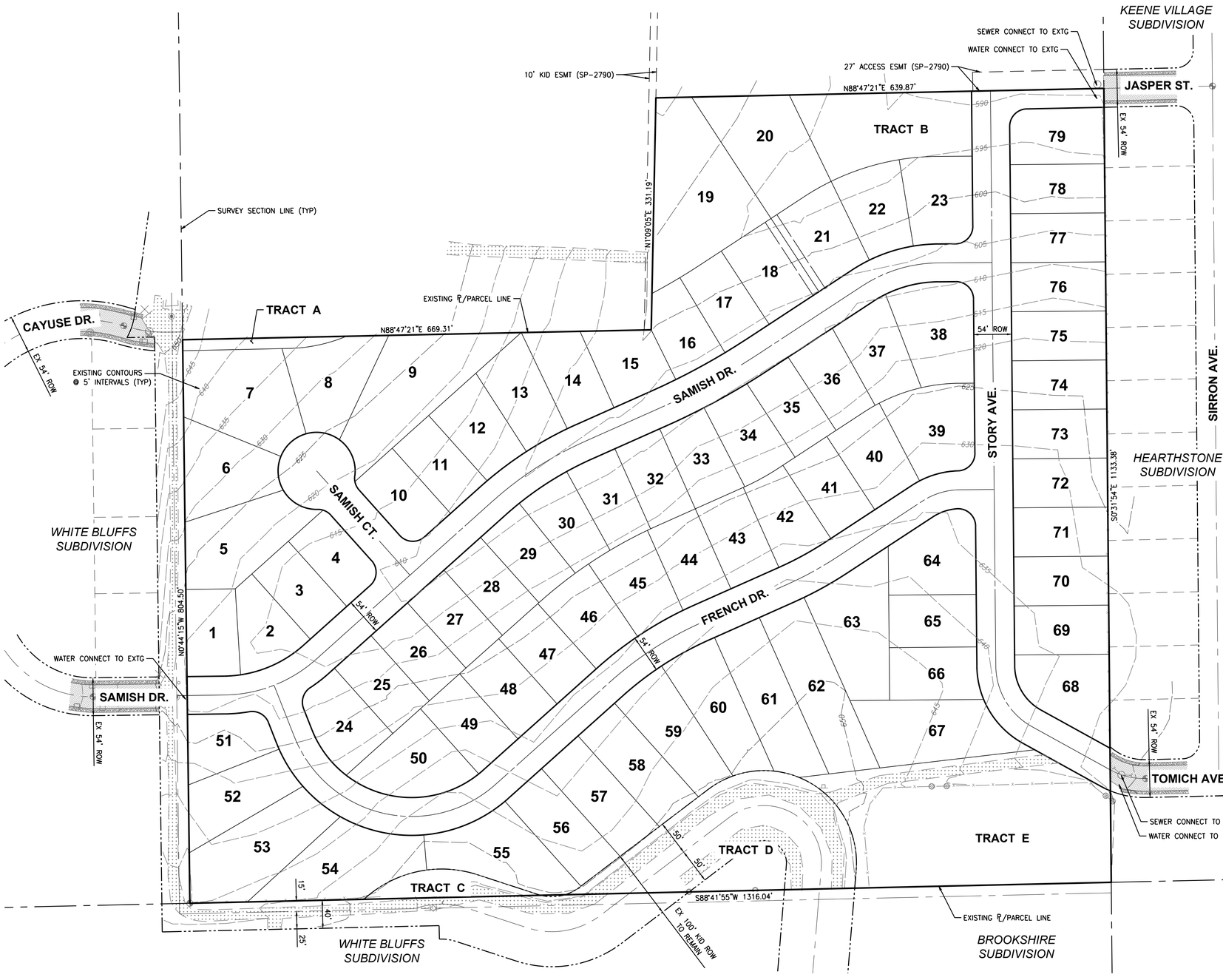
Contact Information

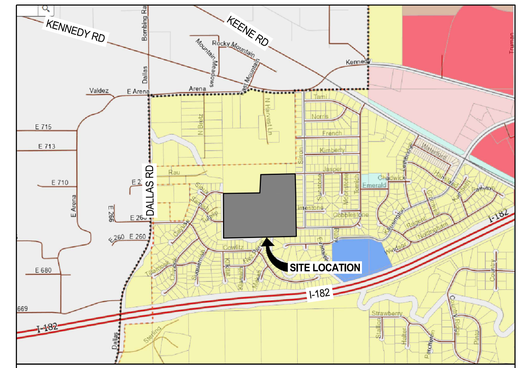
Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

COVER SHEET
FOR

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





N.T.S **VICINITY MAP**

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BARGHAUSEN CONSULTING ENGINEERS, INC. CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGAL DESCRIPTION

PER DEED AFN 2023-008265

SITUATE IN BENTON COUNTY, STATE OF WASHINGTON, TO WIT:
SECTION 20 TOWNSHIP 9 RANGE 28 QUARTER NE; THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RICHLAND, BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°47'27" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 1320.95 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°43'01" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR 518.00 FEET; THENCE NORTH 88°47'27" EAST FOR 669.31 FEET; THENCE NORTH 01°09'11" EAST FOR 331.19 FEET; THENCE NORTH 88°47'27" EAST FOR 640.13 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°30'12" WEST, ALONG SAID EAST LINE FOR 187.09 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS SHORT PLAT #2790, RECORDED UNDER AFN #2004-005496 ON 02/20/2004).

OWNER/DEVELOPER

STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352
(509) 302-6136
CONTACT: TIM STORY

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
400 COLUMBIA POINT DRIVE, SUITE 101-B
RICHLAND, WA 99352
(425) 251-6222
CONTACT: NATHAN MACHIELA, PE

LAND SURVEYOR

AHBL, INC.
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 380-5883
CONTACT: JOHN BECKER, PLS

SITE ADDRESS

1004 SIRRON AVE, RICHLAND, WA 99352
GENERAL LOCATION: NORTH OF I-182, WEST OF SIRRON AVE, EAST OF DALLAS RD, AND SOUTH OF KENNEDY RD.

PARCEL NUMBERS

120981000002004

UTILITIES

WATER:	CITY OF RICHLAND
SEWER:	CITY OF RICHLAND
IRRIGATION:	KID
TELEPHONE:	CHARTER / ZIPLY
POWER:	RICHLAND ENERGY SERVICES
GAS:	CASCADE NATURAL GAS CORPORATION

SHEET INDEX

1 OF 2	COVER SHEET
2 OF 2	LOT LAYOUT

LAND USE TABLE

CURRENT ZONING	SAG
PROPOSED ZONING	R-1-10
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
TOTAL SITE AREA	1,271,835 SF (29.20 ACRES)
RIGHT OF WAY AREA	214,168 SF (4.92 ACRES)
TRACT AREA	145,908 SF (3.35 ACRES)
NUMBER OF TRACTS	5
RESIDENTIAL LOT AREA	911,759 SF (20.93 ACRES)
NUMBER OF RESIDENTIAL LOTS	79
AVERAGE RESIDENTIAL LOT AREA	11,541 SF (0.26 ACRES)
MINIMUM RESIDENTIAL LOT AREA	8,601 SF (LOT 4)
MAXIMUM RESIDENTIAL LOT AREA	28,173 SF (LOT 19)

TRACT TABLE

NAME	USE	AREA
TRACT A	FUTURE ROW	3,248 SF (0.07 ACRES)
TRACT B	STORMWATER POND	23,804 SF (0.55 ACRES)
TRACT C	KID CANAL/ROW	6,483 SF (0.15 ACRES)
TRACT D	KID CANAL/ROW	46,004 SF (1.06 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	–	145,908 SF (3.35 ACRES)

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT MAP
THE ESTATES AT WHITE BLUFFS
RICHLAND, WA 99352

For: STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352

Scale: Horizontal 1" = 80' Vertical N/A

Designed DJF
Drawn DJF
Checked NJM
Approved NJM
Date 05/10/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23325
Sheet 1 of 2

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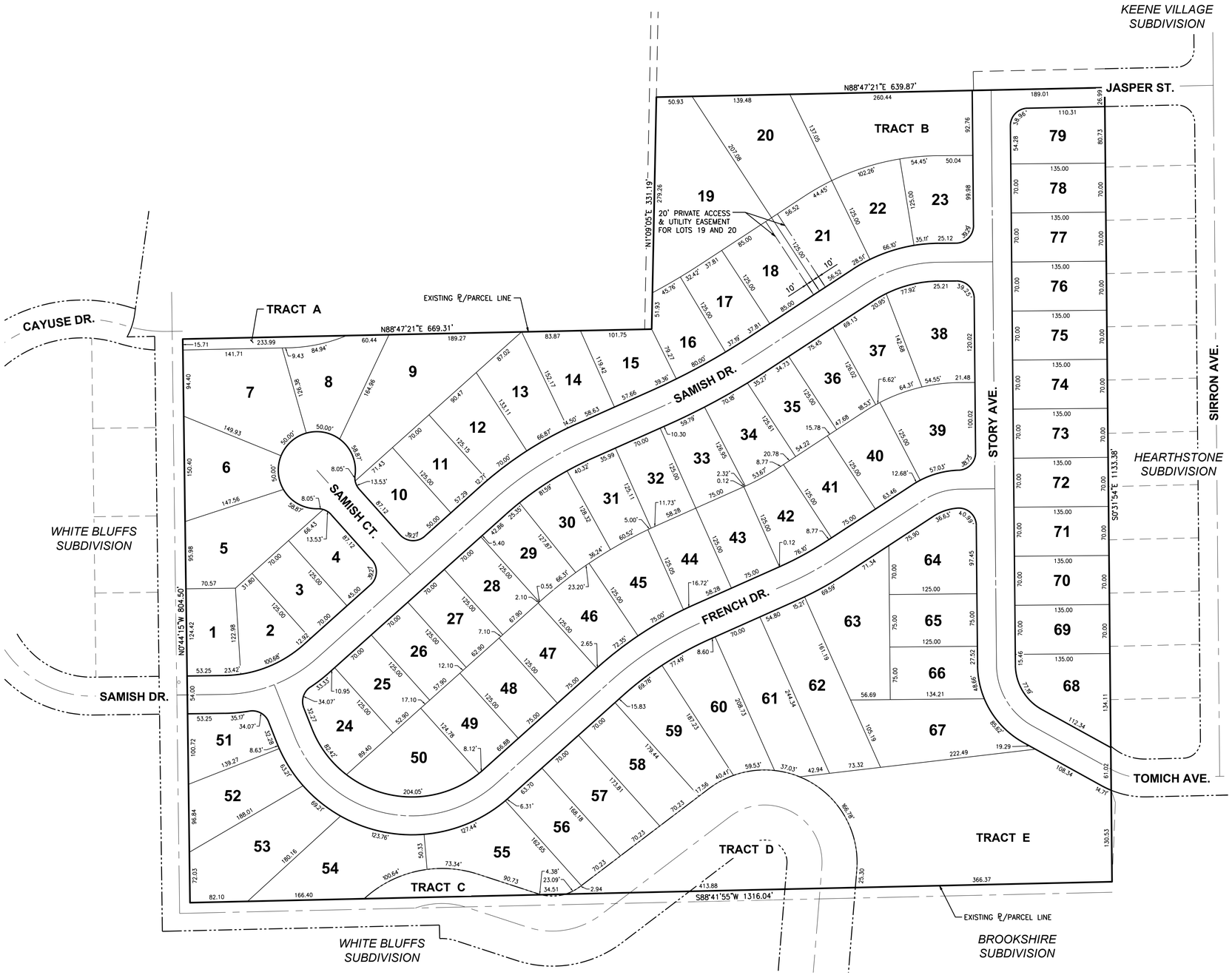
LOT LAYOUT
FOR

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Parcel Table	
Parcel #	Area
1	9,148 SF
2	8,953 SF
3	8,750 SF
4	8,601 SF
5	16,308 SF
6	13,664 SF
7	19,977 SF
8	13,439 SF
9	23,040 SF
10	9,226 SF
11	8,751 SF
12	10,252 SF
13	10,747 SF
14	10,173 SF
15	9,472 SF
16	8,811 SF
17	9,076 SF
18	10,625 SF
19	28,173 SF
20	19,025 SF
21	11,624 SF
22	10,523 SF
23	11,725 SF
24	10,564 SF
25	8,750 SF
26	8,750 SF
27	8,750 SF
28	8,750 SF
29	8,853 SF
30	9,061 SF
31	8,978 SF
32	8,750 SF
33	9,260 SF
34	9,734 SF
35	8,757 SF
36	8,860 SF
37	10,638 SF
38	14,706 SF
39	13,731 SF
40	10,297 SF

Parcel Table	
Parcel #	Area
41	9,375 SF
42	9,368 SF
43	9,375 SF
44	9,375 SF
45	10,735 SF
46	10,448 SF
47	9,375 SF
48	9,375 SF
49	9,374 SF
50	13,111 SF
51	9,430 SF
52	12,117 SF
53	18,594 SF
54	17,549 SF
55	15,643 SF
56	11,576 SF
57	11,970 SF
58	12,364 SF
59	13,059 SF
60	13,882 SF
61	16,108 SF
62	17,869 SF
63	17,273 SF
64	12,989 SF
65	9,375 SF
66	9,519 SF
67	17,433 SF
68	12,679 SF
69	9,450 SF
70	9,450 SF
71	9,450 SF
72	9,450 SF
73	9,450 SF
74	9,450 SF
75	9,450 SF
76	9,450 SF
77	9,450 SF
78	9,450 SF
79	10,650 SF

TRACT TABLE

NAME	USE	AREA
TRACT A	FUTURE ROW	3,248 SF (0.07 ACRES)
TRACT B	STORMWATER POND	23,804 SF (0.55 ACRES)
TRACT C	KID CANAL/ROW	6,483 SF (0.15 ACRES)
TRACT D	KID CANAL/ROW	46,004 SF (1.06 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	–	145,908 SF (3.35 ACRES)

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT MAP
THE ESTATES AT WHITE BLUFFS
RICHLAND, WA 99352

For: STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352

Scale: Horizontal 1" = 80' Vertical N/A

Designed DJF Drawn DJF Checked NJM Approved NJM Date 05/10/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23325

Sheet 2 of 2

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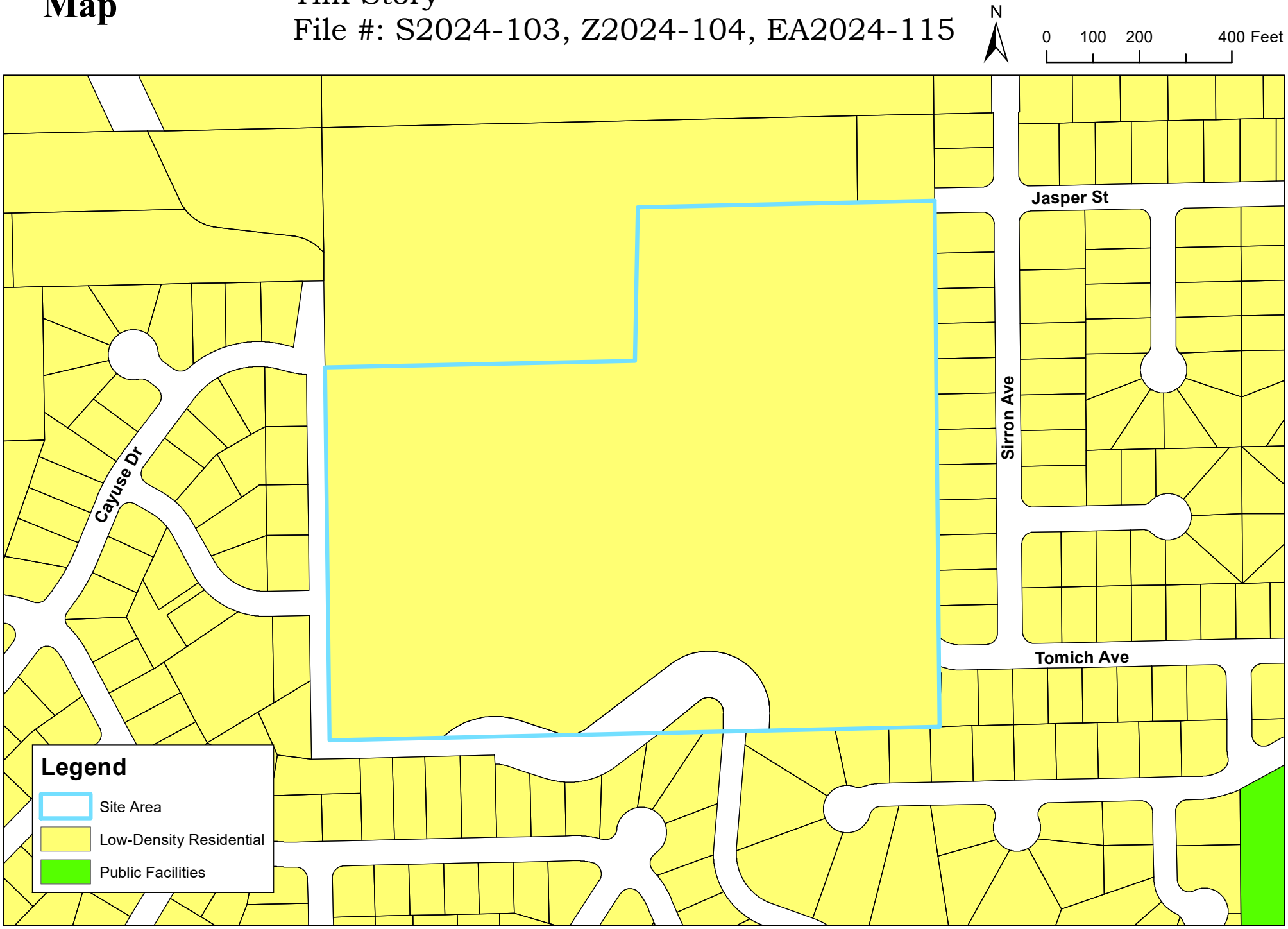
Land Use Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

EXHIBIT 2



Zoning Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

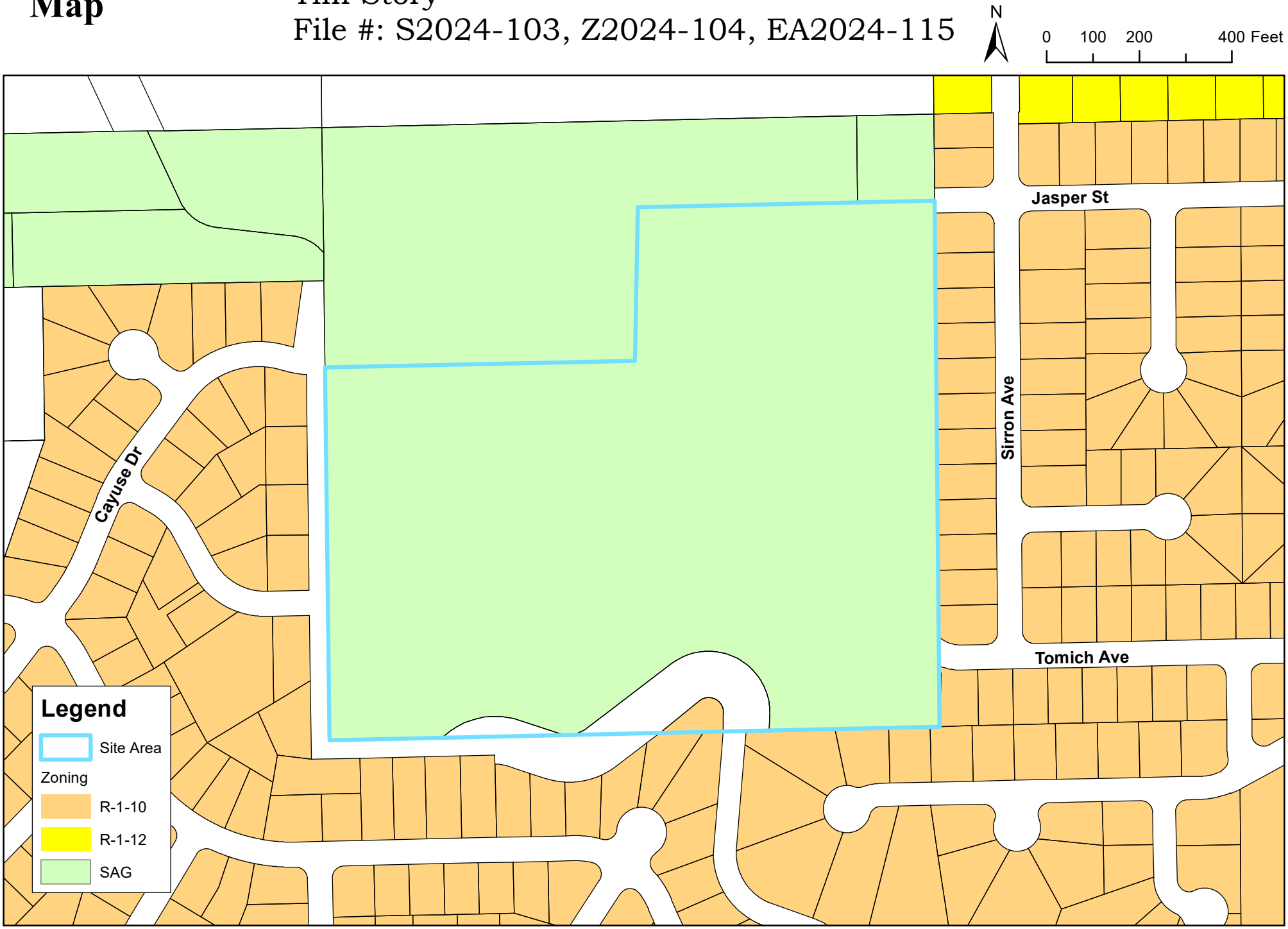


EXHIBIT 3

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, September 9, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

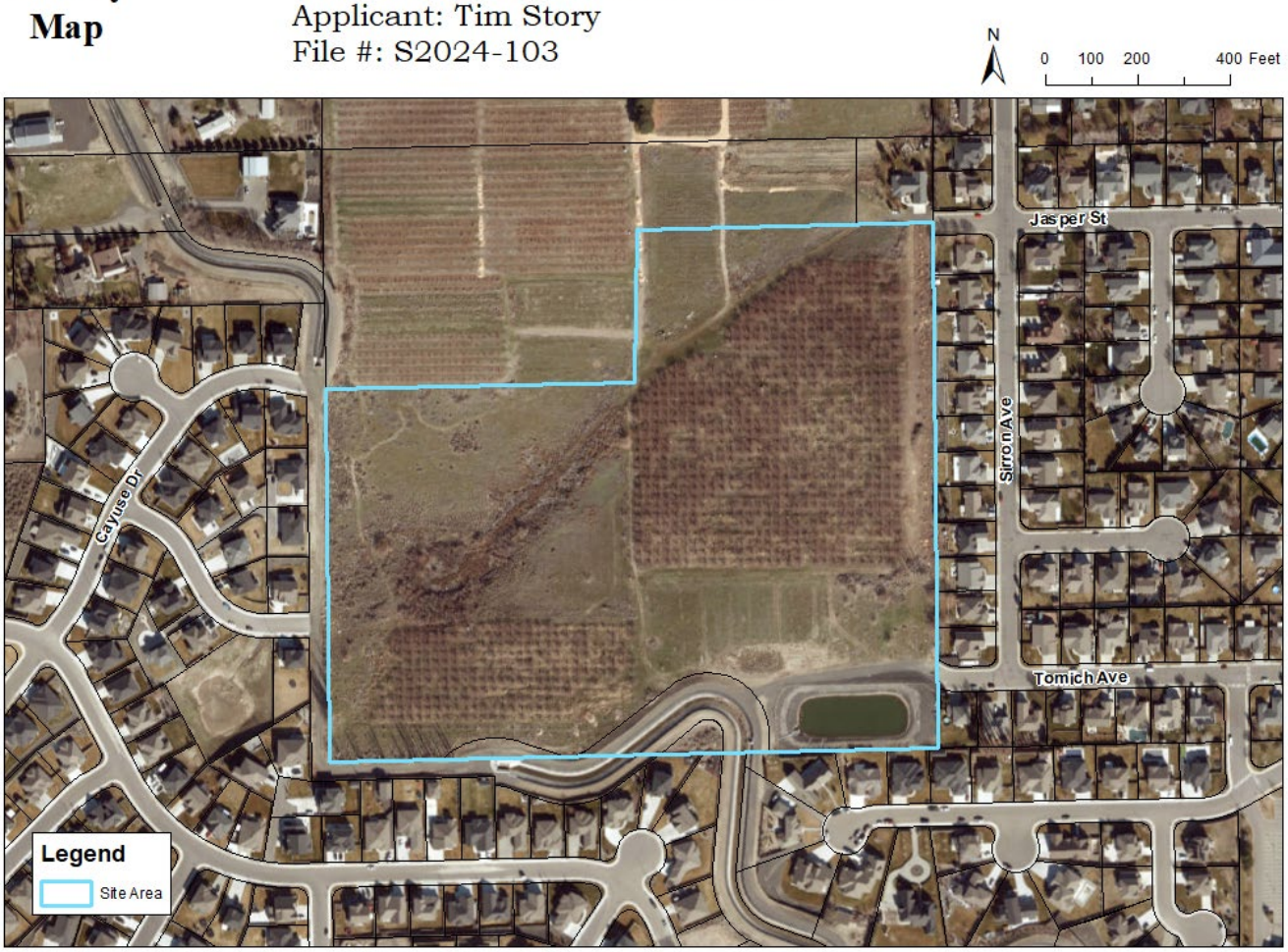
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance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

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, September 8, 2024. However, written comments must be received no later than 5:00 p.m. on Friday, August 30, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

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

2. On the 9th day of August 2024, I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION, PUIBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.

Signed: Kirsten Recker

SIGNED AND SWORN to before me this 9th day of August 2024 by

Notary Public in and for the State of Washington,

Carly Kirkpatrick
Print Name
Residing at Benton County
My appointment expires: Oct. 6, 2024

Notary Public
State of Washington
CARLY KIRKPATRICK
LICENSE # 210539
MY COMMISSION EXPIRES
OCTOBER 6, 2027

Notice of Closed Record Hearing attached.
Address list attached.

DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
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MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
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RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
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ROBERTS BART JOSEPH & CHERYL RUTH
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HUMMER JAMES H
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RICHELIEU RACQUEL & BARKER DIANNA
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SAFFELL MICHAEL & TIFFANY
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RICHLAND, WA 99352

KOH KATHERINE
4632 COWLITZ BLVD
RICHLAND, WA 99352

ARTHUR GREG & BILLIE
4656 COWLITZ BLVD
RICHLAND, WA 99352

LANCHEROS VICTOR H & CORINA L
4680 COWLITZ BLVD
RICHLAND, WA 99352

FEASTER JARED L & JESSICA A
4704 COWLITZ BLVD
RICHLAND, WA 99352

SINGH SURINDER
4728 COWLITZ BLVD
RICHLAND, WA 99352

DECHTER STEPHEN MARK & SHARON A
4752 COWLITZ BLVD
RICHLAND, WA 99352

SMITH DONALD K & SUSAN F
967 SIRRON AVE
RICHLAND, WA 99352-7740

FRENCH THOMAS C & PAULETTE C
4408 JASPER ST
RICHLAND, WA 99352

NIELSEN CHRISTOPHER
989 SIRRON AVE
RICHLAND, WA 99352

OWENS NEKI
1015 SIRRON AVE
RICHLAND , WA 99352

GEE NATHAN & COLLEEN
1031 SIRRON AVE
RICHLAND , WA 99352

CARTER ROBERT & BARBARA
1045 SIRRON AVE
RICHLAND, WA 99352

ADAMS TONY JOHN & VIRGINIA MARIE
1061 SIRRON AVE
RICHLAND, WA 99352

BRASSFIELD BRIAN S
1077 SIRRON AVE
RICHLAND, WA 99352

ROSS CHRISTOPHER & LINDSEY
4764 COWLITZ BLVD
RICHLAND, WA 99352

WINGFIELD RICHARD DANIEL & KAILEY CHRISTINE
4788 COWLITZ BLVD
RICHLAND, WA 99352

WITTE CRAIG E
4366 JASPER ST
RICHLAND, WA 99352

ZIMMERMANN JONATHAN & BARBARA
975 SIRRON AVE
RICHLAND, WA 99352

MOORE WILLIAM R & JUDY M
1007 SIRRON AVE
RICHLAND, WA 99352

KIRBY NICOLE R
1023 SIRRON AVE
RICHLAND, WA 99352

MORGAN MAXWELL & ALAINA
1037 SIRRON AVE
RICHLAND, WA 99352

SIVANISH PAUL H & JANET L
1053 SIRRON AVE
RICHLAND, WA 99352

LANDON PATRICK M & AMELIA L
1069 SIRRON AVE
RICHLAND, WA 99352

HIEBERT DOUGLAS G
15674 WEST WEDGE WAY
MORRISON, CO 80465

HARTMAN HEATHER E & ROMERO STEVEN J
4776 COWLITZ BLVD
RICHLAND, WA 99352

MCCOOK DANIEL P & CASSIE L
4800 COWLITZ BLVD
RICHLAND, WA 99352

HEALY HEATHER & BRACKNEY PAUL A
1076 SAMISH DRIVE
RICHLAND , WA 99352

KIRSCHENMANN STEVEN S & LACY M
1064 SAMISH DR
RICHLAND , WA 99352

NELSON KYLE & ALYSSA
1051 SAMISH DR
RICHLAND, WA 99352

LEDFORD ANDREW & BETH
1075 SAMISH DR
RICHLAND , WA 99352

LOPEZ LUIS & CHRISTINA
1416 S OLYMPIA PL
KENNEWICK, WA 99337

LITE III DONALD J & KIMBERLY
1087 SAMISH DRIVE
RICHLAND , WA 99352

KNIGHT RANAE JOY
928 CAYUSE DR
RICHLAND, WA 99352

WEBB CURTIS J & MELISSA R
900 CAYUSE DRIVE
RICHLAND, WA 99352

HARRIS JOHN R & SARAH L
877 CAYUSE DR
RICHLAND, WA 99352

BROADBENT KYLE D & AMY E
901 CAYUSE DR
RICHLAND, WA 99352

LITKA DEVAN J & ALEXANDRIA N
1070 SAMISH DR
RICHLAND , WA 99352

COURTNEY TODD A & TIERA L
1052 SAMISH DR
RICHLAND, WA 99352

CAMPBELL JR ROBERT ANDREW & JOAN
1063 SAMISH DRIVE
RICHLAND , WA 99352

BLANC MICHAEL & KAYLIE
4701 TULALIP CT
RICHLAND, WA 99352

WITT MORGAN F & ALEXANDRA A
4708 TULALIP CT
RICHLAND , WA 99352

WITT FREDERICK & ANTONIA
940 CAYUSE DR
RICHLAND, WA 99352

CHUNN CALVIN B & KAYLEE E
916 CAYUSE DR
RICHLAND , WA 99352

SOULAMI AYOUB & HRAM ASMAE
880 CAYUSE DR
RICHLAND, WA 99352

ATENCIO GREG A & JULIANNE H
889 CAYUSE DR
RICHLAND, WA 99352

QIN CHUAN & ZHU QIMEI
4750 SIOUX CT
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

BOWER MELISSA A
1255 TOMICH AVE
RICHLAND, WA 99352

LOBDELL JON L & KERI A
4391 LIMESTONE CT
RICHLAND, WA 99352

MADDISON ROGER & ANITA
1062 SIRRON AVE
RICHLAND , WA 99352

TUAN ALLAN C & YOLANDA H
1312 PAIGE ST
RICHLAND, WA 99352

ROBLES SAMUEL
1032 SIRRON AVE
RICHLAND, WA 99352

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4408 JASPER ST
RICHLAND, WA 99352

LAWING KEITH J & JAMIE C
1024 SIRRON AVE
RICHLAND, WA 99352

TRUSTEES BRANDT CHARLES MOHR & JENNIFER AIMEN YOUNG
1351 KENSINGTON WAY
RICHLAND, WA 99352

ADHIKARI LALIT & KARKI ROSHANI
1423 KENSINGTON WAY
RICHLAND, WA 99352

BACHAUD GRANT C & MICHELLE K
1093 SIRRON AVE
RICHLAND, WA 99352-7805

NELSON DARRYL W
1277 TOMICH AVE
RICHLAND, WA 99352

QUANG HA THIEN-AN & NGUYEN CHAU
4369 LIMESTONE CT
RICHLAND , WA 99352

MEEKS FRED & MARLENE
1054 SIRRON AVE
RICHLAND, WA 99352

HANSEN PAUL A & SONJA A
1038 SIRRON AVE
RICHLAND, WA 99352

CUMMINGS TRACEY R
4395 KIMBERLY ST
RICHLAND, WA 99352

DAVIS TRUSTEES RICHARD H & JEANNE T
4367 JASPER ST
RICHLAND, WA 99352

ELLENBEST ROBERT & RANDI
1339 KENSINGTON WAY
RICHLAND, WA 99352

JACKSON JASON & PETERSON KIMBERLY
1363 KENSINGTON WAY
RICHLAND, WA 99352

JENSEN JASON & EMILY
1400 KENSINGTON WAY
RICHLAND, WA 99352

HEID DANIEL B & CHERYL L
1388 KENSINGTON WAY
RICHLAND, WA 99352

WAGGONER JACK BRANDON
1364 KENSINGTON WAY
RICHLAND, WA 99352

PHONGSA HEATHER M & ANONG S
1324 KENSINGTON WAY
RICHLAND, WA 99352

KINNEY REED J & SOPHIA M
1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Kyle Hendricks**, 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 16th day of August 2024, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (The Estates at White Bluffs Preliminary Plat) in the following location:

The western terminus of Jasper Street.

Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 16th day of August, 2024, by Kyle Hendricks.

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

Notary Public
State of Washington
CARLY KIRKPATRICK
LICENSE # 210539
MY COMMISSION EXPIRES
OCTOBER 6, 2027

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	582221	Print Legal Ad-IPL01885500 - IPL0188550	HE PHN Z 2024-104	$200.39	1	69 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 APPLICATION, PUBLIC HEARING

Notice: Story Family Five, LLC has filed a rezone and preliminary plat application to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan; and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

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

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, September 9, 2024 at 5:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Public Comment: Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, August 30, 2024, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above-referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above-referenced address with questions related to the available appeal process.

Date Published: Sunday, August 18, 2024
IPL0188550
Aug 18 2024

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

Mary Castro, 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 08/18/2024, and ending on 08/18/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:
08/18/24

Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 19th day of August in the year of 2024

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

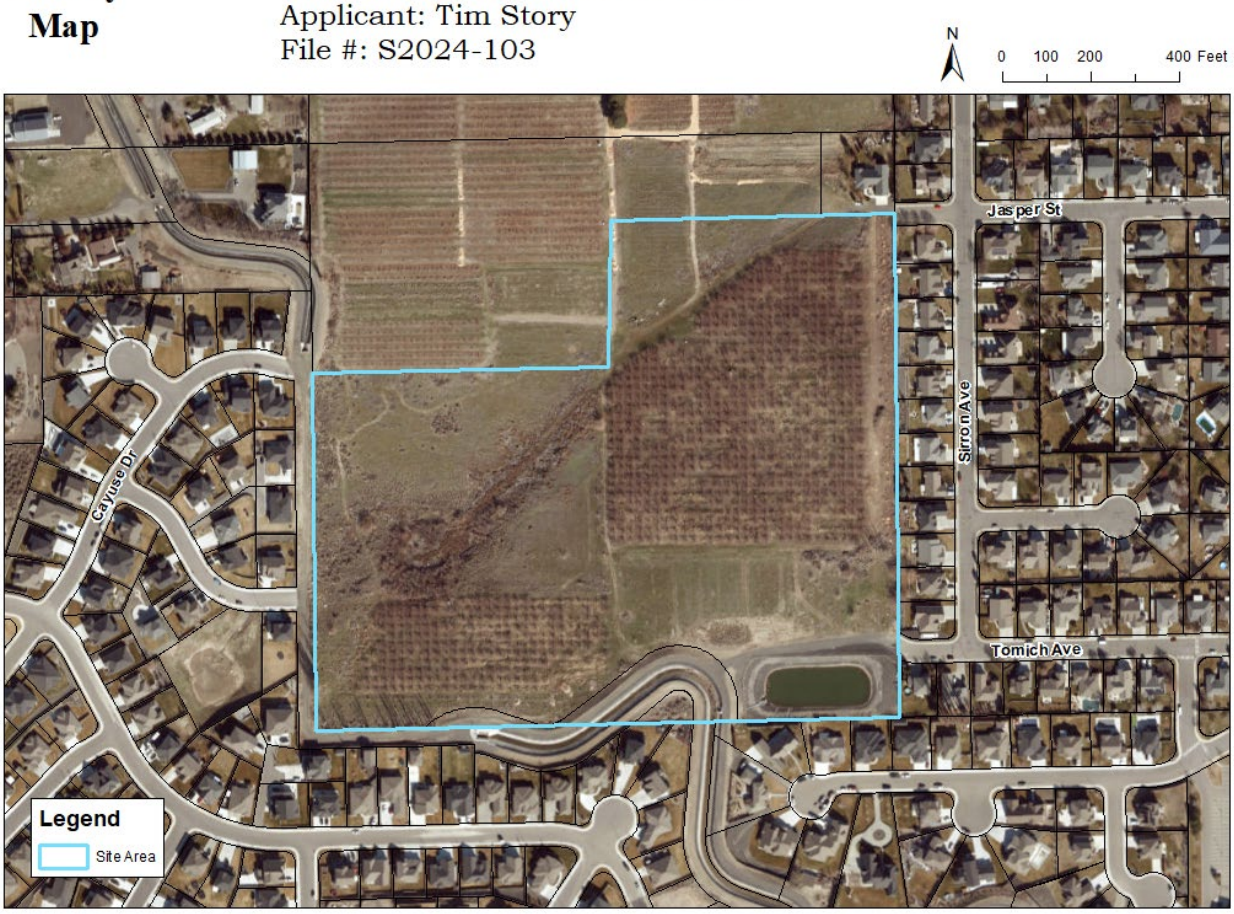
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Ivan Popovich, who, being first duly sworn upon oath deposes and says:

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

2. On the 16th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.

Signed: Ivan Popovich

SIGNED AND SWORN to before me this 17th day of June, 2025 by

Kirsten Recker
Notary Public in and for the State of Washington,

Kirsten Recker
Print Name
Residing at 625 Swift Blvd. Richland
My appointment expires: 09/06/2028

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
24026841
9-06-28

Notice of Closed Record Hearing attached.
Address list attached.

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

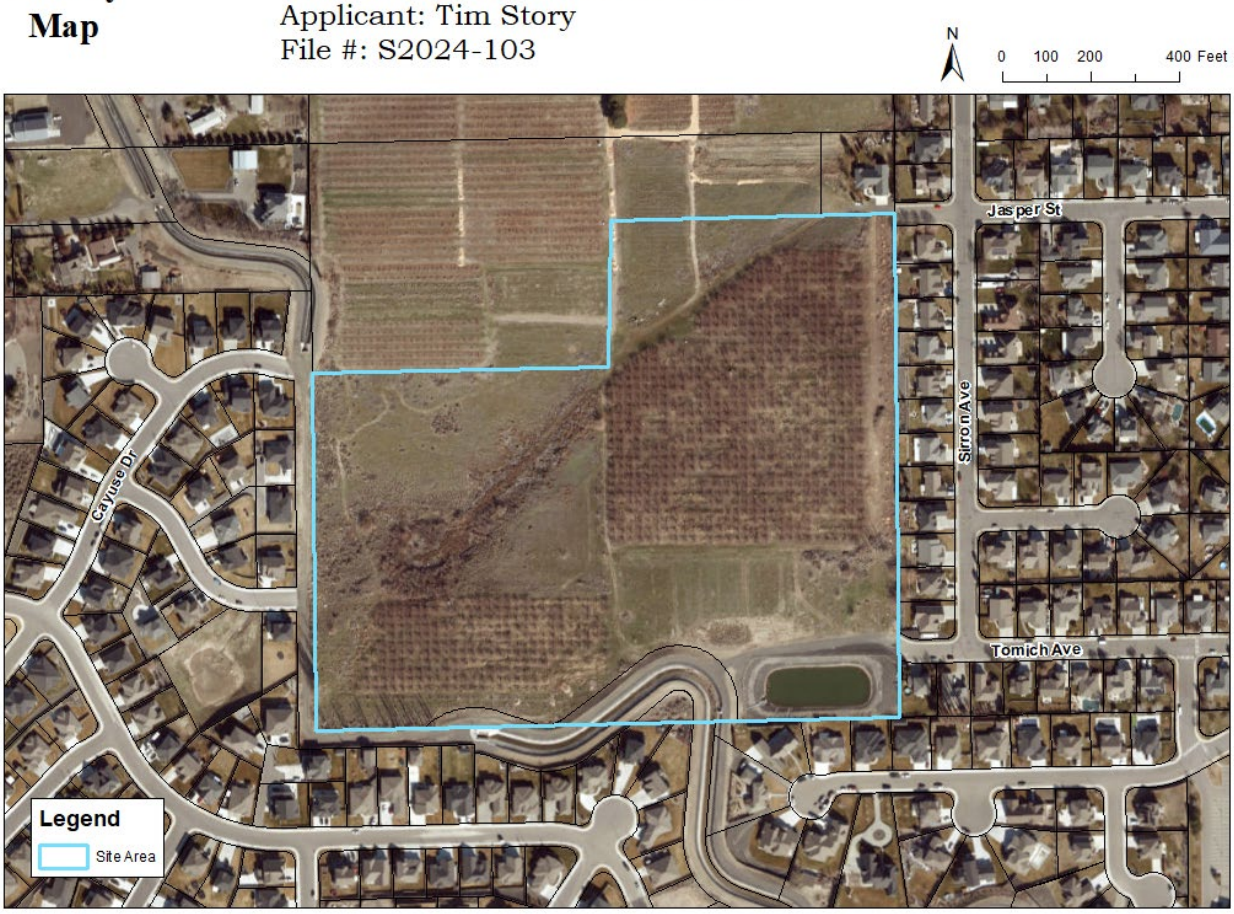
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

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4680 RAU ST
RICHLAND, WA 99352-7831

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KOH KATHERINE
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LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

JUAREZ HEIDI M & AARON R
4687 COWLITZ BLVD
RICHLAND, WA 99352

HUMMER JAMES H
4675 COWLITZ BLVD
RICHLAND, WA 99352

RICHELIEU RACQUEL & BARKER DIANNA
4651 COWLITZ BLVD
RICHLAND, WA 99352

VAN LEUVEN AARON & JAMIE
4572 COWLITZ BLVD
RICHLAND, WA 99352

SORENSEN WHITNEY K & THOMAS CARL
4596 COWLITZ BLVD
RICHLAND, WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN EDITH
4620 COWLITZ BLVD
RICHLAND. WA 99352

BOWEN STEVEN H & JANET D
4644 COWLITZ BLVD
RICHLAND, WA 99352

CARSON CLAUDIA & JAMES
4668 COWLITZ BLVD
RICHLAND, WA 99352

DEPP JR LEWIS E & CHRISTY M
4692 COWLITZ BLVD
RICHLAND, WA 99352

NIDA LEVI T & AMANDA L
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MEQUET CHRISTOPHER & SHAILA
4740 COWLITZ BLVD
RICHLAND, WA 99352

URDAHL TAUNI & TUCKER
4663 COWLITZ BLVD
RICHLAND , WA 99352

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1376 KENSINGTON WAY
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LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, 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 23rd day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (Preliminary Plat for The Estates At White Bluffs) at the following location:

The western terminus of Jasper Street, located west of Sirron Avenue.

Signed: Mike Stevens

SIGNED AND SWORN to before me this 25th day of June, 2025, by Mike Stevens.

Kirsten Recker
Signature of Notary

Kirsten Recker
Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 09/06/2028

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 9-06-28
24026841

Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Wednesday, June 18, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	Z2024-104, S2024-103 & EA2024-115
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

****

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice: Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and participate in the public hearing.

Environmental Review: The proposed project is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the

record during the hearing.

Published: Wednesday, June 18, 2025

EXHIBIT 4

Stevens, Mike

From: Nathan Machiela <nmachiela@Barghausen.com>
Sent: Monday, September 9, 2024 8:09 AM
To: Stevens, Mike
Subject: The Estates at White Bluffs (BCE#23325)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike, the developer would like to request a continuance for the rezone as well. He wants to make sure the development plan will work before moving forward with rezone.

Thanks,

Nathan Machiela| Senior Civil Project Manager
Direct: 425-656-7456 | Cell: 509-579-1887
Barghausen Consulting Engineers, Inc.
400 Columbia Point Drive, Suite 201-B
Richland, WA 99352
www.barghausen.com

File No. EA2024-115

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Rezone and subdivision of 29.19 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 74 lots with public roads, sewer, water, and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue, and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

Proponent: Nathan Machiela
Barghausen Consulting Engineers ,Inc.
400 Columbia Point Dr, STE 101-B
Richland, WA 99352

Location of Proposal: Benton County Parcel 120981000002004, located at 1004 Sirron Avenue, Richland, WA 99352. The general location is north of I-182, west of Sirron Avenue, east of Dallas Road, and south of Kennedy Road.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 8, 2025

Signature_____

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2025 Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject
S2024-103 - Preliminary Plat for The Estates at White Bluffs

Department
Development Services

Recommended Motion
Staff recommends that the Hearings Examiner approve the proposed preliminary plat subject to City Council approval of the associated rezone request.

Summary
Story Family Five, LLC has submitted a Preliminary Plat Application for the development of an approximately 29-acre site, with seventy-four (74) residential lots, several tracts and related infrastructure. The proposed subdivision will be constructed in four (4) phases.

Attachments:
1. S2024-103 1004 Sirron The Estates at White Bluffs Full Staff Report

Richland

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

GENERAL INFORMATION:

PROPOSAL NAME:	The Estates At White Bluffs Preliminary Plat
LOCATION:	1004 Sirron
APPLICANT:	Story Family Five, LLC
PROPERTY OWNER:	Raymond French and Thomas French
FILE NO.:	S2024-103, EA2024-115
DESCRIPTION:	Request to divide approximately 29.19 acres in four (4) phases into seventy-four (74) residential lots, several tracts and related infrastructure.
PROJECT TYPE:	Type III Preliminary Plat Approval
HEARING DATE:	July 14, 2025 (Continued from September 9, 2024)
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions

Vicinity Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

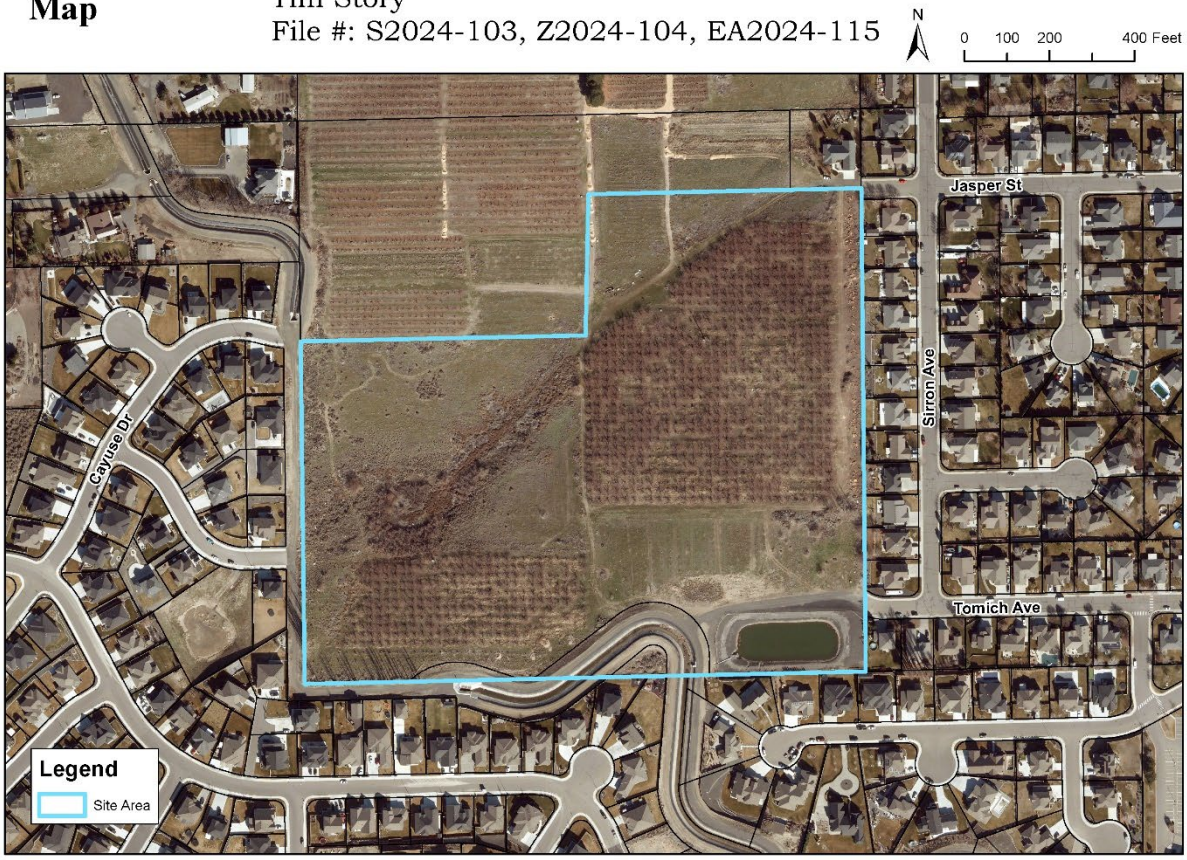


Figure 1 – Vicinity Map

PROJECT DATA

Gross Plat Area:	29.19 acres
Net Plat area:	20.93 acres
Land for Streets/ROW/Other:	4.92 acres
Tract Area	3.35 acres
Number of Lots:	74 lots and several tracts

DESCRIPTION OF PROPOSAL

Story Family Five, LLC has submitted a Preliminary Plat Application for the development of an approximately 29-acre site, with seventy-four (74) residential lots, several tracts and related infrastructure. Figure 1 (above) shows the site within its larger context. The proposed subdivision will be constructed in four (4) phases.

REASON FOR REQUEST

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

24.12.053 Preliminary plat – Required findings.

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

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

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

D. The application is consistent with the requirements of RMC 19.60.095.

24.12.055 Preliminary plat – Hearing examiner consideration and action.

A. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.

B. Hearing examiner approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.

C. Approval of the preliminary plat shall be operative for five years from the date of approval by the hearing examiner during which time a final plat or plats may be submitted.

D. The subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period.

19.60.095 Required findings.

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

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

REVIEW AUTHORITY

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

SITE DESCRIPTION & ADJACENT LAND USES

The site of the preliminary plat (The Estates at White Bluffs) consists of one (1) parcel totaling approximately 29-acres. The site is part of what is commonly referred to as the French Orchard and is located immediately west of the terminus of Jasper Street and Tomich Avenue (east property line) and immediately east of the terminus of Samish Drive and Cayuse Drive (west property line).

The site varies in elevation and generally slopes down approximately 60 feet from the highest spots nearest the south property line (adjacent to KID canal) north towards the property's northeast property corner. The area will be accessed from future connections to Samish Drive, Jasper Street and Tomich Avenue. The Samish Drive access ultimately leads westward to Dallas Road (Via Cayuse Drive and Cowlitz Blvd.), while The Jasper Street and Tomich Avenue connections lead to Sirron Avenue, which ultimately proceeds north to Kennedy Road.

Samish Drive, Cayuse Drive and Cowlitz Blvd. are all within the White Bluffs Phases 1 and 3 residential neighborhoods, while Sirron Avenue extends through the Keene Village and Hearthstone 3 residential neighborhood.

CURRENT LAND USE DESIGNATION AND USES:

North: Low-Density Residential (Suburban Agriculture), existing orchard
East: Low-Density Residential (LDR R-1-10), single-family residential
South: Low-Density Residential (LDR R-1-10), single-family residential and KID Canal
West: Low-Density Residential (LDR R-1-10), single-family residential

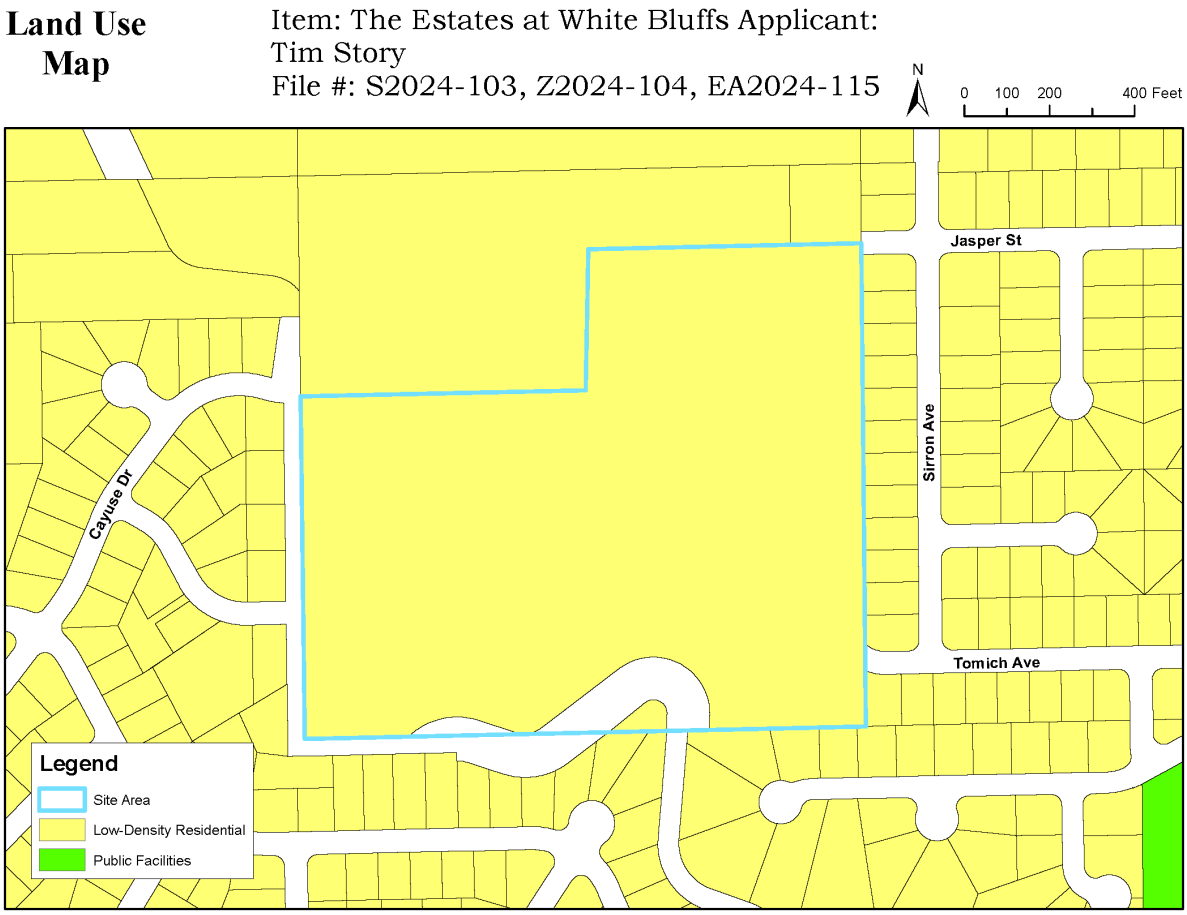


Figure 2 – Comprehensive Plan Map

<u>COMPREHENSIVE PLAN – BADGER MOUNTAIN SOUTH SUBAREA PLAN</u>

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation designates the site for low-density residential development. The City [RMC] zoning designations which can be applied to the low-density residential land use classification consists of Single-family residential R-1-10, Single-family residential R-1-12 and Suburban Agricultural (SAG).

<u>Applicable Goals & Policies</u>

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

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 3: Ensure that the intent of the land use and districts are maintained.

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.

CURRENT ZONING

The subject site is zoned Suburban Agricultural (SAG). Surrounding parcels are zoned as follows:

North: Suburban Agricultural use district (SAG)
East: Single-family Residential R-1-10
South: Single-family residential R-1-10
West: Single-family residential R-1-10

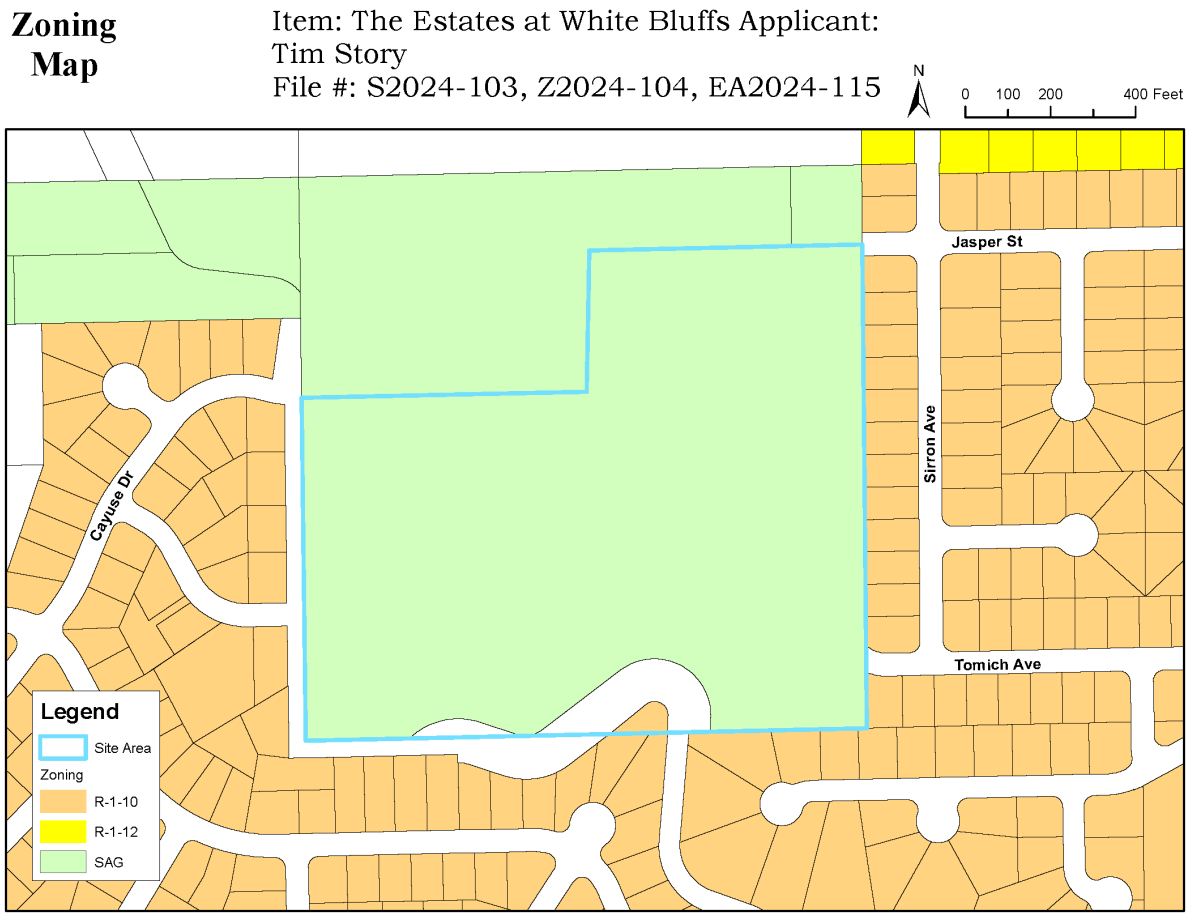


Figure 3 – Zoning Map

The Suburban Agricultural use district (SAG) is a primary zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential use. This land has been zoned SAG since its annexation into the City in 1995 by Annexation 21-95. This zoning classification is intended to be applied to some portions of the city that are designated as Low-Density Residential under the city of Richland comprehensive plan (RMC 23.14.010(B)).

Parallel to this preliminary plat approval, the applicant is also requesting a zoning change to Single-family Residential R-1-10. The single-family residential R-1-10 is a residential zone classification requiring a low density of population, providing protection against 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 low-density residential (zero to five dwellings per acre) under the City of Richland Comprehensive Plan. (RMC 23.18.010(B)). Approval of the proposed preliminary plat will ultimately be dependent upon the outcome of the associated rezone request.

UTILITY AVAILABILITY

There are existing irrigation (purple), water (blue), sewer (green) and electrical power line connections (red) available near the site with adequate capacity to supply the proposed project.

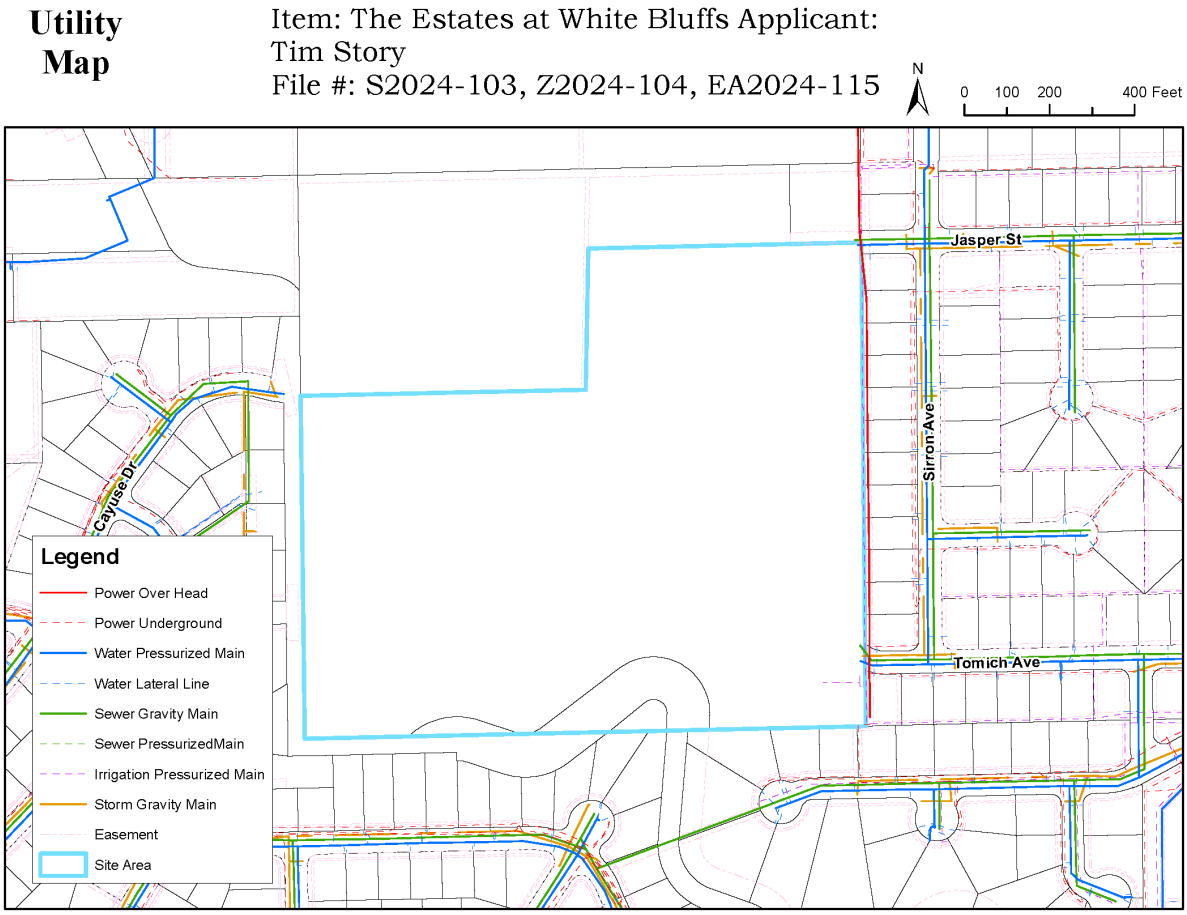


Figure 4 – Utility Map

Sewer

There are existing 8-inch sewer mains in the Jasper Street, Tomich Avenue and Cayuse Drive rights-of-ways.

Water
There are 8-inch water distribution mains located within the Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive rights-of-ways.

Power
Electrical service lines are located along the eastern property line and above-mentioned street rights-of-ways.

Stormwater
Stormwater runoff from all future developments will need to be accommodated for on the project site per the requirements of the Eastern Washington Stormwater Manual.

Irrigation
The site is located within the Kennewick Irrigation District.

TRANSPORTATION & ACCESS
Primary access into the site will come from existing street terminuses associated with Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive.

Sidewalks will be installed on local roads. 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 to the site.

The proposed development is subject to the City's transportation impact fee program (RMC 12.03) which funds specifically identified future off-site projects. All proposed roadways will be required to be constructed to meet Richland's road standards or as otherwise conditioned by preliminary plat approval.

As a result of impacts to the City of West Richland's traffic system, the proponent entered into a Traffic Mitigation Agreement with West Richland (Resolution 26-25). The proponent has paid $38,923 to West Richland as its traffic mitigation payment. These monies will be allocated towards the following three (3) projects within West Richland:

1. TIP Project WA-12764 ($10,981): Traffic signal at Kennedy Road and Bombing Range Road intersection.
2. TIP Project WA-15091 ($502): Phase 1 traffic signal improvements at Kennedy Road and Keene Road intersection.
3. TIP Project WA-1509 ($27,440): Phase 2 traffic signal improvements at Kennedy Road Keene Road intersection.

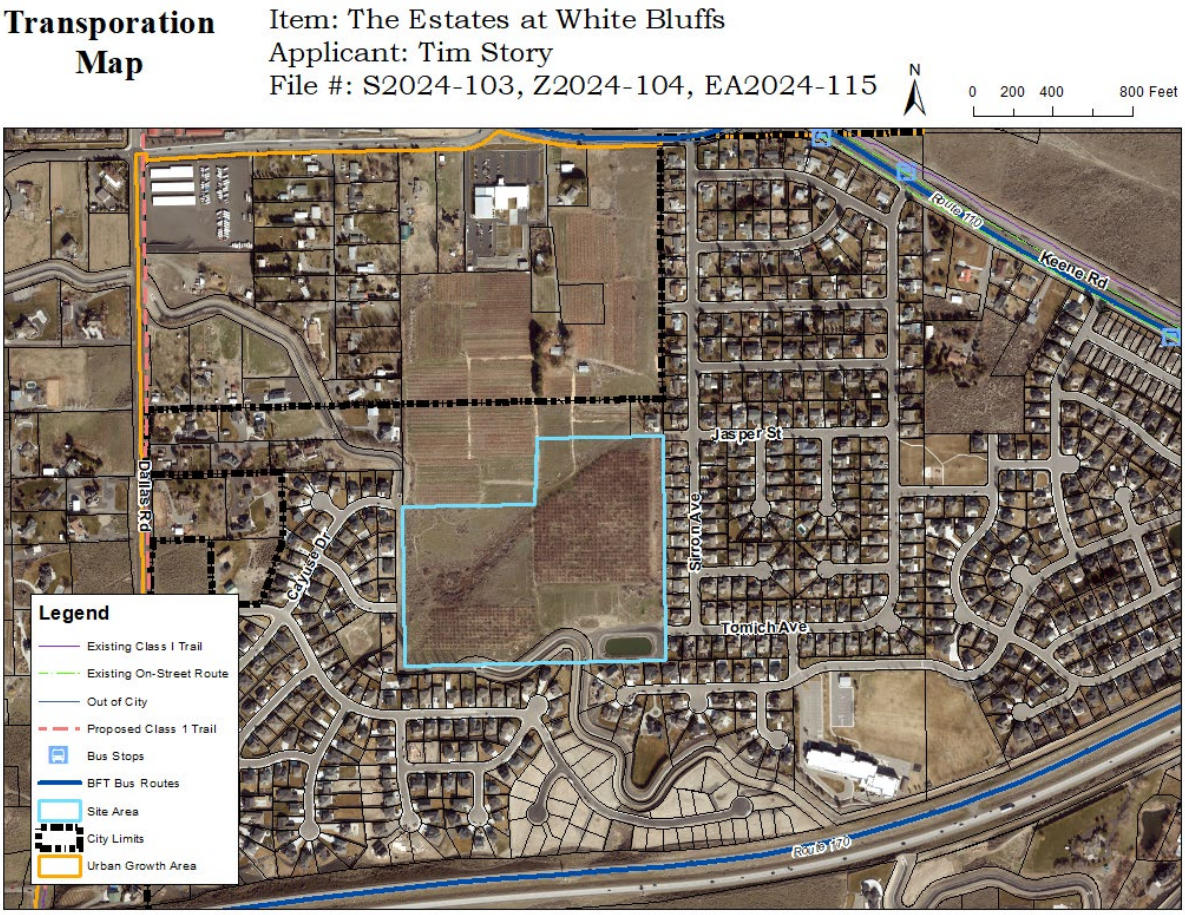


Figure 5 – Transportation Map

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are no hydrants within the proposed site. Hydrants are located within the neighboring residential areas.

SCHOOLS

The plat falls within the boundaries of the Richland School District. As of the date this report was written the City had received no comments from the Richland School District.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the rezone and preliminary plat on July 8, 2025.

Critical Areas

The subject site contains shrubsteppe habitat which is classified as a Fish and Wildlife Habitat Conservation Area by the City's critical areas regulations contained within RMC Title 22.10.

According to the Critical Areas Report and subsequent Mitigation Plan prepared for the site by GG Environmental, LLC, approximately 0.83 acres of shrubsteppe habitat exist on the project site. As a result of the existence of shrubsteppe habitat the proponents have redesigned the proposed plat layout, from that originally submitted for review to the city in 2024, to avoid impacts to the shrubsteppe habitat. However, approximately .204 acres of unavoidable impacts will still occur because of the revised preliminary plat layout. To mitigate for the unavoidable impacts the applicants are proposing to plant .408 acres of native shrubsteppe shrubs in available areas adjacent to the shrubsteppe areas that are not being impacted. The proposed mitigation planting ratio is 2:1, which is consistent with Washington Department of Fish & Wildlife (WDFW) recommendations. The Critical Areas Mitigation Plan indicates that to ensure success of the plantings three (3) years of monitoring will occur. Staff recommends that a condition of approval be placed upon the project requiring yearly monitoring for no less than seven (7) years after the original date of planting. Comments from WDFW recommend that the lands set aside for mitigation be placed in a deed restriction, covenant, or other permanent protective status to ensure protections in perpetuity and that to ensure the non-native herbaceous vegetation on the site do not outcompete planting efforts, either mechanical or herbicidal removal of non-native plants in the planting area prior to planting efforts (see WDFW comments and suggested conditions of approval for additional information).

Shoreline Master Program

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

PUBLIC NOTICE

This project was originally scheduled for public hearing before the Hearing Examiner on September 9, 2024. Prior to the scheduled public hearing the applicants requested that the item be postponed affording them an opportunity to address comments received from the Washington State Department of Fish & Wildlife (WDFW). As a result, the city rescheduled the application for July 14, 2025. Below are the dates in which the item was originally noticed as well as the dates of the current public hearing notices.

Original Public Hearing Date:	September 9, 2024
Notice of Hearing Mailed:	August 9, 2024
Notice of Hearing Posted:	August 16, 2024
Notice of Hearing Published:	August 18, 2024
Continued Public Hearing Date:	July 14, 2025
Notice of Hearing Mailed:	June 16, 2025
Notice of Hearing Posted:	June 23, 2025
Notice of Hearing Published:	June 18, 2025

During each public hearing notice period a combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 6*.

PUBLIC COMMENTS
Comments received as part of the original 2024 proposal and the current 2025 proposal are included as an exhibit to this report.

AGENCY COMMENTS
A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval.

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

A. *The preliminary plat conforms to the requirements of this title (RMC Title 24)*
   - The City's subdivision regulations set forth specific requirements for the filing of an application, giving public notice of the application, and requiring that the Hearing Examiner conduct a public hearing and make a recommendation to the City Council. These steps have been followed by City staff.

B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school*;
   - Several parks and other recreational opportunities exist within approximately two miles of the project site.
   - The Ben Franklin Transit Authority does not provide bus service to the immediate area.
   - The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.
   - The plat will be served by City sanitary sewer service currently existing adjacent to the project site. Sewer lines have capacity to provide for the proposed project.
   - The plat will be served by Richland Energy Services currently existing adjacent to the project site. Electric lines have capacity to provide for the proposed project.
   - In accordance with City development standards, storm water drainage will have to be retained and managed on-site. Project specific designs have not been created yet; however, prior to the City allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
   - Richland School District was given the opportunity to comment and chose not to comment. The Richland School District currently serves approximately 13,000 children within a multitude of school facilities some of which are new or have been recently remodeled to accommodate the increasing student enrollment.

C. *The public use and interest will be served by the platting of such subdivision and dedication;*
   - The proposed project is consistent with the Comprehensive Plan in terms of the existing land use (Low-Density Residential, or LDR). The project is not currently consistent with the City's zoning regulations. This Preliminary Plat review is taking place alongside a site-specific rezone to likewise be considered by the Hearing

Examiner. The additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.

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

   a. *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*

   - The proposal is generally consistent with the intent of the Comprehensive Plan and, as conditioned, will meet requirements of the Municipal Code as outlined above.

   b. *Impacts of the development have been appropriately identified and mitigated under RMC Chapter 22.09.*

   - Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (*Exhibit 5*) for which the City issued and distributed a Determination of Non-Significance (*Exhibit 9*) after utilizing the Optional DNS process.

   c. *The development application is beneficial to the public health, safety and welfare and is in the public interest.*

   - The project is consistent with the City's Comprehensive Plan and development regulations. Therefore, it would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.

E. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

   - There are no indications from City Staff that the build-out of this subdivision will result in the decline of the area transport network below level D.

F. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal*.

   - The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

<u>FINDINGS, CONCLUSION, AND RECOMMENDATION:</u>

<u>Findings of Fact</u>

1. The property owner is Raymond French and Thomas French, with Nathan Machiela of Barghausen Engineering acting on behalf of Story Family Five, LLC, and, as lead contact.
2. Richland's Comprehensive Plan designates the plat site for low-density residential development with an average allowable residential density of 1-to-4 dwellings per acre. The plat proposes a net residential density of 3.9 dwelling units/acre.
3. R-1-10 (Low Density Residential) zoning is applied to the site (subject to associated rezone approval). The R-1-10 zoning regulations permit residential densities of up to 4 dwelling units per acre and a 10,000ft² minimum lot size (on average) for single-family detached structures.
4. The Estates at White Bluffs preliminary plat consists of 74 residential lots. Proposed residential lot sizes range from 8,654 square feet to 26,841 square feet, with a 11,775 square foot average lot size.
5. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
6. The proposed preliminary plat provides for the extension of public streets, and the creation of several new public streets, built to City public road design standards, including provisions for the extension of public utilities. Private roads are also proposed.
7. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
8. The Richland School District was invited to comment but expressed no concerns with the plat.
9. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
10. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
11. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Tuesday, July 8, 2025 after utilizing the Optional DNS process.
12. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
13. The applicants have paid transportation impact fees to the City of West Richland for off-site road impacts related to the additional traffic generated by this project.
14. The subject site contains Fish and Wildlife Habitat Conservation Area (shrubsteppe). The project will avoid impacts to the maximum extent practicable and will provide on-site mitigation for any unavoidable impacts. The proposed mitigation plan concept has been approved by the Planning Manager as it demonstrates compliance with the City's Critical Areas regulations.
15. The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

16. A rezone request (Z2024-014) is associated with this preliminary plat approval. Approval of this preliminary plat request is subject to City Council approval of the associated rezone.
17. This project was originally scheduled for public hearing before the Hearing Examiner on September 9, 2024. Prior to the scheduled public hearing the applicants requested that the item be postponed affording them an opportunity to address comments received from the Washington State Department of Fish & Wildlife (WDFW). As a result, the city rescheduled the application for July 14, 2025.

Conclusions of Law

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective (R-1-10) zoning regulations (subject to rezone approval).
2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan (Low-Density Residential).
3. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been followed.
4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Recommendation

Staff has completed its review of the request for site plan approval (S2024-103, EA2024-115) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations (per Z2024-104 recommendation); has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

RECOMMENDED CONDITIONS OF APPROVAL

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive

set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

6. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
   A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
   B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
   C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
   D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.

E. The minimum centerline radius for local streets shall be 100-feet.
F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

10. The applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

11. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVAs only).
    B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
    C. 2% cross-slope, maximum.
    D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    E. Be 20-feet in width.
    F. Have radii that are accommodating with those needed for City Fire apparatus.

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

12. <u>SURVEY MONUMENT DESTRUCTION</u>:
    All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
    A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
    B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
    C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

    When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

13. A trip generation letter has been completed for this project which identifies impacts of this project at the access points at the intersections of Dallas Rd. & Cowlitz Blvd. and Kennedy Rd. & Sirron Ave. Any improvements required by Benton County and/or the City of West Richland shall be performed under separate agreement with those jurisdictions.

14. The "Estates at White Bluffs" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03).

15. The developer shall obtain a right-of-way dedication deed for the extension of Jasper Street and "Story Ave." to the north of the preliminary plat. This right-of-way shall lie adjacent to the existing single-family parcel north of Jasper Street (4408 Jasper St.), and extend to the north boundary of the adjacent north parcel (parcel ID 1-2098-101-2790-001). The Jasper/Story intersection as proposed on the preliminary plat does not comply with City Standards and shall be built as a standard tee intersection to provide connectivity to the future property to the North of the development.

16. Tract A shall be dedicated as public right-of-way on the final plat.

17. Jasper Street shall be constructed full-width (including sidewalk) across the frontage of the existing single-family parcel currently addressed as "4408 Jasper Street".

18. Samish Drive shall be constructed full width (including curb & gutter, sidewalk, & street lights) across the Kennewick Irrigation District's corridor at the time of project construction. The developer shall obtain the necessary approvals from the KID prior to City permit issuance.

19. Traffic calming devices shall be installed along the following roadways prior to final plat:
    - "Samish Dr."
    - "French Dr."
    - "Story Ave."

20. The developer of this project shall contribute a proportionate share of money for their portion of Cayuse Drive within "Tract A" that is not being constructed. This contribution shall include curbs and sidewalks. The city will retain these funds and disperse them to the developer of the property to the north when Cayuse Drive is extended into that parcel. This contribution shall also include a similarly proportionate share of the unconstructed roadway within the KID corridor.

21. Per Richland municipal code, the roadway serving lots 2, 4, 6, 8 & 10 shall be constructed to a city standard. This roadway is also required to be named.

22. The driveway serving Lots 15 & 18 shall be constructed and paved to the back of Lots 16 & 17 prior to final plat.

23. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

24. The maximum centerline finish grade for the proposed local streets within the plat boundaries shall be no more than 12%.

25. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.). Sidewalk will be required to be constructed by the developer across the frontage of Tracts B, C and E at the time of construction.

26. Pedestrian ramps shall be designed to current City Standard Details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the concrete ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

27. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

28. Vision-clearance triangles shall be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

29. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

30. All dead-end streets longer than 150-feet that will be constructed at a later date/phase shall have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

31. The proposed preliminary plat is located within the Tapteal II water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

32. The developer will be required to demonstrate that all phases can deliver adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations or oversizing of the main where needed. If additional fire flow is needed, the developer may be required to connect to the existing water main in Samish Drive and construct a city standard pressure reducing vault (PRV), as that water main is in a higher-pressure zone.

33. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. No dead-end water pipelines will be allowed, except as approved by the City Engineer.

34. In accordance with Richland municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

35. The fire hydrant layout shall be approved by the City Fire Marshal.

36. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

37. It will be the responsibility of the developer to extend a sewer main through this property to serve sanitary sewer to all parcels at the time of plat construction.

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

39. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

40. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater

Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

41. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

42. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

43. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.100.230 ("Easements-watercourses").

44. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

45. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

46. As per RMC chapter 24.100.240 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of

flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

47. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

48. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.

49. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

50. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

<u>Final Platting Requirements:</u>

51. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

52. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or rights-of-way for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

53. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.

54. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

55. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

56. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

57. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

58. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

59. Prior to final plat the developer shall obtain a right-of-way dedication deed for the extension of Jasper Street and "Story Ave." to the north of the preliminary plat. This right-of-way shall lie adjacent to the existing single family parcel north of Jasper Street, and extend to the north boundary of the adjacent north parcel.

60. Tract A shall be dedicated to the City at the time of final plat.

Planning

61. Lands set aside for mitigation (Tract C) shall have a deed restriction and a conservation easement recorded against the land ensuring that it remains natural and undeveloped in perpetuity. The language contained within the deed restriction and the conservation easement shall be approved by the Planning Manager prior to being recorded.

62. All of the proposed shrubsteppe mitigation (minus the yearly monitoring plans) shall be completed prior to final plat approval for the second phase of the subdivision.

63. A security bond, or other acceptable measure, shall be prepared covering 150% of the cost of the shrubsteppe mitigation and submitted to the city prior to final plat approval for the first phase of the subdivision. The amount of the security shall cover the cost of preparing the mitigation site, completing the mitigation plantings, and seven (7) years of monitoring or as otherwise deemed acceptable to the Planning Manager.

64. Mechanical or herbicidal removal of non-native plants within the mitigation area shall occur prior to planting efforts. If herbicidal methods are utilized, a planting delay consistent with label instructions shall be implemented prior to "year 0" plantings. Following removal of understory vegetation, a seed mix of at least two (2) native deep-rooted native bunchgrasses, (needleandthread, bluebunch wheatgrass, Sandberg bluegrass, fescue, etc.), and at least two (2) native pollinator friendly forbs (arrowleaf balsamroot, common yarrow, lupine, penstemon, phlox, globemallow, etc.) shall be applied to the area to help lessen the re-establishment of non-native understory species.

65. Prior to any ground disturbance occurring a nesting bird survey shall be conducted for the site and the results thereof submitted to the City and Washington State Department of Fish and Wildlife.

66. A Cultural Resource Survey shall be prepared for the site and submitted to the City, Washington State Department of Archaeology & Historic Preservation (DAHP), the Confederated Tribes of the Umatilla Indian Reservation and Yakama Nation prior to any ground disturbance occurring. Any requirements placed upon the project as a result of agency review shall be considered as a condition of approval as determined by the Planning Manager.

67. Addressing brackets [ ] shall be placed on all lots and tracts as part of final plat approval.

68. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
    a. Street labeled Story Ave will be a continuation of Tomich Ave.
    b. Street labeled French Dr is a duplicate and will need (2) name options submitted as noted above.
    c. Access easement serving lots 2, 4, 6, 8 & 10 will require a street name per RMC 12.01.070(L)

69. A Proof of Contact: Soil Destabilization Notification shall be submitted to the Benton Clean Air Agency prior to any ground disturbance occurring.

<u>Kennewick Irrigation District</u>

70. The plat shall include the following irrigation easements consistent with KID requirements:

a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.

b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

71. The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.

    a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please grant this storage facility as a tract of land to KID, in fee simple (see item 5.a.i.1 and 2). In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application. The connection location for this facility is the Badger East Canal.

    b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:

        i. Contributions made towards a regional pump facility.

        ii. The installation of pipelines off site.

72. Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

73. Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.

    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.

    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.

c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.

d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

74. There exists KID canal right-of-way (ROW) for the Badger East Lateral along the south property line. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:

a. At the time of final plat, Applicant shall complete one of the following two items:

i. Convey to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing.

1. Include the following in the Final Plat "Dedication" block:

*TRACT(S) ['D', 'E', AND **] ARE HEREBY GRANTED TO KENNEWICK IRRIGATION DISTRICT, IN FEE SIMPLE, AS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREON.*

2. Include the following in the final plat approvals signature block:

THE EASEMENTS SHOWN HEREON ARE APPROVED, AND TRACTS AS GRANTED AND SHOWN HEREON ARE ACCEPTED.

_____ _____

KENNEWICK IRRIGATION DISTRICT DATE

a. ** The small portion of KID canal ROW adjacent to Lots 49 and 50 (previously Tract 'C') has been combined with Tract 'D'. Since these two tracts are not contiguous, please label the tract, include in above statement, and revise the Tract Table.

ii. Place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.

b. No permanent structures within the KID ROW.

c. A note on the face of the plat that states: “No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable.”

d. For each phase of the project, include a note on the face of the final plat stating as follows: “This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.”

e. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

75. A portion of the plat lies below a section of the Badger East Lateral canal. Grading and removal of material adjacent to and downhill of the canal poses a significant safety risk. To mitigate these risks, KID will require:

a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.

b. The proposed development shall protect and maintain the lateral support of the canal. The removal of material downhill of the canal could expose the toe of the canal compacted embankment and result in a global failure of the canal. A geotechnical analysis provided to the City and KID for review, will be required prior to approval of the grading plan should material downhill of the canal be proposed to be removed. The geotechnical report shall provide analysis and recommendations for the proposed material removal with the following as minimum criteria:

i. Minimum slope: 2:1 slope commencing at the northern edge of the canal ROW.

ii. Bench: Required if cut slopes are more than 10 vertical feet.

iii. Slope easements will be required to be dedicated to KID over the areas where protection of the lateral and subjacent support of the canal is required.

1. Where slope easements are dedicated, the following slope easement notes are required on the face of the final plat:

a. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KENNEWICK IRRIGATION DISTRICT (K.I.D.). K.I.D. HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.

b. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE SLOPE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

76. For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.

77. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

78. The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

79. The Applicant shall provide installation of fencing for the protection of KID facilities, along the existing canal ROW and future Tracts 'C' and 'E'. This includes the following lots: 47-57, and 62. Fences shall not have gates allowing access to the Canal ROW or Tract 'E', and a restriction to this effect shall be placed in the development's recorded Covenants, Conditions and Restrictions (CCRs), or a note to this effect placed on the face of the final plat.

80. Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

81. Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner within the boundaries of the KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.

    a. The current construction loan payoff rates provided by the USBR is $13.20/acre. The total construction loan payoff amount for this project is $354.55.

82. The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:

    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.

    b. For each phase an inspection fee of $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.

    c. Final plat review fee for each phase of $225.00.

83. Per KID Policy 4.17, “Irrigable Land Recalibration Principles,” as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

84. In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

85. Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

86. Please include the following irrigation title block on future final plats related to the proposed preliminary plat:

    a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

87. Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.

    a. The preliminary plat drawings indicate Samish Drive will cross the ROW, and therefore, will require a permit.

88. The existing irrigation siphon drain, located near the proposed Samish Drive extension, is required to be retained and protected. The final plat shall provide adequate easements and ROW to accommodate siphon drainage.

    a. This includes, but is not limited to, approximately 44,000 gallons of storage for drainage water and facilities to convey the water from the siphon to storage location. This water may be stored within City owned storm facilities with City concurrence.

89. Vehicular gates are required on both the north and south sides of Samish Drive, and the south side of Cayuse Drive. Additional vehicular traffic barriers (i.e., bollards) will be required as necessary.

90. There is privately owned pipeline serving a Private Line Area (PLA) lying within the subject property. The pipeline is to remain in service for the use of other properties within the PLA. If the City will not allow the private line to remain within future streets, the developer will be required to install pressurized KID pipeline within the streets.

91. KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

92. All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

93. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.

94. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.

95. KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

96. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

EXHIBIT LIST

1. Application Materials
2. Maps
3. SEPA DNS and Checklist
4. Public Notice and Affidavits
5. Agency Comments 2024
6. Agency Comments 2025
7. Public Comments 2024
8. Public Comments 2025
9. Request to Postpone

Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

Preliminary Plat Application

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

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: RAYMOND FRENCH	
Address: 900 HARVEST LN PR NE, RICHLAND, WA 99352	
Phone: N/A	Email: N/A

APPLICANT/CONTRACTOR INFORMATION (if different)	☒ Contact Person
Company: STORY FAMILY FIVE, LLC	UBI#: 604176699
Contact: TIM STORY	
Address: PO BOX 2289, RICHLAND, WA 99352	
Phone: 509.302.6136	Email: TIM@SANTILLANHOMES.COM

SURVEYOR INFORMATION	
Contact: John Becker (AHBL)	
Address: 5804 Road 90, Suite H, Pasco, WA 99301	
Phone: 509.380.5883	Email: jbecker@ahbl.com

ENGINEER INFORMATION	☒ Contact Person
Contact: Nathan Machiela (Barghausen Consulting Engineers Inc.)	
Address: 400 Columbia Point Drive, Suite 101-B, Richland, WA 99352	
Phone: 425.251.6222	Email: nmachiela@barghausen.com

PROJECT DESCRIPTION

Rezone and subdivision of 29.20 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 74 lots with public roads, sewer, water and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

PROPERTY INFORMATION		
Parcel #: 120981000002004	Zoning: Current: Suburban Agriculture (SAG) / Proposed: R-1-10 (SFR)	
Legal Description: SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 9N, RANGE 28E (full legal description included with title report)		
Proposed Subdivision Name: The Estates at White Bluffs		
Gross Plat Acreage: 29.20 Acres	Number of Lots: 74 residential lots	Smallest Lot Size: 8,654 SF
Net Lot Area Acreage: 19.75 Acres	Avg. Lot Size: 11,775 SF	Largest Lot Size: 28,841 SF
Domestic Water Supply: ☒ City ☐ Private Well	Sewage Disposal: ☒ City ☐ Septic	
Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☒ Kennewick Irrig. District ☐ Other		
SEPA Checklist submitted? ☒ Yes ☐ No	Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No	

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

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

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

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

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

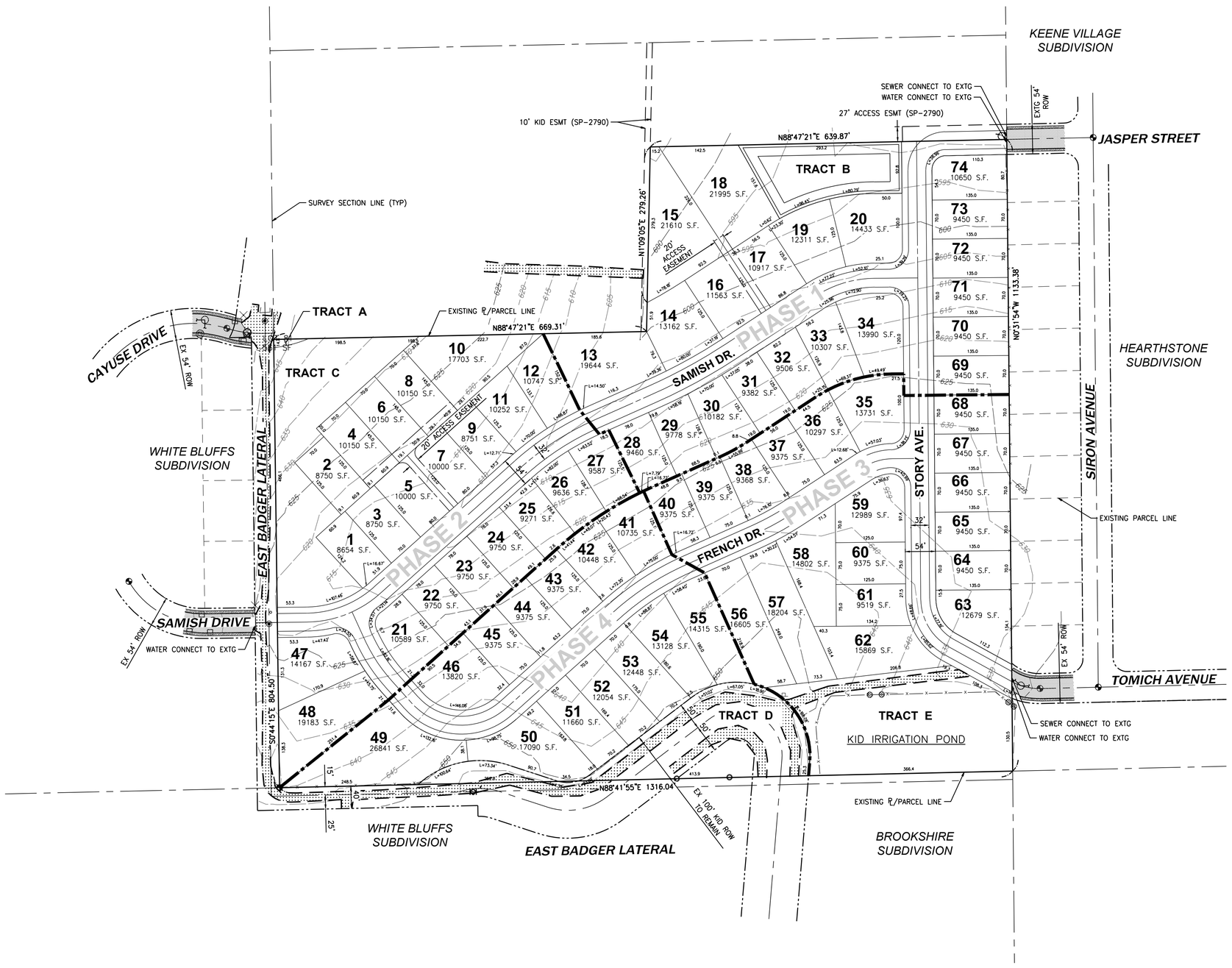
Applicant Printed Name: TIM STORY

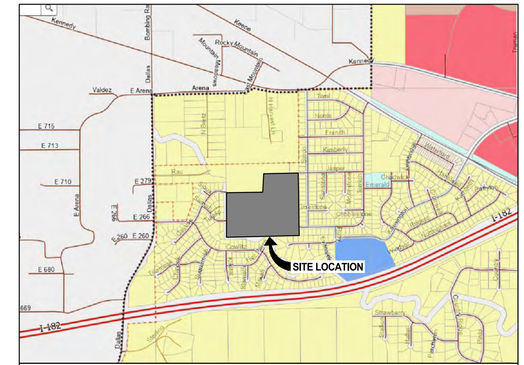
Applicant Signature: _____ **Date** 5-10-2024

PLAT MAP
FOR

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





N.T.S **VICINITY MAP**

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BARGHAUSEN CONSULTING ENGINEERS, INC. CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGAL DESCRIPTION

PER DEED AFN 2023-008265

SITUATE IN BENTON COUNTY, STATE OF WASHINGTON, TO WIT:
SECTION 20 TOWNSHIP 9 RANGE 28 QUARTER NE; THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RICHLAND, BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°47'27" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 1320.95 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°43'01" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR 518.00 FEET; THENCE NORTH 88°47'27" EAST FOR 669.31 FEET; THENCE NORTH 01°09'11" EAST FOR 331.19 FEET; THENCE NORTH 88°47'27" EAST FOR 640.13 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°30'12" WEST, ALONG SAID EAST LINE FOR 187.09 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS SHORT PLAT #2790, RECORDED UNDER AFN #2004-005496 ON 02/20/2004).

OWNER/DEVELOPER

STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352
(509) 302-6136
CONTACT: TIM STORY

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
400 COLUMBIA POINT DRIVE, SUITE 101-B
RICHLAND, WA 99352
(425) 251-6222
CONTACT: NATHAN MACHIELA, PE

LAND SURVEYOR

AHBL, INC.
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 380-5883
CONTACT: JOHN BECKER, PLS

SITE ADDRESS

1004 SIRRON AVE, RICHLAND, WA 99352
GENERAL LOCATION: NORTH OF I-182, WEST OF SIRRON AVE, EAST OF DALLAS RD, AND SOUTH OF KENNEDY RD.

PARCEL NUMBERS

120981000002004

UTILITIES

WATER:	CITY OF RICHLAND
SEWER:	CITY OF RICHLAND
IRRIGATION:	KID
TELEPHONE:	CHARTER / ZIPLY
POWER:	RICHLAND ENERGY SERVICES
GAS:	CASCADE NATURAL GAS CORPORATION

LAND USE TABLE

CURRENT ZONING	SAG
PROPOSED ZONING	R-1-10
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
TOTAL SITE AREA	1,271,835 SF (29.20 ACRES)
RIGHT OF WAY AREA	208,980 SF (4.80 ACRES)
TRACT AREA	202,607 SF (4.65 ACRES)
NUMBER OF TRACTS	5
RESIDENTIAL LOT AREA	860,248 SF (19.75 ACRES)
NUMBER OF RESIDENTIAL LOTS	74
AVERAGE RESIDENTIAL LOT AREA	11,775 SF (0.27 ACRES)
MINIMUM RESIDENTIAL LOT AREA	8,654 SF (LOT 1)
MAXIMUM RESIDENTIAL LOT AREA	26,841 SF (LOT 49)

TRACT TABLE

NAME	USE	AREA
TRACT A	FUTURE ROW	561 SF (0.01 ACRES)
TRACT B	STORMWATER POND	27,397 SF (0.55 ACRES)
TRACT C	SHRUBSTEPPE	55,793 SF (1.28 ACRES)
TRACT D	KID CANAL/ROW	52,487 SF (1.20 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	–	202,607 SF (4.65 ACRES)

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT MAP
FRENCH RESIDENTIAL DEVELOPMENT
RICHLAND, WA 99352

For: STORY FAMILY FIVE, LLC
3250 W. CLEARWATER AVE, SUITE 2
KENNEWICK, WA 99336

Scale: Horizontal 1" = 100' Vertical N/A
Designed DJF Drawn JMH Checked NJM Approved NJM Date 4/8/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

P:\23000s\23325\preliminary\23325-p55.dwg 4/18/2025 2:12 PM NMACHIELA

Job Number 23325
Sheet 1 of 1

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:

The Estates at White Bluffs

2. Name of applicant:

Story Family Five, LLC

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

Applicant:
Tim Story
PO Box 2289, Richland, WA 99352
509.302.6136

Contact:
Nathan Machiela (Barghausen Consulting Engineers, Inc.)
400 Columbia Point Dr, Ste 101-B, Richland, WA 99352
425.251.6222

4. Date checklist prepared:

4/15/2025

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Begin construction winter 2025, constructed across multiple phases. Anticipated completion of Phase 1 construction and recording of final plat in summer 2026. Subsequent phase(s) to occur after phase 1 completion, timeline TBD.

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

Building permit applications by others.

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

Has been prepared: Traffic Impact study
Will be prepared: Stormwater Drainage report, Geotechnical Investigation report

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.

No pending government approvals are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA Determination, Preliminary Plat Conditions of Approval, Construction Stormwater General Permit (CSWGP), Grading Permit Approvals, Construction Plan Approvals, ROW Permits, Final Plat Approvals

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.)

Rezone and subdivision of 29.20 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 74 lots with public roads, sewer, water, and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue, and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

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.

Benton County Parcel 120981000002004, located at 1004 Sirron Avenue, Richland, WA 99352. The general location is north of I-182, west of Sirron Avenue, east of Dallas Road, and south of Kennedy Road.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The site has rolling hilly terrain with 8-10% slopes throughout the site. There is a natural valley that runs through the middle of the site, from southwest to northeast.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site has rolling hilly terrain that runs toward the middle of the site, from southwest to northeast.

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

The steepest slopes on the site are approximately 8-10%, running toward the middle of the site. The site drains from southwest to northeast at approximately 2%.

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

The soils are approximately 75% Warden Silt Loam and 25% Hezel Loamy Fine Sand, per the USGS Web Soil Survey. Additional soil information will be available once the geotechnical engineering report has been completed.

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

There are no known surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be graded for the construction of internal roadways and residential building lot pads. The roadways have been aligned to follow the general topography of the land, to limit the extent of grading. Grading quantities are expected to be approximately 100,000 - 120,000 CY with a balanced site.

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

Erosion could occur on the site but will be minimized through implementation of erosion control BMP's during construction (silt fencing, construction entrance, site watering, CB inserts, etc.). All stormwater runoff will be contained onsite.

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

Approximately 4.8 acres will be dedicated as right-of-way, containing roadways and sidewalks. Accounting for building pads and driveways, approximately 30-40% of the entire site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Standard erosion control methods will be used, such as silt fencing, construction entrances, soil stabilization, site watering via water truck, and catch basin inserts, along with any additional erosion control BMP's that are deemed necessary during design and construction.

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.

Construction equipment and vehicles will generate dust and particle emissions during construction activities. Emissions typical of residential areas will be generated post-construction, including vehicle emissions and gas-powered tool emissions.

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

None are known at this time.

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

Dust control measures will be implemented in accordance with Department of Ecology and Benton County Clean Air Authority. Measures include, but are not limited to, site watering, reducing construction vehicle speeds and routes through the site, and limiting dust-generating activities on windy days.

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 water bodies in the immediate vicinity. The Yakima River is approximately 1.3 miles northeast of the site. The Department of Ecology SWAP map incorrectly identifies a R4SBC Riverine habitat that runs southwest-to-northeast through the site.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No. No water bodies exist within 200 feet of the project site.

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. No fill or dredge material will be placed or removed from any surface waters or wetlands.

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

   No. No surface water withdrawals or diversions will be required.

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

   No. The site is no within the 100-year flood plain.

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. No waste materials will be discharged 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. City water will be available and utilized both during and after construction.

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.**

   Not applicable. No waste material will be discharged into the ground. The proposed project will provide sewer laterals for each lot (74 lots total) to connect to the public sanitary sewer system.

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.**

   New impervious runoff will be generated from roadways, sidewalks, driveways, and homes. Pervious runoff will continue to be generated from the natural drainage patterns of the site. Runoff from roadway improvements will be collected via catch basins and conveyed to onsite storm ponds for infiltration.

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

   No. Evaluating nearby well logs and anticipated infiltration rates based on USGS web soil survey soil types, the time and distance to travel through the vadose zone is sufficient to prevent any groundwater contamination.

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

   The general southwest-to-northeast drainage patterns will remain, but drainage and storm infrastructure across the site will be routed to follow the roadway improvements. The proposal will not alter off-site drainage patterns.

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

   Stormwater runoff generated from site development will be collected and conveyed to on-site infiltration facilities. Any off-site drainage directed towards the site will be conveyed through the site and will follow the drainage patterns. Stormwater disposal will be designed by a licensed engineer following the City and DOE standards and submitted for review and approval by the City of Richland.

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?

Native shrubs and grass, as well as orchard trees, will be removed from the site prior to or with grading activities. No natural vegetation is expected to remain.

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

None per the Washington Department of Fish and Wildlife (WDFW). However, the area is a presumptive shrub-steppe habitat, per the WDFW web mapper.

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

No existing native vegetation is expected to remain. Landscaping within the areas of development will meet City of Richland requirements.

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

The site is covered with cheatgrass, which is known to be an invasive species.

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:** Ground Squirrels
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

Per WDFW web mapper, there are no confirmed endangered or threatened species onsite. However, WDFW identified the potential presence of the Townsend's Ground Squirrel, which is a candidate for listing as an endangered, threatened, or sensitive species. This Squirrel designation is not specific to this site, but is a part of a blanket coverage across Benton County and the Columbia Basin.

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

Yes, the entire Columbia Basin is part of the Pacific Flyway.

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

There are no proposed measures to preserve or enhance wildlife.

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

None known, per WDFW.

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.

Electricity and/or natural gas will be utilized to meet the energy needs of the proposed project.

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

No. The proposed project will not impact 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.

The future homes will be constructed to meet current building and energy codes for Washington State.

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.

Environmental health hazards will be limited to the standard risks associated with the construction and occupancy of the development.

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.

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.

Diesel fuel will likely be stored and/or used onsite for construction vehicles during construction of improvements and homes. No toxic or hazardous chemicals will be stored onsite post-construction.

c. Describe special emergency services that might be required.

The site will use typical emergency services provided through the City of Richland.

d. Proposed measures to reduce or control environmental health hazards, if any.

As no impacts are anticipated, no such measures are proposed. However, the applicant and contractor will comply with applicable code and best management practices.

b. Noise

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

   The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic on surrounding streets and I-182.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Short term, noise typical of construction activities will take place during site improvements and home construction. Long term, noise typical of residential developments.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Construction activities will be scheduled to avoid noise impacts during the night. Noise impacts from construction are expected to have minimal effect on the surrounding areas, and all operations will be conducted in a manner compliant with applicable City and State codes.

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.**

Currently the site contains orchards and native vegetation, and is zoned SAG Suburban Agriculture. A rezone of the project property to R-1-10 is being proposed to accomodate single family residential development. Properties to the east, south, and west are developed residential and zoned R-1-10. The proposal is not expected to affect land uses of 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 project site is currently being used for agricultural purposes, specifically as an orchard. Although the land is currently zoned Suburban Agriculture (SAG), it has a Low Density Residential (LDR) comprehensive plan land use designation. This proposed rezone and development are in compliance with the comprehensive plan designation. No lands of long-term significance will be converted.

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, the proposal is not anticipated to affect or be affected by surrounding working farm or forest land activities.

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

There is an existing KID irrigation pond in the southeast corner of the site. This pond will remain, coordination with KID is ongoing.

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

No existing structures will be demolished.

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

Suburban Agriculture (SAG)

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

Low Density Residential (LDR)

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

Not applicable, the property is not within a shoreline master program designation.

Yes, see attached Critical Areas Report and Mitigation Plan.

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

Yes, the City of Richland Critical Area GIS map has identified a wildlife habitat on the site. It is not clear what this wildlife habitat is in reference to, but it is assumed that this is in reference to the presumptive shrub-steppe habitat and/or Townsend's Ground Squirrel designations provided by the WDFW PHS map. These WDFW designations can also be found in the neighboring residential developments.

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

Assuming an average family size of 3 people per house, approximately 222 people will reside in the completed project.

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

Zero, the site is currently undeveloped.

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

Not applicable, the site is currently undeveloped and no displacement will take place.

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

The project will be permitted through the local jurisdictions in accordance with all applicable zoning ordinances.

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

No agricultural or forest lands of long-term significance will be affected by this project. The project will be permitted through the local jurisdictions in accordance with all applicable zoning ordinances.

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.

The proposed project will provide 74 single-family residential lots for middle income housing.

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

Zero units eliminated, the site is currently undeveloped.

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

Not applicable, no housing impacts associated with this proposal.

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?

Structure heights have not been determined at this time. All future structures will comply with City of Richland code regarding allowable building heights.

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

Views of the nearby hills and orchard would be partially obstructed for existing home owners of nearby properties.

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

All materials and required landscaping will be in accordance with local ordinances.

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?

Street and house lighting typical of residential developments will occur with this proposal. This lighting impact will mainly occur at night.

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

No, light or glare from the completed project is not anticipated to become a safety hazard or interfere with views.

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

None are known.

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

All outdoor lighting will conform with the City of Richland code requirements.

12. Recreation Find help answering recreation questions

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

Badger Mountain is located 0.5 miles south of the project site (across I-182) and is used for recreational hiking/biking trails. The Candy Mountain trailhead is located 0.75 miles southwest of the project site and is used for recreational hiking/biking trails.

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

No, the existing property is privately owned.

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

No impacts are anticipated, so no measures are being proposed.

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, the site is undeveloped and there are no known buildings, structures, or sites nearby that are over 45 years old or known to be 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. There are no landmarks, features, or other evidence of Indian or historic use/occupation. Per the Department of Archaeology and Historic Preservation (DAHP) WISAARD maps, the site is within areas varying from "Survey Contingent upon Project Parameters: Moderately Low Risk" to "Survey Highly Advised: High Risk" for finding archaeological resources and artifacts. However, these designations are based on a predictive model, and the entire Columbia basin falls within "Low" and "Very High" risk areas.

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 Department of Archaeology and Historic Preservation (DAHP) WISAARD maps were utilized.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Upon discovery of potential or known archaeological resources at the subject property, the developer, contractor, and/or other parties involved shall immediately cease all onsite construction, act to protect the potential/known resources, and immediately notify the proper City and/or County departments of the discovery.

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 will be accessed via public right-of-way from Samish Drive west of the site, and both Tomish Avenue and Jasper Street east of 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 not currently served by public transit. The nearest transit stops are located along Kennedy Road, approximately 1,500 feet north of the 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).

Yes, new roadways and sidewalks will be constructed throughout the subdivision, and public connections to Samish Drive, Tomish Avenue, and Jasper Street will be created.

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

No, the project will not use or occur within the immediate vicinity of 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?

A Transportation Impact Analysis was completed by PBS, and it was determined that ITE land use code 210 was applicable for single-family residential development. Per this land use, the proposed 74 lots will generate 765 average daily trips, with 6 a.m. and 8 p.m. peak hour trips.

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, the project will not interfere with, affect, or be affected by the movement of agricultural and forest products.

g. Proposed measures to reduce or control transportation impacts, if any.

The TIA provided by PBS identified areas of concern where mitigation via impact fees, road/intersection improvements, and/or re-striping are recommended and/or required.

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.

Yes, the subdivision will require public services such as fire and police protection. The new residents will utilize public transit, health care, and schools.

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

The completed project will provide additional tax revenue for the City and will pay impact fees for development.

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:

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.

Electricity - City of Richland Energy Services; Natural Gas - Cascade Natural Gas; Sewer - City of Richland; Water - City of Richland; Telephone - Ziply Fiber; Internet - Charter Communications

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

SEPA Responsible Offical

Type name of signee: Nathan Machiela

Position and agency/organization: Senior Civil Project Manager, Barghausen Consulting Engineers Inc.

Date submitted: 04/15/2025

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

NOT APPLICABLE

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?**

   - **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

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

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

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

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

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

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

CRITICAL AREAS REPORT

Wetlands and Wildlife Conservation Areas

Parcel 120981000002004
1004 Sirron Ave
City of Richland
Benton County, Washington

Prepared for:

Tim Story, Managing Member
Story Family Five, LLC
3250 W Clearwater Ave., Suite 2 | Kennewick, WA 99336

Prepared by:

GG Environmental, LLC
Geoffrey Gray, MA, PWS
151 Poulin Rd. Selah, WA 98942
gg@gg-env.com | (509) 426-5645

October 10, 2024

GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

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Summary

On September 28, 2023, Geoffrey Gray, MA, PWS (GG Environmental, LLC) completed a critical areas field investigation (wetlands and wildlife conservation areas) for Benton County parcel 120981000002004 (29.19 acres), situs address 1004 Sirron Avenue, within the city limits of Richland (city), in Benton County, Washington. Currently zoned and managed for agricultural production (orchard), Story Family Five, LLC (Client) is proposing to rezone the parcel for residential development (Project) – an action characterized as a *high-impact land use* per the Richland Municipal Code (RMC). The study area includes all uninterrupted and accessible areas within a 300-foot (ft) radius of the parcel boundary.

The parcel is bordered by existing urban development to the west, south, and east. Additional orchard acreage is present to the north, but the corporate agricultural polygon is entirely isolated by existing urban development.

An approximate 8.5-acre sub-portion of the parcel, adjacent to Cayuse Drive, is not currently planted with orchard trees. This rectangular polygon includes the bottom of an isolated topographic swale with a stand of native coyote willow (*Salix exigua*) at its west end. Several concentrations of big sagebrush (*Artemisia tridentata*) with trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*) are rooted north of the swale bottom along Cayuse Drive. Individual shrubsteppe shrubs are widely scattered throughout open/fallow areas of the parcel amongst non-native and noxious weeds.

Upon evaluating the coyote willow stand, it is determined that no wetland is present due to lack of wetland soil and hydrology indicators. Best professional science suggests the willows may have established during a historic wet condition but are currently supported by artificial moisture introduced by the irrigated orchard on the adjacent hillslope to the south.

Should the parcel be rezoned and developed, it is expected that mitigation for impacted shrubsteppe would be required, following mitigation sequencing consistent with RMC 22.10.220 and Washington Department of Fish and Wildlife (WDFW) POL-M5002.

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Acronyms and Abbreviations

AgACIS	Agricultural Applied Climate Information System
CAO	Critical Areas Ordinance
City	City of Richland
Corps	United States Army Corps of Engineers
County	Benton County
Ecology	Washington State Department of Ecology
GIS	Geographic Information System
GNSS	Global Navigation Satellite System
GPS	Global Positioning System
NHD	National Hydrography Dataset
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
PHS	Priority Habitats and Species
PWS	Professional Wetland Scientist
RMC	Richland Municipal Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WDFW	Washington Department of Fish and Wildlife
WETS	Climate Analysis for Wetlands Tables
WGS84	World Geodetic System 1984

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1. Introduction

GG Environmental, LLC (Geoffrey Gray, MA, PWS) was retained by Story Family Five, LLC (Client)[1] to complete a critical areas investigation (wetlands and wildlife conservation areas) for parcel 120981000002004 (29.19 acres) (parcel), situs address 1004 Sirron Ave, located within the city limits of Richland, in Benton County (county), Washington. The Client is proposing to rezone the parcel for residential development (Project) – an action characterized as a *high-impact land use* per Table 22.10.110(C) of the Richland Municipal Code (RMC) (City of Richland 2024).

2. Location

The parcel, located east of Cayuse Drive, north of Cowlitz Boulevard, and west of Sirron Avenue (**Figure 1**), incorporates an isolated swale with a northeast aspect and topographic elevations ranging from approximately 640 feet (ft) to 590 ft (**Figure 2**). Positioned within the SW quarter of the NE quarter of Section 20 in Township 9 North and Range 28 East, the approximate geospatial center of the parcel is located at latitude 46°15'5.25" north and longitude 119°20'5.41" west (WGS84).

The Project occurs within United States Department of Agriculture (USDA) Land Resource Region B, Columbia Basin USDA Major Land Resource Area (NRCS 2006), Water Resource Inventory Area 37 (Lower Yakima), and Yakima River subwatershed (12th Hydrologic Unit Code 170300031205).

3. Methods

An overview of the methods employed to investigate critical areas (wetlands and wildlife conservation areas) is presented in this section.

3.1. Study Area

The study area includes the parcel acreage as well as all areas within an uninterrupted (and accessible) 300-ft radius[2] of the parcel limits (**Figure 3**). The study area does not include existing urban zones since this development is not considered to provide (i.e., it "interrupts") critical areas buffer functions. The interiors of orchard stands were also not evaluated due to the reasonable assumption that, due to historic and ongoing agricultural management (irrigation, mowing, pruning, herbicide application, etc.) no significant critical areas function or value is present.

[1] Represented by Mr. Tim Story, Managing Member.
[2] Consistent with RMC 22.10.200(B).

Figure 1. Parcel Location

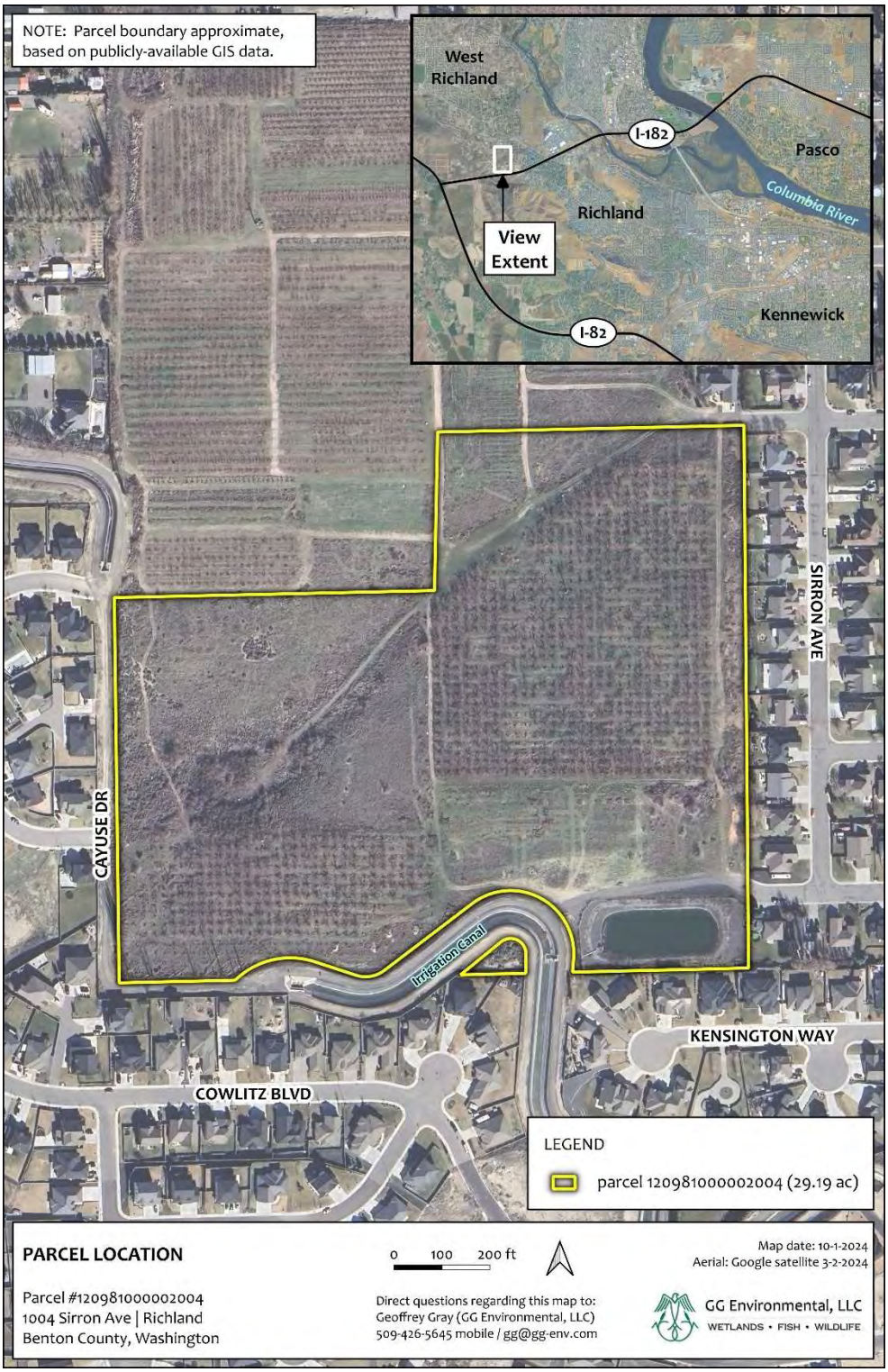


Figure 2. USGS Topographic Map (1978)

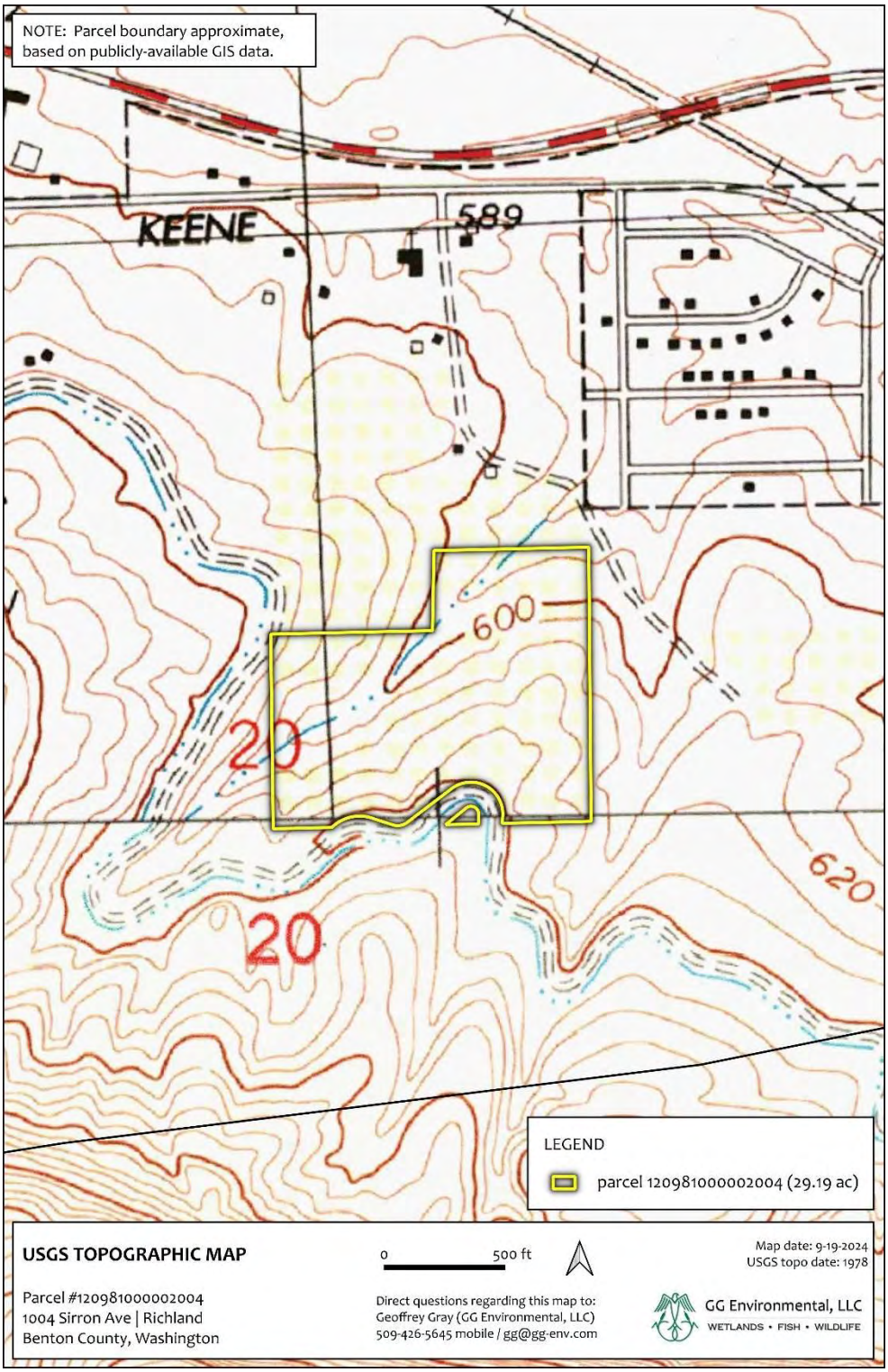
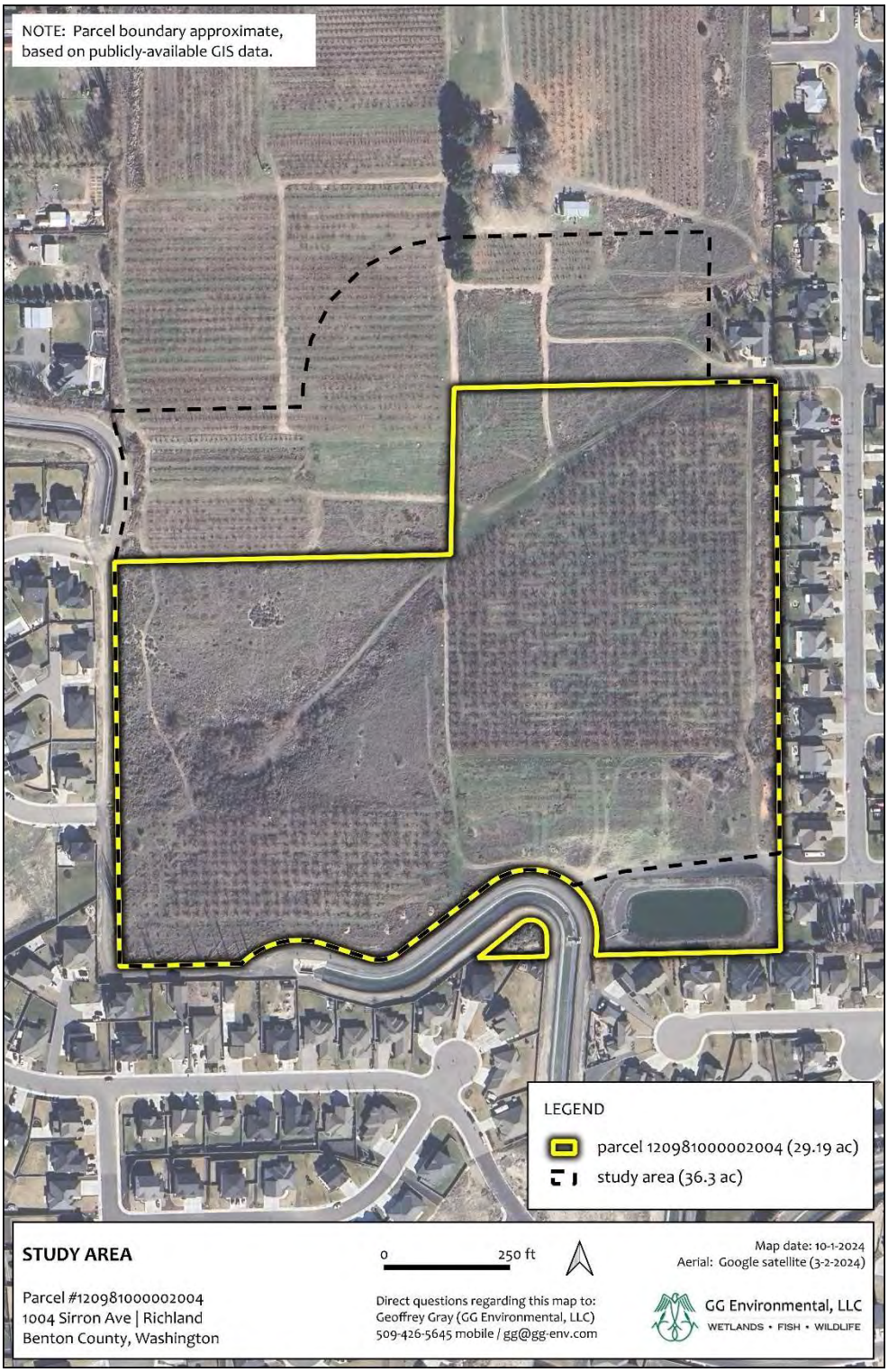


Figure 3. Study Area



3.2. Background Research

Available data for the study area, including information on soils, topography, vegetation, precipitation, wetlands, streams, habitats, fish and wildlife species, historic aerial imagery, land use history, and city code were researched:

- USGS topographic maps (**Figure 2**) (USGS 2024a);
- USGS National Hydrography Dataset (NHD) (USGS 2024b);
- National Wetlands Inventory (NWI) (USFWS 2024);
- Richland Municipal Code (City of Richland 2024);
- Benton County GIS (Critical Areas) (Benton County 2024a);
- NRCS soil survey data (NRCS 2024a);
- Historic aerial photography: 1955 (CWU 2024) and 1985-2024 (Google 2024);
- WDFW Priority Habitats and Species (PHS) (WDFW 2024a);
- AgACIS climate data (NRCS 2024b). (**Appendix A**);
- Watershed data (USGS 2024c);
- Interview with Ray French (parcel owner) (French 2024).

3.3. Field Investigation

Fieldwork was conducted on September 28, 2024 by GG Environmental, LLC (Geoffrey Gray, MA, PWS). The parcel interior was investigated on foot while the study area within 300 ft of the parcel boundary was observed from within the parcel limits and in reference to historic satellite imagery. Mr. Ray French (parcel owner) met with Geoffrey Gray onsite to answer questions regarding the parcel's management history (French 2024). Photos are included in **Appendix B**.

3.4. Wetland Delineation Guidance, Regulatory Jurisdiction

The wetland investigation was performed in reference to routine methods described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (Corps 2008). Plants were identified by scientific name and wetland indicator status per Corps (2020).

Since the project occurs within the city limits of Richland and is located outside shoreline jurisdiction, any wetlands present would be regulated under Critical Areas Ordinance (CAO) Chapter 22.10 – Article III of the RMC.

3.5. Wildlife Conservation Area Survey, Regulatory Jurisdiction

Fish and Wildlife Habitat Conservation Areas are regulated under CAO Chapter 22.10 – Article IV of the RMC (City of Richland 2024). Background research and fieldwork to assess the presence or absence of Fish and Wildlife Habitat Conservation Areas were completed to provide those data required under RMC CAO Chapter 22.10.200.

3.6. Geospatial Documentation

Notable features in the field were geospatially surveyed with a Motorola G Stylus mobile phone, running the Mapit Spatial GIS application paired via Bluetooth® with a Juniper Systems Geode™ Multi-Global Navigation Satellite System (Multi-GNSS) receiver capable of sub-meter horizontal accuracy.[3]

4. Existing Conditions

4.1. Land Use History

Historic aerial imagery (CWU 2024) shows the surrounding region to be undeveloped and dominated by shrubsteppe in 1955. According to the Kennewick Irrigation District (KID), the nearby East Badger Lateral Canal (canal) became operational in 1957 (Kennewick Irrigation District 2024). Mr. Ray French communicated that his father bought it in approximately 1960 with the intent to develop it for agricultural production. The parcel has since been continuously managed for agriculture. The approximate 8.5-acre sub-portion of the parcel, adjacent to Cayuse Drive, has remained largely unutilized over time, with the exception of a small cherry orchard at its northwest corner, long since removed.

4.2. Topography

The parcel lies along the lowest terrain of Goose Gap between Candy Mountain and Badger Mountain. Topography within the general vicinity is consistently sloped toward the northeast and was historically interspersed with shallow erosional swales. The region between Interstate 182, Keene Road, and Dallas Road is today largely developed with topography leveled to allow for construction. As such, the undeveloped parcel retains a relict swale fragment cut off by residential development to the east and west, exhibiting adjacent slopes up to approximately 12 percent grade (**Figure 2**).

4.3. Soils

Five mapped soil units underlie the parcel (NRCS 2024a). All five are well-drained to excessively-drained, exhibit depths greater than 80 inches (in) to a restrictive feature or groundwater, do not flood or pond, and are not listed as hydric soils.

[WdB] Warden silt loam, 2 to 5 percent slopes, is associated with terraces. Comprised of loess over lacustrine deposits, the typical profile includes silt loam in the upper 19 inches (in) with stratified very find sandy loam to silt loam from 19 to 60 in. It is well drained with depth to restrictive feature and

[3] Horizontal accuracy is typically eight (8) inches with good (open sky) satellite coverage.

water table over 80 in. It does not flood or pond and is not listed as a hydric soil. **[WdC] Warden silt loam, 5 to 8 percent slopes,** is associated with terraces. Comprised of loess over lacustrine deposits, the typical profile includes silt loam in the upper 19 in with stratified very fine sandy loam to silt loam from 19 to 60 in. It is well drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil. **[WdD] Warden silt loam, 8 to 15 percent slopes,** is associated with terraces. Comprised of loess over lacustrine deposits, the typical profile includes silt loam in the upper 19 in with stratified very fine sandy loam to silt loam from 19 to 60 in. It is well drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil. **[WfB2] Warden very fine sandy loam, 2 to 8 percent slopes,** is associated with terraces. Comprised of loess over lacustrine deposits, the typical profile includes very fine sandy loam in the upper 4 in followed by silt loam to 14 in and stratified very fine sandy loam to silt loam from 14 to 50 in. It is well drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil. **[HeD] Hezel loamy fine sand, 2 to 15 percent slopes,** is associated with terraces. Comprised of Eolian sands over silty lacustrine deposits, the typical profile includes loamy fine sand to 16 in underlain by stratified fine sandy loam to silt loam from 16 to 60 in. It is somewhat excessively drained with depth to restrictive feature and water table over 80 in. It does not flood or pond and is not listed as a hydric soil.

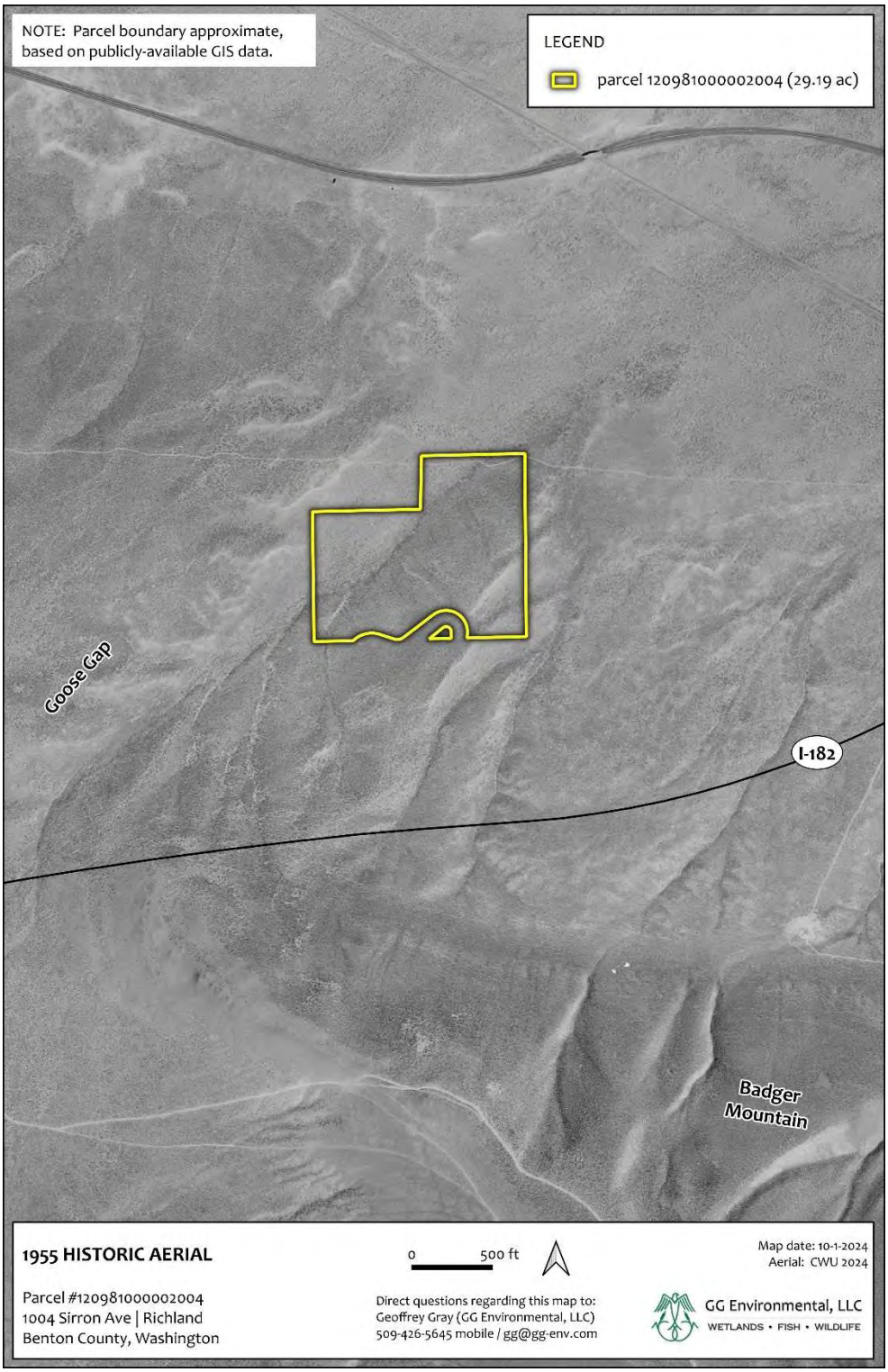
4.4. Hydrology

According to a historic aerial imagery (CWU 2024), the region was universally xeric and dominated by shrubsteppe in 1955 (**Figure 4**), with no evidence of wetlands, streams, moist areas, or trees. No wetlands are mapped on the parcel in historic United States Geological Survey (USGS) topographic maps from 1917 to present (USGS 2024a) and neither the National Wetlands Inventory (NWI) (USFWS 2024) nor Benton County (Benton County 2024a) identify a potential wetland in this location.

As for streams, the USGS National Hydrography Dataset (NHD) (USGS 2024b) currently maps the canal as a canal and the swale bottom as an intermittent stream. The swale was first illustrated as an intermittent stream by the USGS in its 1978 edition topographic map (**Figure 2**).

According to Mr. French, he has never witnessed surface water in the swale bottom, even though the upgradient (unlined) canal had been active for decades and adjacent irrigation had been applied for many years. No evidence of surface flow was observed during critical areas fieldwork. USGS StreamStats (USGS 2024c) maps the up-gradient watershed at 613 ac. This relatively small watershed is largely developed with surface runoff interrupted by urban residential, transportation infrastructure, and agriculture. Given this interruption, low average annual precipitation (7.44 in) (NRCS 2024b), and pervious soils, best available science suggests that little to no surface flow can enter the swale.

Figure 4. Historic Aerial Photo (1955)



4.5. Plants

Non-orchard/fallow portions of the parcel are dominated by non-native and noxious weeds (Benton County 2024b)[4], interspersed by scattered individual shrubsteppe shrubs including big sagebrush (*Artemisia tridentata*) and trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*). A stand of coyote willow (*Salix exigua*) is rooted in the swale bottom and adjacent hillslope, just down-gradient of an irrigated orchard.

No rare plants or ecosystems are documented in the Project vicinity by the Washington Natural Heritage Program (WNHP) (DNR 2024).

4.6. Precipitation

Chapter 19 of the Engineering Field Handbook (NRCS 2015) was referenced in determining if precipitation that fell within three months of the site visit was within the normal range (30-year average). **Drier than normal** climatic conditions prevailed the aggregate prior three months (**Appendix A**). Average annual precipitation (1971-2000) is only 7.44 in (NRCS 2024b).

4.7. Growing Season

According to Climate Analysis for Wetlands Tables (WETS) (NRCS 2024b), the growing season (28 °F or greater) at the nearest AgACIS station (Richland) demonstrates a 70 percent probability of occurring between March 14 and November 10 (241 days) and 50 percent between March 19 and November 4 (230 days). Fieldwork was completed during the growing season.

5. Findings

5.1. Wetlands

No wetlands are present within the study area. Upon evaluating the coyote willow stand, no wetland soil or hydrology indicators were observed at the five sample locations investigated (**Figure 5**) (wetland delineation data forms are included in **Appendix C**).

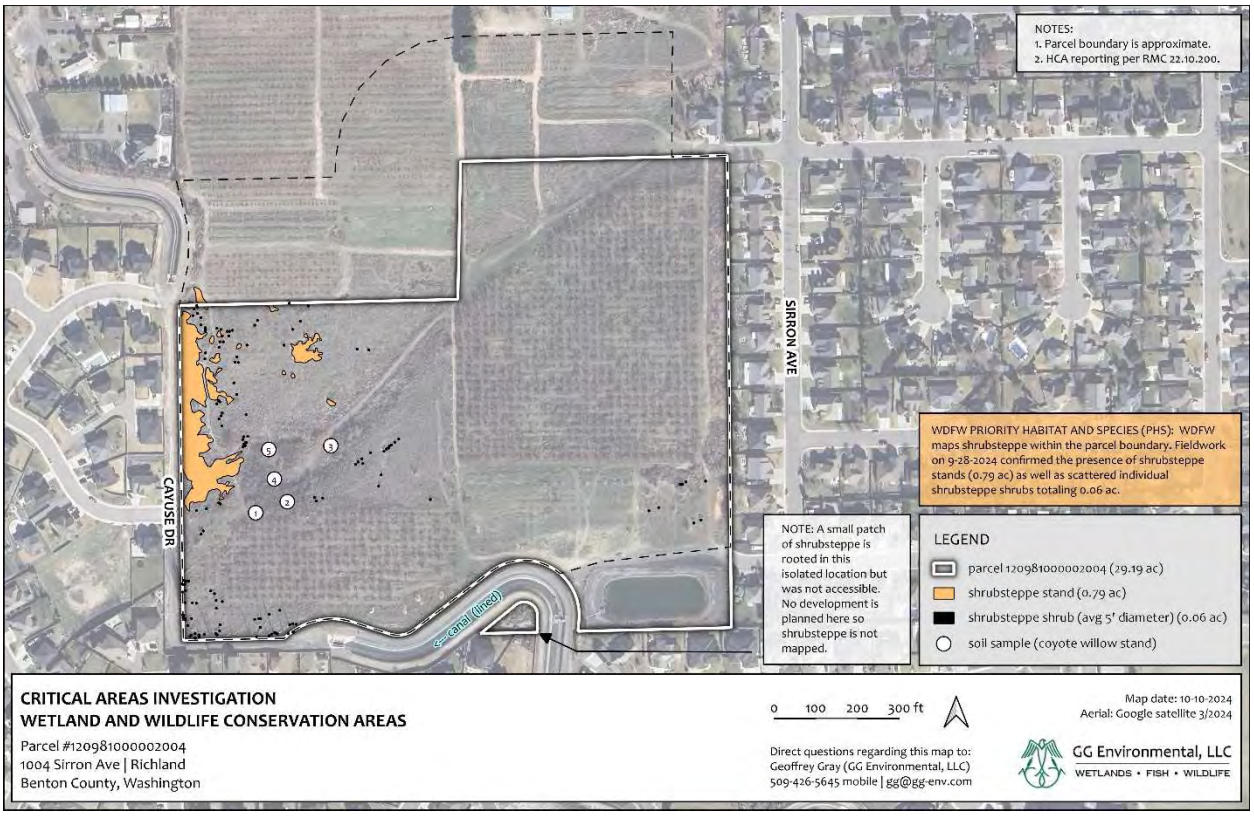
Mr. French indicated that, approximately 50 years ago, the west end of the swale exhibited a period of wetness. The precise water source was unknown, but at the time, the two likely sources were infiltration from the nearby unlined canal and/or adjacent orchard irrigation. According to satellite imagery (Google 2024), the canal was siphoned (piped) under the swale along Cayuse Drive in approximately 2010 in preparation for adjacent residential development. This development included the construction of a stormwater infiltration pond in the swale bottom, approximately 450 ft west of

[4] Benton County noxious weeds observed: [Class A] none; [Class B] perennial pepperweed (*Lepidium latifolium*, rush skeletonweed (*Chondrilla juncea*), saltcedar (*Tamarix ramosissima*), Scotch thistle (*Onopordum acanthium*), yellow starthistle (*Centaurea solstitialis*); [Class C] none.

the coyote willows, in approximately 2014. The canal was subsequently lined in 2020-2021, thereby reducing water infiltration/loss.

Soil sample data show relict oxidized root channels at two sample locations (#3 and #5) (**Figure 5**), corroborating the historic presence of extended soil saturation. However, given the sole remaining potential sources of hydrology (adjacent orchard irrigation and up-gradient residential stormwater infiltration pond), it is not likely that the current hydrologic baseline supports soil saturation. As such, best professional science suggests that the willows likely established during a historic wet condition decades ago, since which they have been supported by continuous moisture (not extended shallow saturation) supplied by upgradient artificial hydrology (irrigation). This conclusion is corroborated by the geomorphic position of the willows on the hillslope directly below the orchard.

Figure 5. Critical Areas Investigation[5]



[5] A larger-format copy of this graphic is included in **Appendix E**.

5.2. Fish and Wildlife Habitat Conservation Areas

Priority Habitats and Species (PHS) including **shrubsteppe**, **Townsend's ground squirrel** (*Urocitellus townsendii townsendii*) (State Candidate), and **Ferruginous hawk** (*Buteo regalis*) (State Endangered) are mapped within the parcel limits by the Washington Department of Fish and Wildlife (WDFW) (WDFW 2024a).

Mr. Troy Maikis, WDFW Area Habitat Biologist for Benton and Franklin Counties, completed a site visit on August 28, 2024. In a letter dated August 30, 2024 (WDFW 2024b) (**Appendix D**), Mr. Maikis indicates that the parcel meets the definition of a *Fish and Wildlife Habitat Conservation Area* under Richland Municipal Code 22.10.185 and may also support **black-tailed jackrabbit** (*Lepus californicus*) (State Candidate), **sagebrush sparrow** (*Artemisiospiza nevadensis*) (State Candidate), and **other bird species** protected under the federal Migratory Bird Treaty Act and State of Washington under RCW 77.12.020(3).

5.2.1. Shrubsteppe

Approximately 0.85 ac of shrubsteppe, consisting of multiple contiguous stands (0.79 ac) and scattered individual shrubs (0.06 ac), is rooted within the parcel boundary (**Figure 5**), all of which would be potentially be impacted by the Project. Observed shrub height ranges from several inches (seedling) to seven (7) ft in height with average cover (for contiguous stands) qualitatively estimated at >60 percent. Big sagebrush (*Artemisia tridentata*) is dominant (qualitatively estimated at 99% relative cover) with trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*) (qualitatively estimated at 1% relative cover).

Shrubsteppe is defined by WDFW, as cited in Azarrad et al. 2011, as a non-forested vegetation type consisting of one or more layers of perennial bunchgrasses and a conspicuous but discontinuous layer of shrubs. Although big sagebrush is the most widespread shrubsteppe shrub, other dominant (or co-dominant) shrubs include antelope bitterbrush, three-tip sagebrush, scabland sagebrush, and dwarf sagebrush. Dominant bunchgrasses include (but are not limited to) Idaho fescue, bluebunch wheatgrass, Sandberg bluegrass, Thurber's needlegrass, and needle-and-thread. Sites can also have a layer of algae, mosses, or lichens. In areas with greater precipitation or on soils with higher moisture-holding capacity, shrubsteppe can also support a dense layer of forbs (i.e., broadleaf herbaceous flora). Shrubsteppe contains various habitat features, including diverse topography, riparian areas, and canyons. Another important component is habitat quality (i.e., degree to which a tract resembles a site potential natural community), which may be influenced by soil condition and erosion; and the distribution, coverage, and vigor of native shrubs, forbs, and grasses. At some more disturbed sites, non-natives such as cheatgrass or crested wheatgrass may be co-dominant species. Fire disturbance is an ecological component of shrubsteppe. Shrubsteppe disturbed by fire may lack the aforementioned vegetative components during periods of post-fire recovery.

Although shrub canopy cover can be as high as 60%, less disturbed habitat typically has a canopy between 5% and 30%. In areas of higher precipitation, shrub cover is lower while grasses and forbs are more prevalent. Trees may occur in shrubsteppe, especially when near riparian habitat or

wetlands. Isolated trees from adjacent forests or woodlands can also occur. Conifers such as juniper and pine sometimes encroach into shrubsteppe while planted trees can also sometimes be found.

Healthy shrubsteppe supports a soil surface layer of cryptobiotic crust. Comprised of a complex and fragile community of blue-green algae, bacteria, fungi, lichens, or mosses, these crusts form in the spaces between perennial bunchgrasses, forbs, and shrubs. Soil crusts benefits habitat by locking in soil moisture, reducing erosion, and by increasing the soil's nutrients and productivity. They also help prevent the establishment and spread of invasive plants such as cheatgrass.

5.2.2. Black-tailed jackrabbit

Life history obtained from WDFW 2024c.

In central Washington, east of the Cascade Mountains, black-tailed jackrabbit (*Lepus californicus*) (State Candidate) distribution is concentrated in the semi-arid Columbia Plateau shrubsteppe and grassland habitats, and extends south into Oregon. Areas used include habitats dominated by sagebrush and rabbitbrush, as well as areas of mixed grassland and shrub. Black-tailed jackrabbits tend to occupy areas with more shrubs and less grass than white-tailed jackrabbits. The black-tailed jackrabbit is one of three species of hare in Washington. The other two species are the white-tailed jackrabbit and snowshoe hare. Hares differ from rabbits in that young are born fully furred with their eyes open, and they can hop within hours of their birth. Predators known to prey on black-tailed jackrabbits include coyotes, badgers, bobcats, golden eagles, several species of hawk, owls, rattlesnakes, and gopher snakes.

Determination: Many small fecal pellets were observed, inferred to be of the introduced Eastern cottontail (rabbit) (*Sylvilagus floridanus*) since three cottontails were observed during the field survey. No larger pellets were observed, nor black-tailed jackrabbits. Although black-tailed jackrabbits can tolerate urban noise and visual disturbance if substantial habitat is available, the isolation of the parcel by urban development, small patch size, and focused predation by coyotes (scat observed) makes jackrabbit presence unlikely.

5.2.3. Townsend's ground squirrel

Life history obtained from WDFW 2024d.

The Townsend's ground squirrel (*Urocitellus townsendii townsendii*) (State Candidate) is only found in Washington in the Columbia Basin west of the Columbia River in Klickitat, Benton, Yakima, and Kittitas counties. A burrowing species, it is found primarily in small to fairly large colonies, but can also occur solitarily. The squirrels historically occurred primarily in native shrubsteppe, grasslands, and large patches of sagebrush at the lower edges of forest. A variety of human-modified habitats are now also occupied, including pastures, abandoned fields, orchards, vineyards, hop fields, canal banks, and sites adjacent to irrigated fields and springs. Occupied sites must have ample soil depths to provide space for burrow construction. The squirrels are active for only four to five months, spending the rest of the year hibernating. Adults emerge from hibernation from January to February and mate soon after. Litters average about eight pups and first appear above ground in March to April. Adults and juveniles consume large amounts of food before hibernation in an effort to gain

adequate fat reserves to survive through hibernation. Animals enter hibernation in May and June. Burrows provide safety from predators, shelter from bad weather, protection for raising young, and a stable environment for hibernation. Diet is broad and comprised mainly of grasses, forbs, and seeds. American badgers, raptors, and snakes are the most important predators.

Determination: No squirrels of any kind were observed nor any burrows capable of supporting squirrels. Although Townsend's ground squirrels are known to tolerate human noise and visual disturbance if substantial habitat is available, the isolation of the parcel by urban development, small patch size, and focused predation pressure by coyotes (scat observed) makes squirrel presence unlikely.

5.2.4. Sagebrush sparrow

Life history obtained from WDFW 2024e.

The Sagebrush sparrow (*Artemisiospiza nevadensis*) (State Candidate) is a sagebrush obligate species, typically associated with big sagebrush in eastern Washington. Sagebrush sparrows appear to be sensitive to patch size, and the probability they will use a site is higher in areas with large expanses of unconverted shrubsteppe, typically areas greater than 2,500 acres. The sparrow prefers the sagebrush/bunchgrass shrubsteppe landscapes of the Columbia Basin. During the breeding season, this species forages on the ground for insects, spiders, small fruits, and seeds. During the non-breeding season, diet is similar but also includes succulent plant material. Pairs generally arrive together on breeding grounds. Males sing atop sagebrush in defense of their territory. Nest building in or under big sagebrush begins in mid-March. After an incubation period of 10 to 16 days, the young usually leave the nest 9 to 10 days after hatching. Most females raise two broods per year. This sparrow migrates to overwintering areas between central California and central Nevada, including as far south as northern Mexico.

Determination: No sagebrush sparrows were observed although a comprehensive avian survey was not completed. Given the time of year, it is possible that any sparrows that may have been present have out-migrated for the winter. However, given the very small patch size of the sagebrush onsite, adjacent disturbance, and isolation of the habitat in the midst of urban development, it is unlikely that sagebrush sparrows are associated with the parcel.

5.2.5. Ferruginous hawk

Life history obtained from Richardson et al. 1999.

In Washington, the ferruginous hawk (*Buteo regalis*) (State Endangered) frequents shrub-steppe in the channeled scablands and juniper-savannah areas of the Columbia Basin. Landscapes comprised primarily of shrubsteppe, native prairie, hayland, and pasture are favored for nesting, while cropland is avoided. Most nests are found in areas with a high proportion of grassland, shrubland, and juniper forest and a low proportion of wheatland. Ferruginous hawk populations decline consistently once cultivated land exceeds 30% of the area. In Washington, this species nest on rock outcrops, steep low cliffs, ledges on hills, in some canyons, in isolated trees, and on powerline towers or other artificial structures. Sensitive to disturbance, pairs may abandon nests even when mildly disturbed during

nest building or incubation. Rather than becoming acclimated to repeated disturbance, ferruginous hawks become sensitized, flush at greater distances, and typically nest farther from human habitations than closely related raptor species. Preying on small- to medium-size mammals and, to a lesser extent, snakes, birds, and insects, northern pocket gophers appear to dominate the diet.

Determination: The survey area exhibits poor habitat quality for ferruginous hawks due to urban development, adjacent agriculture, lack of perching and nesting habitat, and anthropogenic disturbance. Although the survey area supports small mammals (gophers, voles, mice) which can serve as prey, the vicinity provides insignificant foraging habitat for ferruginous hawks.

5.3. WDFW Review and Input

Upon reviewing the preliminary plat application for the Estates at White Bluffs project (S2024-10) Mr. Troy Maikis, in a letter dated August 30, 2024 (WDFW 2024b) (**Appendix D**), determined that the parcel includes shrubsteppe and potential riparian habitats that may support multiple state priority species. He outlined WDFW mitigation policy (POL-M5002) (WDFW 1999) that requires unavoidable impacts to be mitigated. He also added that any vegetation removal should be scheduled outside the bird nesting season (nesting season is February 1 to July 31); otherwise, nesting bird surveys would be required during work.

5.4. Anticipated Mitigation Required

Shrubsteppe Impact Mitigation: In developing the parcel, shrubsteppe avoidance, minimization, and mitigation measures, consistent with the RMC 22.10.220 and WDFW mitigation policy (POL-M5002) (WDFW 1999), shall be required for consideration and implementation, as applicable to the Project:

<u>RMC 22.10.220</u>

[A]. Adverse impacts to habitat functions and values shall be mitigated to the extent feasible and reasonable. Mitigation actions by an applicant or property owner shall occur in the following preferred sequence:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on site or in the immediate vicinity of the impact;

6. Monitoring the impact over time and taking corrective measures to minimize additional impacts.

[B]. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal, and/or implementation of the performance standards listed in RMC 22.10.210.

WDFW POL-M5002

As per the letter submitted to the City of Richland by Mr. Troy Maikis (WDFW 2024b) (**Appendix D**), WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, but if this is not possible for the Project, WDFW recommends off-site in-kind mitigation. WDFW would suggest off-site out-of-kind or an in-lieu fee only if in-kind mitigation is fully pursued but found to be infeasible both on-site and off-site. It is preferred that off-site mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe, or providing or protecting, functional wildlife connectivity corridors between remaining blocks of shrubsteppe. WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where critical areas/PHS were permanently impacted, and WDFW looks forward to working with the city and the project proponent to address mitigation for this project as well as other future projects within the adjacent shrubsteppe habitat.

Migratory Bird Avoidance: As per the letter submitted to the City of Richland by Mr. Troy Maikis (WDFW 2024b) (**Appendix D**), an avian survey should be completed prior to any activity that would disturb nesting habitat during the nesting season (February 1 – July 31). WDFW further recommends that work on the site (nesting habitat removal) take place outside of the February 1 – July 31 nesting window (i.e., habitat removal should be limited to August 1 to January 31).

6. Limitations

The data presented herein reflect site conditions encountered on September 28, 2024. Work was performed in accordance with accepted standards for professional wetland biologists and applicable and current federal, state, and local ordinances. Although this report is accurate and complete to the best of available scientific knowledge, it should be considered a preliminary determination, with no warranty, express or implied, until it has been reviewed, and approved in writing, by appropriate jurisdictional authorities.

7. Consultant Qualifications

Geoffrey Gray, MA, PWS is a professional biologist and wetland scientist whose 27-year career has provided him with a unique breadth of experience that can readily assist you in moving your project forward.

Investing eight years in higher education, he earned a Bachelor's Degree in Business Management and a Master's degree in Biology from California State University at Fresno.

Geoffrey has earned 12.4 credit hours of certified professional wetland training, including completion of the 38-hour Army Corps of Engineers (Corps) Wetland Delineation and Management Training Program, as well as Corps Advanced Wetland Delineation , Corps Delineation Manual Regional Supplements, Washington State Department of Ecology (Ecology) 2014 Wetland Rating System, Ecology Credit-Debit Method for Estimating Mitigation Needs, Ecology Selecting Wetland Mitigation Sites Using a Watershed Approach, and multiple courses in wetland plant identification.

Continuously employed as a wetland, fish, and wildlife biologist since 1997, while serving tenures in field research, a large environmental consulting firm, state agencies in both California and Washington, and as an independent environmental consultant, Geoff's resume includes 17 years of full-time duty as a wetland biologist, with experience ranging from the unique vernal pool wetland habitats of California's Central Valley to the diverse wetlands of Eastern Washington State, stretching from the Cascade crest to Idaho.

Spanning his career, Geoff has performed hundreds of wetland delineations and has managed 35 wetland mitigation/riparian restoration sites. As a fish and wildlife biologist, he has evaluated over 600 projects for compliance under the Endangered Species Act, including 128 federal consultations.

Geoff founded GG Environmental in 2015, and has since served a diverse palette of clients including salmonid habitat restoration groups, private landowners, commercial enterprises, tribes, and city governments who need assistance in overcoming the challenges of Critical Areas/Shorelines permitting and Endangered Species Act consultation.

A professional-level GPS/GIS user for 26 years, Geoff employs cutting-edge GPS technology in the field and is proficient in GIS mapping with ArcGIS and Quantum GIS (QGIS).

Globally recognized as a Professional Wetland Scientist by the Society of Wetland Scientists, Geoff's work is performed to the highest standards and is fully insured.

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Appendix A. Precipitation Analysis

Precipitation analysis per NRCS (2015). All data were obtained from the AgACIS weather station at Richland[6], Benton County. Wetland delineation fieldwork was completed on September 28, 2024.

Drier than Normal climatic conditions prevailed the three-month window (June through August) prior to fieldwork. Only 0.05 in of rain fell in September with none falling within 10 days of the site visit.

		Long-term rainfall records[1] (inches)			WETS Station: RICHLAND, WA					
	Month	3 yrs. in 10 less than	Average	3 yrs. in 10 more than	Total Rainfall Obs. [2]	Condition dry, wet, normal[3]	Condition Value	Month weight value[4]	Product of previous two columns	
1st prior month	Aug	0.11	0.31	0.31	0.06	Dry	1	3	3	
2nd prior month	Jul	0.08	0.24	0.27	0.01	Dry	1	2	2	
3rd prior month	Jun	0.19	0.39	0.47	0.34	Normal	2	1	2	
								Sum	7 [5]	

[1] WETS table (NRCS 2024[7]); [2]Accumulated Daily Precipitation (NRCS 2024); [3]WETS table "30% more than and 30% less than values ere referenced to compare recorded rainfall to statistically-normal precipitation; [4]Value: Dry = 1; Normal = 2; Wet = 3;
[5] 6-9: drier than normal, 10-14: normal, 15-18: wetter than normal.

Date (2024)	Precipitation Total (inches)
September 18-27 (prior 10 days)	0.0
September 1-18	0.05

[6] (NRCS 2024). AgACIS station: Richland. Benton County (FIPS 53005).
[7] http://agacis.rcc-acis.org/?fips=53005

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Appendix B. Photos

Photo 1. Shrubsteppe stand along Cayuse Drive (view toward northwest)

Photo 2. Shrubsteppe stand along Cayuse Drive (view toward south)

Photo 3. Scattered shrubsteppe shrubs north of swale bottom (view toward southeast)

Photo 4. Isolated individual shrubsteppe shrubs north of swale bottom (view toward southeast).

Photo 5. Coyote willow stand below irrigated orchard (view toward south)

Photo 6. Pelleted scat (likely cottontail rabbit).

Appendix C. Wetland Delineation Data Forms

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U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Arid West Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*OMB Control #: 0710-xxxx, Exp: Pending* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Benton County Parcel 120981000002004 City/County: Richland/Benton Sampling Date: 9-28-2024

Applicant/Owner: Story Family Five, LLC State: WA Sampling Point: 1

Investigator(s): Geoffrey Gray, MA, PWS (GG Environmental, LLC) Section, Township, Range: T9N-R28E-S20 (SW 1/4 of NE 1/4)

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): slope Slope (%): 10

Subregion (LRR): LRR B Lat: 46°15'2.11"N Long: 119°20'11.21"W Datum: WGS84

Soil Map Unit Name: Warden silt loam 8 to 15 percent slopes (NOT HYDRIC) NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Climatic conditions were drier than normal the aggregate three months prior to fieldwork. However, adjacent upslope orchard irrigation can mask (artificially elevate) growing season moisture. Pit dug at the SW edge of a coyote willow stand.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 x 20 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. None			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 x 15 ft)			
1. *Salix exigua*	50	Yes	FACW
2.			
3.			
4.			
5.			
	50	=Total Cover	
Herb Stratum (Plot size: 5 x 5 ft)			
1. *Onopordum acanthium*	5	No	UPL
2. *Elymus repens*	5	No	FAC
3. *Sisymbrium altissimum*	5	No	FACU
4. *Salsola tragus*	20	Yes	FACU
5.			
6.			
7.			
8.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 5 x 5 ft)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 65 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	5	x 3 =	15
FACU species	25	x 4 =	100
UPL species	5	x 5 =	25
Column Totals:	85 (A)		240 (B)

Prevalence Index = B/A = 2.82

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, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) **(LRR C)**
___ 1 cm Muck (A9) **(LRR D)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) **(LRR C)**
___ 2 cm Muck (A10) **(LRR B)**
___ Iron-Manganese Masses (F12) **(LRR D)**
___ Reduced Vertic (F18)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Soil profile powdery dry - sandy silt loam.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) **(Nonriverine)**
___ Sediment Deposits (B2) **(Nonriverine)**
___ Drift Deposits (B3) **(Nonriverine)**
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Water Marks (B1) **(Riverine)**
___ Sediment Deposits (B2) **(Riverine)**
___ Drift Deposits (B3) **(Riverine)**
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ 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): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No moisture in soil profile although this location is directly downslope from an irrigated orchard.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Arid West Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*OMB Control #: 0710-xxxx, Exp: Pending* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Benton County Parcel 120981000002004 City/County: Richland/Benton Sampling Date: 9-28-2024

Applicant/Owner: Story Family Five, LLC State: WA Sampling Point: 2

Investigator(s): Geoffrey Gray, MA, PWS (GG Environmental, LLC) Section, Township, Range: T9N-R28E-S20 (SW 1/4 of NE 1/4)

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): slope Slope (%): 15

Subregion (LRR): LRR B Lat: 46°15'2.37"N Long: 119°20'10.13"W Datum: WGS84

Soil Map Unit Name: Warden silt loam 8 to 15 percent slopes (NOT HYDRIC) NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Climatic conditions were drier than normal the aggregate three months prior to fieldwork. However, adjacent upslope orchard irrigation can mask (artificially elevate) growing season moisture. Pit dug in the south-central portion of a coyote willow stand.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 x 20 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. None			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 x 15 ft)			
1. *Salix exigua*	100	Yes	FACW
2.			
3.			
4.			
5.			
	100	=Total Cover	
Herb Stratum (Plot size: 5 x 5 ft)			
1. None			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		=Total Cover	
Woody Vine Stratum (Plot size: 5 x 5 ft)			
1. None			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 100 % Cover of Biotic Crust 0

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: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

X 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, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks:
Canopy shading inhibits the herbaceous understory. Pit dug in a small clearing with a chair, shovel, and toys in it.

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) **(LRR C)**
___ 1 cm Muck (A9) **(LRR D)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) **(LRR C)**
___ 2 cm Muck (A10) **(LRR B)**
___ Iron-Manganese Masses (F12) **(LRR D)**
___ Reduced Vertic (F18)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Soil profile powdery dry - sandy silt loam.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) **(Nonriverine)**
___ Sediment Deposits (B2) **(Nonriverine)**
___ Drift Deposits (B3) **(Nonriverine)**
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Water Marks (B1) **(Riverine)**
___ Sediment Deposits (B2) **(Riverine)**
___ Drift Deposits (B3) **(Riverine)**
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
X 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): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No moisture in soil profile although this location is directly downslope from an irrigated orchard.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Arid West Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*OMB Control #: 0710-xxxx, Exp: Pending* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Benton County Parcel 120981000002004 City/County: Richland/Benton Sampling Date: 9-28-2024

Applicant/Owner: Story Family Five, LLC State: WA Sampling Point: 3

Investigator(s): Geoffrey Gray, MA, PWS (GG Environmental, LLC) Section, Township, Range: T9N-R28E-S20 (SW 1/4 of NE 1/4)

Landform (hillside, terrace, etc.): swale bottom Local relief (concave, convex, none): concave Slope (%): 5

Subregion (LRR): LRR B Lat: 46°15'3.68"N Long: 119°20'8.61"W Datum: WGS84

Soil Map Unit Name: Hezel loamy fine sand, 2 to 15 percent slopes (NOT HYDRIC) NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Climatic conditions were drier than normal the aggregate three months prior to fieldwork. However, adjacent orchard irrigation can mask (artificially elevate) growing season moisture. Pit dug at the edge of a coyote willow stand.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 x 20 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. None			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 x 15 ft)			
1. *Salix exigua*	40	Yes	FACW
2.			
3.			
4.			
5.			
	40	=Total Cover	
Herb Stratum (Plot size: 5 x 5 ft)			
1. *Onopordum acanthium*	60	Yes	UPL
2. *Sisymbrium altissimum*	40	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 5 x 5 ft)			
1. None			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	60	x 5 =	300
Column Totals:	140 (A)		540 (B)

Prevalence Index = B/A = 3.86

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, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) **(LRR C)**
___ 1 cm Muck (A9) **(LRR D)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) **(LRR C)**
___ 2 cm Muck (A10) **(LRR B)**
___ Iron-Manganese Masses (F12) **(LRR D)**
___ Reduced Vertic (F18)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Soil profile powdery dry - sandy silt loam.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) **(Nonriverine)**
___ Sediment Deposits (B2) **(Nonriverine)**
___ Drift Deposits (B3) **(Nonriverine)**
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Water Marks (B1) **(Riverine)**
___ Sediment Deposits (B2) **(Riverine)**
___ Drift Deposits (B3) **(Riverine)**
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ 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): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No moisture in soil profile although this location is downslope from an irrigated orchard. Several relict oxidized root channels were observed in the soil profile, indicating a historic period of extended soil saturation.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Arid West Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*OMB Control #: 0710-xxxx, Exp: Pending* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Benton County Parcel 120981000002004 City/County: Richland/Benton Sampling Date: 9-28-2024

Applicant/Owner: Story Family Five, LLC State: WA Sampling Point: 4

Investigator(s): Geoffrey Gray, MA, PWS (GG Environmental, LLC) Section, Township, Range: T9N-R28E-S20 (SW 1/4 of NE 1/4)

Landform (hillside, terrace, etc.): swale bottom Local relief (concave, convex, none): concave Slope (%): 5

Subregion (LRR): LRR B Lat: 46°15'2.91"N Long: 119°20'10.56"W Datum: WGS84

Soil Map Unit Name: Hezel loamy fine sand, 2 to 15 percent slopes (NOT HYDRIC) NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Climatic conditions were drier than normal the aggregate three months prior to fieldwork. However, adjacent orchard irrigation can mask (artificially elevate) growing season moisture. Pit dug in a clearing within the swale bottom in the center of a coyote stand

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 x 20 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. None			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 x 15 ft)			
1. None			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5 x 5 ft)			
1. *Onopordum acanthium*	20	Yes	UPL
2. *Lepidium latifolium*	80	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 5 x 5 ft)			
1. None			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	0	x 4 =	0
UPL species	20	x 5 =	100
Column Totals:	100 (A)		340 (B)

Prevalence Index = B/A = 3.40

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, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) **(LRR C)**
___ 1 cm Muck (A9) **(LRR D)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) **(LRR C)**
___ 2 cm Muck (A10) **(LRR B)**
___ Iron-Manganese Masses (F12) **(LRR D)**
___ Reduced Vertic (F18)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Soil profile powdery dry - sandy silt loam.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) **(Nonriverine)**
___ Sediment Deposits (B2) **(Nonriverine)**
___ Drift Deposits (B3) **(Nonriverine)**
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Water Marks (B1) **(Riverine)**
___ Sediment Deposits (B2) **(Riverine)**
___ Drift Deposits (B3) **(Riverine)**
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ 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): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No moisture in soil profile although this location is downslope from an irrigated orchard.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Arid West Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*OMB Control #: 0710-xxxx, Exp: Pending* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Benton County Parcel 120981000002004 City/County: Richland/Benton Sampling Date: 9-28-2024

Applicant/Owner: Story Family Five, LLC State: WA Sampling Point: 5

Investigator(s): Geoffrey Gray, MA, PWS (GG Environmental, LLC) Section, Township, Range: T9N-R28E-S20 (SW 1/4 of NE 1/4)

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): slope Slope (%): 7

Subregion (LRR): LRR B Lat: 46°15'3.61"N Long: 119°20'10.73"W Datum: WGS84

Soil Map Unit Name: Hezel loamy fine sand, 2 to 15 percent slopes (NOT HYDRIC) NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Climatic conditions were drier than normal the aggregate three months prior to fieldwork. However, adjacent orchard irrigation can mask (artificially elevate) growing season moisture. Pit dug at the north edge of a coyote willow stand near the toe of a hillside.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 x 20 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. None			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 x 15 ft)			
1. *Salix exigua*	50	Yes	FACW
2. *Elaeagnus angustifolia*	50	Yes	FAC
3.			
4.			
5.			
	100	=Total Cover	
Herb Stratum (Plot size: 5 x 5 ft)			
1. *Onopordum acanthium*	10	Yes	UPL
2. *Nepeta cataria*	25	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 5 x 5 ft)			
1. None			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 65 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	50	x 3 =	150
FACU species	25	x 4 =	100
UPL species	10	x 5 =	50
Column Totals:	135 (A)		400 (B)

Prevalence Index = B/A = 2.96

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, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) **(LRR C)**
___ 1 cm Muck (A9) **(LRR D)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) **(LRR C)**
___ 2 cm Muck (A10) **(LRR B)**
___ Iron-Manganese Masses (F12) **(LRR D)**
___ Reduced Vertic (F18)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Soil profile powdery dry - sandy silt loam.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) **(Nonriverine)**
___ Sediment Deposits (B2) **(Nonriverine)**
___ Drift Deposits (B3) **(Nonriverine)**
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Water Marks (B1) **(Riverine)**
___ Sediment Deposits (B2) **(Riverine)**
___ Drift Deposits (B3) **(Riverine)**
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ 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): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No moisture in soil profile although this location is downslope from an irrigated orchard. Several relict oxidized root channels were observed in the soil profile, indicating a historic period of extended soil saturation.

Appendix D. WDFW Letter

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Department of Fish and Wildlife

POL-M5002

POLICY TITLE: Requiring or Recommending Mitigation

Replaces: WDW POL 3000, 3001 and 3002, all dated 10/1/92; WDW POL 3003, dated 9/16/92; WDF Policy 410, dated 9/10/90; and WDF Policy 404, dated 5/1/87

Effective Date: Jan. 18, 1999

Approved By: Director

See Also: Commission Policies

POL-M5002 REQUIRING OR RECOMMENDING MITIGATION

This policy applies to all habitat protection assignments where the Washington Department of Fish and Wildlife (WDFW) is issuing or commenting on environmental protection permits, documents, or violation settlements; or when seeking commensurate compensation for impacts to fish and wildlife resources resulting from oil or other toxic spills.

1. Goal is to achieve no loss of habitat functions and values.

   The goal of WDFW is to maintain the functions and values of fish and wildlife habitat in the state. We strive to protect the productive capacity and opportunities reasonably expected of a site in the future. In the long-term, WDFW shall seek a net gain in productive capacity of habitat through restoration, creation, and enhancement.

   Mitigation credits and debits shall be based on a scientifically valid measure of habitat function, value, and area. Ratios shall be greater than 1:1 to compensate for temporal losses, uncertainty of performance, and differences in functions and values.

2. WDFW uses the following definition of mitigation; avoiding impacts is the highest mitigation priority.

   "Mitigation" means actions that shall be required or recommended to avoid or compensate for impacts to fish, wildlife, or habitat from the proposed project activity. The type(s) of mitigation required shall be considered and implemented, where feasible, in the following sequential order of preference:

   A. Avoiding the impact altogether by not taking a certain action or parts of an action.

   B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

   C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.

   D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

   E. Compensating for the impact by replacing or providing substitute resources or environments.

   F. Monitoring the impact and taking appropriate corrective measures to achieve the identified goal.

3. WDFW requires mitigation when issuing environmental permits or documents.
4. WDFW recommends mitigation on permits or documents issued by other agencies.

5. Complete mitigation ensures no loss of habitat functions or values, or populations.

   Complete mitigation is achieved when mitigation elements in number 2 (A-F) ensures no loss of habitat functions or values, or fish and wildlife populations. Habitat loss and mitigation success shall be measured with the Habitat Evaluation Procedure (HEP) or other method acceptable to WDFW.

6. On-site in-kind mitigation is the highest priority.

   WDFW priorities for mitigation location and type, in the following sequential order of preference, are:

   A. On-site, in-kind.

   B. Off-site, in-kind.

   C. On-site, out-of-kind.

   D. Off-site, out-of-kind.

   For off-site mitigation to be accepted, the project proponent must demonstrate to WDFW's satisfaction that greater habitat function and value can be achieved off-site than on-site.

   Combination of the four types may be accepted. "On-site" means on or adjacent to the project impact site. "In-kind" means the same species or habitat that was impacted.

   Out-of-kind mitigation is not acceptable for impacts to priority habitats and species, with two exceptions: (1) priority habitats and species that are at greater risk can be substituted for impacted priority habitats and species; and (2) for hydraulic projects, WDFW shall consider off-site and/or out-of-kind mitigation where equal or better biological functions and values are provided (see number 8 below). Priority habitats, and habitats of priority species, may be replaced at a level greater than the impacts of the project on those habitats and species.

7. For off-site fish mitigation, mitigation must occur in the same Water Resource Inventory Area (WRIA) as the impacts.

   Exceptions to the above must be approved by the director.

   For federal endangered or threatened species, mitigation must occur within the habitat supporting the same Evolutionary Significant Unit (ESU).

8. WDFW may not limit mitigation to on-site, in-kind mitigation when making decisions on hydraulic project approvals for infrastructure development projects.

   The State Legislature has declared that it is the policy of the state to authorize innovative mitigation measures by requiring state regulatory agencies to consider mitigation proposals for infrastructure projects that are timed, designed, and located in a manner to provide equal or better biological functions and values compared to traditional on-site, in-kind mitigation proposals. For these types of projects, WDFW may not limit the scope of options in a mitigation plan to areas on or near the project site, or to habitat types of the same type as contained on a project site. When making a permit decision, WDFW shall consider whether the mitigation plan provides equal or better biological functions and values, compared to the existing conditions, for the target resources or species identified in the mitigation plan. The factors WDFW must consider in making this decision are identified in RCW 90.74.020 (3). Also see RCW 75.20.098 and Chapter 90.74 RCW.

9. When WDFW is issuing a Hydraulic Project Approval in relation to state or federal cleanup sites, and WDFW is the sole decision-maker, WDFW can only require mitigation if the

sediment dredging or capping actions do not result in a cleaner aquatic environment and equal or better habitat functions and values.

When other agencies are decision-makers, recommendations for mitigation may be made under other state or federal authority to protect habitat functions and values.

10. When WDFW is issuing a Hydraulic Project Approval and is the sole decision-maker, WDFW can request, but cannot require "habitat mitigation" for maintenance dredging of existing navigable channels and berthing areas.

    The phrase, "habitat mitigation" is analogous to compensatory mitigation. See RCW 75.20.325. When other agencies are decision-makers, recommendations for mitigation may be made under other state or federal authority to protect habitat functions and values.

11. Preserving at-risk, high quality priority habitat may be considered as part of an acceptable mitigation plan.

    When high quality areas of priority habitats or habitats of priority species are at risk, preservation of those habitats may be accepted as part of a mitigation plan, as long as there is no loss of habitat function.

12. Habitat replacement is preferred to hatcheries for fish mitigation.

    Commission policy directs WDFW to give priority to natural production rather than hatchery production, within habitat capabilities.

13. Mitigation game fish may be purchased from aquatic farmers.

    If WDFW requires, as part of a mitigation agreement, that resident hatchery game fish be stocked, RCW 77.18.020 requires that WDFW notify the project proponent that the fish may be purchased from a private aquatic farmer. WDFW shall specify fish health requirements, pounds or numbers, species, stock, and/or race of the fish to be provided.

14. Where authority exists, strive to maintain recreational and harvest opportunities.
15. Approved habitat mitigation measures shall be based on best available science.
16. Mitigation plans shall be required for a project with significant impacts.

    Mitigation plans shall include the following:.

    - Baseline data
    - Estimate of impacts
    - Mitigation measures
    - Goals and objectives
    - Detailed implementation plan
    - Adequate replacement ratio
    - Performance standards to measure whether goals are being reached
    - Maps and drawings of proposal
    - As-built drawings
    - Operation and maintenance plans (including who will perform)
    - Monitoring and evaluation plans (including schedules)
    - Contingency plans, including corrective actions that will be taken if mitigation developments do not meet goals and objectives
    - Any agreements on performance bonds or other guarantees that the proponent will fulfill mitigation, operation and maintenance, monitoring, and contingency plan.

17. Proven mitigation techniques must be used.

    Experimental mitigation techniques are allowable only if advance mitigation is being performed and will be fully functional prior to the project impacts.

18. Mitigation shall proceed along with project construction.

    Mitigation measures are an integral part of a construction project and shall be completed before or during project construction, except projects with impacts that have no proven mitigation techniques. Those projects require advance mitigation.
19. Delayed mitigation shall include replacement that is greater than losses.

    Mitigation that is implemented after project construction, or that requires a long time to reach replacement value, shall include additional habitat value (over and above replacement value) equal to the loss through time.
20. WDFW shall determine impacts and mitigation.

    WDFW shall determine the project impact, significance of impact, amount of mitigation required, and amount of mitigation achieved, based on the best available information, including the applicant's plans and specifications.

    For large projects with potentially significant impacts, this will be based on review of studies approved by WDFW.
21. Cumulative impacts of projects shall be considered.

    Cumulative impacts of projects shall be considered and appropriate measures taken to avoid or minimize those impacts.
22. Project proponent pays mitigation costs.

    Mitigation costs may include but are not limited to:

    A. Studies to determine impacts and mitigation needs.

    B. Alteration of project design.

    C. Planning, design, and construction of mitigation features.

    D. Operation and maintenance of mitigation measures for duration of project (including personnel).

    E. Monitoring of mitigation measures and fish and wildlife response.

    F. All WDFW costs including engineering analysis and input.
23. Performance bond or other monetary assurance may be accepted.

    A performance bond, letter of credit, escrow account, or other written financial guarantee may be accepted to ensure that the project proponent will fulfill mitigation requirements, operation and maintenance, monitoring, and contingency plans. The amount of the bond should cover the costs plus 10 percent.
24. Mitigation site shall be protected for the life of the project.

    The mitigation site shall be protected permanently, or at a minimum, for the life of the project. This protection shall be through conservation easement, deed restriction, donation to WDFW, or other legally binding method.
25. WDFW shall seek mitigation for unmitigated projects.

    WDFW shall seek mitigation for unmitigated or undermitigated existing projects. Criteria for prioritizing unmitigated projects are:

A. Fish and wildlife losses from the project.

B. Potential gains of fish and wildlife.

C. Likelihood of achieving mitigation.

D. Time required to achieve mitigation.

E. Support from other agencies and tribes.

F. Presence of priority habitats and species.

G. Cost to WDFW.

26. Compliance monitoring shall be performed as funding allows.
27. Mitigation banking may be an acceptable form of mitigation.

    The term "mitigation bank" as used here refers to a habitat creation, restoration, or enhancement project undertaken by a project proponent to act as a bank of credits to compensate for habitat impacts from future development projects. Credits and debits shall be based on area or a scientifically valid measure of habitat function and value acceptable to WDFW, such as the Habitat Evaluation Procedure (HEP). The use of credits from a mitigation bank as a form of compensation shall occur only after the standard sequencing of mitigation negotiations (avoid, minimize, rectify, reduce, and then compensate). Habitat units may be traded or sold.
28. Terms of mitigation must be documented.

    A mitigation contract is necessary to document the terms of the mitigation. Mitigation contracts may take several forms:

    A. Mitigation agreement (must be approved by Office of Attorney General).

    B. Federal Energy Regulatory Commission (FERC) order.

    C. Conditions on an environmental permit.

    D. Statements in a final environmental impact statement.

    E. Conservation easement.

    F. Energy Facility Site Evaluation Council (EFSEC) site certification.

    G. Landowner Landscape Plan.
29. Habitat and Lands Services Program coordinates all mitigation projects except Columbia and Snake River mainstem fish mitigation projects that are coordinated by the Intergovernmental Fisheries Program.

    The program that coordinates the mitigation projects is responsible for coordinating with all other programs and regions that have interest or involvement in the project.
30. Facilities shall be transferred to the appropriate program for management.

    When mitigation planning is completed, responsibility for any facilities (land, fish cultural facility, etc.) shall be transferred to the appropriate program and region. During the latter stages of planning, the managing program shall be phased into the process.

31. Managing programs shall follow the mitigation contract.

The program and region managing a mitigation facility or project shall follow the terms of the mitigation contract at all times. No deviations shall be made from the mitigation contract unless approved by the program that negotiated the contract.

Appendix E. Large-format Critical Areas Map

Map is rotated to landscape orientation to increase legibility.

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CRITICAL AREAS INVESTIGATION
WETLAND AND WILDLIFE CONSERVATION AREAS

Parcel #120981000002004
1004 Sirron Ave | Richland
Benton County, Washington

0 100 200 300 ft

Map date: 10-10-2024
Aerial: Google satellite 3/2024

Direct questions regarding this map to:
Geoffrey Gray (GG Environmental, LLC)
509-426-5645 mobile | gg@gg-env.com

GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

SHRUBSTEPPE MITIGATION PLAN

Parcel 120981000002004
1004 Sirron Ave
City of Richland
Benton County, Washington

Prepared for:

Tim Story, Managing Member
Story Family Five, LLC
3250 W Clearwater Ave., Suite 2 | Kennewick, WA 99336

Prepared by:

GG Environmental, LLC
Geoffrey Gray, MA, PWS
151 Poulin Rd. Selah, WA 98942
gg@gg-env.com | (509) 426-5645

April 21, 2025

GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

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Summary

On September 28, 2023, Geoffrey Gray, MA, PWS (GG Environmental, LLC) completed a critical areas field investigation for Benton County parcel 120981000002004 (29.19 acres), situs address 1004 Sirron Avenue, within the city limits of Richland (city), in Benton County, Washington. Currently zoned and managed for agricultural production (orchard), Story Family Five, LLC (Client) is proposing to rezone the parcel for residential development (project) – an action characterized as a *high-impact land use* per the Richland Municipal Code (RMC). The study area included all uninterrupted and accessible areas within a 300-foot (ft) radius of the parcel boundary.

The findings of the field investigation are documented in a critical areas report, dated October 10, 2024, which addresses wetlands and wildlife conservation areas. It was confirmed that 0.83 acres (ac) of shrubsteppe habitat is present within the parcel boundary[1], of which 0.204 ac would be removed by the project.

Shrubsteppe is regulated as a Critical Area (Fish and Wildlife Conservation Area), protected under Richland Municipal Code Section 22.10.185. Proposed mitigation for the shrubsteppe impact is to install shrubsteppe shrub species on 0.408 ac of existing open ground in the parcel's northwest corner. The planted zone will be monitored and managed for three (3) years to ensure that stated mitigation goals are achieved. This mitigation proposal, serving to mitigate the impact at a 2:1 ratio, is consistent with Richland Municipal Code 22.10.220 and Washington Department of Fish and Wildlife (WDFW) POL-M5002.

[1] "Tract A" in the northwest corner of the parcel is dedicated as city right of way and is not buildable. As such, shrubsteppe in Tract A is not included in shrubsteppe calculations.

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Acronyms and Abbreviations

City	City of Richland
County	Benton County
PZ	planting/planted zone
WDFW	Washington Department of Fish and Wildlife
WGS84	World Geodetic System 1984

1. Introduction

GG Environmental, LLC (Geoffrey Gray, MA, PWS) was retained by Story Family Five, LLC (Client)[2] to complete a critical areas investigation for parcel 120981000002004 (29.19 acres) (parcel), situs address 1004 Sirron Ave, located within the city limits of Richland, in Benton County (county), Washington. The Client is proposing to rezone the parcel for residential development (project) – an action characterized as a *high-impact land use* per Table 22.10.110(C) of the Richland Municipal Code (RMC) (City of Richland 2025).

Upon reviewing the preliminary plat application for the Estates at White Bluffs project (S2024-10) Mr. Troy Maikis, WDFW[3] Area Habitat Biologist for Benton and Franklin Counties, in a letter dated August 30, 2024 (WDFW 2024) (**Appendix B**), determined that the parcel includes shrubsteppe habitat. He outlined WDFW mitigation policy (POL-M5002) (WDFW 1999) that requires unavoidable shrubsteppe impacts to be mitigated. He also added that any vegetation removal should be scheduled outside the bird nesting season; otherwise, nesting bird surveys would be required during work.

The critical areas field investigation was completed on September 28, 2024, culminating in a critical areas report, dated October 10, 2024, which addresses wetlands and wildlife conservation areas (GG Environmental, LLC 2024). No wetlands were identified, but it was confirmed that 0.83 acres (ac) of shrubsteppe habitat is present within the parcel boundary[4].

Shrubsteppe is regulated as a Critical Area (Fish and Wildlife Conservation Area), protected under Richland Municipal Code Section 22.10.185. Based on the findings of the critical areas report, this mitigation plan addresses anticipated impacts to shrubsteppe habitat and proposed mitigation consistent with Richland Municipal Code 22.10.220 and POL-M5002 (WDFW).

2. Location

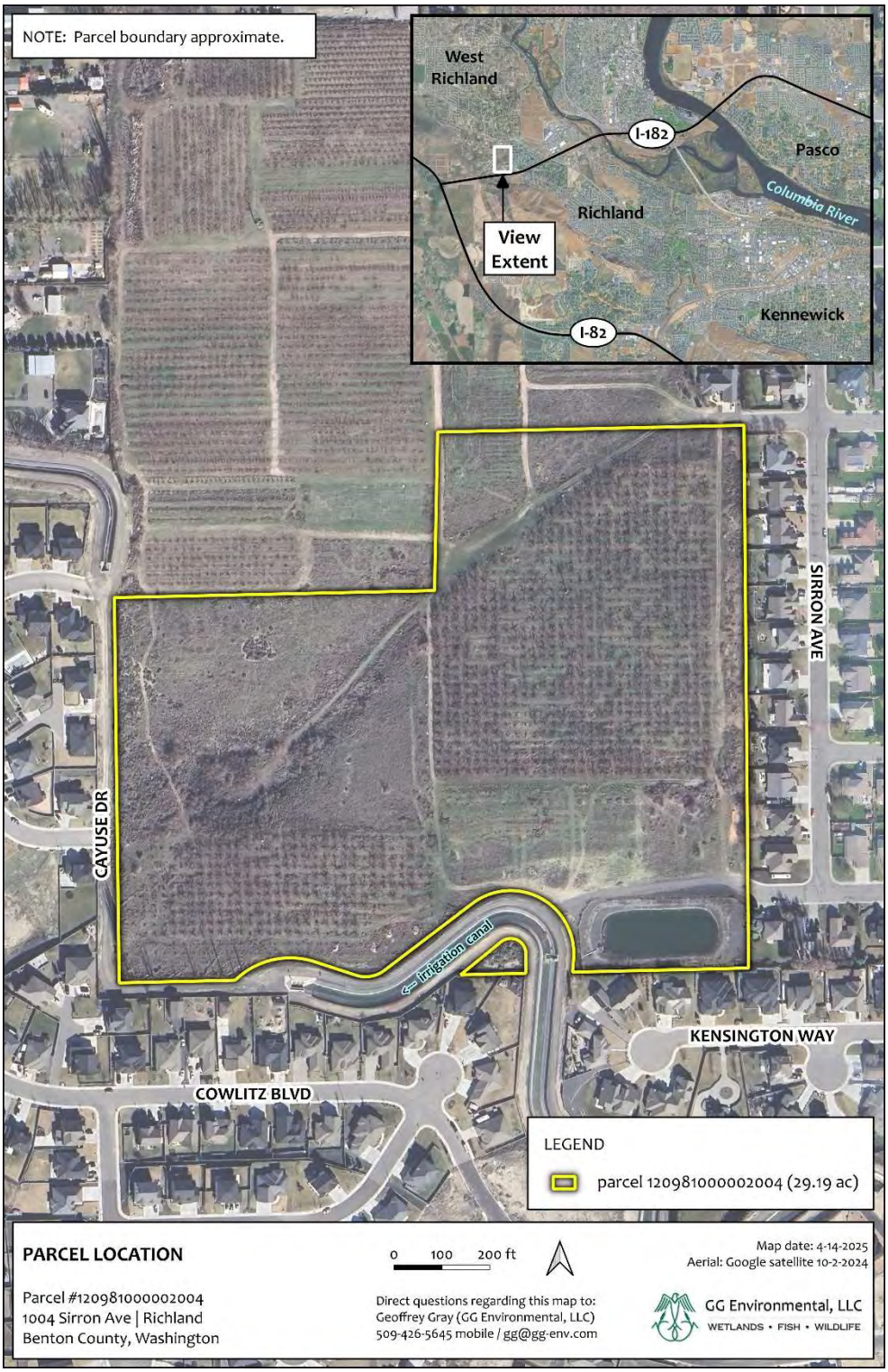
The parcel, located east of Cayuse Drive, north of Cowlitz Boulevard, and west of Sirron Avenue (**Figure 1**), incorporates an isolated swale with a northeast aspect and topographic elevations ranging from approximately 640 feet (ft) to 590 ft. Positioned within the SW quarter of the NE quarter of Section 20 in Township 9 North and Range 28 East, the approximate geospatial center of the parcel is located at latitude 46°15'5.25" north and longitude 119°20'5.41" west (WGS84).

[2] Represented by Mr. Tim Story, Managing Member.

[3] Washington Department of Fish and Wildlife.

[4] "Tract A" in the northwest corner of the parcel is dedicated as city right of way and is not buildable. As such, shrubsteppe in Tract A is not included in shrubsteppe calculations.

Figure 1. Parcel Location

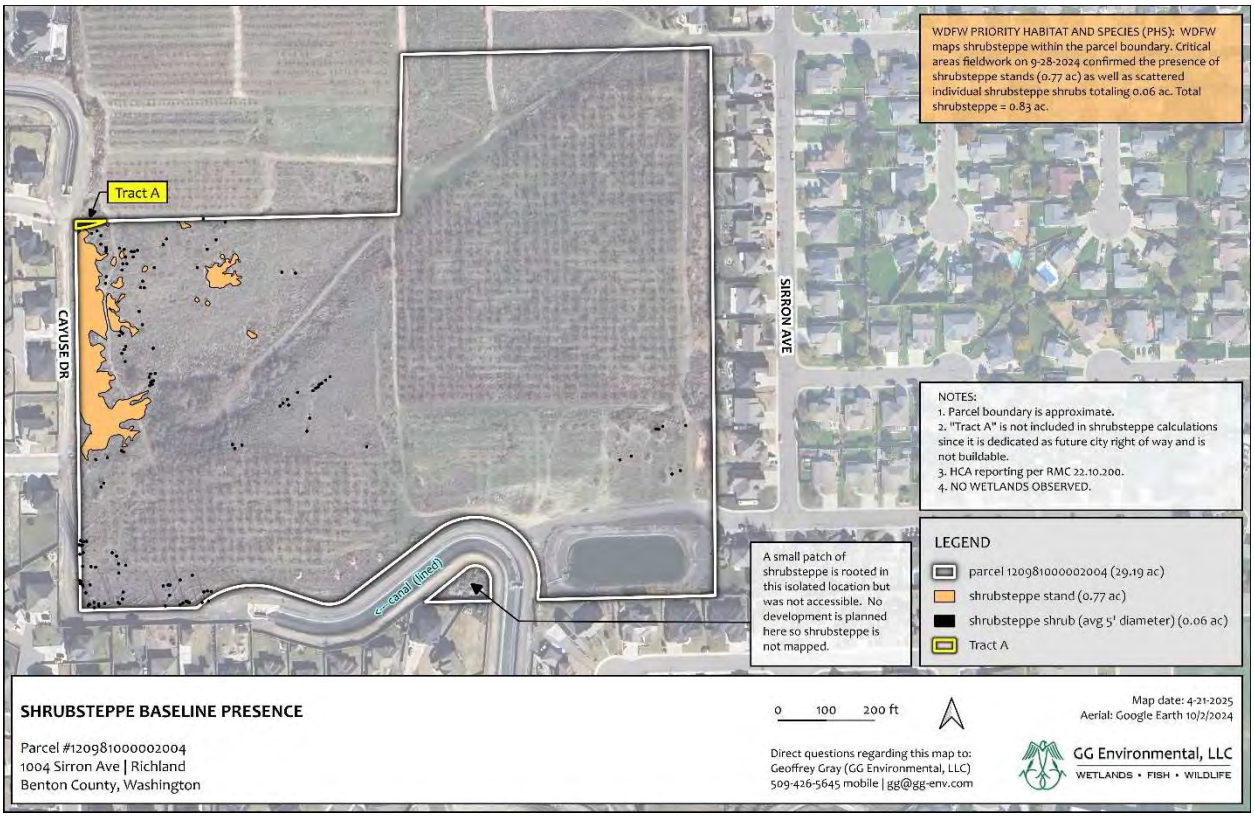


3. Shrubsteppe Impact

3.1. Existing Shrubsteppe Baseline

The parcel supports several mature, contiguous stands of shrubsteppe, totaling 0.77 ac, concentrated in its northwest corner (**Figure 2**). Individual shrubsteppe shrubs[5], totaling 0.06 ac, are widely scattered throughout open/fallow areas of the parcel amongst non-native and noxious weeds. The corporate habitat cover provided by individual shrubs is included in the shrubsteppe impact analysis.

Figure 2. Shrubsteppe baseline presence within the parcel boundary



A large-format copy of this map is provided in ***Appendix A.***

[5] Average shrub diameter is estimated at five (5) feet for the calculation of total aerial coverage.

Observed shrub height ranges from several inches (seedling) to seven (7) ft in height with average cover (for contiguous stands) qualitatively estimated at >60 percent. Big sagebrush (*Artemisia tridentata*) is dominant (qualitatively estimated at 99% relative cover) with trace yellow rabbitbrush (*Chrysothamnus viscidiflorus*) (qualitatively estimated at 1% relative cover).

Herbaceous vegetation amongst the shrubsteppe shrubs is dominated by non-native and invasive weeds, including, but not limited to, cheatgrass (*Bromus tectorum*), tumbleweed (*Salsola tragus*), tumble mustard (*Sisymbrium altissimum*), and yellow star-thistle (*Centaurea solstitialis*).

3.2. Project Impacts to Shrubsteppe

In developmental planning for the parcel, shrubsteppe avoidance, minimization, and mitigation measures, consistent with the RMC 22.10.220 and WDFW mitigation policy (POL-M5002) were considered for implementation, resulting in the preservation of 0.67 ac[6] of existing shrubsteppe (81 percent preservation). The project would permanently remove 0.204 ac (8,886 ft^2) of existing shrubsteppe (**Figure 3**).

Mitigation Sequencing Implemented per RMC 22.10.220(A)(1-6)

Avoidance: The objective of the project is to develop the parcel for the construction of residential homes and no alternative parcel is available. As such, to entirely avoid shrubsteppe is not practicable.

Minimization: Shrubsteppe is concentrated in the northwest corner of the parcel. The project is designed to minimize impacts to shrubsteppe, resulting in 81 percent shrubsteppe preservation.

Rectifying impacts: Shrubsteppe to be impacted will be permanently removed. Therefore, rectification is not applicable.

Reduction or elimination of impact over time: Shrubsteppe to be impacted will be permanently removed. As such, reduction or elimination of the impact over time is not applicable.

Compensation: In order to compensate for 0.204 ac of permanent shrubsteppe impact, it is proposed to plant 0.408 ac of shrubsteppe (2:1 ratio) onsite in the parcel's northwest corner.

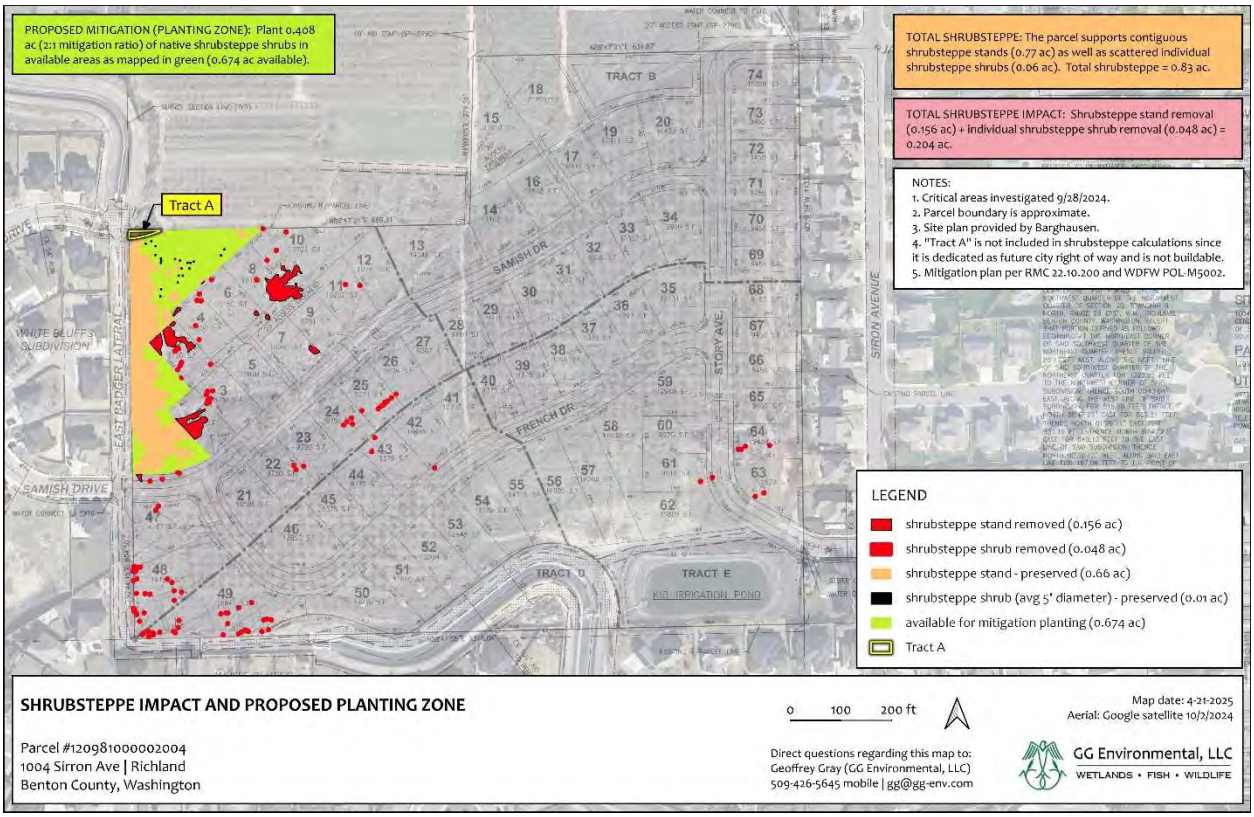
Monitor and correct to minimize additional impacts: Shrubsteppe to be impacted will be permanently removed. As such, monitoring and correction to minimize additional impacts over time is not applicable.

Alternative Mitigation per RMC 22.10.220(B)

An alternative and appropriate mitigation action would be to mitigate for the shrubsteppe impact offsite, but this option is not available at this time.

[6] Preservation total = 0.66 ac (contiguous stands) + 0.01 ac (individual shrubs).

Figure 3. Shrubsteppe Impact and Proposed Planting Area



*A large-format copy of this map is provided in **Appendix A.***

4. Proposed Mitigation

Shrubsteppe mitigation, consistent with the RMC 22.10.220 and WDFW mitigation policy (POL-M5002), is proposed for implemented onsite (**Figure 4**).

4.1. Mitigation Goals

The following goals are proposed in order to mitigate for shrubsteppe impacts, taking into account the demonstrable baseline condition of the vicinity in which the project is proposed.

Goal 1: Install native shrubsteppe shrubs within the planting zone (0.408 ac)

Plant 178 native shrubsteppe shrubs (big sagebrush, *Artemisia tridentata*[7]) within a planting zone of 0.408 ac, resulting in an average as-built shrub density of approximately 10-ft on center (OC).

Goal 2: Control weeds

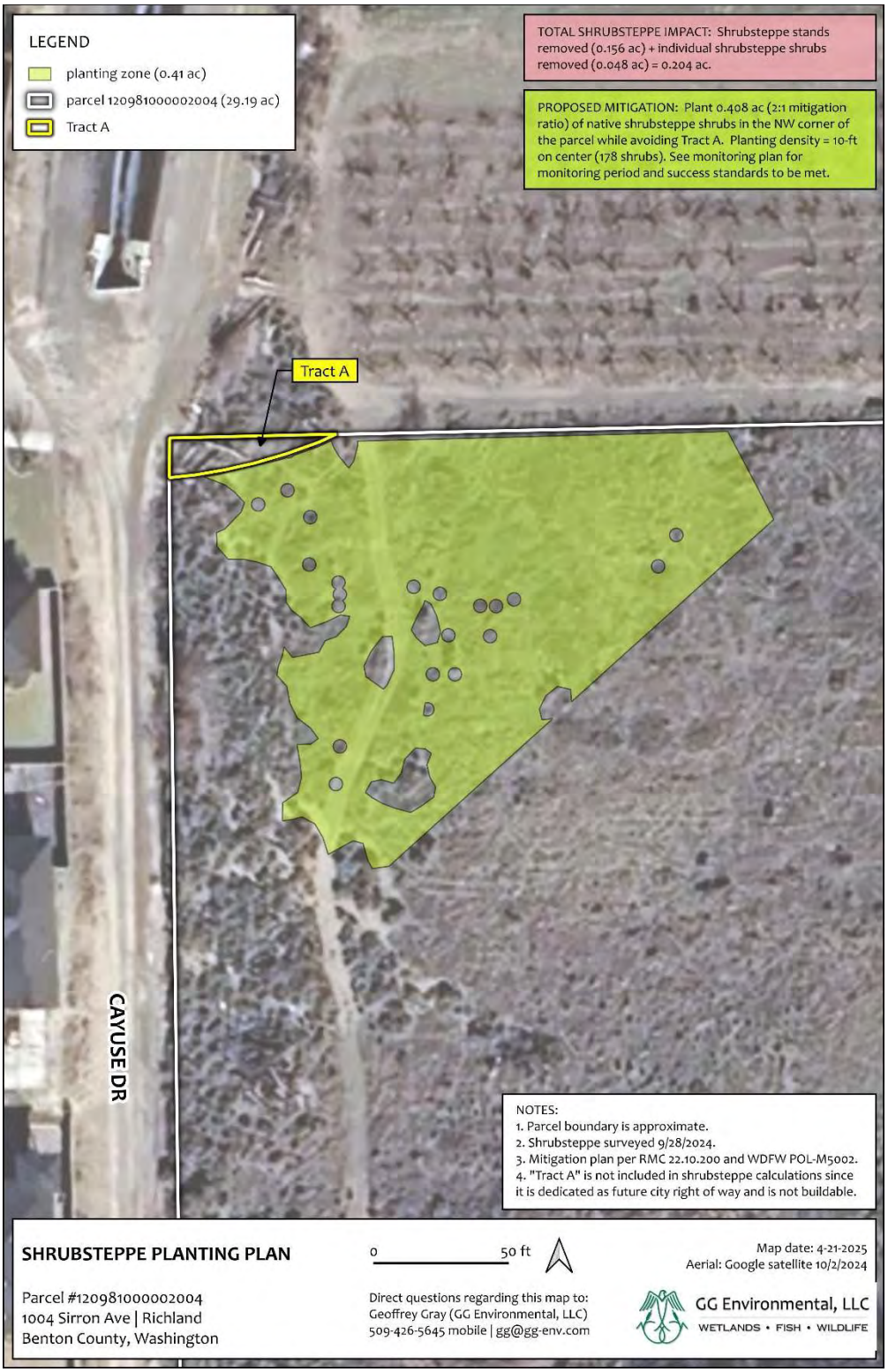
Class A noxious weeds listed by Benton County (Benton County 2025) shall be removed from the planted footprint. Class B noxious weeds and other non-desirable vegetation (including Class C noxious weeds) shall be controlled to the extent they do not outcompete the installed native plants. Control methods may include mechanical, manual, barrier, and/or chemical.

Goal 3: Migratory Bird Avoidance

Consistent with WDFW guidance (WDFW 2024) (**Appendix B**), vegetation clearing (nesting habitat removal) shall take place outside of the February 1 – July 31 nesting window (i.e., vegetation removal shall be scheduled to take place between August 1 and January 31.

[7] Final plant palette and density shall be determined at the discretion of the Client.

Figure 4. Shrubsteppe Planting Plan



4.2. Monitoring Plan

The planting zone (PZ) shall be monitored for three (3) years after plant installation. The performance standards for each mitigation goal, are outlined below.

Goal 1 – Install native shrubsteppe shrubs within the PZ (0.408 ac)

Objective:

Restore shrubsteppe habitat by installing 178 native shrubs (big sagebrush, *Artemisia tridentata*[8]) at approximate 10-ft OC within the PZ (0.408 ac).

Performance Measures:

Year 0 (year of planting): Photo-document that native shrubsteppe shrubs (plants) have been installed from fixed photo points, the spatial locations of which shall be provided in an as-built report.

Year 1 (one year post-planting): Survival of the installed plants shall be 100 percent. If dead plants are replaced to achieve this threshold, the performance measure will be met. Native shrubsteppe shrubs that volunteer within the PZ shall count toward survivorship. Photo-document the PZ from fixed photo points.

Year 2 (two years post-planting): Survival of the installed plants shall be 90 percent. If dead plants are replaced to achieve this threshold, the performance measure will be met. Native shrubsteppe shrubs that volunteer within the PZ shall count toward survivorship. Photo-document the PZ from fixed photo points.

Year 3 (three years post-planting): Survival of the installed plants shall be at least 80 percent. If dead plants are replaced to achieve this threshold, the performance measure will be met. Native woody plants that volunteer within the PZ shall count toward survivorship. Photo-document the PZ from fixed photo points.

Goal 2 – Control weeds

Objective:

Control noxious weeds and other non-desirable vegetation within the PZ.

Performance Measure:

Years 0-3: Class A noxious weeds listed by Benton County shall be removed from the PZ. Class B noxious weeds shall be controlled to the extent they do not outcompete the installed native plants. All other non-desirable plants, including Class C noxious weeds, shall be managed to the extent that Year-3 objective for Goal 1 is achieved.

---

[8] Final plant palette and density shall be determined at the discretion of the Client.

Goal 3 – Avoid Migratory Birds

Objective:

Avoid impacts to migratory birds by scheduling vegetation removal to occur outside the February 1 – July 31 nesting window (i.e., vegetation removal shall be scheduled to take place between August 1 and January 31.

Performance Measure:

Year 0: Vegetation clearing shall take place between August 1 and January 31. Confirmation of the vegetation removal dates shall be documented in an as-built report.

4.3. As-built and Monitoring Reports

An **as-built report** that documents the planted baseline (0.408 ac) shall be submitted to the City of Richland (city) within 30 days of plant installation. The as-built report shall document the vegetation removal dates, planting zone limits, the plant palette installed, including plant number, plant spacing, and species, irrigation system description (if installed), and photos taken from static (mapped) photo points.

An annual **monitoring report**, documenting progress toward meeting the annual performance measures for Goals 1-3, shall be submitted to the city within 30 days of each monitoring effort for post-planting years 1-3. The monitoring report must contain metrics on plant survivorship, photos referenced to static photo point locations as per the as-built report, and any adaptive management implemented (see below).

4.4. Adaptive Management

Should plant survival not perform on a trajectory to meet the performance measure for post-planting year 3, adaptive management may include, but is not limited to, one or more of the following:

1. Installation of additional native shrubsteppe plants.
2. Installation of alternative native shrubsteppe plant species.
3. Modified weed control methods.
4. Lengthened monitoring period.
5. Irrigation.
6. Offsite mitigation.

Adaptive management measures implemented each year (if any) shall be described in the annual report for that monitoring year.

Excess Plant Mortality

Should plant mortality exceed 50 percent for two consecutive monitoring years despite adaptive management, a discussion with the city would be warranted to address the survivorship challenge and discuss mitigation alternatives, including offsite mitigation.

5. Limitations

The data presented herein reflect site conditions encountered on September 28, 2024. Work was performed in accordance with accepted standards for professional biologists and applicable and current federal, state, and local ordinances. Although this report is accurate and complete to the best of available scientific knowledge, it should be considered a preliminary proposal, with no warranty, express or implied, until it has been reviewed, and approved in writing, by appropriate jurisdictional authorities.

6. Consultant Qualifications

Geoffrey Gray is a professional biologist and wetland scientist whose 28-year career has provided him with a unique breadth of experience that can readily assist you in moving your project forward.

Investing eight years in higher education, he earned a Bachelor's Degree in Business Management and a Master's degree in Biology from California State University at Fresno.

Geoffrey has earned 12.4 credit hours of certified professional wetland training, including completion of the *38-hour Army Corps of Engineers (Corps) Wetland Delineation and Management Training Program*, as well as Corps *Advanced Wetland Delineation* , Corps *Delineation Manual Regional Supplements*, Washington State Department of Ecology (Ecology) *2014 Wetland Rating System*, Ecology *Credit-Debit Method for Estimating Mitigation Needs*, Ecology *Selecting Wetland Mitigation Sites Using a Watershed Approach*, and multiple courses in wetland plant identification.

Continuously employed as a wetland, fish, and wildlife biologist since 1997, while serving tenures in field research, a large environmental consulting firm, state agencies in both California and Washington, and as an independent environmental consultant, Geoff's resume includes 20 years of full-time duty as a wetland biologist, with experience ranging from the unique vernal pool wetland habitats of California's Central Valley to the diverse wetlands of Eastern Washington State, stretching from the Cascade crest to Idaho.

Spanning his career, Geoff has performed hundreds of wetland delineations and has managed 35 wetland mitigation/riparian restoration sites. As a fish and wildlife biologist, he has evaluated over 600 projects for compliance under the Endangered Species Act, including 128 federal consultations.

Geoff founded GG Environmental, LLC in 2015, and serves a diverse palette of clients including salmonid habitat restoration groups, private landowners, land developers, Yakama Nation, commercial enterprises, state agencies, and local governments who need assistance in overcoming the challenges of Critical Areas/Shorelines permitting and Endangered Species Act consultation.

A professional-level GPS/GIS user for 27 years, Geoff employs cutting-edge GPS technology in the field and is proficient in GIS mapping with ArcGIS and QGIS.

Certified as a Professional Wetland Scientist by the Society of Wetland Scientists, Geoff's work is performed to the highest standards and is fully insured.

7. References

Benton County. 2025. Benton County Noxious Weed Control Board. Available at: http://www.bentonweedboard.com/

City of Richland. 2025. Richland Municipal Code. Critical Areas Ordinance. Available at: https://www.codepublishing.com/WA/Richland/

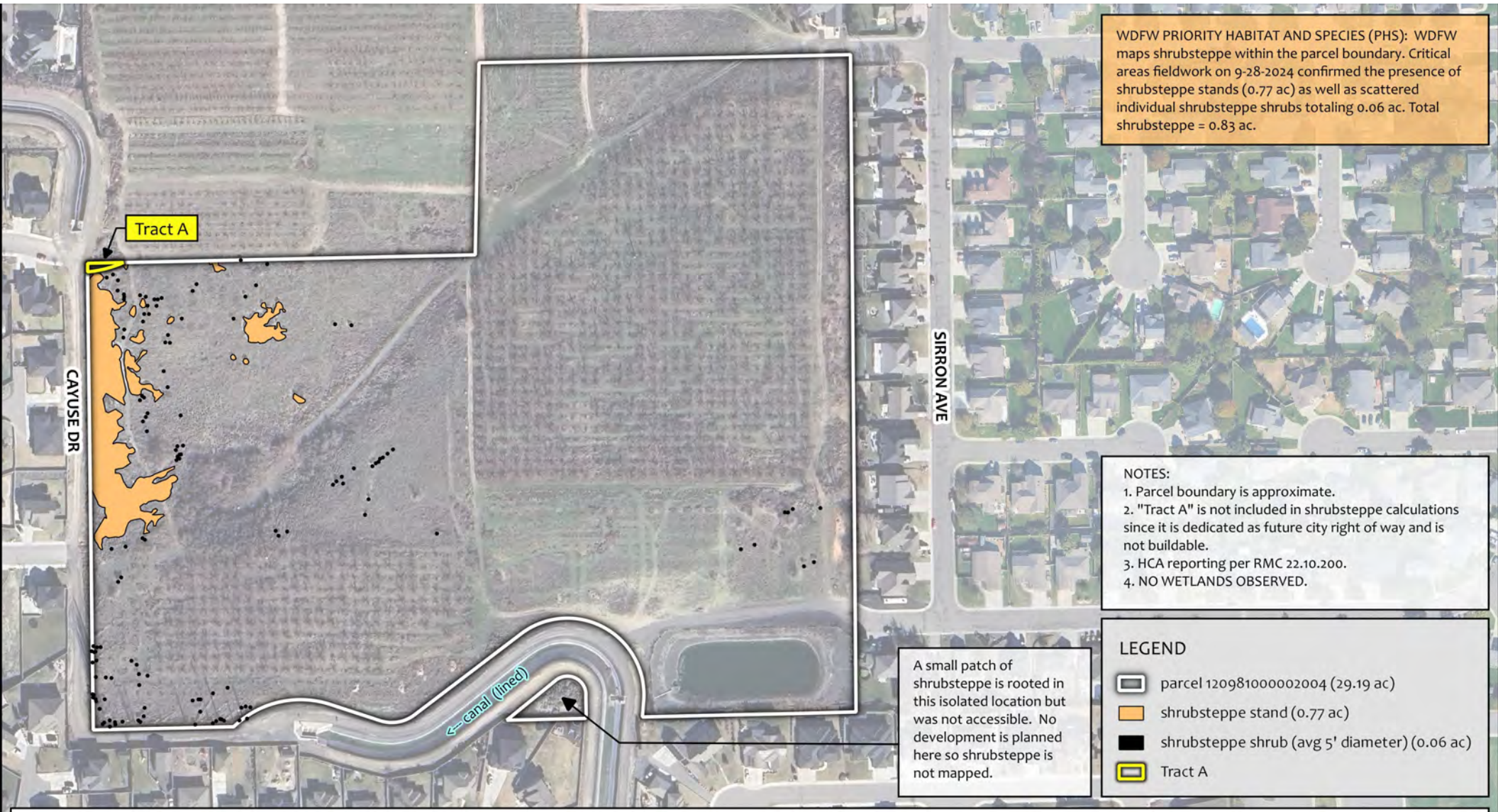
GG Environmental, LLC. 2024. Critical Areas Report – Wetlands and Wildlife Conservation Areas for parcel 20981000002004, situs address 1004 Sirron Ave, Richland. Report date: October 10, 2024. 59 pp.

[WDFW]. Washington Department of Fish and Wildlife. 1999. POL-M5002 Requiring or Recommending Mitigation. Available at: https://wdfw.wa.gov/sites/default/files/about/advisory/hcicag/documents/implementation_guidance/pol-m5002.pdf

[WDFW]. 2024. Letter by Troy Maikis, Area Habitat Biologist; Benton and Franklin Counties addressed to Mike Stevens, Planning Manager, City of Richland regarding *The Estates at White Bluffs – S2024-103*. Letter date: August 30, 2024.

Appendix A. Large-format Maps

Maps on the next pages are rotated to landscape orientation to increase legibility.



WDFW PRIORITY HABITAT AND SPECIES (PHS): WDFW maps shrubsteppe within the parcel boundary. Critical areas fieldwork on 9-28-2024 confirmed the presence of shrubsteppe stands (0.77 ac) as well as scattered individual shrubsteppe shrubs totaling 0.06 ac. Total shrubsteppe = 0.83 ac.

NOTES:
1. Parcel boundary is approximate.
2. "Tract A" is not included in shrubsteppe calculations since it is dedicated as future city right of way and is not buildable.
3. HCA reporting per RMC 22.10.200.
4. NO WETLANDS OBSERVED.

A small patch of shrubsteppe is rooted in this isolated location but was not accessible. No development is planned here so shrubsteppe is not mapped.

LEGEND
- parcel 120981000002004 (29.19 ac)
- shrubsteppe stand (0.77 ac)
- shrubsteppe shrub (avg 5' diameter) (0.06 ac)
- Tract A

SHRUBSTEPPE BASELINE PRESENCE

Parcel #120981000002004
1004 Sirron Ave | Richland
Benton County, Washington

0 100 200 ft

Map date: 4-21-2025
Aerial: Google Earth 10/2/2024

Direct questions regarding this map to:
Geoffrey Gray (GG Environmental, LLC)
509-426-5645 mobile | gg@gg-env.com

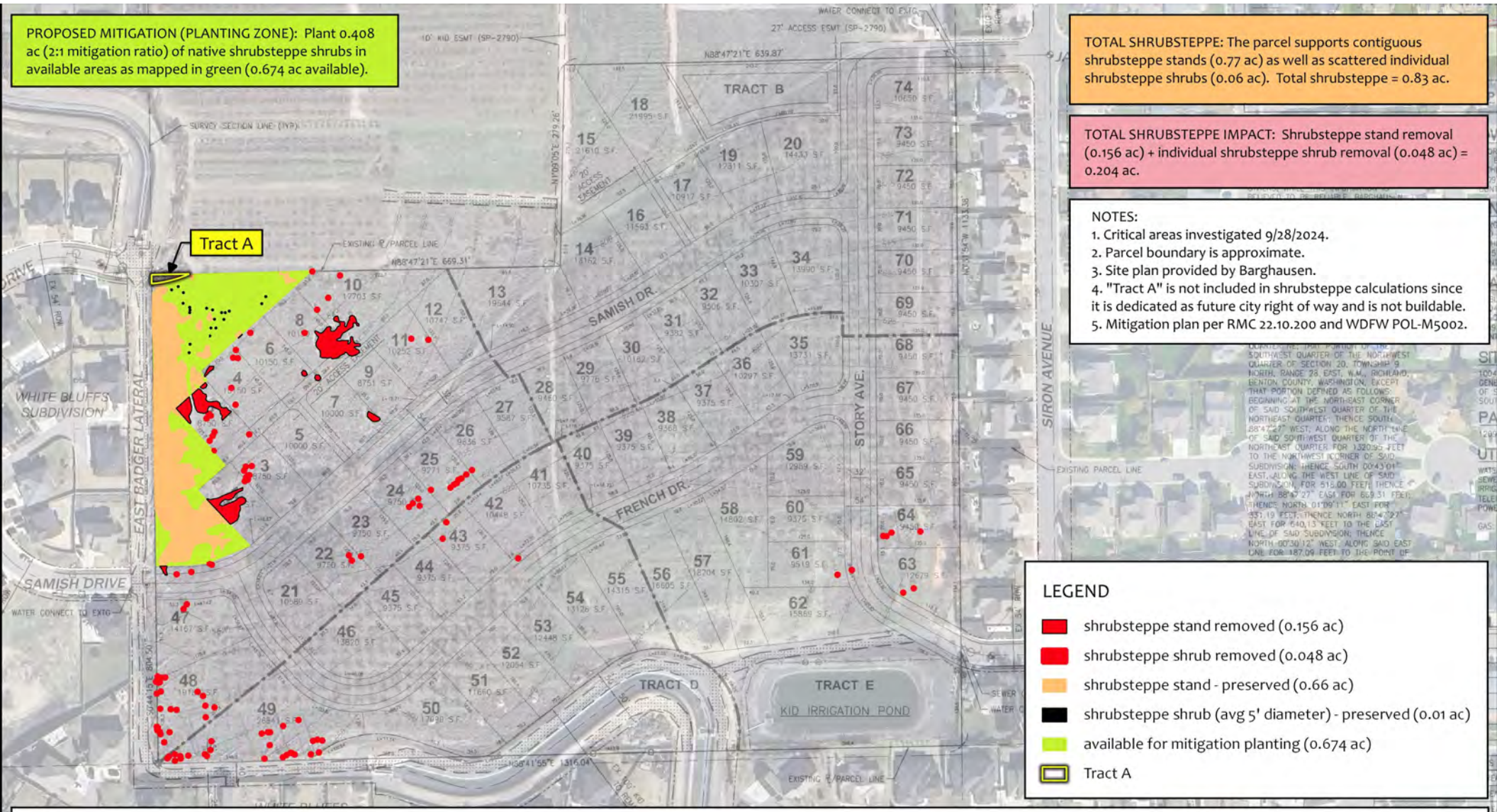
GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

PROPOSED MITIGATION (PLANTING ZONE): Plant 0.408 ac (2:1 mitigation ratio) of native shrubsteppe shrubs in available areas as mapped in green (0.674 ac available).

TOTAL SHRUBSTEPPE: The parcel supports contiguous shrubsteppe stands (0.77 ac) as well as scattered individual shrubsteppe shrubs (0.06 ac). Total shrubsteppe = 0.83 ac.

TOTAL SHRUBSTEPPE IMPACT: Shrubsteppe stand removal (0.156 ac) + individual shrubsteppe shrub removal (0.048 ac) = 0.204 ac.

NOTES:
1. Critical areas investigated 9/28/2024.
2. Parcel boundary is approximate.
3. Site plan provided by Barghausen.
4. "Tract A" is not included in shrubsteppe calculations since it is dedicated as future city right of way and is not buildable.
5. Mitigation plan per RMC 22.10.200 and WDFW POL-M5002.



SHRUBSTEPPE IMPACT AND PROPOSED PLANTING ZONE

Parcel #120981000002004
1004 Sirron Ave | Richland
Benton County, Washington

0 100 200 ft

Map date: 4-21-2025
Aerial: Google satellite 10/2/2024

Direct questions regarding this map to:
Geoffrey Gray (GG Environmental, LLC)
509-426-5645 mobile | gg@gg-env.com

GG Environmental, LLC
WETLANDS • FISH • WILDLIFE

Appendix B. WDFW Letter

State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

August 30, 2024

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35
Richland, WA 99352
(509) 942-7596

Re: The Estates at White Bluffs - S2024-103

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed rezone and preliminary plat application for the Estates at White Bluffs project (S2024-10). WDFW also conducted a site visit on August 28, 2024.

The proposed project covers approximately 29 acres that are currently zoned as Suburban Agriculture. The northeast and southern portions of the rezone area is currently in production as an orchard. However, there is a section on the western side that contains a mix of shrubsteppe habitat and potential riparian habitat. During a site visit, it was determined that large sagebrush and upland grasses are present on this section with a dense area of willows in the middle. It was undetermined if the willows are surrounding a permanent wetland or if it is an ephemeral collection point for water runoff. Also observed were numerous rabbit droppings.

The shrubsteppe and potential wetland habitat on the site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. In addition, many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as "protected wildlife" under RCW 77.12.020(3). The portion of the project area that is not currently occupied by orchards meets the definition of a Fish and Wildlife Habitat Conservation Area under Richland Municipal Code 22.10.185. As such, we offer the following recommendations to help Richland minimize potential impacts to wildlife:

1. WDFW recommends a Critical Area Report be produced for the non-orchard portion of the project to determine the area of shrubsteppe as well as the size and classification of the potential wetland.
2. If avoidance as outlined in Richland Municipal Code 22.10.220 will not be possible, WDFW proposes that a 2:1 ratio be applied and that the project be required to provide mitigation in the form of habitat containing equal or greater shrubsteppe and wetland functions and values.

3. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, but if this is not possible for this project, we recommend off-site in-kind mitigation. We would suggest off-site out-of-kind or an in-lieu fee only if in-kind mitigation is fully pursued but found to be infeasible both on-site and off-site. It is preferred that off-site mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe, or providing or protecting, functional wildlife connectivity corridors between remaining blocks of shrubsteppe.
4. To avoid impacts to protected songbird species, a nesting bird survey should be completed prior to any activity that disturbs standing shrubs on the site in the spring or summer nesting seasons (February 1 – July 31). Please contact WDFW Area Habitat Biologist Troy Maikis (troy.maikis@dfw.wa.gov) with any survey questions. WDFW also recommends that work on the site begin outside of the February 1 – July 31 timing window, as any birds that move into an area with pre-existing construction noise and activities are often more acclimated to the noise and therefore less likely to experience disturbance due to construction.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where critical areas/PHS were permanently impacted, and we look forward to working with The City and the project proponent to address mitigation for this project as well as other future projects within the adjacent shrubsteppe habitat.

Thank you for the opportunity to comment on this project proposal and to collaboratively seek suitable mitigation alternatives to conserve wildlife habitat.

Sincerely,

Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117
Troy.Maikis@dfw.wa.gov

cc: Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima

April 14, 2025

Tim Story
Story Family Five, LLC
PO Box 2289
Richland, Washington 99352

Via email: tim@santillanhomes.com
cc: nmachiela@barghausen.com

Regarding: Trip Generation Letter - Update
French Residential Development – The Estates at White Bluffs
Parcel 120981000002004 near Sirron Avenue
Richland, Washington 99352
PBS Project 78215.000

Dear Mr. Story:

This trip generation letter has been prepared to support the proposed French Residential Development (Development) located west of Sirron Avenue in Richland, Washington.

PROJECT DESCRIPTION

A new 29.19-acre, 74-lot residential development is proposed west of Sirron Avenue on parcel 120981000002004 in Richland, Washington. The project is expected to be completed by 2025. The site is currently zoned SAG (Suburban Agriculture) and will be re-zoned to R-1-10 (single-family residential). The development appears to reside within Traffic Impact Fee (TIF) Zone #2 based on "Exhibit B: Traffic Impact Fee Areas," provided in Chapter 12.03 of the City of Richland's (City) Municipal Code (see the attached site plan).

TRIP GENERATION

Trip generation estimates for the proposed development are based on "Single-Family Detached Housing" (land use code [LUC] 210) in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual,* 11th Edition (2021). The Average Daily Trips (ADT) were estimated using ITE fitted curve equations. The details are attached for reference.

There were no adjustments made for transit, pedestrian, internal capture trips, pass-by trips, or diverted linked trips. Table 1 presents the trip generation estimates for the proposed Development.

Table 1. ITE Trip Generation – French Residential Development / The Estates at White Bluffs

Land Use (ITE Code)	Single-Family Detached Housing (210)		
Independent Variable	Dwelling Units		
Size	74		
Peak Hour Trips	**ADT**	**AM Peak Hour**	**PM Peak Hour**
In	382	14	47
Out	383	43	28
Total Trips	765	57	75

The Development is expected to generate 765 new trips during a typical weekday, including 57 trips during the AM peak hour and 75 trips during the PM peak hour.

TRIP DISTRIBUTION

The proposed distribution of primary trips is based on a review of the land uses within the study area, the density of land uses, discussion with the adjacent agencies (Benton County and the City of West Richland), and on engineering judgment. The proposed primary trip distribution pattern is as follows:

- 15% to and from Dallas Road, south of Cowlitz Boulevard
- 15% to and from Dallas Road, north of Cowlitz Boulevard
- 10% to and from Keene Road, north of Kennedy Road
- 50% to and from Keene Road, south of Kennedy Road
- 10% to and from Kennedy Road, east of Keene Road

The distribution pattern above represents an external distribution of the primary trips entering and exiting the study area. The proposed trip distribution and the number of the project's new PM peak hour trips are included as an attachment.

TRAFFIC IMPACT FEE

The project site is in Zone 2 of the South Richland TIF area. PBS estimated the TIF for the project based upon net new PM Peak Hour Trips using the ITE *Trip Generation Manual,* 11th Edition average rate. The estimated TIF is summarized in Table 2. The official fee shall be calculated by the City Traffic Engineer based upon the final project submittal.

Table 2. Traffic Impact Fee Estimate for French Residential Development

Land Use Category	**ITE Average PM Peak Hour Trip Rate (1)**	**New Trip % (2)**	**Net New PM Peak Hour Trip Rate (3)**	**TIF (Per New PM Peak Hour Trip) (4)**	**Impact Fee Per Unit of Development (5)**	**# Units of Development* (6)**	**Traffic Impact Fee****
Single-Family Detached Housing	0.99	100%	0.99	$2,453.84	$2429.30	74	**$179,768.30**

* Unit: Dwelling Units (DU.
** Traffic Impact Fee Formula: (1)*(2)=(3), (3)*(4)=(5), (5)*(6)=TIF

TRAFFIC MITIGATION AND PROPORTIONATE SHARE

Benton County

Given the trip generation and proposed trip distribution of The Development, trips entering and exiting through the Cowlitz Boulevard/Dallas Road will add an additional 24 vehicle trips to the intersection, with 11 trips coming to and from Dallas Road to the north and 11 trips coming to and from Dallas Road to the south. Benton County expressed concern that the increase in trips at the Dallas Road / Cowlitz Boulevard intersection due to the Development and the increased circulation of vehicles from other existing residential developments nearby will place increased strain on the level of service of the intersection.

However, the Development will introduce an east-west local streets connections between Dallas Road and Kennedy Road and Keend Road that did not previously exist. This provides an opportunity for trips associated with the adjacent White Bluffs development, an existing larger residential development which previously required residents to use the Dallas Road / Cowlitz Boulevard to head towards Kennedy Road, to now utilize the proposed local streets connections instead of the Dallas Road / Cowlitz Boulevard intersection. Based on engineering judgement and the understanding that the majority of trips for residents in the area will be heading to and from the east, it is anticipated that the additional east-west local streets connections due to the Development will result in a net reduction of trips entering and exiting from the Dallas Road / Cowlitz Boulevard intersection.

With this conclusion, potential improvements on the Dallas Road / Cowlitz Boulevard are unlikely to be required due to the assumed reduction in overall trips through the intersection.

City of West Richland

The City of West Richland determined the traffic mitigation needed at the three specific intersections nearby the study area as well as proportionate share for current 6-Year Transportation Improvement (TIP) projects based on the number of trips generated and using the data generated from the Badger Mountain South Development. The traffic mitigations suggested by the City of West Richland include:

1. *Kennedy Road / Sirron Avenue Intersection*
   Fifty-three PM peak hour trips are expected to pass through the Kennedy Road / Sirron Avenue intersection. This volume raises significant concerns, especially for left turns on to Sirron Avenue and the proximity of the intersection to the Kennedy Road / Keene Road intersection. Using Figure 5 (see attached) from the Badger Mountain South TIA as well as their 2040 trip volumes from Figure 16a (see attached), exiting peak hour traffic on Kennedy Road at Sirron Avenue can be calculated to be 1,342 PM peak hour in 2029 (5-year buildout). From the trip generation, it can be calculated that approximately 33 PM peak vehicles will be making a left turn from westbound Kennedy Road to Sirron Avenue in the PM peak hour. This calculates 2.46% of vehicles from the Development on Kennedy Road are making this left turn in the PM peak hour. Using Exhibit 1310-9 (see attached) of the Washington State Department of Transportation (WSDOT) *Design Manual* indicates that further analysis is recommended.

   Because of the information gathered, the current lack of a left-turn lane, and the proximity of this intersection to the Kennedy Road / Keene Road intersection, the City of West Richland is requiring the design and construction of the following improvements be made by the developer prior to final acceptance of the development:

   - Re-stripe the east leg of the intersection to add a left-turn lane for vehicles turning from Kennedy Road to Sirron Avenue and re-stripe and widen the west leg of the intersection to account for the addition of the east leg left-turn lane. Currently there is inadequate road width to accommodate for the shift in the eastbound lane due to the addition of the west leg left-turn lane. Therefore, the width of the west leg of

the intersection will need to have some graduated rural road widening to meet adequate width requirements. Please see the attachment for an exhibit of the changes to the intersection.

2. *Kennedy Road / Keene Road Intersection*
   Currently, the City of West Richland has a project listed on the City's 6-Year TIP for this intersection. Similar traffic projection methods described above were used to estimate traffic for a 5-year build out in order to establish the project's percent of total traffic. Based on the PBS trip distribution percentage estimation, 53 of the PM peak hour trips will be sent out to Kennedy Road on Sirron Avenue and continue to the Kennedy Road / Keene Road intersection. The projected 2029 intersection volume at this intersection with Development trips is 3,489 PM peak-hour vehicles (see attached). The percent of the total volume from the Development calculates to 1.52%, which will also be the proportionate share to programmed intersection improvements at this intersection. Total project costs in the 6-Year TIP at this intersection are $1,850,472. The proportionate share to be contributed by the Development shall be $28,110.

3. *Kennedy Road / Dallas Road / Bombing Range Road Intersection*
   Currently, the City of West Richland has a project listed on the City's 6-Year TIP for this intersection. Similar traffic projection methods described above were used to estimate traffic for a 5-year build out in order to establish the projects' percent of total traffic. Based on the PBS trip distribution percentage estimation, it can be determined that 30% of the PM peak hour trips (22) will be sent out to Dallas Road on Cowlitz Boulevard. Using the traffic distribution of other traffic studies and engineering judgement, it can be anticipated that 50% of these trips (11) will head north to the Kennedy Road / Dallas Road / Bombing Range Road intersection. The projected 2029 intersection volume at this intersection with Development trips is 1,657 PM peak-hour vehicles (see attached). The percent of the total volume from the Development calculates to 0.66%, which will also be the proportionate share to programmed intersection improvements at this intersection. Total project costs in the 6-Year TIP at this intersection are $1,639,007. The proportionate share to be contributed by the Development shall be $10,881.

The City of West Richland is requiring a Traffic Mitigation Agreement be established between the City of West Richland and the developer of the Development. Said agreement will state that a lump sum payment in the total amount of $38,991 shall be received by the City within 30 days of execution of the agreement or 30 days from the date of the invoice from the City, whichever is later. The agreement will state that $28,110 of the total cost is for a portion of the intersection improvements at the Kennedy / Keene Road intersection. This amount is equal to 1.52% of the cost of the signal. The agreement will also state that $10,881 of the total cost is for a portion of the intersection improvements at Kennedy Road / Dallas Road / Bombing Range Road intersection. This amount is equal to 0.66% of the cost of the signal. The above-listed percentages indicate that the proposed development would create these percentages of the overall traffic impact in these areas. After receipt of the payment, the City will issue notification to City of Richland of this agreement with confirmation that the developer has adequately mitigated this portion of traffic impact requirements.

The agreement will also state that the above listed improvements at the intersection of Kennedy Road and Sirron Avenue must be completed and approved by the City of West Richland prior to final approval of the Development. If the Development is built in phases, this requirement applies with the first phase of development construction. Once the City of West Richland has approved the intersection improvements, the City will issue notification to City of the City of West Richland's final approval and that the developer has met all requirements of the traffic mitigation agreement.

PBS acknowledges that project should contribute a proportionate share of $38,991 in total toward the City's Transportation Improvement projects.

SITE ACCESS AND SIGHT DISTANCE

The Development proposes three site accesses: two on Sirron Avenue and one on Samish Drive. All the site access driveways are 54 feet wide. There are no existing driveways or intersections within 300 feet of the proposed driveways. The site access on Samish Drive is a roadway extension into the Development and does not intersect with any existing or proposed roadway.

The site accesses on Sirron Avenue were reviewed graphically. Since the roadway is a local residential street, a posted speed of 25 miles per hour (mph) is assumed. Based on Chapter 9.5.3 of the American Association of State Highway and Transportation Officials (AASHTO) policy,[1] and the 25-mph speed, the accesses must have at least 280 feet of intersection sight distance (ISD) for vehicles making a left turn from a stop and at least 240 feet of ISD for vehicles making a right turn from a stop to meet the AASHTO recommendations. Both accesses appear to meet the AASHTO recommendations for ISD.

PBS Engineering and Environmental LLC (PBS) recommends no landscaping or other physical objects that would reduce the sight distance at the driveways below 300 feet looking from a location 15 feet from the edge of the roadway.

PEDESTRIAN AND TRAFFIC SAFETY MEASURES

Existing sidewalks and streetlights are readily available along the frontage of Sirron Avenue. Internal sidewalk and streetlights will be provided throughout the Development.

Bicycle lanes are not available in the vicinity of the site. Transit service in the region is provided by Ben Franklin Transit. The nearest bus stop is located approximately 0.4 mile north at Kennedy Road near Sirron Avenue via Ben Franklin Transit bus route 110.

CLOSING

Please feel free to contact me at 360.213.0418 or pj.mckelvey@pbsusa.com with any questions or comments.

Sincerely,

Pierce-Jon McKelvey, PE, PTOE
Project Traffic Engineer

Attachment: Site Plan
Trip Generation Calculations
Trip Distribution and Assignment
Support Documents from the City of West Richland including Intersection Mitigation and Proportionate Share Evaluation

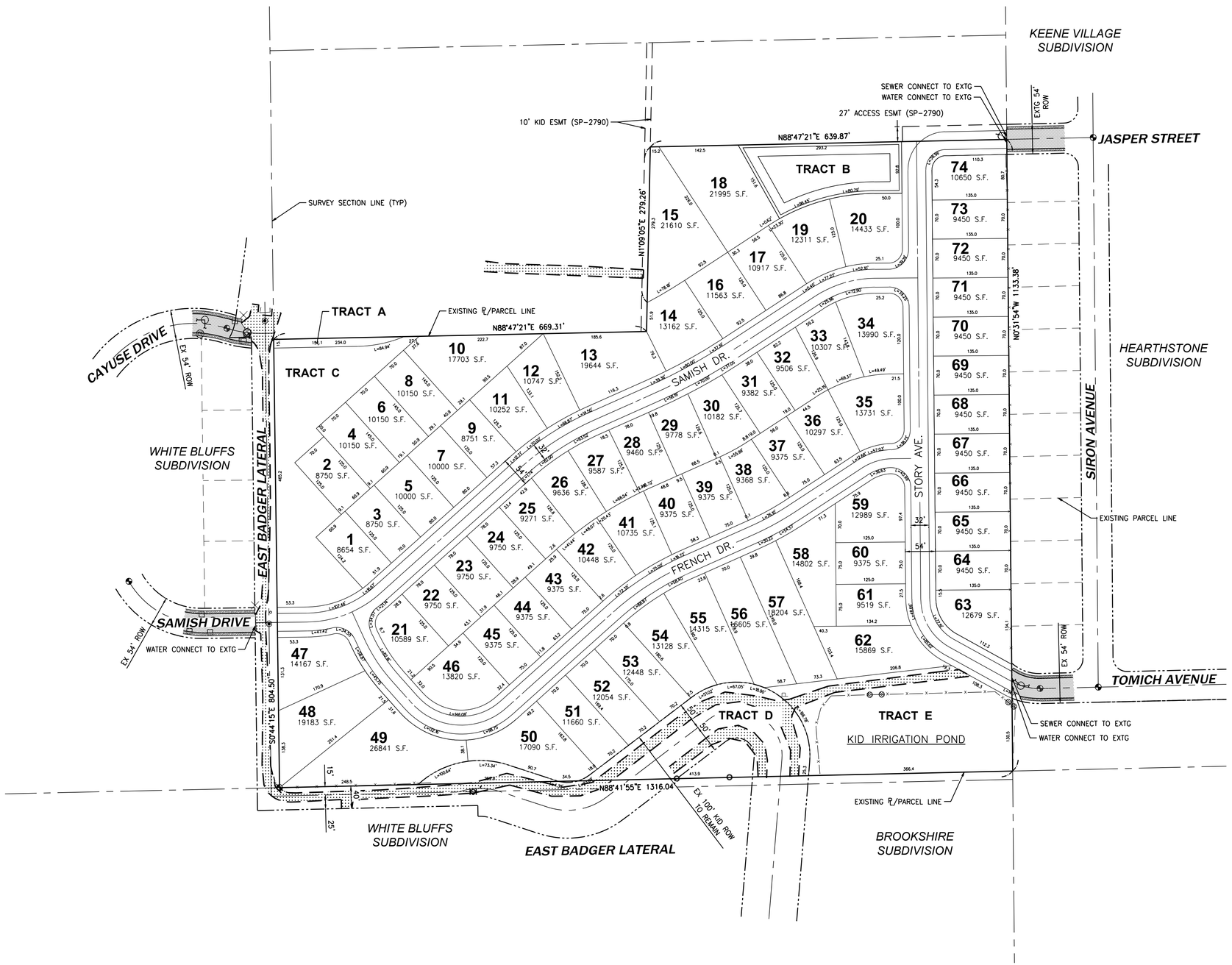
NT:PJ:tl

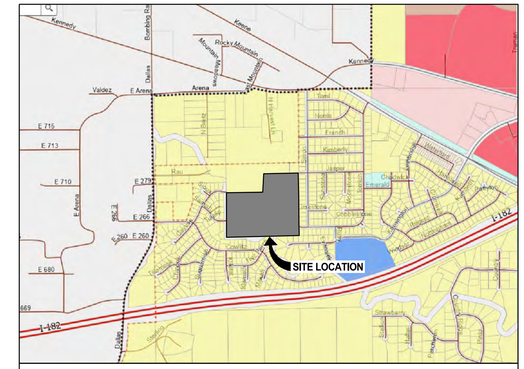
[1] AASHTO (American Association of State Highway and Transportation Officials). (2018). *A Policy on the Geometric Design of Highways and Streets*, 7th Edition.

PLAT MAP
FOR

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





N.T.S **VICINITY MAP**

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BARGHAUSEN CONSULTING ENGINEERS, INC. CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGAL DESCRIPTION

PER DEED AFN 2023-008265

SITUATE IN BENTON COUNTY, STATE OF WASHINGTON, TO WIT:
SECTION 20 TOWNSHIP 9 RANGE 28 QUARTER NE; THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RICHLAND, BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°47'27" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 1320.95 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°43'01" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR 518.00 FEET; THENCE NORTH 88°47'27" EAST FOR 669.31 FEET; THENCE NORTH 01°09'11" EAST FOR 331.19 FEET; THENCE NORTH 88°47'27" EAST FOR 640.13 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°30'12" EAST, ALONG SAID EAST LINE FOR 187.09 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS SHORT PLAT #2790, RECORDED UNDER AFN #2004-005496 ON 02/20/2004).

OWNER/DEVELOPER

STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352
(509) 302-6136
CONTACT: TIM STORY

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
400 COLUMBIA POINT DRIVE, SUITE 101-B
RICHLAND, WA 99352
(425) 251-6222
CONTACT: NATHAN MACHIELA, PE

LAND SURVEYOR

AHBL, INC.
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 380-5883
CONTACT: JOHN BECKER, PLS

SITE ADDRESS

1004 SIRRON AVE, RICHLAND, WA 99352
GENERAL LOCATION: NORTH OF I-182, WEST OF SIRRON AVE, EAST OF DALLAS RD, AND SOUTH OF KENNEDY RD.

PARCEL NUMBERS

120981000002004

UTILITIES

WATER:	CITY OF RICHLAND
SEWER:	CITY OF RICHLAND
IRRIGATION:	KID
TELEPHONE:	CHARTER / ZIPLY
POWER:	RICHLAND ENERGY SERVICES
GAS:	CASCADE NATURAL GAS CORPORATION

LAND USE TABLE

CURRENT ZONING	SAG
PROPOSED ZONING	R-1-10
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
TOTAL SITE AREA	1,271,835 SF (29.20 ACRES)
RIGHT OF WAY AREA	208,980 SF (4.80 ACRES)
TRACT AREA	202,607 SF (4.65 ACRES)
NUMBER OF TRACTS	5
RESIDENTIAL LOT AREA	860,248 SF (19.75 ACRES)
NUMBER OF RESIDENTIAL LOTS	74
AVERAGE RESIDENTIAL LOT AREA	11,775 SF (0.27 ACRES)
MINIMUM RESIDENTIAL LOT AREA	8,654 SF (LOT 1)
MAXIMUM RESIDENTIAL LOT AREA	26,841 SF (LOT 49)

TRACT TABLE

NAME	USE	AREA
TRACT A	FUTURE ROW	3,248 SF (0.07 ACRES)
TRACT B	STORMWATER POND	27,397 SF (0.55 ACRES)
TRACT C	SHRBSTEPPE	53,106 SF (1.22 ACRES)
TRACT D	KID CANAL/ROW	52,487 SF (1.20 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	-	202,607 SF (4.65 ACRES)

N

0 50' 100' 200'
SCALE: 1"=100'

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT MAP
FRENCH RESIDENTIAL DEVELOPMENT
RICHLAND, WA 99352

For: STORY FAMILY FIVE, LLC
3250 W. CLEARWATER AVE, SUITE 2
KENNEWICK, WA 99336

Scale: Horizontal 1" = 100' Vertical N/A

Designed DJF
Drawn JMH
Checked NJM
Approved NJM
Date 4/8/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23325
Sheet 1 of 1

P:\23000s\23325\preliminary\23325-p54.dwg 4/8/2025 9:14 AM JHAZLETT

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

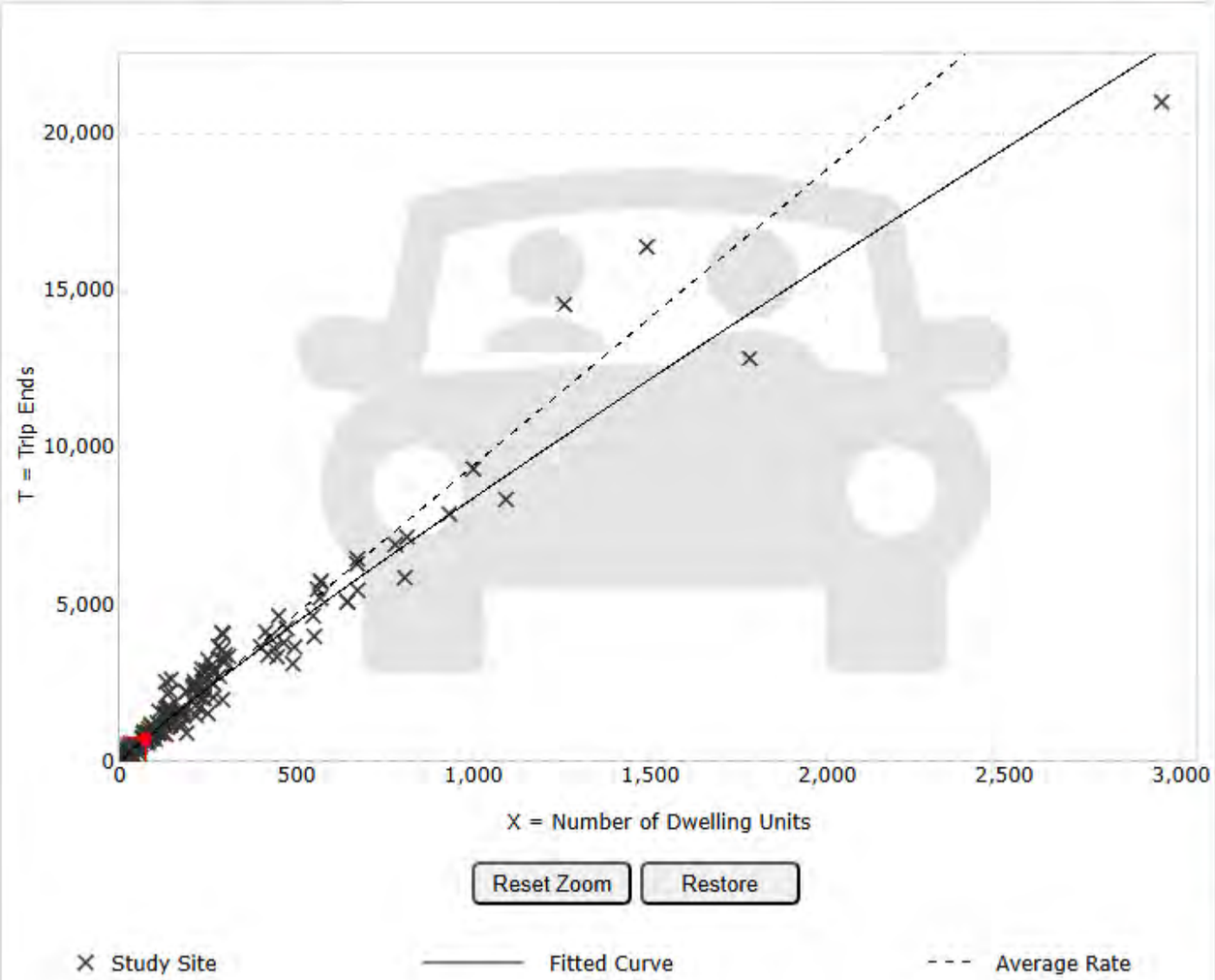
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
74 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
174

Avg. Num. of Dwelling Units:
246

Average Rate:
9.43

Range of Rates:
4.45 - 22.61

Standard Deviation:
2.13

Fitted Curve Equation:
$Ln(T) = 0.92\ Ln(X) + 2.68$

R^2:
0.95

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 698 (Total), 349 (Entry), 349 (Exit)
Fitted Curve: 765 (Total), 382 (Entry), 383 (Exit)

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

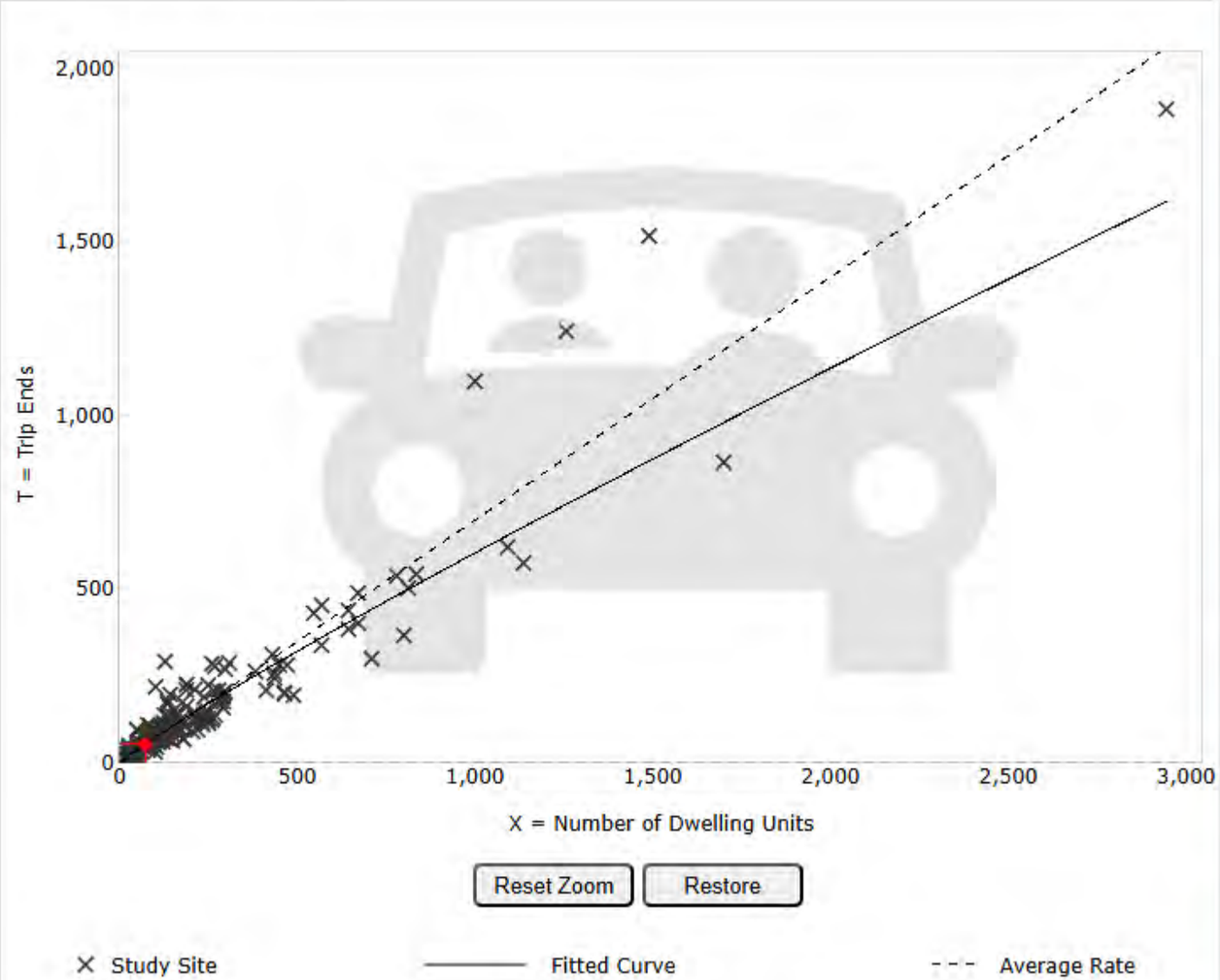
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
74 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
192

Avg. Num. of Dwelling Units:
226

Average Rate:
0.70

Range of Rates:
0.27 - 2.27

Standard Deviation:
0.24

Fitted Curve Equation:
$Ln(T) = 0.91\ Ln(X) + 0.12$

R^2:
0.90

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 52 (Total), 13 (Entry), 39 (Exit)
Fitted Curve: 57 (Total), 14 (Entry), 43 (Exit)

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

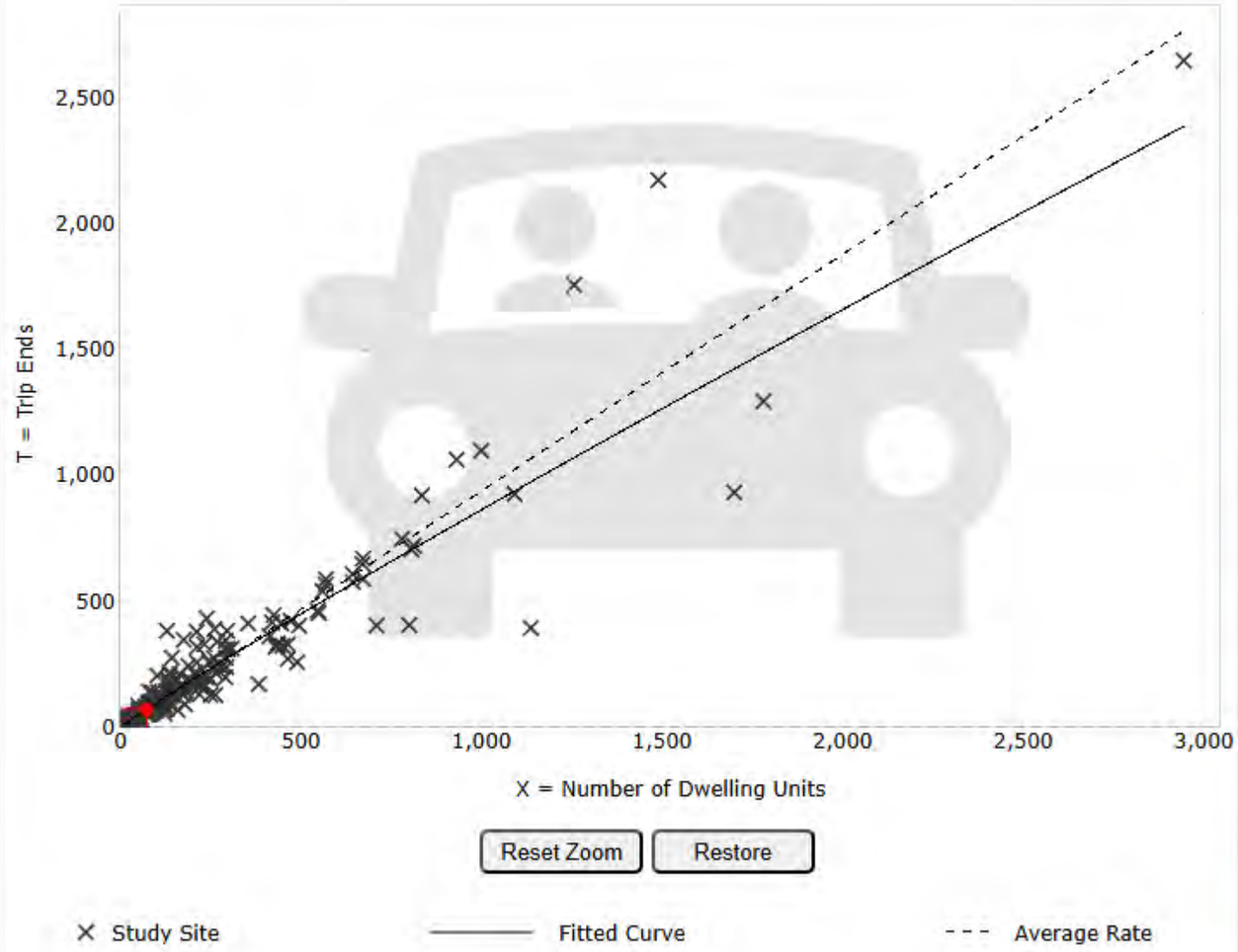
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
74 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
208

Avg. Num. of Dwelling Units:
248

Average Rate:
0.94

Range of Rates:
0.35 - 2.98

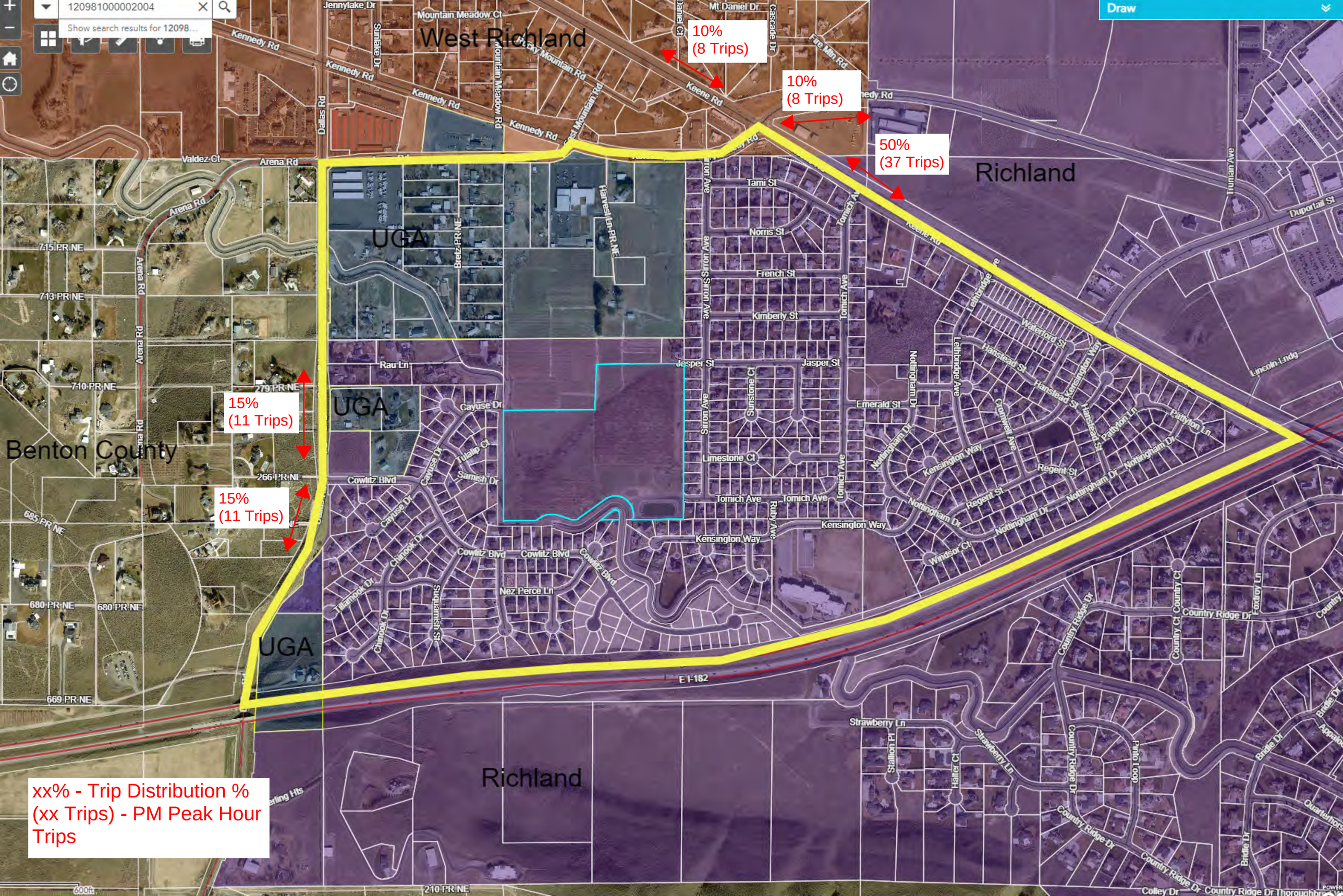
Standard Deviation:
0.31

Fitted Curve Equation:
$Ln(T) = 0.94\ Ln(X) + 0.27$

R^2:
0.92

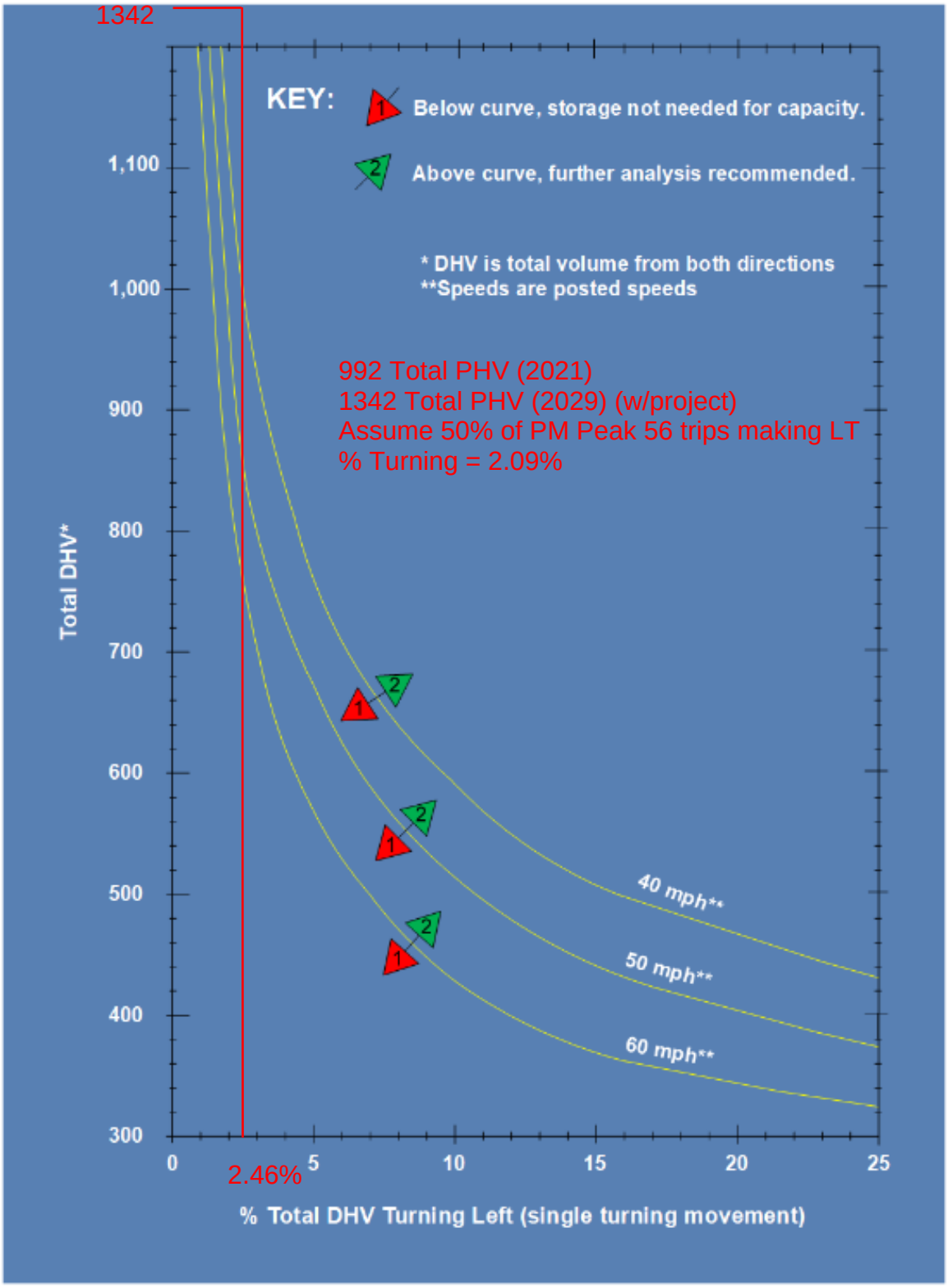
Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 70 (Total), 44 (Entry), 26 (Exit)
Fitted Curve: 75 (Total), 47 (Entry), 28 (Exit)


West Richland
Richland
Benton County
UGA
UGA
UGA
10%
(8 Trips)
10%
(8 Trips)
50%
(37 Trips)
15%
(11 Trips)
15%
(11 Trips)
xx% - Trip Distribution %
(xx Trips) - PM Peak Hour
Trips

Kennedy/Sirron Left Turn Channelization Improvements

Exhibit 1310-9 Left-Turn Storage Guidelines: Two-Lane, Unsignalized



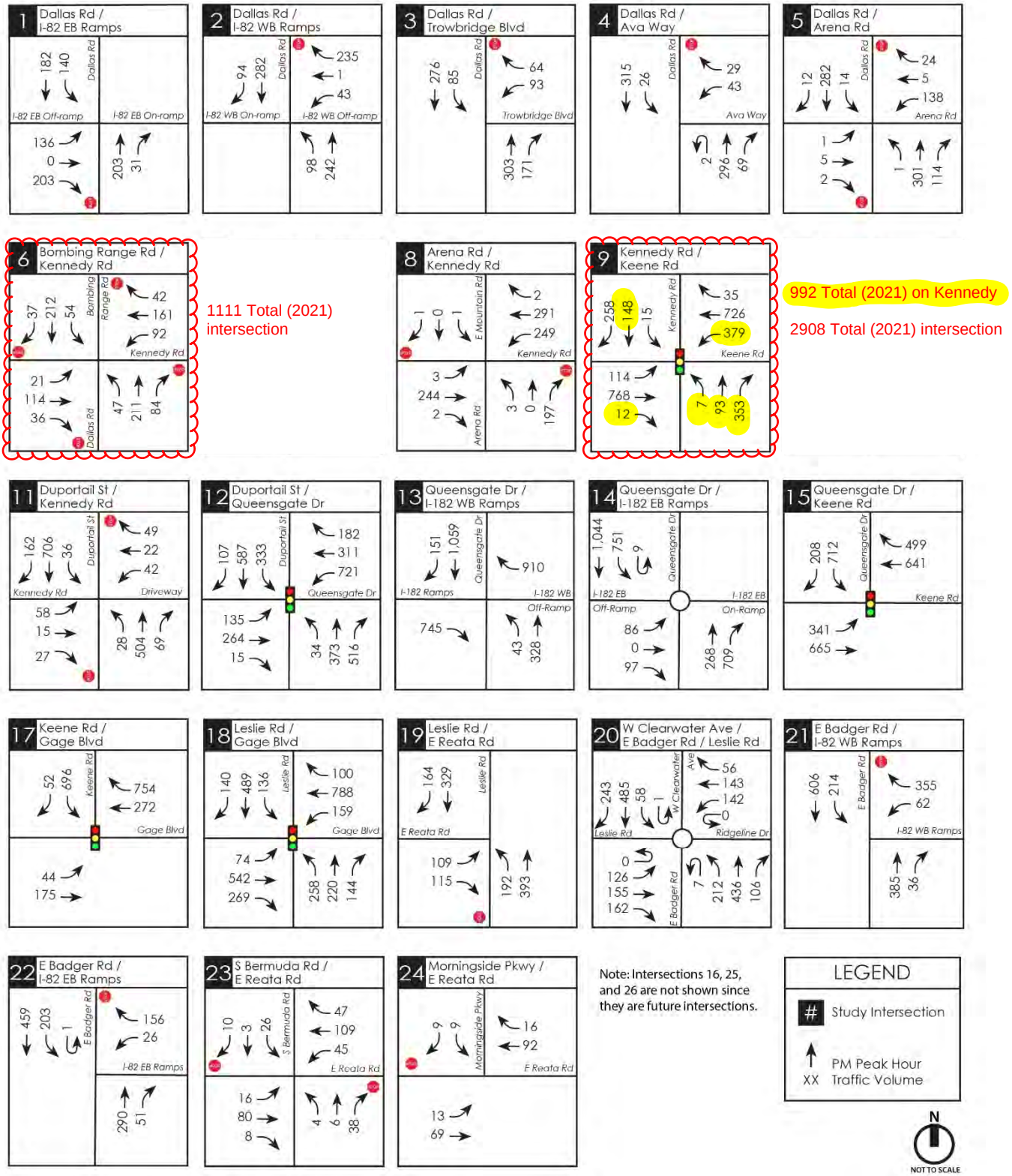


Figure 5: 2021 Existing Weekday PM Peak Hour Traffic Volumes

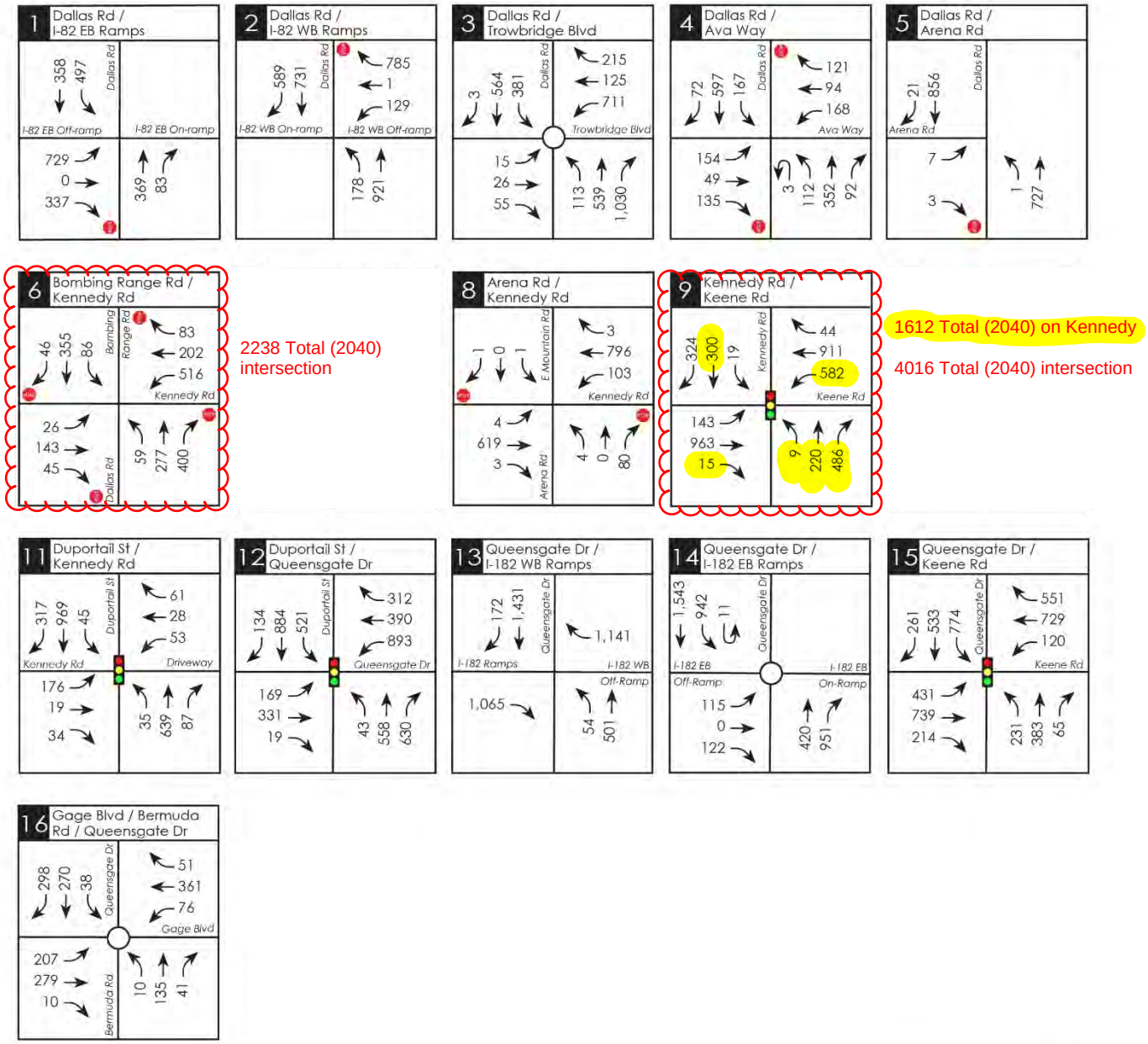


Figure 16a: Year 2040 (With Full BMS Buildout) PM Peak Hour Traffic Volumes (off-site)

French Residential Development (74 Lots)			
Proportionate Share Breakdown	Dallas/Kennedy	Kennedy/Keene (Phase 1)	Kennedy/Keene (Phase 2)
2021 Intersection Volume (PM Peak)	1111	2908	2908
2040 Intersection Volume (PM Peak)	2238	4016	4016
Growth	1127	1108	1108
Growth by 2029	534	525	525
Development Trips (PM Peak)	11	53	53
Total Volume 2029 (PM Peak)	1657	3489	3489
Development % of 2029	0.66%	1.52%	1.52%
2022 Cost of Improvement*	$1,380,000	$28,000	$1,048,000
Development Cost in year of Construction (2027, 2038)	$1,639,007	$33,255	$1,817,217
Proportionate share of costs	**$10,881**	**$505**	**$27,605**
TOTAL	**$38,991**		

* used 2027 for Dallas/Kennedy and Kennedy/Keene Phase 1 and 2038 for Kennedy/Keene Phase 2. 3.5% increase per year.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336

STEWART TITLE GUARANTY COMPANY
INCORPORATED
1908
TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION (INTENTIONALLY DELETED)

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Company
Issuing Office:	7913 W. Grandridge Blvd, Kennewick, WA 99336
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	2216093
Issuing Office File Number:	2216093
Property Address:	1004 Sirron Avenue, Richland, WA 99352
Revision Number:	4TH REVISED REPORT, amd eff date

Title Officer: Tri-Cities Title Team
Phone: (509) 783-8300
Email: TCTitleTeam@stewart.com

1. **Commitment Date:** April 10, 2025 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Standard (Underwriting fee - 11%)

Amount:	$2,650,000.00
Premium:	$4,528.00
Tax:	$393.94
Total:	$4,921.94

Proposed Insured: Story Family Five LLC, a Washington limited liability company

(b) 2021 ALTA® Loan Policy - Extended (Underwriting fee - 11%)

Amount:	
Premium:	$0.00
Tax:	
Total:	$0.00

Proposed Insured: To Be Determined

3. **The estate or interest in the Land at the Commitment Date is:**

FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

Robin Worth French, Successor Trustee of the French Family Trust, dated July 31, 1993

5. **The Land is described as follows:**

See Exhibit "A" Attached Hereto

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

The Southwest quarter of the Northeast quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington;

Except that portion described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter;
Thence South 88°47'27" West, along the North line of said Southwest quarter of the Northeast quarter, for 1320.95 feet to the Northwest quarter of said subdivision;
Thence South 00°43'01" East, along the West line of said subdivision, for 518.00 feet;
Thence North 88°47'27" East for 669.31 feet;
Thence North 01°09'11" East for 331.19 feet;
Thence North 88°47'27" East for 640.13 feet to the East line of said subdivision;
Thence North 00°30'12" West, along said East line, for 187.09 feet to the point of beginning.

Situate in the County of Benton, State of Washington.

MAP

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of Real Estate Excise Tax, if applicable.

   Beginning January 2, 2020, the State of Washington switched to a graduated Excise Tax scale based on the selling price of the property. (RCW.45.060)
   As of January 1, 2023, the rates are as follows:

   $525,000.00 and less: 1.1%, plus local rate of .25% or .50%
   Greater than $525,000.00 and less than or equal to $1,525,000.00: 1.28% plus local rate of .25% or .50%
   Greater than $1,525.000.00 and less or equal to $3,025,000.00: 2.75%, plus local rate of .25% or .50%
   Greater than $3,025,000.00: 3%, plus local rate of .25% or .50%

6. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2025
Amount Billed:	$832.45
Amount Paid:	$0.00
Amount Due:	$832.45, plus interest and penalty if delinquent
Tax Account No.	1-2098-100-0002-004
Levy Code:	R5
Land:	$706,860.00
Improvements:	$35,350.00

7. The lands described herein have been classified as Current Use and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.
   Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner prior to closing with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.
   NOTE: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor or the Company for additional information.

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8. Current and/or advance personal property taxes for 2025 may become due upon transfer or sale of the premises herein described. Please contact the Benton County Treasurer's office for further information.

9. Assessments and/or LIDs, if any, as may be assessed by Kennewick Irrigation District. For balances, payoffs, and further information, please email title@kid.org.

10. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.

11. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

12. Any security interest in crops growing or to be grown on said premises or in any goods which are or may become fixtures located on said premises created or existing under provisions of the Uniform Commercial Code RCW 62A

13. Furnish for examination an authentic copy of the trust known as the French Family Trust, and any amendments thereto, or, in the alternative, a Trust Certification in the manner provided by law, together with relevant portions of the trust. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.

14. Right, title and interest of Raymond P. French and Thomas C. French as disclosed by Personal Representative Deed recorded May 1, 2023 under Auditor's File No. 2023008265.

15. Right, title and interest of French Family Trust, as disclosed by deed recorded March 8, 1994 under Auditor's File No. 1994-008156.

16. The attached Commercial Title Affidavit must be completed in full, notarized and submitted to the Company for review prior to closing.

17. If the policies to be issued are in excess of $3,000,000.00 or involve unusual risks, approval to issue such policies must be obtained from Stewart Title Guaranty Company . This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.

18. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one- to four-family residence, due to the following condition: More than 1 acre. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.

NOTES

NOTE A: In order to assure timely recording all recording packages should be sent to:

Stewart Title Company
7913 W. Grandridge Blvd.
Kennewick, WA 99336

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NOTE B: Recording fees charged by the county will be billed as follows: Deeds of Trust $304.50 for the first page and $1.00 for each additional page. Deeds $303.50 for the first page and $1.00 for each additional page. For Electronic Recorded documents, please add $2.50 plus tax (based on Stewart Title Local Office) for King, Pierce, Snohomish and Thurston Counties and $5.00 plus tax for all remaining counties in Washington.

NOTE C: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn of SWNE 20-9-28, in Benton County, WA

NOTE D: All matter regarding extended coverage have been cleared for the mortgagee's policy. Exceptions 1, 2, 3, 4, 5 and 6 shown in Schedule B, II herein will be omitted in said extended coverage mortgagee's policy.

NOTE E: The records of County and/or our inspection indicate that the address of the improvement is located on said land is 1004 Sirron Avenue, Richland, WA 99352

NOTE F: The Loan Policy to issue will contain an 8.1 (Environmental Protection Lien) Endorsement.

NOTE G: In the event of cancellation, a cancellation charge may be made.

NOTE H: Title to the estate or interest shown in Schedule A was acquired by Instrument No(s). 878325, 1994008156, and 2023008265.

NOTE I: The following deeds affecting the property herein described have been recorded within the last 36 months: Instrument No(s). 2023008265

NOTE J: In order for Stewart Title to act as a Trustee under a Deed of Trust, they must appear as Stewart Title Company on the recorded document.

NOTE K: We find no pertinent matters filed or recorded against Story Family Five LLC.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

The following are the requirements to be complied with:

Item (a)	Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
Item (b)	Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
NOTE:	Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
Format:	Margins to be 3” on top of first page, 1” on sides and bottom, 1” on top, sides and bottom of each succeeding page.
	Font size of 8 points or larger and paper size of no more than 8 ½” by 14”.
	No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance, reference to auditor’s file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor’s tax parcel number(s).

Return address which may appear in the upper left hand 3” top margin.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

2. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.

3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

7. Unpatented mining claims, and all rights relating thereto.

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

10. Water rights, claims or title to water.

SPECIAL EXCEPTIONS TO FOLLOW

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

1. Liability to future assessments by Kennewick Irrigation District.

2. Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments, including LID assessments and utility tap or connection charges, if any.

3. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded July 6, 1960, as Document No. 439629.

4. Application for Classification as Farm and Agricultural Land and the terms and conditions thereof recorded under Instrument No. 670764.

5. Easement granted to Sirron Corporation, Marian J. Tomich and Rudy G. Tomich as more fully set forth in the instrument recorded February 17, 1978, as Document No. 750485.

6. Declaration of Covenant recorded under Recording Number 867708.

7. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded December 22, 1992, as Document No. 1992031924.

8. Easement granted to Kennewick Irrigation District as more fully set forth in the instrument recorded April 5, 2000, as Document No. 2000008216.

9. Unrecorded Lease(s) and the terms, provisions, and conditions thereof as disclosed by Assignment of Overriding Royalty Interest and the terms and conditions thereof recorded under Instrument No. 2005040193.

   Title Company makes no representation as to the current ownership of said minerals reserved.

10. Survey and the terms and conditions thereof recorded under Instrument No. 2003042660.

END OF SCHEDULE B

Escrow Officer Location:
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336

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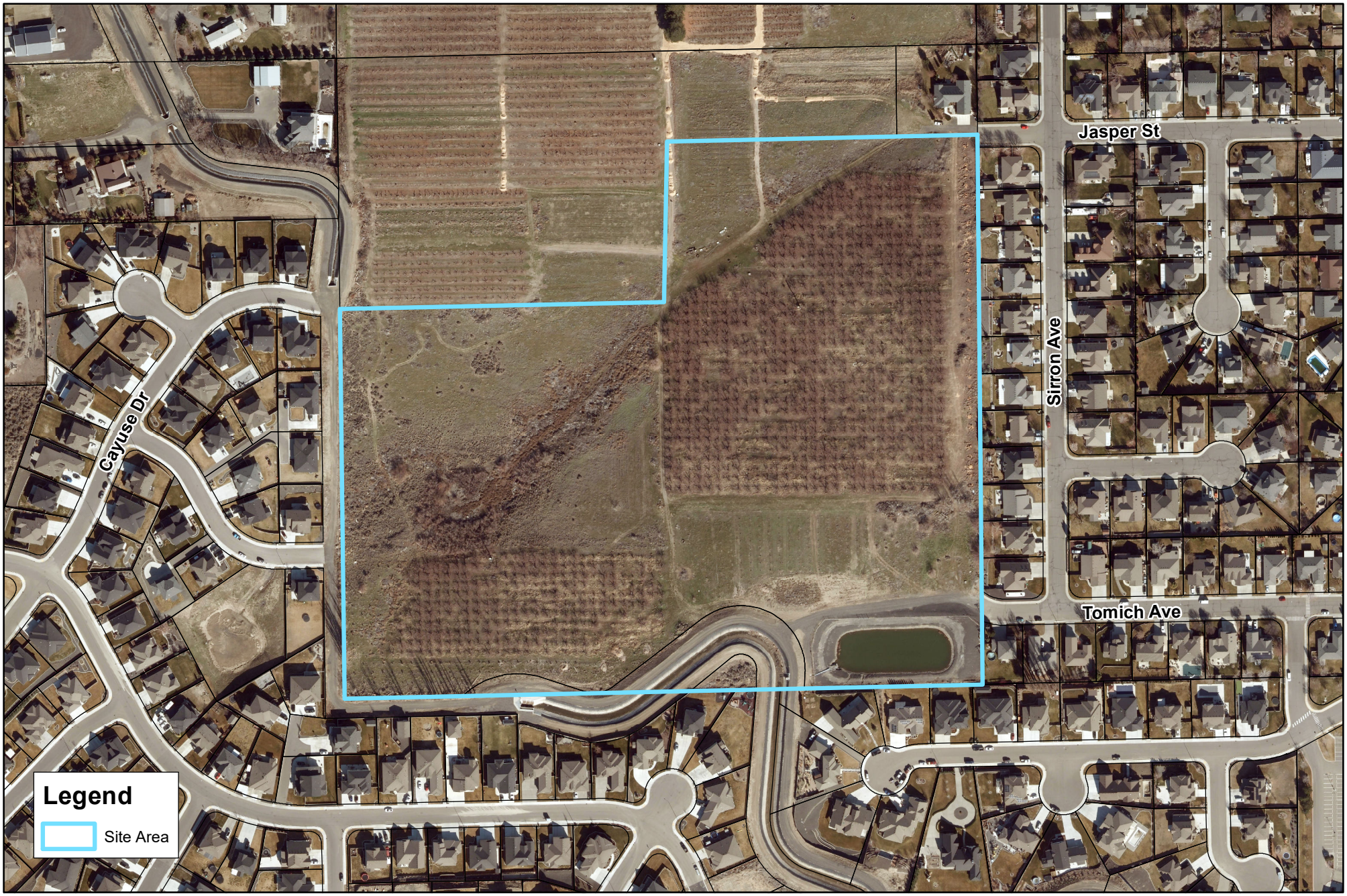
Vicinity Map

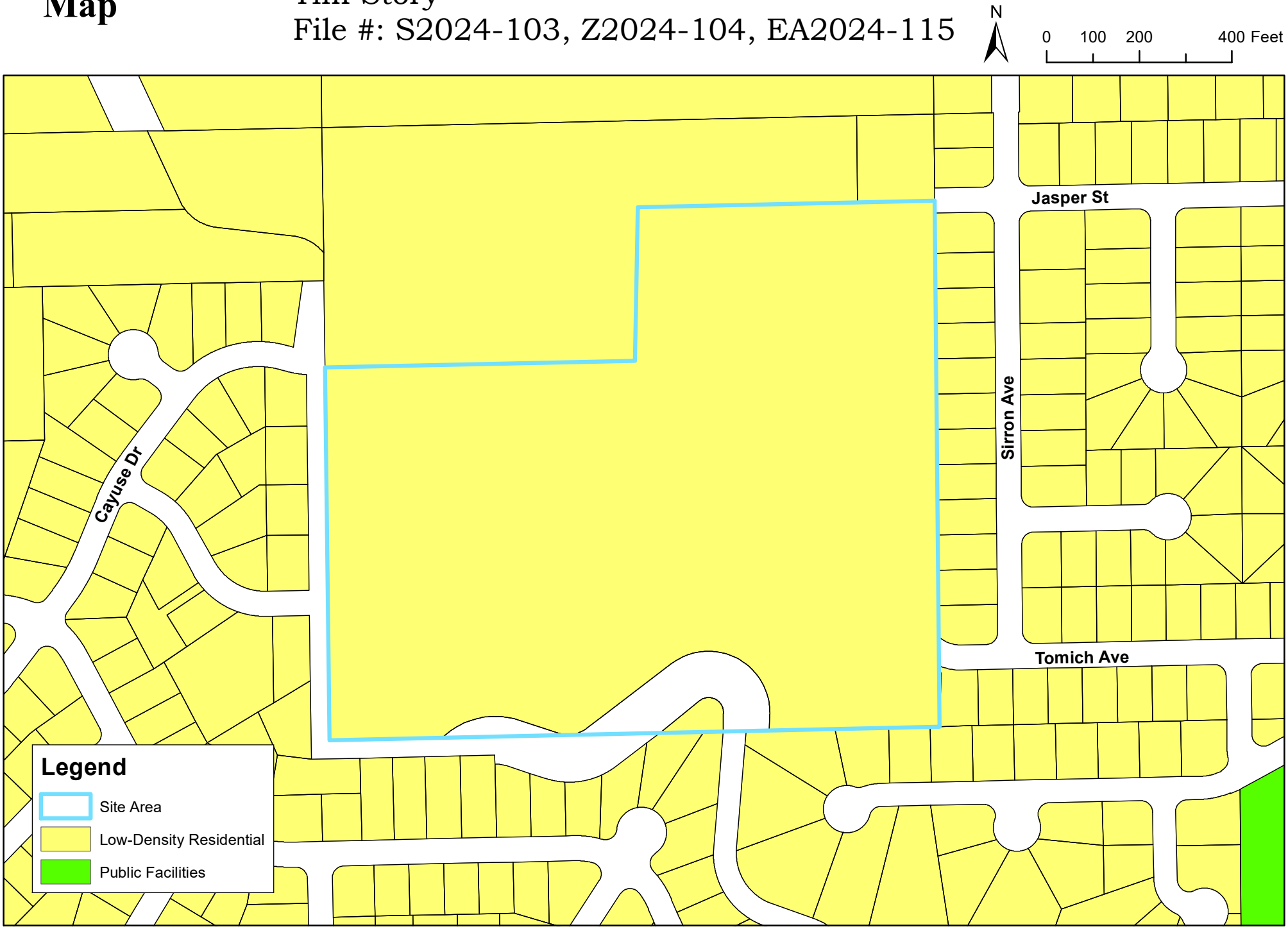
Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

Exhibit 2



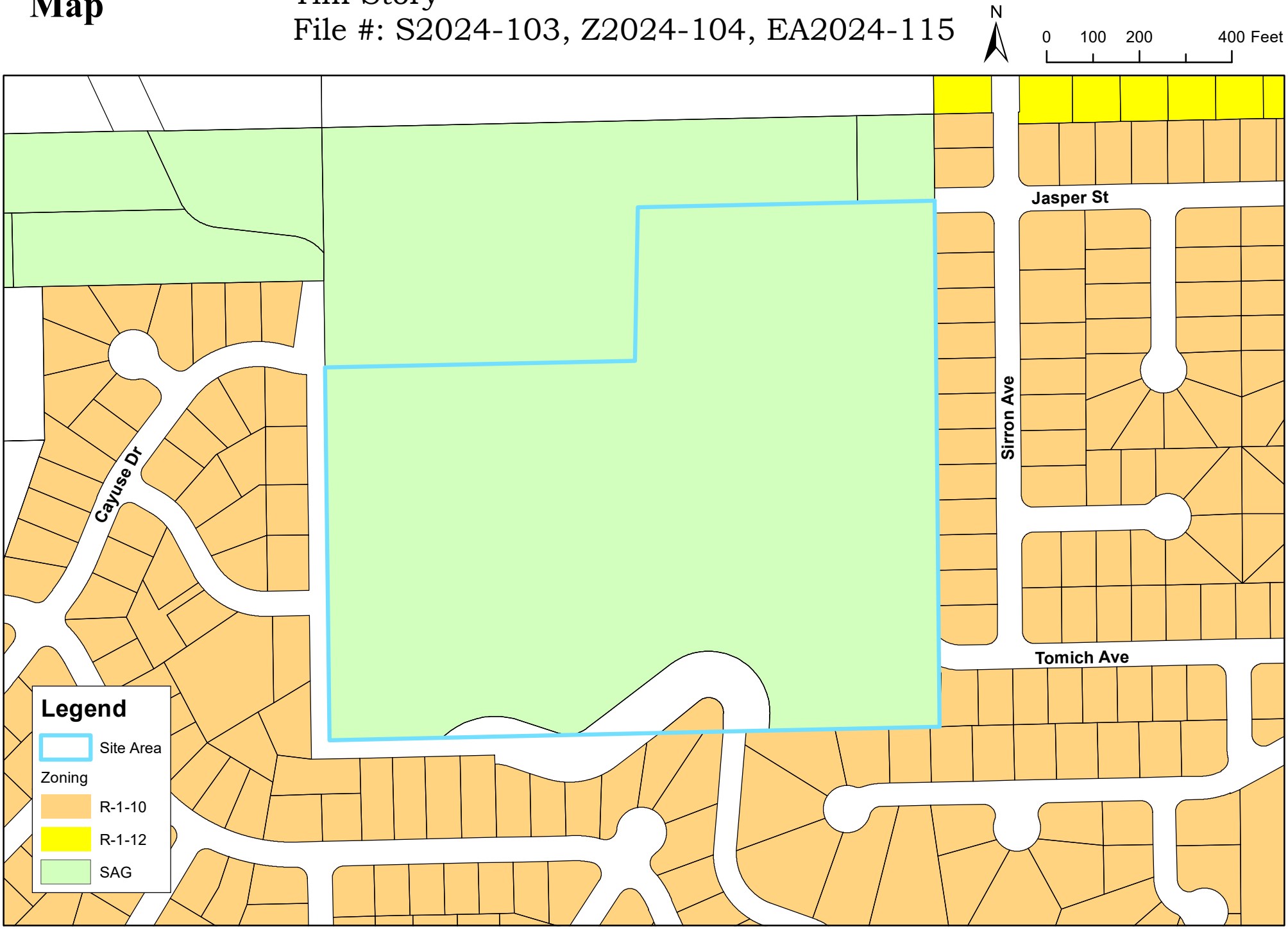
Land Use Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115



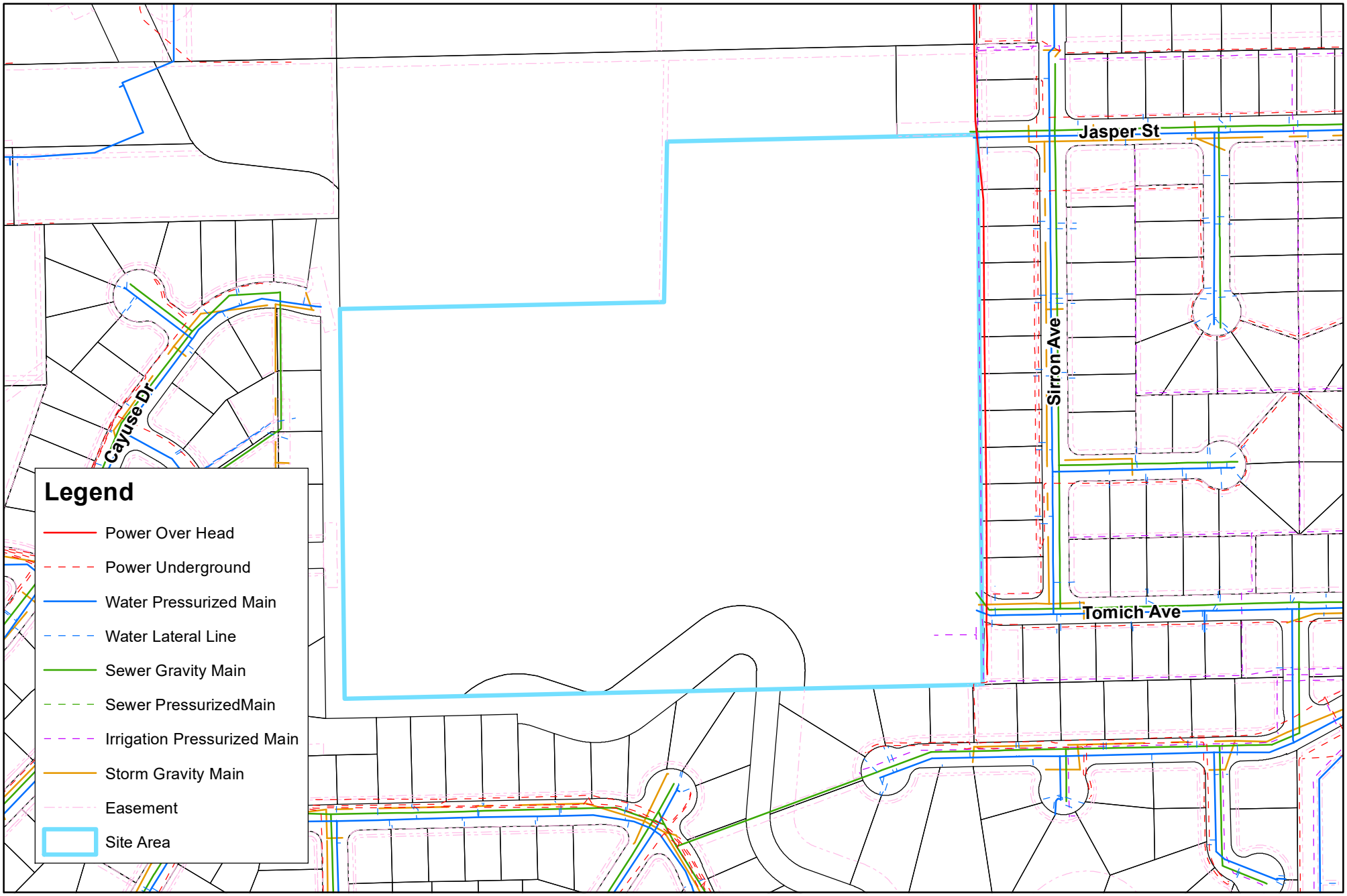
Zoning Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115



Utility Map

Item: The Estates at White Bluffs Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115



Transporation Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

N

0 200 400 800 Feet

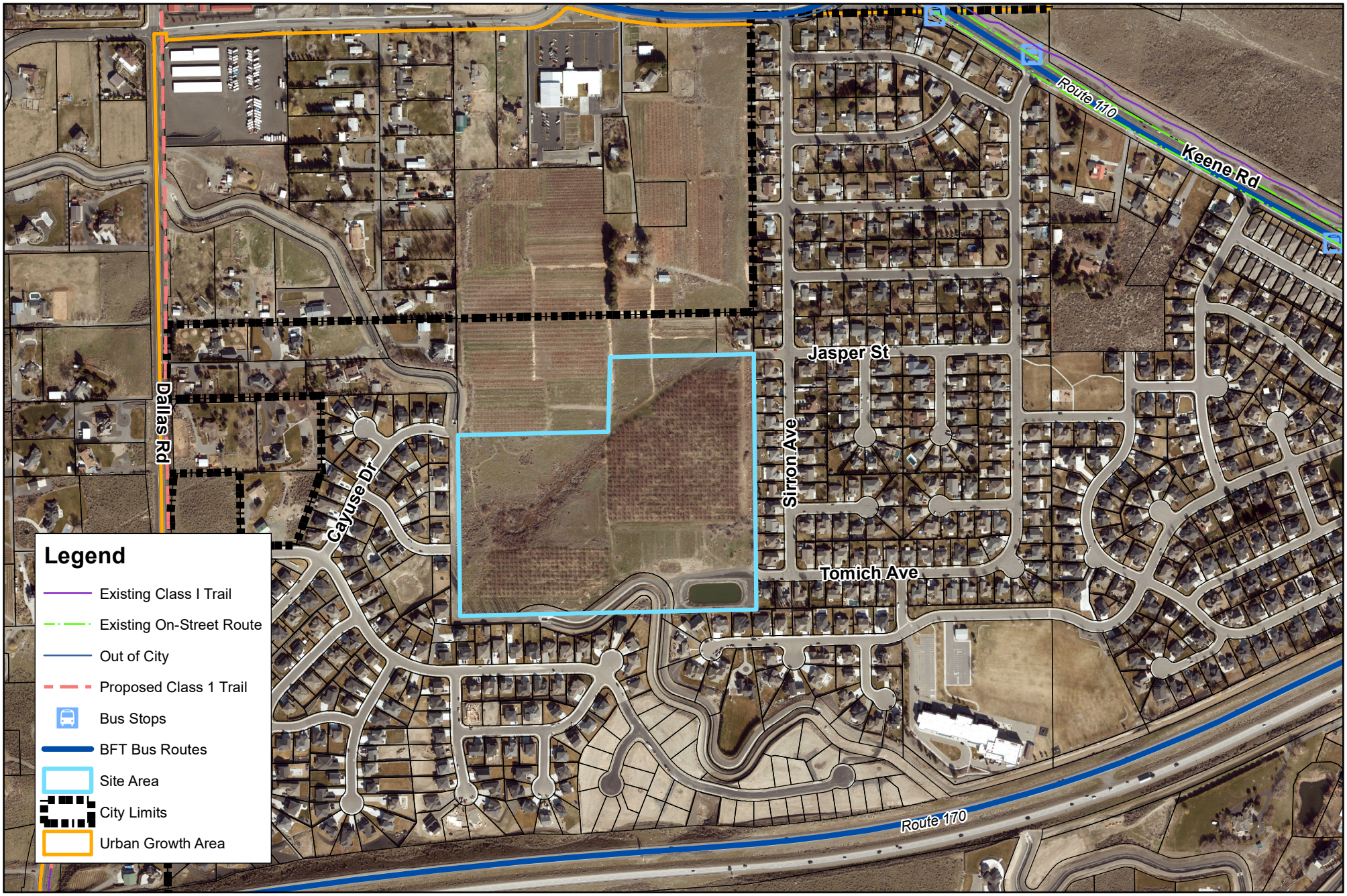


Exhibit 3

File No. EA2024-115

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Rezone and subdivision of 29.19 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 74 lots with public roads, sewer, water, and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue, and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

Proponent: Nathan Machiela
Barghausen Consulting Engineers ,Inc.
400 Columbia Point Dr, STE 101-B
Richland, WA 99352

Location of Proposal: Benton County Parcel 120981000002004, located at 1004 Sirron Avenue, Richland, WA 99352. The general location is north of I-182, west of Sirron Avenue, east of Dallas Road, and south of Kennedy Road.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 8, 2025

Signature_____

Richland

Exhibit 4

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, September 9, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

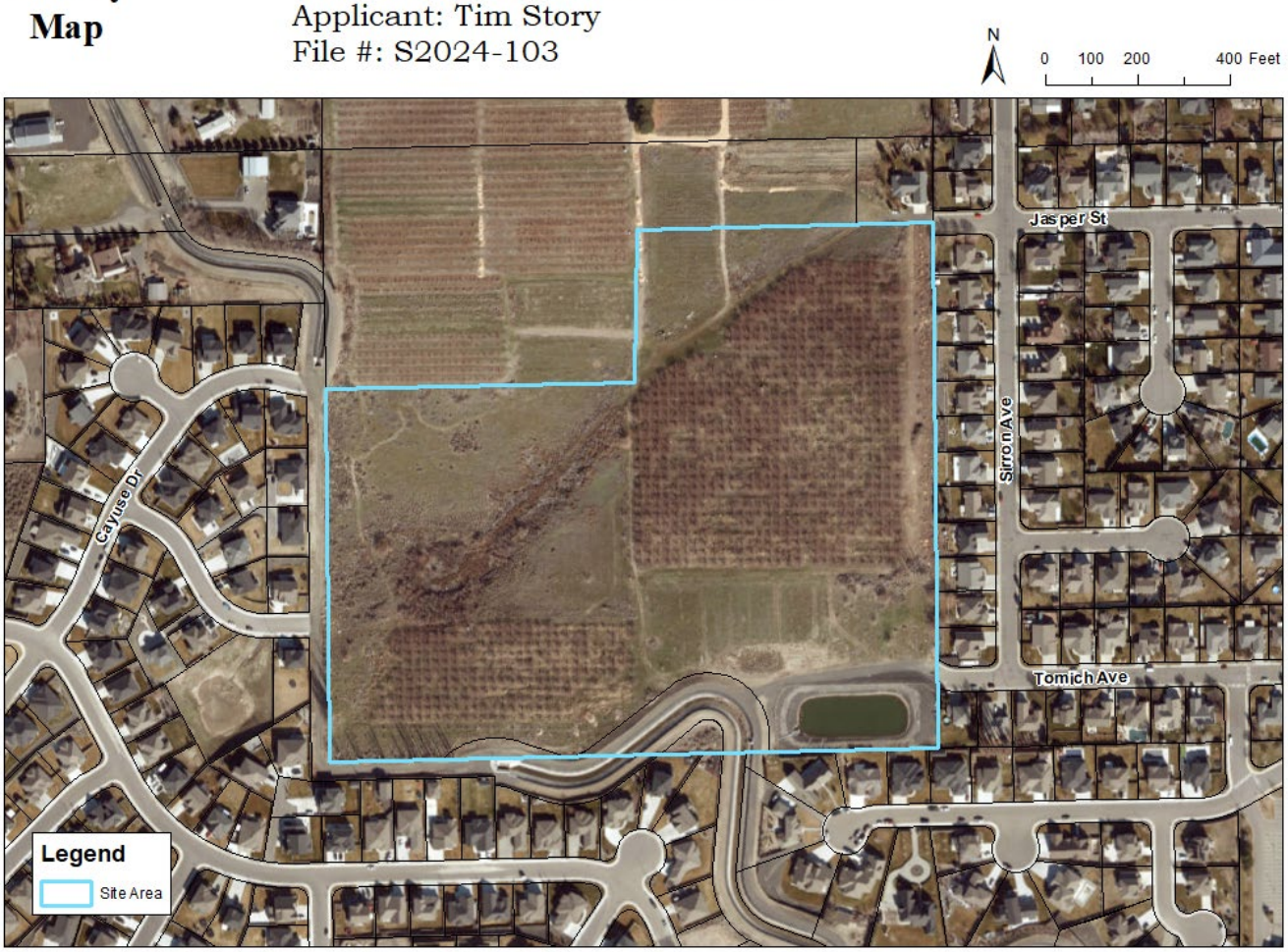
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance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

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, September 8, 2024. However, written comments must be received no later than 5:00 p.m. on Friday, August 30, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

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

2. On the 9th day of August 2024, I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION, PUIBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.

Signed: Kirsten Recker

SIGNED AND SWORN to before me this 9th day of August 2024 by

Notary Public in and for the State of Washington,

Carly Kirkpatrick
Print Name
Residing at Benton County
My appointment expires: Oct. 6, 2024

Notary Public
State of Washington
CARLY KIRKPATRICK
LICENSE # 210539
MY COMMISSION EXPIRES
OCTOBER 6, 2027

Notice of Closed Record Hearing attached.
Address list attached.

DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSIINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

JUAREZ HEIDI M & AARON R
4687 COWLITZ BLVD
RICHLAND, WA 99352

HUMMER JAMES H
4675 COWLITZ BLVD
RICHLAND, WA 99352

RICHELIEU RACQUEL & BARKER DIANNA
4651 COWLITZ BLVD
RICHLAND, WA 99352

VAN LEUVEN AARON & JAMIE
4572 COWLITZ BLVD
RICHLAND, WA 99352

SORENSEN WHITNEY K & THOMAS CARL
4596 COWLITZ BLVD
RICHLAND, WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN EDITH
4620 COWLITZ BLVD
RICHLAND, WA 99352

BOWEN STEVEN H & JANET D
4644 COWLITZ BLVD
RICHLAND, WA 99352

CARSON CLAUDIA & JAMES
4668 COWLITZ BLVD
RICHLAND, WA 99352

DEPP JR LEWIS E & CHRISTY M
4692 COWLITZ BLVD
RICHLAND, WA 99352

NIDA LEVI T & AMANDA L
4716 COWLITZ BLVD
RICHLAND , WA 99352

MEQUET CHRISTOPHER & SHAILA
4740 COWLITZ BLVD
RICHLAND, WA 99352

URDAHL TAUNI & TUCKER
4663 COWLITZ BLVD
RICHLAND , WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN EDITH
4620 COWLITZ BLVD
RICHLAND, WA 99352

WEINMAN NATHANIEL
4584 COWLITZ BLVD
RICHLAND, WA 99352

SAFFELL MICHAEL & TIFFANY
4608 COWLITZ BLVD
RICHLAND, WA 99352

KOH KATHERINE
4632 COWLITZ BLVD
RICHLAND, WA 99352

ARTHUR GREG & BILLIE
4656 COWLITZ BLVD
RICHLAND, WA 99352

LANCHEROS VICTOR H & CORINA L
4680 COWLITZ BLVD
RICHLAND, WA 99352

FEASTER JARED L & JESSICA A
4704 COWLITZ BLVD
RICHLAND, WA 99352

SINGH SURINDER
4728 COWLITZ BLVD
RICHLAND, WA 99352

DECHTER STEPHEN MARK & SHARON A
4752 COWLITZ BLVD
RICHLAND, WA 99352

SMITH DONALD K & SUSAN F
967 SIRRON AVE
RICHLAND, WA 99352-7740

FRENCH THOMAS C & PAULETTE C
4408 JASPER ST
RICHLAND, WA 99352

NIELSEN CHRISTOPHER
989 SIRRON AVE
RICHLAND, WA 99352

OWENS NEKI
1015 SIRRON AVE
RICHLAND , WA 99352

GEE NATHAN & COLLEEN
1031 SIRRON AVE
RICHLAND , WA 99352

CARTER ROBERT & BARBARA
1045 SIRRON AVE
RICHLAND, WA 99352

ADAMS TONY JOHN & VIRGINIA MARIE
1061 SIRRON AVE
RICHLAND, WA 99352

BRASSFIELD BRIAN S
1077 SIRRON AVE
RICHLAND, WA 99352

ROSS CHRISTOPHER & LINDSEY
4764 COWLITZ BLVD
RICHLAND, WA 99352

WINGFIELD RICHARD DANIEL & KAILEY CHRISTINE
4788 COWLITZ BLVD
RICHLAND, WA 99352

WITTE CRAIG E
4366 JASPER ST
RICHLAND, WA 99352

ZIMMERMANN JONATHAN & BARBARA
975 SIRRON AVE
RICHLAND, WA 99352

MOORE WILLIAM R & JUDY M
1007 SIRRON AVE
RICHLAND, WA 99352

KIRBY NICOLE R
1023 SIRRON AVE
RICHLAND, WA 99352

MORGAN MAXWELL & ALAINA
1037 SIRRON AVE
RICHLAND, WA 99352

SIVANISH PAUL H & JANET L
1053 SIRRON AVE
RICHLAND, WA 99352

LANDON PATRICK M & AMELIA L
1069 SIRRON AVE
RICHLAND, WA 99352

HIEBERT DOUGLAS G
15674 WEST WEDGE WAY
MORRISON, CO 80465

HARTMAN HEATHER E & ROMERO STEVEN J
4776 COWLITZ BLVD
RICHLAND, WA 99352

MCCOOK DANIEL P & CASSIE L
4800 COWLITZ BLVD
RICHLAND, WA 99352

HEALY HEATHER & BRACKNEY PAUL A
1076 SAMISH DRIVE
RICHLAND , WA 99352

KIRSCHENMANN STEVEN S & LACY M
1064 SAMISH DR
RICHLAND , WA 99352

NELSON KYLE & ALYSSA
1051 SAMISH DR
RICHLAND, WA 99352

LEDFORD ANDREW & BETH
1075 SAMISH DR
RICHLAND , WA 99352

LOPEZ LUIS & CHRISTINA
1416 S OLYMPIA PL
KENNEWICK, WA 99337

LITE III DONALD J & KIMBERLY
1087 SAMISH DRIVE
RICHLAND , WA 99352

KNIGHT RANAE JOY
928 CAYUSE DR
RICHLAND, WA 99352

WEBB CURTIS J & MELISSA R
900 CAYUSE DRIVE
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HARRIS JOHN R & SARAH L
877 CAYUSE DR
RICHLAND, WA 99352

BROADBENT KYLE D & AMY E
901 CAYUSE DR
RICHLAND, WA 99352

LITKA DEVAN J & ALEXANDRIA N
1070 SAMISH DR
RICHLAND , WA 99352

COURTNEY TODD A & TIERA L
1052 SAMISH DR
RICHLAND, WA 99352

CAMPBELL JR ROBERT ANDREW & JOAN
1063 SAMISH DRIVE
RICHLAND , WA 99352

BLANC MICHAEL & KAYLIE
4701 TULALIP CT
RICHLAND, WA 99352

WITT MORGAN F & ALEXANDRA A
4708 TULALIP CT
RICHLAND , WA 99352

WITT FREDERICK & ANTONIA
940 CAYUSE DR
RICHLAND, WA 99352

CHUNN CALVIN B & KAYLEE E
916 CAYUSE DR
RICHLAND , WA 99352

SOULAMI AYOUB & HRAM ASMAE
880 CAYUSE DR
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ATENCIO GREG A & JULIANNE H
889 CAYUSE DR
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QIN CHUAN & ZHU QIMEI
4750 SIOUX CT
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FRENCH ROBIN W
955 HARVEST LN PR NE
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1312 PAIGE ST
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ROBLES SAMUEL
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1024 SIRRON AVE
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ADHIKARI LALIT & KARKI ROSHANI
1423 KENSINGTON WAY
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BACHAUD GRANT C & MICHELLE K
1093 SIRRON AVE
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NELSON DARRYL W
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CUMMINGS TRACEY R
4395 KIMBERLY ST
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DAVIS TRUSTEES RICHARD H & JEANNE T
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JENSEN JASON & EMILY
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WAGGONER JACK BRANDON
1364 KENSINGTON WAY
RICHLAND, WA 99352

PHONGSA HEATHER M & ANONG S
1324 KENSINGTON WAY
RICHLAND, WA 99352

KINNEY REED J & SOPHIA M
1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Kyle Hendricks**, 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 16th day of August 2024, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (The Estates at White Bluffs Preliminary Plat) in the following location:

The western terminus of Jasper Street.

Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 16th day of August, 2024, by Kyle Hendricks.

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

Notary Public
State of Washington
CARLY KIRKPATRICK
LICENSE # 210539
MY COMMISSION EXPIRES
OCTOBER 6, 2027

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	582221	Print Legal Ad-IPL01885500 - IPL0188550	HE PHN Z 2024-104	$200.39	1	69 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 APPLICATION, PUBLIC HEARING

Notice: Story Family Five, LLC has filed a rezone and preliminary plat application to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan; and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

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

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, September 9, 2024 at 5:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Public Comment: Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, August 30, 2024, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above-referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above-referenced address with questions related to the available appeal process.

Date Published: Sunday, August 18, 2024
IPL0188550
Aug 18 2024

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

Mary Castro, 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 08/18/2024, and ending on 08/18/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:
08/18/24

Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 19th day of August in the year of 2024

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

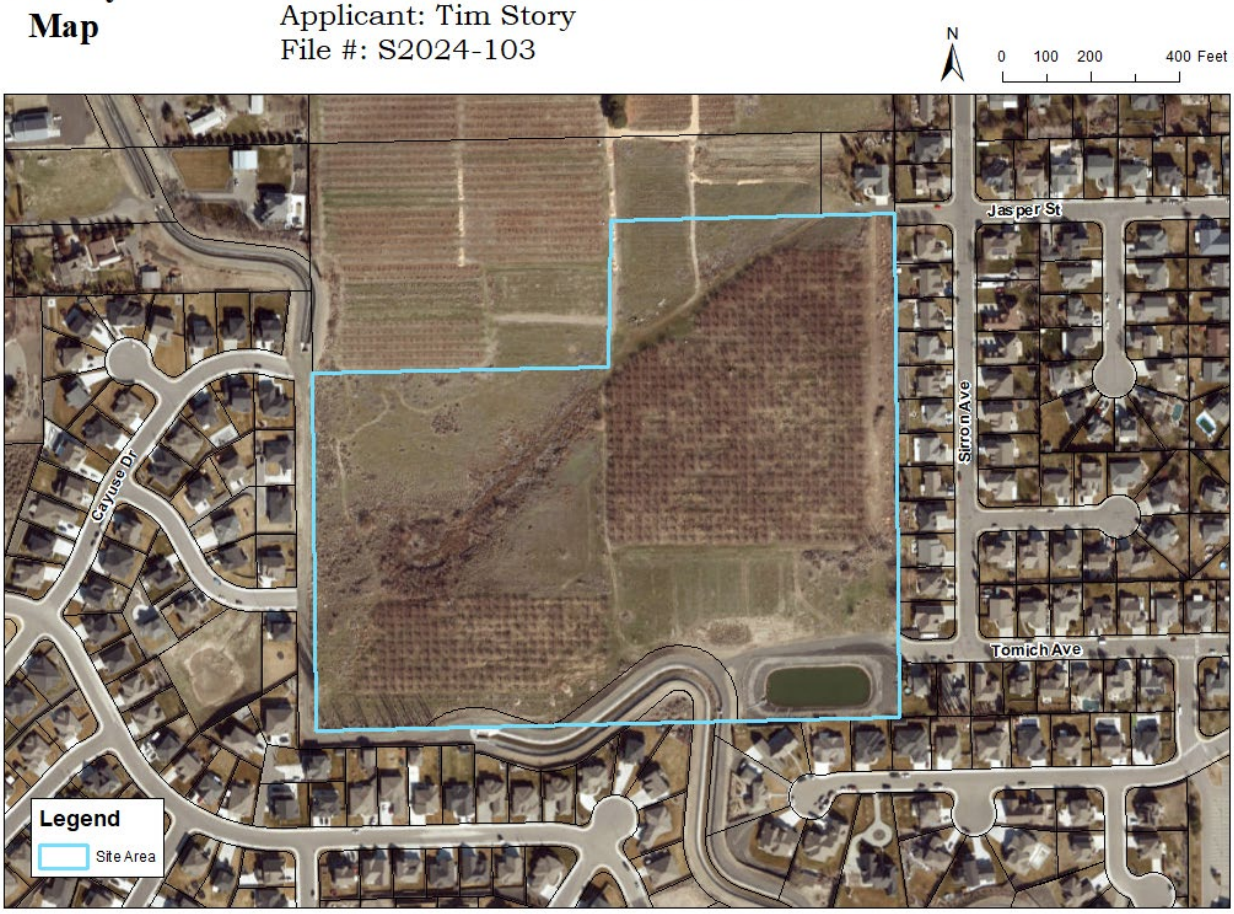
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Ivan Popovich, who, being first duly sworn upon oath deposes and says:

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

2. On the 16th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.

Signed: Ivan Popovich

SIGNED AND SWORN to before me this 17th day of June, 2025 by

Kirsten Recker
Notary Public in and for the State of Washington,

Kirsten Recker
Print Name
Residing at 625 Swift Blvd. Richland
My appointment expires: 09/06/2028

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
24026841
9-06-28

Notice of Closed Record Hearing attached.
Address list attached.

Richland

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

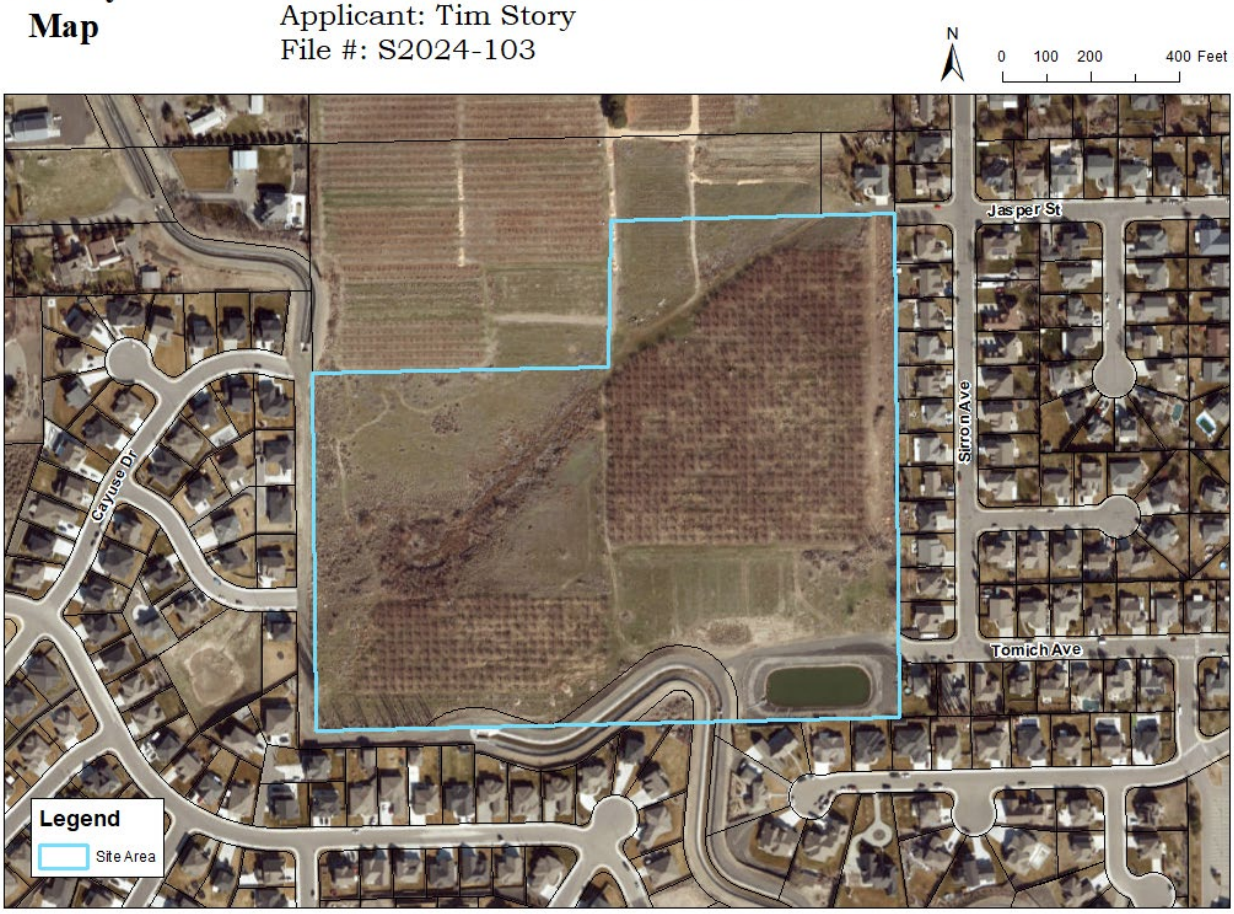
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

JUAREZ HEIDI M & AARON R
4687 COWLITZ BLVD
RICHLAND, WA 99352

HUMMER JAMES H
4675 COWLITZ BLVD
RICHLAND, WA 99352

RICHELIEU RACQUEL & BARKER DIANNA
4651 COWLITZ BLVD
RICHLAND, WA 99352

VAN LEUVEN AARON & JAMIE
4572 COWLITZ BLVD
RICHLAND, WA 99352

SORENSEN WHITNEY K & THOMAS CARL
4596 COWLITZ BLVD
RICHLAND, WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN EDITH
4620 COWLITZ BLVD
RICHLAND. WA 99352

BOWEN STEVEN H & JANET D
4644 COWLITZ BLVD
RICHLAND, WA 99352

CARSON CLAUDIA & JAMES
4668 COWLITZ BLVD
RICHLAND, WA 99352

DEPP JR LEWIS E & CHRISTY M
4692 COWLITZ BLVD
RICHLAND, WA 99352

NIDA LEVI T & AMANDA L
4716 COWLITZ BLVD
RICHLAND , WA 99352

MEQUET CHRISTOPHER & SHAILA
4740 COWLITZ BLVD
RICHLAND, WA 99352

URDAHL TAUNI & TUCKER
4663 COWLITZ BLVD
RICHLAND , WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN
4620 COWLITZ BLVD
RICHLAND, WA 99352

WEINMAN NATHANIEL
4584 COWLITZ BLVD
RICHLAND, WA 99352

SAFFELL MICHAEL & TIFFANY
4608 COWLITZ BLVD
RICHLAND, WA 99352

KOH KATHERINE
4632 COWLITZ BLVD
RICHLAND, WA 99352

ARTHUR GREG & BILLIE
4656 COWLITZ BLVD
RICHLAND, WA 99352

SMALLEY DENNIS R & TERESA
4680 COWLITZ BLVD
RICHLAND, WA 99352

FEASTER JARED L & JESSICA A
4704 COWLITZ BLVD
RICHLAND, WA 99352

SINGH SURINDER
4728 COWLITZ BLVD
RICHLAND, WA 99352

DECHTER STEPHEN MARK & SHARON A
4752 COWLITZ BLVD
RICHLAND, WA 99352

SMITH DONALD K & SUSAN F
967 SIRRON AVE
RICHLAND, WA 99352-7740

FRENCH THOMAS C & PAULETTE C
4408 JASPER ST
RICHLAND, WA 99352

NIELSEN CHRISTOPHER
989 SIRRON AVE
RICHLAND, WA 99352

OWENS NEKI
1015 SIRRON AVE
RICHLAND , WA 99352

GEE NATHAN & COLLEEN
1031 SIRRON AVE
RICHLAND , WA 99352

CARTER ROBERT & BARBARA
1045 SIRRON AVE
RICHLAND, WA 99352

ADAMS TONY JOHN & VIRGINIA MARIE
1061 SIRRON AVE
RICHLAND, WA 99352

BRASSFIELD BRIAN S
1077 SIRRON AVE
RICHLAND, WA 99352

ROSS CHRISTOPHER & LINDSEY
4764 COWLITZ BLVD
RICHLAND, WA 99352

WINGFIELD RICHARD DANIEL & KAILEY CHRISTINE
4788 COWLITZ BLVD
RICHLAND, WA 99352

WITTE CRAIG E
4366 JASPER ST
RICHLAND, WA 99352

ZIMMERMANN JONATHAN & BARBARA
975 SIRRON AVE
RICHLAND, WA 99352

MOORE WILLIAM R & JUDY M
1007 SIRRON AVE
RICHLAND, WA 99352

KIRBY NICOLE R
1023 SIRRON AVE
RICHLAND, WA 99352

MORGAN MAXWELL & ALAINA
1037 SIRRON AVE
RICHLAND, WA 99352

SIVANISH PAUL H & JANET L
1053 SIRRON AVE
RICHLAND, WA 99352

LANDON PATRICK M & AMELIA L
1069 SIRRON AVE
RICHLAND, WA 99352

HIEBERT DOUGLAS G
15674 WEST WEDGE WAY
MORRISON, CO 80465

HARTMAN HEATHER E & ROMERO STEVEN J
4776 COWLITZ BLVD
RICHLAND, WA 99352

MCCOOK DANIEL P & CASSIE L
4800 COWLITZ BLVD
RICHLAND, WA 99352

HEALY HEATHER & BRACKNEY PAUL A
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RICHLAND , WA 99352

KIRSCHENMANN STEVEN S & LACY M
1064 SAMISH DR
RICHLAND , WA 99352

NELSON KYLE & ALYSSA
1051 SAMISH DR
RICHLAND, WA 99352

LEDFORD ANDREW & BETH
1075 SAMISH DR
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PHONGSA HEATHER M & ANONG S
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KRUMLAND TIMOTHY PHILIP & HAILIEY DAWN
1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, 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 23rd day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (Preliminary Plat for The Estates At White Bluffs) at the following location:

The western terminus of Jasper Street, located west of Sirron Avenue.

Signed: Mike Stevens

SIGNED AND SWORN to before me this 25th day of June, 2025, by Mike Stevens.

Kirsten Recker
Signature of Notary

Kirsten Recker
Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 09/06/2028

KIRSTEN RECKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 9-06-28
24026841

Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Wednesday, June 18, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	Z2024-104, S2024-103 & EA2024-115
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

****

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)

Notice: Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and participate in the public hearing.

Environmental Review: The proposed project is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the

record during the hearing.

Published: Wednesday, June 18, 2025

Exhibit 5

CITY OF RICHLAND
DEVELOPMENT SERVICES
625 Swift Blvd.
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764
CI.RICHLAND.WA.US · 509-942-7390

DATE: August 16, 2024

TO: Mike Stevens, Planning Manager

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: S2024-103 – The Estates at White Bluffs

1. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
    a. Street labeled Story Ave will be a continuation of Tomich Ave.
    b. Street labeled French Dr is a duplicate and will need (2) name options submitted as noted above.
    c. Street labeled Samish Ct is a duplicate and will need (2) name options submitted as noted above.
2. Addressing brackets [ ] are needed on all lots and tracts.

BENTON CLEAN AIR AGENCY

August 13, 2024

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35
Richland, WA 99352

Re: S2024-103
Applicant/Proponent: Story Family Five, LLC
Attn: Tim Story
PO Box 2289
Richland, WA 99352

Dear Mr. Stevens:

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

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

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

Sincerely,

Deon Steichen

Deon Steichen
Inspector

• 526 South Steptoe Street • Kennewick, Washington 99336 • Fax Number 509-783-6562
Phone: 509.783.1304 • Website: www.bentoncleanair.org

From: Castle,Angela C (CONTR) - TERR-PASCO
To: Planning
Cc: Kinch,James L (BPA) - TERR-BELL-1
Subject: RE: [EXTERNAL] The Estates at White Bluffs S2024-103
Date: Wednesday, August 14, 2024 11:15:41 AM
Attachments: image001.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the rezone and subdivide a 29+ acre site into 79 lots located at 1004 Sirron Ave.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 4000ft north east of the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Thank You
Angela Castle
(Contractor) Actalent
Realty Technician II
BPA, TERR
ACCastle@BPA.gov
O: 509-544-4747 C: 564-236-5124
2211 N Commercial Ave
Pasco WA 99301

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, August 12, 2024 4:25 PM
To: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton

PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; 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>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; 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: [EXTERNAL] The Estates at White Bluffs S2024-103

Hello Everybody,

Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM, Friday, August 30, 2024. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland

Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you!

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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

Stevens, Mike

From: Watson, Deanah (COM) <deanah.watson@commerce.wa.gov>
Sent: Wednesday, August 14, 2024 7:18 AM
To: Planning
Subject: RE: The Estates at White Bluffs S2024-103

> You don't often get email from deanah.watson@commerce.wa.gov. Learn why this is important

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning,
Since this action will involve amending zoning regulations, I do encourage you to upload this and any relevant documentation to our PlanView system.
I see in our system that we have received some submittals under your name recently, but certainly let me know if you've encountered any difficulties with PlanView or have questions.
Have a good day,
-Deanah

Deanah Watson, Sr. Planner, Growth Management Services
Washington State Department of Commerce
deanah.watson@commerce.wa.gov | 509-290-4754

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, August 12, 2024 4:25 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Watson, Deanah (COM) <deanah.watson@commerce.wa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <Erin.hockaday@bfhd.wa.gov>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; jack.howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; COM GMU Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 26, 2024

Mike Stevens
Planning Manager
City of Richland
505 Swift Blvd. MS#35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2024-08-06046
Property: City of Richland_The Estates at White Bluffs Subdivision (S2024-103)
Re: Survey Requested

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; DFW R3planning <R3planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>
Subject: The Estates at White Bluffs S2024-103

External Email

Hello Everybody,

Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM, Friday, August 30, 2024. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you!

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

September 3, 2024

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for the Preliminary Plat of The Estates at White Bluffs

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) final review comments on the Preliminary Plat of The Estates at White Bluffs (City Application No. S2024-103) submitted by Story Family Five, LLC on behalf of the property owner, Raymond French ("Applicant"[1]). This letter supersedes the preliminary review comment letter dated August 27, 2024. The subject property is located at 1004 Sirron Avenue, Richland, WA 99352 in the Southwest Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 28 East, W.M., Richland, Benton County, Washington, and includes the following parcels:

- APN #120981000002004 (26.86 **irrigable** acres, 2.33 **non-irrigable** acres)

The property identified on the proposed preliminary plat is located within KID boundaries, is classified as partially irrigable land and partially non-irrigable land, and consists of 29.19 acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
    a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please grant this storage facility as a tract of land to KID, in fee simple (see item S.a.i.1 and 2). In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application. The connection location for this facility is the Badger East Canal.
    b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:
        i. Contributions made towards a regional pump facility.
        ii. The installation of pipelines off site.

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
    c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
    d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still

provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

5) There exists KID canal right-of-way (ROW) for the Badger East Lateral along the south property line. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
    a. At the time of final plat, Applicant shall complete one of the following two items:
        i. Convey to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing.
            1. Include the following in the Final Plat "Dedication" block: *TRACT(S) ['C', 'D' AND 'E'] ARE HEREBY GRANTED TO KENNEWICK IRRIGATION DISTRICT, IN FEE SIMPLE, AS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREON.*
            2. Include the following in the final plat approvals signature block: *THE EASEMENTS SHOWN HEREON ARE APPROVED, AND TRACTS AS GRANTED AND SHOWN HEREON ARE ACCEPTED.*

            _____ _____

            KENNEWICK IRRIGATION DISTRICT *DATE*
        ii. Place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
    b. No permanent structures within the KID ROW.
    c. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable."
    d. For each phase of the project, include a note on the face of the final plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
    e. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

6) A portion of the plat lies below a section of the Badger East Lateral canal. Grading and removal of material adjacent to and downhill of the canal poses a significant safety risk. To mitigate these risks, KID will require:
    a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
    b. The proposed development shall protect and maintain the lateral support of the canal. The removal of material downhill of the canal could expose the toe of the canal compacted embankment and result in a global failure of the canal. A geotechnical analysis provided to the City and KID for review, will be required prior to approval of the grading plan should material downhill of the canal be proposed to be removed. The geotechnical report shall provide analysis and recommendations for the proposed material removal with the following as minimum criteria:
        i. Minimum slope: 2:1 slope commencing at the northern edge of the canal ROW.
        ii. Bench: Required if cut slopes are more than 10 vertical feet.
        iii. Slope easements will be required to be dedicated to KID over the areas where protection of the lateral and subjacent support of the canal is required.
            1. Where slope easements are dedicated, the following slope easement notes are required on the face of the final plat:
                a. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KENNEWICK IRRIGATION DISTRICT (K.I.D.). K.I.D. HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.
                b. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE SLOPE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

7) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.

8) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

9) The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

10) The Applicant shall provide installation of fencing for the protection of KID facilities, along the existing canal ROW and future Tract 'E'. This includes the following lots: 1, 5-7, 51-62, 67. Fences shall not have gates allowing access to the Canal ROW or Tract 'E', and a restriction to this effect shall be placed in the development's recorded Covenants, Conditions and Restrictions (CCRs), or a note to this effect placed on the face of the final plat.

Finally, KID requests the following additional conditions of final plat approval:

11) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

12) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner within the boundaries of the KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.
    a. The current construction loan payoff rates provided by the USBR is $13.20/acre. The total construction loan payoff amount for this project is $354.55.

13) The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each phase an inspection fee of $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final plat review fee for each phase of $225.00.

14) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

15) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

16) Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

17) Please include the following irrigation title block on future final plats related to the proposed preliminary plat:
    a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

18) Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.
    a. The preliminary plat drawings indicate Samish Drive will cross the ROW, and therefore, will require a permit.

19) The existing irrigation siphon drain, located near the proposed Samish Drive extension, is required to be retained and protected. The final plat shall provide adequate easements and ROW to accommodate siphon drainage.
    a. This includes, but is not limited to, approximately 44,000 gallons of storage for drainage water and facilities to convey the water from the siphon to storage location. This water may be stored within City owned storm facilities with City concurrence.

20) Vehicular gates are required on both the north and south sides of Samish Drive, and the south side of Cayuse Drive. Additional vehicular traffic barriers (i.e., bollards) will be required as necessary.

21) There is privately owned pipeline serving a Private Line Area (PLA) lying within the subject property. The pipeline is to remain in service for the use of other properties within the PLA. If the City will not allow the private line to remain within future streets, the developer will be required to install pressurized KID pipeline within the streets.

22) KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

23) All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

24) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.

25) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.

26) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

27) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Please provide notice to KID of any public meeting or hearing where this project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information

cc: LB\correspondence\File: [20-9-28]
Applicant via mail - Story Family Five, LLC, PO Box 2289, Richland, WA 99352

Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

i. The LID participants will elect a Watermaster from among themselves, as follows:

   a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.

   b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:

a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.

b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.

iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.

iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.

v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.

Public Works Department
Cristina Woods PE, Civil Engineer
Cristina.woods@co.benton.wa.us

PO Box 1001
Prosser, WA 99350
PHONE (509) 786-5611
co.benton.wa.us

8/29/2024

Mike Stevens/Planning Manager
625 Swift Blvd
MS-35
Richland, WA 99352

planning@ci.richland.wa.us

Cc: Matt Mahoney, Benton County Public Works Manager

Re: Benton County Public Works Comments – Z2024-104, S2024-103 & EA 2024-115 (Preliminary Plat of The Estates at White Bluffs)

Benton County Public Works has the following comments for Z2024-104, S2024-103 and EA 2024-115, the Preliminary Plat of The Estates at White Bluffs:

Benton County does not agree with some of the assumptions of the TIA provided, and this was communicated to the consultant team. Early coordination was strongly encouraged with the city, but did not occur.

Due to continuing and future development anticipated, the county requests annexation of Dallas Road adjacent the existing City Limits and Urban Growth Area (210 PR to Arena Road).

If you have any questions, please contact Cristina Woods or Matt Mahoney at 509 786 5611 or email publicworks@co.benton.wa.us.

Matt Rasmussen PE, County Engineer

CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: AUGUST 30th, 2024

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JOHN WHITTIER, CIVIL ENGINEER
JASON REATHAFORD, ENGINEERING TECH 4
CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: THE ESTATES AT WHITE BLUFFS PRELIMINARY PLAT

PROJECT LOCATION: WEST OF THE PLAT OF HEARTHSTONE, EAST AND NORTH OF THE PLAT OF WHITE BLUFFS

The Public Works Engineering Division has reviewed the preliminary plat received in this office on August 12th, 2024, for the above referenced property and has the following conditions.

Pre-Plat Specific Conditions

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction phasing lines need to be shown on the pre-plat map.

General Conditions:

2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the

easement legal description by the developer two weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

7. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

9. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

10. Public improvement design shall follow the following general format:
    A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
    E. The minimum centerline radius for local streets shall be 100-feet.
    F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
    G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

11. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

12. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVAs only).
    B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
    C. 2% cross-slope, maximum.
    D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    E. Be 20-feet in width.
    F. Have radii that are accommodating with those needed for City Fire apparatus.

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

13. SURVEY MONUMENT DESTRUCTION:
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

14. A trip generation letter has been completed for this project which identifies impacts of this project at the access points at the intersections of Dallas Rd. & Cowlitz Blvd. and Kennedy Rd. & Sirron Ave. Any improvements required by Benton County and/or the City of West Richland shall be performed under separate agreement with those jurisdictions.

15. The "ESTATES AT WHITE BLUFFS" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03).

16. The developer shall obtain an access easement for the extension of "Story Ave." to the north of the preliminary plat. This easement shall lie adjacent to the single family parcel north of Jasper Street, and extend to the north boundary of the adjacent parcel. The Jasper/Story intersection as proposed does not comply with City Standards, and shall be built as a standard tee-intersection to provide connectivity to the future property to the North of the development.

17. Jasper Street shall be constructed full-width (including sidewalk) across the frontage of the existing single family parcel currently addressed as "4408 Jasper Street".

18. Samish Drive shall be constructed full width (including curb & gutter, sidewalk, & street lights) across the Kennewick Irrigation District's corridor at the time of project construction. The developer shall obtain the necessary approvals from the KID prior to permit issuance.

19. Traffic calming devices shall be installed along the following roadways prior to final plat:
    - "Samish Dr."
    - "French Dr."
    - "Story Ave."

20. The developer of this project shall contribute a proportionate share of money for their portion of Cayuse Drive within "Tract A" that is not being constructed. The city will retain these funds and

disperse them to the developer of the property to the north when Cayuse Drive is extended into that parcel. This contribution shall also include a similarly proportionate share of the unconstructed roadway within the KID corridor.

21. The driveway serving Lots 19 & 20 shall be constructed and paved to the back of Lots 18 & 21 prior to final plat.

22. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

23. The maximum centerline finish grade for the proposed local streets within the plat boundaries shall be no more than 12%.

24. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.). Sidewalk will be required to be constructed by the developer across the frontage of both Tracts B and E at the time of construction.

25. Pedestrian ramps shall be designed to current City Standard Details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the concrete ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

26. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

27. Show vision-clearance triangles on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

28. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located within the Tapteal II water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

31. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. If additional fire flow is

needed, the developer may be required to connect to the existing water main in Samish Drive and construct a city standard pressure reducing vault (PRV), as that water main is in a higher pressure zone.

32. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. No dead end water pipelines will be allowed, except as approved by the City Engineer.

33. In accordance with Richland municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

34. The fire hydrant layout shall be approved by the City Fire Marshal.

35. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

36. It will be the responsibility of the developer to extend a sewer main through this property to serve sanitary sewer to all parcels at the time of plat construction.

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

38. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

39. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

40. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the

hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

41. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

42. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.100.230 ("Easements-watercourses").

43. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

44. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

45. As per RMC chapter 24.100.240 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

46. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

47. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.

48. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer

intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

49. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

50. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

51. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

52. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.

53. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

54. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

55. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

58. The 27-ft. Access easement near the northeast corner of the property (SP-2790) will need to be dedicated as Public Right-of-Way on the final plat.

59. An additional section of access easement will need to be obtained to the north of the Jasper St. & "Story Ave." intersection to run along the property frontage of parcel number 1-2098-101-2790-002 (4408 Jasper Street) prior to final plat.

60. Tract A shall be dedicated to the City at the time of final plat.

Stevens, Mike

From: Segregations <segregations@co.benton.wa.us>
Sent: Monday, August 19, 2024 1:07 PM
To: Planning
Subject: RE: The Estates at White Bluffs S2024-103

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello,

We currently have ownership as RAYMOND P FRENCH & THOMAS C FRENCH.
This ownership will need to be addressed on the plat, corrected on the plat, OR new transfer deeds to STORY FAMILY FIVE LLC will need to be recorded in order for us to approve this plat on our end.

Please let me know if you have any questions.

Thank you,

Brandy Stroud
Office Assistant II
Benton County Assessor's Office
(509) 735-2394 (ext. 5597)
brandy.stroud@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, August 12, 2024 4:25 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; john.lyle@bentoncleanair.org; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael

<macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; 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>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; 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: [EXTERNAL] The Estates at White Bluffs S2024-103

Hello Everybody,

Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM, Friday, August 30, 2024. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you!

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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

State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

August 30, 2024

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35
Richland, WA 99352
(509) 942-7596

Re: The Estates at White Bluffs - S2024-103

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed rezone and preliminary plat application for the Estates at White Bluffs project (S2024-10). WDFW also conducted a site visit on August 28, 2024.

The proposed project covers approximately 29 acres that are currently zoned as Suburban Agriculture. The northeast and southern portions of the rezone area is currently in production as an orchard. However, there is a section on the western side that contains a mix of shrubsteppe habitat and potential riparian habitat. During a site visit, it was determined that large sagebrush and upland grasses are present on this section with a dense area of willows in the middle. It was undetermined if the willows are surrounding a permanent wetland or if it is an ephemeral collection point for water runoff. Also observed were numerous rabbit droppings.

The shrubsteppe and potential wetland habitat on the site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. In addition, many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as "protected wildlife" under RCW 77.12.020(3). The portion of the project area that is not currently occupied by orchards meets the definition of a Fish and Wildlife Habitat Conservation Area under Richland Municipal Code 22.10.185. As such, we offer the following recommendations to help Richland minimize potential impacts to wildlife:

1. WDFW recommends a Critical Area Report be produced for the non-orchard portion of the project to determine the area of shrubsteppe as well as the size and classification of the potential wetland.
2. If avoidance as outlined in Richland Municipal Code 22.10.220 will not be possible, WDFW proposes that a 2:1 ratio be applied and that the project be required to provide mitigation in the form of habitat containing equal or greater shrubsteppe and wetland functions and values.

3. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, but if this is not possible for this project, we recommend off-site in-kind mitigation. We would suggest off-site out-of-kind or an in-lieu fee only if in-kind mitigation is fully pursued but found to be infeasible both on-site and off-site. It is preferred that off-site mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe, or providing or protecting, functional wildlife connectivity corridors between remaining blocks of shrubsteppe.
4. To avoid impacts to protected songbird species, a nesting bird survey should be completed prior to any activity that disturbs standing shrubs on the site in the spring or summer nesting seasons (February 1 – July 31). Please contact WDFW Area Habitat Biologist Troy Maikis (troy.maikis@dfw.wa.gov) with any survey questions. WDFW also recommends that work on the site begin outside of the February 1 – July 31 timing window, as any birds that move into an area with pre-existing construction noise and activities are often more acclimated to the noise and therefore less likely to experience disturbance due to construction.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where critical areas/PHS were permanently impacted, and we look forward to working with The City and the project proponent to address mitigation for this project as well as other future projects within the adjacent shrubsteppe habitat.

Thank you for the opportunity to comment on this project proposal and to collaboratively seek suitable mitigation alternatives to conserve wildlife habitat.

Sincerely,

Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117
Troy.Maikis@dfw.wa.gov

cc: Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima

Stevens, Mike

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Tuesday, August 27, 2024 7:36 AM
To: Planning
Cc: Roscoe Slade
Subject: RE: The Estates at White Bluffs S2024-103
Attachments: Traffic Mitigation Agreement - The Estates at White Bluffs Subdivision - City of West Richland REV 8-19-24.docx

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike,

The City of West Richland has the following comments for this project:

Attached is the draft Traffic Mitigation Agreement that fully mitigates the developments impacts to the City of West Richland roadway system identified in the development's Trip Generation Letter dated April 22, 2024. The developer should be required to execute the agreement with the City of West Richland within 60 days of the COR notice of decision for the preliminary plat (this allows the developer 30 days after the appeal period has expired). The agreement includes Developer payment of $41,593 to the City of West Richland for traffic impacts to the intersections of Kennedy Road and Bombing Range Road and Kennedy Road and Keene Road. The agreement also requires the Developer to complete improvements to the intersection of Kennedy Road and Sirron Road.

Finally, we've noticed that the preliminary plat application only included 2 of the 3 property owners (Thomas C. French was not included on the application). Is that correct?

Thank you for the opportunity to comment on this project.

Respectfully,

Eric Mendenhall
Community and Economic Development Director

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, August 12, 2024 4:25 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com;

ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; 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>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; 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: The Estates at White Bluffs S2024-103

Hello Everybody,

Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

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Thank you!

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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This is an external email and did not originate from the City of West Richland's email system.

WHEN RECORDED RETURN TO:
City of West Richland
3100 Belmont Blvd.
West Richland, WA 99353

TRAFFIC MITIGATION AGREEMENT

Benton County Parcel #1-2098-100-0002-004

THIS AGREEMENT is entered into this _____ day of _____, 2024, by and between the City of West Richland, Hereafter referred to as the "City", and Raymond P. French, Thomas C. French, and Story Family Five LLC, collectively referred to as "Developer".

WHEREAS, Developer has filed a preliminary plat application to the City of Richland, S2024-103 – Preliminary Plat of The Estates at White Bluffs, to subdivide Benton County Parcel #1-2098-100-0002-004, into 79 lots and other accessory improvements, fixtures, and improvements (collectively, the "Project"), on approximately 29.19 acres located at 1004 Sirron Ave, which is located 150-west of the intersection of Sirron Ave and Jasper Ave. and approximately 150-feet west of the intersection of Sirron Ave and Tomich Ave, as shown in attached Exhibit A; and

WHEREAS, the property for the Project lies in the municipal boundaries of the City of Richland but, per a Trip Generation Letter dated April 22, 2024 completed by PBS for the City of Richland (hereafter referred to as the "TGL"), the Project is anticipated to generate traffic impacts to the intersection of Kennedy Road and Bombing Range Road, intersection of Kennedy Road and Sirron Ave., and intersection of Kennedy Road and Keene Road which lie in the municipal boundaries of the City of West Richland; and

WHEREAS, the TGL estimates the Project generated vehicle trips would constitute approximately 0.72% of the total traffic at the intersection of Kennedy Road and Bombing Range Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 0.72% of the $1,639,007 engineer's estimated cost of installing a traffic signal at Kennedy Road and Bombing Road intersection, identified as TIP Project WA-12764 in the amount of $11,801; and

WHEREAS, the TGL estimates the Project generated vehicle trips would constitute approximately 1.61% of the total traffic at the intersection of Kennedy Road and Keene Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.61% of the $33,255 engineer's estimated cost of constructing the Phase 1 traffic signal improvements at Kennedy Road and Keene Road, identified as TIP Project WA-15091 in the amount of $535; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.61% of the $1,817,217 engineer's estimated cost of constructing the Phase 2 traffic signal improvements at Kennedy Road and Keene Road; identified as TIP Project WA-15091in the amount of $29,257; and

WHEREAS, the TGL estimates the Project generated vehicle trips would warrant the need for the design and construction of left turn lane with storage on Kennedy Road per WSDOT Design Manual M 22-01.22 at the intersection of Kennedy Road and Sirron Avenue; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to design and construct a left-turn lane for vehicles turning from Kennedy Road to Sirron Avenue which includes rural road widening and re-striping of the intersection prior to City of Richland's final construction approval of Phase 1 of The Estates at White Bluffs and or Developer recording of the Final Plat of Phase 1 of The Estates at White Bluffs; and

NOW THEREFORE,

Be it agreed by and between the City and Developer as follows:

1) Developer shall pay a lump sum in the total amount of $41,593 to the City within 30 days of execution of this agreement or 30 days from the date of the invoice from the City, whichever is later. The amount set forth above represents the total amount of the traffic impact fees payable by Developer hereunder with respect to the traffic impacts to be generated by the Project to the intersections of Kennedy Road and Bombing Range Road (TIP Number WA-12764) and Kennedy Road and Keene Road (TIP Number WA-15091), and the planned improvements thereto.

2) Prior to the City of Richland's acceptance and Developer recording of the Final Plat of Phase 1 of the Estates at White Bluffs, Developer shall design and construct a left-turn lane with storage for vehicles turning from Kennedy Road to Sirron Avenue which includes rural road widening (roadway widening section to be 3" ACP, 4" CSTC, and 8" CSBC) and re-striping of the intersection (hereafter referred to as the "Improvements"). Improvements include rural road widening on Kennedy Road west of the intersection to meet adequate lane width requirements and striping intersection to add left turn lane per the Kennedy/Sirron Left Turn Channelization Improvements exhibit in TGL. Developer required to submit Improvement engineering plans to City for review and approval. Developer is required to meet City or West Richland Design standards, pay all City plan review fees, City inspection fees, and meet City bonding requirements associated with the Improvements

2) Upon Developer's payment of the amount set forth above and City's acceptance of the Improvements set forth above, Developer shall be deemed to have fully performed hereunder, and shall not have any other obligation, responsibility, or liability with respect to the matters set forth herein.

3) After receipt of payment from Developer and City's acceptance of the Improvements, the City of West Richland will issue notification to the City of Richland that it has received the traffic mitigation agreement payment and Improvements have been completed mitigating the Project's traffic impacts to the City of West Richland's Transportation System.

4) This Agreement shall run with the land and shall be binding on any successor in interest of said property.

IN WITNESS whereof, the parties acting in their official capacities have hereby executed this Agreement by affixing thereto the signatures of the property offers on the dates indicated below.

City of West Richland	Story Family Five, LLC
_____	_____
Brent Gerry Mayor	Tim Story <insert title>
_____	_____
Raymond P. French	Thomas C. French

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

On this ____day of _____, 2024, before me personally appeared BRENT GERRY, Mayor of the City of West Richland, Washington, to me known to be the individual described herein and who executed the foregoing instrument to be the free and voluntary act of said municipality, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the City of West Richland.

GIVEN under my hand and official seal this ____ day of _____, 2024

Notary Name: _____

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires: _____

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

On this ____ day of _____, 2024, before me personally appeared TIM STORY, to me known to be the <Insert Title> of Story Family Five, LLC, Washington State limited liability company that executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

GIVEN under my hand and official seal this ____ day of _____, 2024

Notary Name: _____

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires: _____

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

On this ____ day of _____, 2024, before me personally appeared RAYMOND P. FRENCH, a married person, as his separate property, to me known to be the individual described herein, and said person acknowledged that he signed this instrument, on oath, to be the free and voluntary act by him for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2024

Notary Name: _____

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires: _____

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

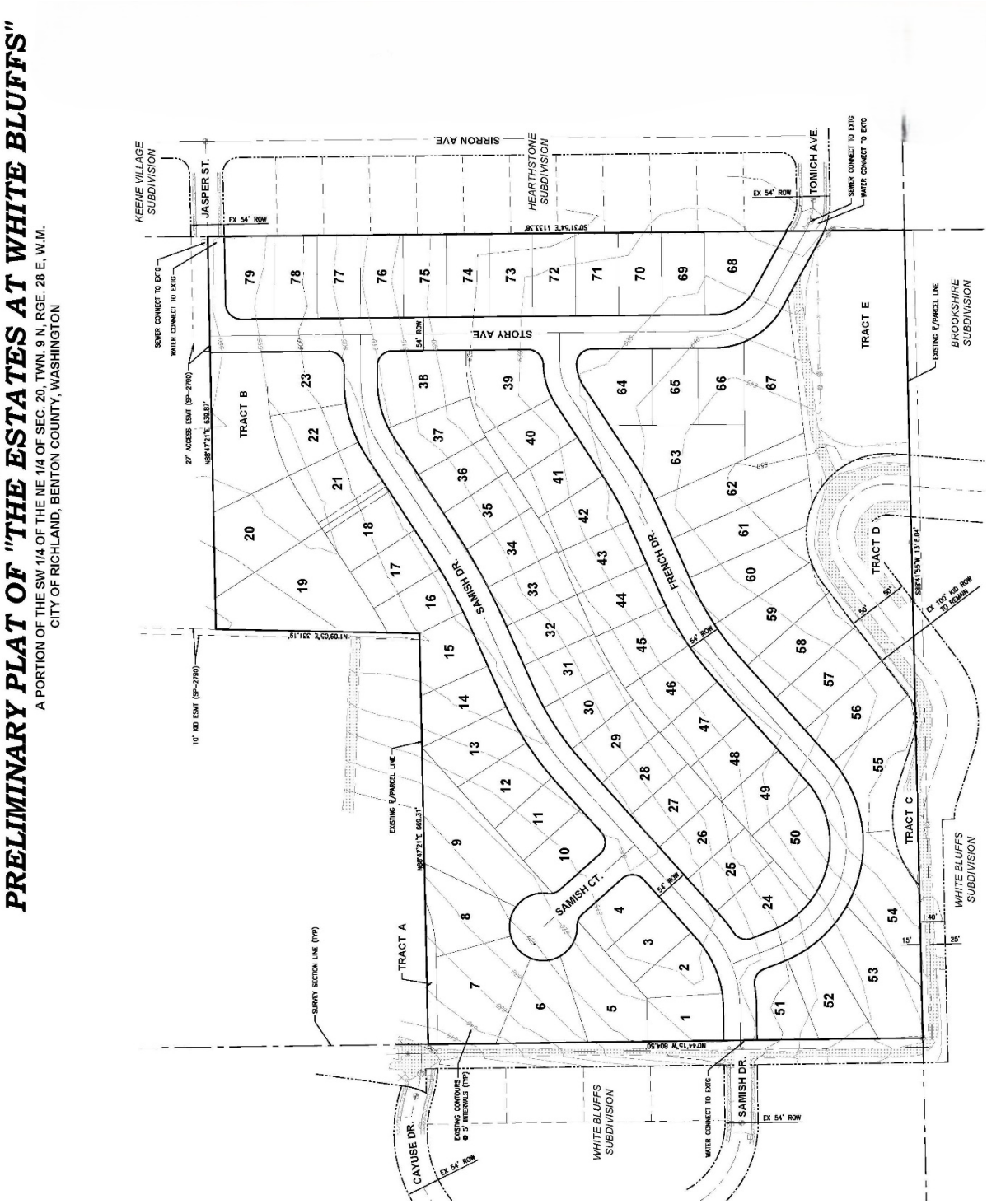
On this ____ day of _____, 2024, before me personally appeared THOMAS C. FRENCH, a married person, as his separate property, to me known to be the individual described herein, and said person acknowledged that he signed this instrument, on oath, to be the free and voluntary act by him for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2024

Notary Name: _____

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires: _____

EXHIBIT A


PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON
KEENE VILLAGE SUBDIVISION
JASPER ST.
SIRON AVE
HEARTHSTONE SUBDIVISION
TOMICH AVE.
EX 54' ROW
SEWER CONNECT TO EXTG
WATER CONNECT TO EXTG
STORY AVE
54' ROW
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
SAMISH DR.
FRENCH DR.
SAMISH CT.
BROOKSHIRE SUBDIVISION
WHITE BLUFFS SUBDIVISION
CAYUSE DR.
SURVEY SECTION LINE (TYP)
EXISTING P/PARCEL LINE
10' WID ESMT (SP-2790)
2' ACCESS ESMT (SP-2790)
EXISTING CONTOURS @ 5' INTERVALS (TYP)
EX 100' WID ROW TO REMAIN

August 29, 2024

Mike Stevens
Planning Manager
City of Richland
625 Swift Blvd
Richland, WA 99352

Re: Notice of Application, Public Hearing and Optional DNS (Z2024-104, S2024-103 & EA2024-115, The Estates at White Bluff.

Mr. Stevens:

We own property that backs up to the proposed development, and we have some concerns.

Traffic:
Impact is only considered for the intersections at Sirron Ave/Kennedy Rd and Kennedy Rd/Keene Rd. Other intersections used by our neighborhood are ignored:

a. Tomich Ave/Keene Rd
b. Lethbridge Ave/Keene Rd
c. Kensington Ave/Keene Rd

All of these intersections will be used not only by the proposed development, but also by the 220 existing residences to the West of the KID canal. The developer doesn't account for this additional traffic load that will eventually use our Hearthstone neighborhood streets to access Kennedy Rd or Keene Rd.

Sirron Ave/Tomich Ave/Ruby Ave is a school bus route to White Bluffs Elementary. It also carries significant traffic of parents driving their children to and from school. How will additional traffic be controlled during these times? Speed bumps? Stop signs?

A left-turn from Kennedy to Sirron Ave is scary due to the traffic behind that piles up into Keene Rd, and the high speed and volume of oncoming Kennedy Rd traffic. Just adding a left-turn lane won't do much once the additional traffic from the proposed development is added.
Will sidewalks be built along Kennedy Rd for pedestrian safety?

Invasives:
There are invasive plants on the orchard property that is not mentioned in the SEPA report:
Tumbleweed
Russian Olive
Sandbur
Goathead
Thistle

These invasives are a constant battle for the neighborhood, and they take over quickly in newly-cleared areas; how will the developer control these invasives from continually reseeding during construction? We don't want pre-emergent weed control overspray in our yards.

Wildlife:

A wide range of native wildlife lives within the current orchard property.

California Quail	American Flicker	Anna's Hummingbird
House Finch	Downy Woodpecker	Black-chinned
Oregon junco	Cassin's Finch	Hummingbird
White-crowned Sparrow	Sharp-shinned Hawk	Rufous Hummingbird
House Sparrow	Cooper's Hawk	Coyote
American Goldfinch	Red-tailed hawk	Nuttal's Cottontail Rabbit
Lesser Goldfinch	Great horned owl	Douglas Squirrel
Spotted Towhee	Mourning Dove	Bull Snake
Cedar Waxwing	Eurasian Collared Dove	

The City of Richland has identified a wildlife habitat on the site – what will be done to protect it? Clearing the site will destroy any critical habitat. No greenspaces or parks are shown in the proposed development to provide habitat for birds and animals.

Storm drains:

Referenced onsite storm ponds for infiltration of pervious runoff are not shown on the plat.

Noise and Dust:

Living next to a major development will be intrusive for months or years and given the noise and dust associated with construction, consideration must be made of the impact to neighbors. Silt fences and site watering will only do so much to control dust unless close attention is maintained for its continued mitigation.

We hope the City is committed to building communities with parks, greenspaces and walkability (for example, sidewalks on Kennedy Rd would allow connection to the Keene path/UGT and nearby shopping). We want to be good neighbors and hope the developers and the City do as well.

Respectfully,

Tony & Virginia Adams
1061 Sirron Ave
Richland, WA 99352

Exhibit 6

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 26, 2024

Mike Stevens
Planning Manager
City of Richland
505 Swift Blvd. MS#35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2024-08-06046
Property: City of Richland_The Estates at White Bluffs Subdivision (S2024-103)
Re: Survey Requested

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

July 1, 2025

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments (Amendment 1) for Preliminary Plat of The Estates at White Bluffs

Dear Mr. Stevens:

This amended letter provides Kennewick Irrigation District (KID) review comments on the revised Preliminary Plat of The Estates at White Bluffs (City Application No. S2024-103) dated 4/8/25 submitted by Story Family Five, LLC on behalf of the property owner, Raymond French ("Applicant"[1]). This letter supersedes the previous review comment letter dated September 3, 2024. The subject property is located at 1004 Sirron Avenue, Richland, WA 99352 in the Southwest Quarter of the Northeast Quarter of Section 20, Township 9 North, Range 28 East, W.M., Richland, Benton County, Washington, and includes the following parcels:

- APN #120981000002004 (26.86 **irrigable** acres, 2.33 **non-irrigable** acres)

The property identified on the proposed preliminary plat is located within KID boundaries, is classified as partially irrigable land and partially non-irrigable land, and consists of 29.19 acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
    a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please grant this storage facility as a tract of land to KID, in fee simple (see item 5.a.i.1 and 2). In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application. The connection location for this facility is the Badger East Canal.
    b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:
        i. Contributions made towards a regional pump facility.
        ii. The installation of pipelines off site.

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
    c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
    d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still

provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

5) There exists KID canal right-of-way (ROW) for the Badger East Lateral along the south property line. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
    a. At the time of final plat, Applicant shall complete one of the following two items:
        i. Convey to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing.
            1. Include the following in the Final Plat "Dedication" block: *TRACT(S) ['D', 'E', AND **] ARE HEREBY GRANTED TO KENNEWICK IRRIGATION DISTRICT, IN FEE SIMPLE, AS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREON.*
            2. Include the following in the final plat approvals signature block: *THE EASEMENTS SHOWN HEREON ARE APPROVED, AND TRACTS AS GRANTED AND SHOWN HEREON ARE ACCEPTED.*

                _____ _____

                KENNEWICK IRRIGATION DISTRICT *DATE*

                a. ** The small portion of KID canal ROW adjacent to Lots 49 and 50 (previously Tract 'C') has been combined with Tract 'D'. Since these two tracts are not contiguous, please label the tract, include in above statement, and revise the Tract Table.
        ii. Place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
    b. No permanent structures within the KID ROW.
    c. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable."
    d. For each phase of the project, include a note on the face of the final plat stating as follows: "This property is located within the boundaries of the Kennewick

Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."

e. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

6) A portion of the plat lies below a section of the Badger East Lateral canal. Grading and removal of material adjacent to and downhill of the canal poses a significant safety risk. To mitigate these risks, KID will require:
   a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
   b. The proposed development shall protect and maintain the lateral support of the canal. The removal of material downhill of the canal could expose the toe of the canal compacted embankment and result in a global failure of the canal. A geotechnical analysis provided to the City and KID for review, will be required prior to approval of the grading plan should material downhill of the canal be proposed to be removed. The geotechnical report shall provide analysis and recommendations for the proposed material removal with the following as minimum criteria:
      i. Minimum slope: 2:1 slope commencing at the northern edge of the canal ROW.
      ii. Bench: Required if cut slopes are more than 10 vertical feet.
      iii. Slope easements will be required to be dedicated to KID over the areas where protection of the lateral and subjacent support of the canal is required.
         1. Where slope easements are dedicated, the following slope easement notes are required on the face of the final plat:
            a. CONSTRUCTION, EXCAVATION, OR ALTERATION UPON OR WITHIN THE SLOPE EASEMENTS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KENNEWICK IRRIGATION DISTRICT (K.I.D.). K.I.D. HAS THE RIGHT TO ENTER UPON AND MAINTAIN THE SLOPE EASEMENTS, AND HAS THE RIGHT TO CONSTRUCT, MAINTAIN AND PLACE UPON AND WITHIN SAID EASEMENTS EMBANKMENT FILL OR CUT SLOPE AS APPLICABLE.
            b. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE SLOPE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

7) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.

8) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

9) The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

10) The Applicant shall provide installation of fencing for the protection of KID facilities, along the existing canal ROW and future Tracts 'C' and 'E'. This includes the following lots: 47-57, and 62. Fences shall not have gates allowing access to the Canal ROW or Tract 'E', and a restriction to this effect shall be placed in the development's recorded Covenants, Conditions and Restrictions (CCRs), or a note to this effect placed on the face of the final plat.

Finally, KID requests the following additional conditions of final plat approval:

11) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

12) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner within the boundaries of the KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.
    a. The current construction loan payoff rates provided by the USBR is $13.20/acre. The total construction loan payoff amount for this project is $354.55.

13) The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each phase an inspection fee of $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final plat review fee for each phase of $225.00.

14) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

15) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

16) Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

17) Please include the following irrigation title block on future final plats related to the proposed preliminary plat:
    a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____ A.D.

18) Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.
    a. The preliminary plat drawings indicate Samish Drive will cross the ROW, and therefore, will require a permit.

19) The existing irrigation siphon drain, located near the proposed Samish Drive extension, is required to be retained and protected. The final plat shall provide adequate easements and ROW to accommodate siphon drainage.
    a. This includes, but is not limited to, approximately 44,000 gallons of storage for drainage water and facilities to convey the water from the siphon to storage location. This water may be stored within City owned storm facilities with City concurrence.

20) Vehicular gates are required on both the north and south sides of Samish Drive, and the south side of Cayuse Drive. Additional vehicular traffic barriers (i.e., bollards) will be required as necessary.

21) There is privately owned pipeline serving a Private Line Area (PLA) lying within the subject property. The pipeline is to remain in service for the use of other properties within the PLA. If the City will not allow the private line to remain within future streets,

the developer will be required to install pressurized KID pipeline within the streets.

22) KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

23) All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

24) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.

25) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.

26) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

27) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Please provide notice to KID of any public meeting or hearing where this project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information

cc: LB\correspondence\File: [20-9-28]
Applicant via mail - Story Family Five, LLC, PO Box 2289, Richland, WA 99352

Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

i. The LID participants will elect a Watermaster from among themselves, as follows:

   a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.

   b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:

a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.

b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.

iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.

iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.

v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.

CITY OF RICHLAND
DEVELOPMENT SERVICES
625 Swift Blvd.
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764
CI.RICHLAND.WA.US · 509-942-7390

DATE: June 26, 2025

TO: Mike Stevens, Planning Manager

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: S2024-103 – The Estates at White Bluffs (revised)

1. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
    a. Street labeled Story Ave will be a continuation of Tomich Ave.
    b. Street labeled French Dr is a duplicate and will need (2) name options submitted as noted above.
    c. Access easement serving lots 2, 4, 6, 8 & 10 will require a street name per RMC 12.01.070(L)
2. Addressing brackets [ ] are needed on all lots and tracts.

From:	Segregations
To:	Planning
Cc:	Benton County - Segregations
Subject:	RE: The Estates at White Bluffs
Date:	Friday, June 13, 2025 4:33:22 PM
Attachments:	image001.png image002.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello,
I also forgot to mention that the legal on the plat is incorrect.

Thank you,

Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Segregations <segregations@co.benton.wa.us>
Sent: Friday, June 13, 2025 4:09 PM
To: Planning <planning@ci.richland.wa.us>
Cc: Segregations <segregations@co.benton.wa.us>
Subject: RE: The Estates at White Bluffs

Hello,
I know the plat map will look a little different than what is attached.
On the plat map please make sure ownership reflects Raymond P. French AND Thomas C. French. Also we will need to know who the tracts will be dedicated to.

Thank you,

Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning

Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; john.lyle@bentoncleanair.org; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: [EXTERNAL] The Estates at White Bluffs

Hello Everybody,

Last August you were sent a copy of a proposed rezone and preliminary plat application for the Estates at White Bluffs to be located at/near 1004 Sirron Ave., in Richland, WA. Comments were solicited and received for this project; however, based upon several of the comments received, the applicant requested time to revise and re-submit their application. Since nearly ten (10) months have lapsed the City of Richland is re-sending you this project proposal, as revised.

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Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

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From:	Segregations
To:	Planning
Cc:	Benton County - Segregations
Subject:	RE: The Estates at White Bluffs
Date:	Friday, June 13, 2025 4:09:37 PM
Attachments:	image002.png image003.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello,
I know the plat map will look a little different than what is attached.
On the plat map please make sure ownership reflects Raymond P. French AND Thomas C. French. Also we will need to know who the tracts will be dedicated to.

Thank you,

Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; john.lyle@bentoncleanair.org; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>;

KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: [EXTERNAL] The Estates at White Bluffs

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From:	JoDee Peyton
To:	Planning
Cc:	Deana Chiodo
Subject:	RE: The Estates at White Bluffs
Date:	Wednesday, June 18, 2025 11:21:21 AM
Attachments:	image002.png image004.png image005.png image006.png image007.png

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[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

This office has reviewed the above referenced proposal and has no objections provided:

1. Municipal services, such as sewer and water, are provided to the development.

In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Kennewick.

Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS
Manager
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
Pronouns: she/her
www.bfhd.wa.gov jodeer@bfhd.wa.gov

Follow us on

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning

<Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <Jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
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This email was sent from outside the BFHD Network

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To: Planning
Cc: Kinch,James L (BPA) - TERR-BELL-1
Subject: RE: The Estates at White Bluffs
Date: Tuesday, June 17, 2025 3:21:13 PM
Attachments: image001.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

Bonneville Power Administration (BPA) has had the opportunity to review The Estates at White Bluffs. In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095 or by email at JLKInch@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>;

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CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: July 1, 2025

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: THE ESTATES AT WHITE BLUFFS PRELIMINARY PLAT

PROJECT LOCATION: WEST OF THE PLAT OF HEARTHSTONE, EAST AND NORTH OF THE PLAT OF WHITE BLUFFS

The Public Works Engineering Division has reviewed the preliminary plat received in this office on June 13th, 2025, for the above referenced property and has the following conditions.

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.

2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.

4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

6. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
   A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
   B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
   C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
   D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
   E. The minimum centerline radius for local streets shall be 100-feet.
   F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
   G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

10. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

11. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVAs only).
    B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
    C. 2% cross-slope, maximum.
    D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    E. Be 20-feet in width.
    F. Have radii that are accommodating with those needed for City Fire apparatus.

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

12. <u>SURVEY MONUMENT DESTRUCTION</u>:
    All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

13. A trip generation letter has been completed for this project which identifies impacts of this project at the access points at the intersections of Dallas Rd. & Cowlitz Blvd. and Kennedy Rd. & Sirron Ave. Any improvements required by Benton County and/or the City of West Richland shall be performed under separate agreement with those jurisdictions.

14. The “Estates at White Bluffs” preliminary plat is subject to the City’s transportation impact fee program (RMC 12.03).

15. The developer shall obtain a right-of-way dedication deed for the extension of Jasper Street and “Story Ave.” to the north of the preliminary plat. This right-of-way shall lie adjacent to the existing single family parcel north of Jasper Street (4408 Jasper St.), and extend to the north boundary of the adjacent north parcel (parcel ID 1-2098-101-2790-001). The Jasper/Story intersection as proposed on the preliminary plat does not comply with City Standards, and shall be built as a standard tee intersection to provide connectivity to the future property to the North of the development.

16. Tract A shall be dedicated as public right-of-way on the final plat.

17. Jasper Street shall be constructed full-width (including sidewalk) across the frontage of the existing single family parcel currently addressed as “4408 Jasper Street”.

18. Samish Drive shall be constructed full width (including curb & gutter, sidewalk, & street lights) across the Kennewick Irrigation District’s corridor at the time of project construction. The developer shall obtain the necessary approvals from the KID prior to City permit issuance.

19. Traffic calming devices shall be installed along the following roadways prior to final plat:
    - “Samish Dr.”
    - “French Dr.”
    - “Story Ave.”

20. The developer of this project shall contribute a proportionate share of money for their portion of Cayuse Drive within “Tract A” that is not being constructed. This contribution shall include curbs and sidewalks. The city will retain these funds and disperse them to the developer of the property to the north when Cayuse Drive is extended into that parcel. This contribution shall also include a similarly proportionate share of the unconstructed roadway within the KID corridor.

21. Per Richland municipal code, the roadway serving lots 2, 4, 6, 8 & 10 shall be constructed to a city standard. This roadway is also required to be named.

22. The driveway serving Lots 15 & 18 shall be constructed and paved to the back of Lots 16 & 17 prior to final plat.

23. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.

24. The maximum centerline finish grade for the proposed local streets within the plat boundaries shall be no more than 12%.

25. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.). Sidewalk will be required to be constructed by the developer across the frontage of Tracts B, C and E at the time of construction.

26. Pedestrian ramps shall be designed to current City Standard Details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the concrete ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

27. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

28. Show vision-clearance triangles on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.

29. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

30. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

31. The proposed preliminary plat is located within the Tapteal II water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.

32. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. If additional fire flow is needed, the developer may be required to connect to the existing water main in Samish Drive and

construct a city standard pressure reducing vault (PRV), as that water main is in a higher pressure zone.

33. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. No dead end water pipelines will be allowed, except as approved by the City Engineer.

34. In accordance with Richland municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

35. The fire hydrant layout shall be approved by the City Fire Marshal.

36. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

37. It will be the responsibility of the developer to extend a sewer main through this property to serve sanitary sewer to all parcels at the time of plat construction.

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

39. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

40. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

41. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing

drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

42. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

43. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.100.230 ("Easements-watercourses").

44. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

45. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

46. As per RMC chapter 24.100.240 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.

47. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

48. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.

49. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer

intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

50. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

51. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

52. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

53. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.

54. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.

55. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

56. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

57. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

58. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

59. Prior to final plat the developer shall obtain a right-of-way dedication deed for the extension of Jasper Street and "Story Ave." to the north of the preliminary plat. This right-of-way shall lie adjacent to the existing single family parcel north of Jasper Street, and extend to the north boundary of the adjacent north parcel.

60. Tract A shall be dedicated to the City at the time of final plat.

From:	Maikis, Troy (DFW)
To:	Planning; Stevens, Mike
Cc:	Downes, Scott G (DFW)
Subject:	RE: The Estates at White Bluffs
Date:	Wednesday, July 2, 2025 9:33:35 AM
Attachments:	image001.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike,

WDFW is generally in support of the Shrubsteppe Mitigation Plan for this project, but offer the following two additional suggestions:

The lands set aside for mitigation should be placed in a deed restriction, covenant, or other permanent protective status to ensure protections in perpetuity.

To ensure the non-native herbaceous vegetation on the site do not outcompete planting efforts, WDFW recommends either mechanical or herbicidal removal of non-native plants in the planting area prior to planting efforts. If herbicidal methods are utilized, a planting delay consistent with label instructions should be implemented prior to "year 0" plantings. Following removal of understory vegetation, WDFW advises a seed mix of at least 2 native deep-rooted native bunchgrasses (needleandthread, bluebunch wheatgrass, Sandberg bluegrass, fescue, etc.), and at least 2 native pollinator friendly forbs (arrowleaf balsamroot, common yarrow, lupine, penstemon, phlox, globemallow, etc…) be applied to the area to help lessen the re-establishment of non-native understory species.

Thank you,
Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117

From: DFW R3planning <R3planning@dfw.wa.gov>
Sent: Monday, June 16, 2025 9:33 AM
To: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Cc: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: FW: The Estates at White Bluffs

Troy,
Could you review the updated White Bluffs packet against our past comment letter and let me know if/what our comments on the latest might be? Looks like Mike is wanting comments back by the 3rd, so can you review and get me your thoughts by the end of the 27th (next Friday)?

Thanks,

Scott

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Bates, Chaz (COM) <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <Erin.hockaday@bfhd.wa.gov>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; GIS <gis@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; COM GMU Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; DFW R3planning <R3planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT

Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: The Estates at White Bluffs

External Email

Hello Everybody,

Last August you were sent a copy of a proposed rezone and preliminary plat application for the Estates at White Bluffs to be located at/near 1004 Sirron Ave., in Richland, WA. Comments were solicited and received for this project; however, based upon several of the comments received, the applicant requested time to revise and re-submit their application. Since nearly ten (10) months have lapsed the City of Richland is re-sending you this project proposal, as revised.

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352. If your agency's comments have not changed from those originally submitted last August, you do not need to submit any new comments as those comments are still part of the official record and will be used during this project review process. Updated application materials are included in the packet attached and can also be viewed via the City's website at www.ci.richland.wa.us .

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

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From:	Roscoe Slade
To:	Planning
Cc:	Stevens, Mike; Eric Mendenhall; Jaclyn Mokuahi; Drew Woodruff; Elisha Ransom; Tim Story; Nathan Machiela
Subject:	The Estates at White Bluffs
Date:	Thursday, June 26, 2025 4:24:03 PM
Attachments:	image002.png image003.png Traffic Mitigation Agreement - The Estates at White Bluffs - fully executed - not recorded copy.pdf Resolution 26-25.pdf SKM_C550i25062615340.pdf

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[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike,

Per the attached City of West Richland's Traffic Mitigation Agreement with the developer of The Estates at White Bluffs, City of West Richland is hereby issuing notice to the City of Richland that the City of West Richland has received the traffic mitigation payment fully mitigating the Project's traffic impacts to the City of West Richland's Transportation System.

For your records is a copy of Resolution 26-25 authorizing the Mayor to execute the agreement along with a fully executed copy of the agreement. Also attached is a copy of the receipt showing full payment received from the developer of The Estates at White Bluffs.

Thanks

ROSCOE SLADE III, P.E.
Public Works Director

(509) 967-5434 | roscoe@westrichland.org
3100 Belmont Blvd. West Richland, WA 99353

From: Roscoe Slade
Sent: Wednesday, June 18, 2025 7:55 AM
To: Eric Mendenhall <emendenhall@westrichland.org>
Cc: Drew Woodruff <drew@westrichland.org>; Jaclyn Mokuahi <jmokuahi@westrichland.org>; Elisha Ransom <ERansom@westrichland.org>
Subject: RE: The Estates at White Bluffs

Eric,

West Richland executed a Traffic Mitigation Agreement with the developer of The Estates at White Bluffs. The developer was supposed to record the document and provide the city with a recorded copy last week. The developer has been invoiced but

as of yesterday, the city has not received payment.

Once developer records agreement and pays the invoice, this will mitigate all impacts for the Estates at White Bluffs to the City of West Richland's transportation system.

If you can submit this information to the City of Richland that would be great.

ROSCOE SLADE III, P.E.
Public Works Director

(509) 967-5434 | roscoe@westrichland.org
3100 Belmont Blvd. West Richland, WA 99353

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Monday, June 16, 2025 10:16 AM
To: Roscoe Slade <roscoe@westrichland.org>; Drew Woodruff <drew@westrichland.org>
Subject: FW: The Estates at White Bluffs

Comments please…

Secure Message Info

Message ID	V7K7JmHREGD7CO2m3hYD8v
Message Expires	Wednesday, 16 July
Message URL	https://liquidfiles.westrichland.org:8443/message/V7K7JmHREGD7CO2m3hYD8v
Permission	Only specified recipients can access the files attached to this message.

Files attached to this message

Filename	Size
The Estates at White Bluffs July 2025 Referral Packet.pdf	10.8 MB

Download Attached Files

Reply to this Secure Message

If you need assistance accessing or using this Secure Message System, please contact support at support@westrichland.org.

Eric Mendenhall
Community and Economic Development Director

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 2:50 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; 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 County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;

Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.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>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; 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>; Zanin, Heather <hzanin@ci.richland.wa.us>
Subject: The Estates at White Bluffs

Hello Everybody,

Last August you were sent a copy of a proposed rezone and preliminary plat application for the Estates at White Bluffs to be located at/near 1004 Sirron Ave., in Richland, WA. Comments were solicited and received for this project; however, based upon several of the comments received, the applicant requested time to revise and re-submit their application. Since nearly ten (10) months have lapsed the City of Richland is re-sending you this project proposal, as revised.

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352. If your agency's comments have not changed from those originally submitted last August, you do not need to submit any new comments as those comments are still part of the official record and will be used during this project review process. Updated application materials are included in the packet attached and can also be viewed via the City's website at www.ci.richland.wa.us .

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

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

This is an external email and did not originate from the City of West Richland's email system.

WHEN RECORDED RETURN TO:
City of West Richland
3100 Belmont Blvd.
West Richland, WA 99353

TRAFFIC MITIGATION AGREEMENT

Benton County Parcel #1-2098-100-0002-004

THIS AGREEMENT is entered into this 27 day of May, 2025, by and between the City of West Richland, hereafter referred to as the "City", and Story Family Five LLC, hereafter referred to as "Developer".

WHEREAS, Developer has filed a preliminary plat application to the City of Richland, S2024-103 – Preliminary Plat of The Estates at White Bluffs, to subdivide Benton County Parcel #1-2098-100-0002-004, into 74 lots and other accessory improvements, fixtures, and improvements (collectively, the "Project"), on approximately 29.19 acres located at 1004 Sirron Ave, which is located 150-west of the intersection of Sirron Ave and Jasper Ave. and approximately 150-feet west of the intersection of Sirron Ave and Tomich Ave, as shown in attached Exhibit A; and

WHEREAS, the property for the Project lies in the municipal boundaries of the City of Richland but, per a Trip Generation Letter dated April 22, 2024 completed by PBS for the City of Richland (hereafter referred to as the "TGL"), the Project is anticipated to generate traffic impacts to the intersection of Kennedy Road and Bombing Range Road and intersection of Kennedy Road and Keene Road which lie in the municipal boundaries of the City of West Richland; and

WHEREAS, the TGL estimates the Project generated vehicle trips would constitute approximately 0.67% of the total traffic at the intersection of Kennedy Road and Bombing Range Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 0.67% of the $1,639,007 engineer's estimated cost of installing a traffic signal at Kennedy Road and Bombing Road intersection, identified as TIP Project WA-12764 in the amount of $10,981; and

WHEREAS, the TGL estimates the Project generated vehicle trips would constitute approximately 1.51% of the total traffic at the intersection of Kennedy Road and Keene Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.51% of the $33,255 engineer's estimated cost of constructing the Phase 1 traffic signal improvements at Kennedy Road and Keene Road, identified as TIP Project WA-15091 in the amount of $502; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.51% of the $1,817,217 engineer's estimated cost of constructing the Phase 2 traffic signal improvements at Kennedy Road and Keene Road; identified as TIP Project WA-15091in the amount of $27,440; and

NOW THEREFORE,

Be it agreed by and between the City and Developer as follows:

1) Developer shall pay a lump sum in the total amount of $38,923 to the City within 30 days of execution of this agreement or 30 days from the date of the invoice from the City, whichever is later. The amount set forth above represents the total amount of the traffic impact fees payable by Developer hereunder with respect to the traffic impacts to be generated by the Project to the intersections of Kennedy Road and Bombing Range Road (TIP Number WA-12764) and Kennedy Road and Keene Road (TIP Number WA-15091), and the planned improvements thereto.

2) Upon Developer's payment of the amount set forth above, Developer shall be deemed to have fully performed hereunder, and shall not have any other obligation, responsibility, or liability with respect to the matters set forth herein.

3) After receipt of payment from Developer, the City of West Richland will issue notification to the City of Richland that it has received the traffic mitigation agreement payment and the Developer's obligation in regard to mitigating the Project's traffic impacts to the City of West Richland's Transportation System has been fulfilled.

4) If the Developer abandons the Project, this Agreement shall be null and void and not have any force or effect, and the City shall fully refund all traffic impact fees paid for the Project to Developer within 30 days of written notification from Developer that the Project has been abandoned.

5) This Agreement shall run with the land and shall be binding on any successor in interest of said property.

IN WITNESS whereof, the parties acting in their official capacities have hereby executed this Agreement by affixing thereto the signatures of the property owners on the dates indicated below.

City of West Richland

Brent Gerry
Mayor

Story Family Five, LLC

Tim Story
Managing Member

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

On this 3 day of June, 2025, before me personally appeared BRENT GERRY, Mayor of the City of West Richland, Washington, to me known to be the individual described herein and who executed the foregoing instrument to be the free and voluntary act of said municipality, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the City of West Richland.

GIVEN under my hand and official seal this 3 day of June, 2025

STEPHANIE HAUG
NOTARY PUBLIC #132596
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 17, 2027

Notary Name: Stephanie Haug

NOTARY PUBLIC in and for the State of Washington,
residing at Kennewick, WA
My Commission Expires: 12/17/27

STATE OF WASHINGTON)

:ss

COUNTY OF BENTON)

On this 27 day of May, 2025, before me personally appeared TIM STORY, to me known to be the Managing Member of Story Family Five, LLC, Washington State limited liability company that executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

GIVEN under my hand and official seal this 27 day of May, 2025

STEPHANIE HAUG
NOTARY PUBLIC #132596
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 17, 2027

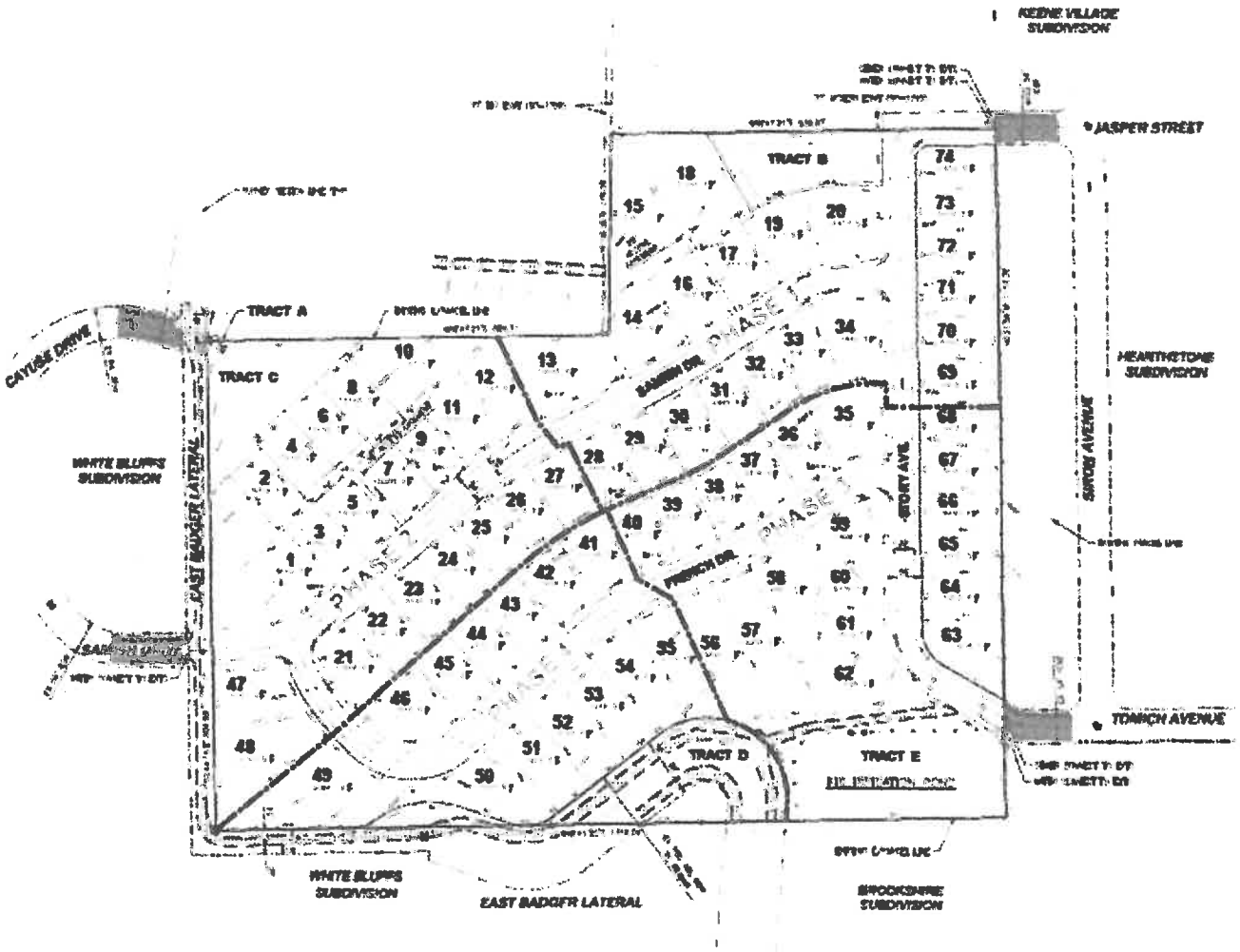
Notary Name: Stephanie Haug Stephanie Haug

NOTARY PUBLIC in and for the State of Washington,
residing at Kennewick
My Commission Expires: 12/17/27

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

EXHIBIT A



CITY OF WEST RICHLAND
RESOLUTION NO. 26-25

A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE AN TRAFFIC MITIGATION AGREEMENT WITH DEVELOPER OF THE ESTATES AT WHITE BLUFFS.

WHEREAS, Developer has filed a preliminary plat application to the City of Richland, S2024-103 – Preliminary Plat of The Estates at White Bluffs, to subdivide Benton County Parcel #1-2098-100-0002-004, into 74 lots and other accessory improvements, fixtures, and improvements (collectively, the "Project"), on approximately 29.19 acres located at 1004 Sirron Ave, which is located 150-west of the intersection of Sirron Ave and Jasper Ave. and approximately 150-feet west of the intersection of Sirron Ave and Tomich; and

WHEREAS, the property for the Project lies in the municipal boundaries of the City of Richland but, per a Trip Generation Letter dated April 22, 2024 completed by PBS for the City of Richland (hereafter referred to as the "TGL"), the Project is anticipated to generate traffic impacts to the intersections of Kennedy Road and Bombing Range Road and Kennedy Road and Keene Road which lie in the municipal boundaries of the City of West Richland; and

WHEREAS, the TIA estimates the Project generated vehicle trips would constitute approximately 0.67% of the total traffic at the intersection of Kennedy Road and Bombing Range Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 0.67% of the $1,639,007 engineer's estimated cost of installing a traffic signal at Kennedy Road and Bombing Road intersection, identified as TIP Project WA-12764 in the amount of $10,981 and

WHEREAS, the TIA estimates the Project generated vehicle trips would constitute approximately 1.51% of the total traffic at the intersection of Kennedy Road and Keene Road; and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.51% of the $33,255 engineer's estimated cost of constructing the Phase 1 traffic signal improvements at Kennedy Road and Keene Road, identified as TIP Project WA-15091 in the amount of $502 and

WHEREAS, to mitigate the traffic impacts, Developer is offering to pay for 1.51% of the $1,817,217 engineer's estimated cost of constructing the Phase 2 traffic signal improvements at Kennedy Road and Keene Road; identified as TIP Project WA-15091in the amount of $27,440; and

WHEREAS, Developer and West Richland desire to establish a means by which the Developer will fully mitigate the predicted impacts to West Richland's transportation system; and

NOW, THEREFORE, the City Council of the City of West Richland, Washington, hereby resolves as follows:

Section 1. That the Mayor is hereby authorized to execute the Traffic Mitigation Agreement with the Developer of The Estates at White Bluffs.

Section 2. This Resolution will take effect upon the date of approval and signature.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, at a regular meeting thereof held this 3rd day of June 2025.

Brent Gerry, Mayor

ATTEST:

Stephanie Haug, City Clerk

APPROVED AS TO FORM:

Jessica Foltz, City Attorney

WHEN RECORDED RETURN TO:
City of West Richland
3100 Belmont Blvd.
West Richland, WA 99353

TRAFFIC MITIGATION AGREEMENT

Benton County Parcel #1-2098-100-0002-004

THIS AGREEMENT is entered into this 27 day of May, 2025, by and between the City of West Richland, hereafter referred to as the "City", and Story Family Five LLC, hereafter referred to as "Developer".

WHEREAS, Developer has filed a preliminary plat application to the City of Richland, S2024-103 – Preliminary Plat of The Estates at White Bluffs, to subdivide Benton County Parcel #1-2098-100-0002-004, into 74 lots and other accessory improvements, fixtures, and improvements (collectively, the "Project"), on approximately 29.19 acres located at 1004 Sirron Ave, which is located 150-west of the intersection of Sirron Ave and Jasper Ave. and approximately 150-feet west of the intersection of Sirron Ave and Tomich Ave, as shown in attached Exhibit A; and

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NOW THEREFORE,

Be it agreed by and between the City and Developer as follows:

1) Developer shall pay a lump sum in the total amount of $38,923 to the City within 30 days of execution of this agreement or 30 days from the date of the invoice from the City, whichever is later. The amount set forth above represents the total amount of the traffic impact fees payable by Developer hereunder with respect to the traffic impacts to be generated by the Project to the intersections of Kennedy Road and Bombing Range Road (TIP Number WA-12764) and Kennedy Road and Keene Road (TIP Number WA-15091), and the planned improvements thereto.

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4) If the Developer abandons the Project, this Agreement shall be null and void and not have any force or effect, and the City shall fully refund all traffic impact fees paid for the Project to Developer within 30 days of written notification from Developer that the Project has been abandoned.

5) This Agreement shall run with the land and shall be binding on any successor in interest of said property.

IN WITNESS whereof, the parties acting in their official capacities have hereby executed this Agreement by affixing thereto the signatures of the property owners on the dates indicated below.

City of West Richland

Brent Gerry
Mayor

Story Family Five, LLC

Tim Story
Managing Member

STATE OF WASHINGTON)
:ss
COUNTY OF BENTON)

On this 3 day of June, 2025, before me personally appeared BRENT GERRY, Mayor of the City of West Richland, Washington, to me known to be the individual described herein and who executed the foregoing instrument to be the free and voluntary act of said municipality, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the City of West Richland.

GIVEN under my hand and official seal this 3 day of June, 2025

STEPHANIE HAUG
NOTARY PUBLIC #132596
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 17, 2027

Notary Name: Stephanie Haug

NOTARY PUBLIC in and for the State of Washington,
residing at Kennewick, WA
My Commission Expires: 12/17/27

STATE OF WASHINGTON)

:ss

COUNTY OF BENTON)

On this 27 day of May, 2025, before me personally appeared TIM STORY, to me known to be the Managing Member of Story Family Five, LLC, Washington State limited liability company that executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

GIVEN under my hand and official seal this 27 day of May, 2025

STEPHANIE HAUG
NOTARY PUBLIC #132596
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 17, 2027

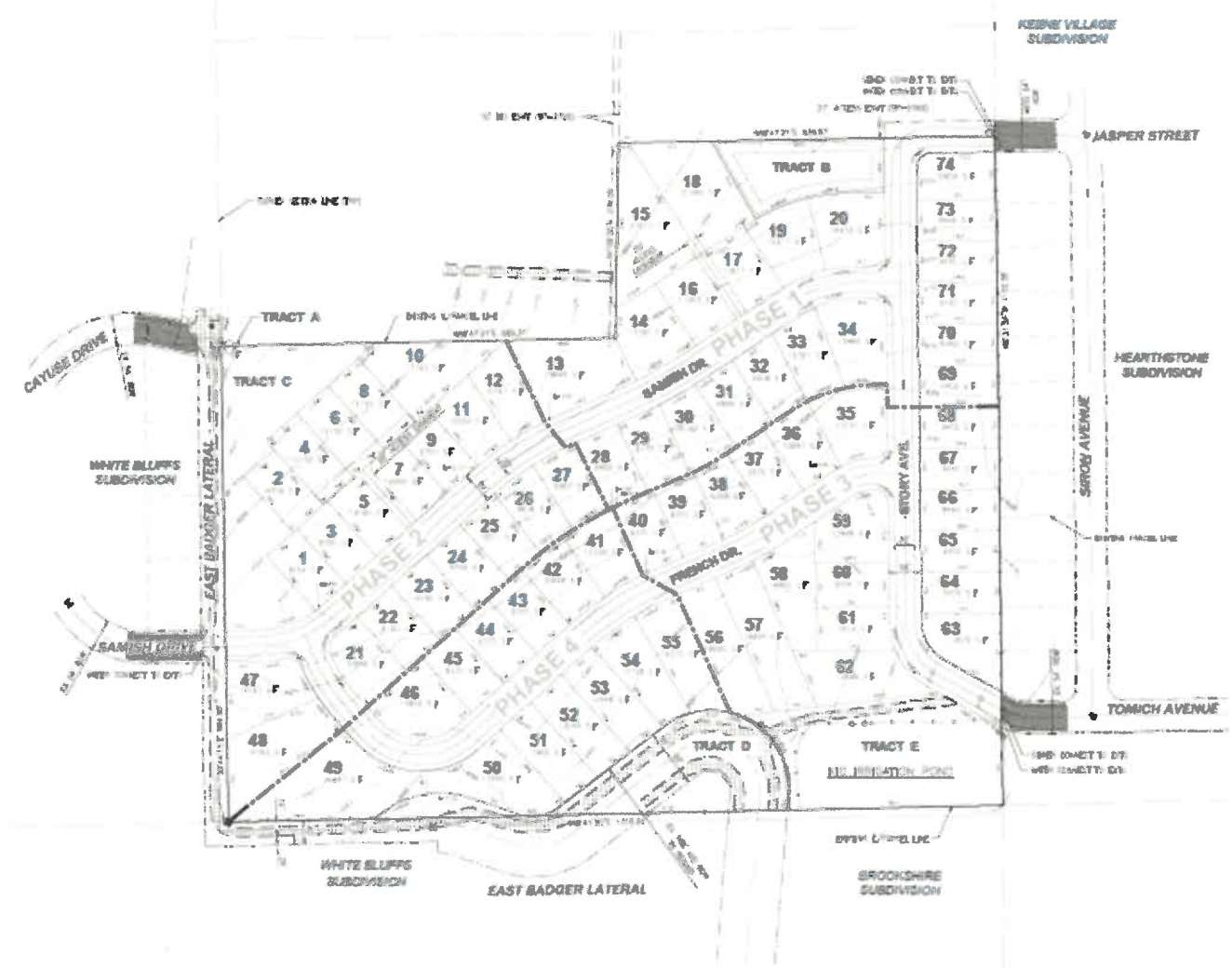
Notary Name: Stephanie Haug Stephanie Haug

NOTARY PUBLIC in and for the State of Washington,
residing at Kennewick
My Commission Expires: 12/17/27

PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

EXHIBIT A



City of West Richland
3100 Belmont Blvd
Suite 100
West Richland, WA 99353
Phone: 509-967-3431

INVOICE

Roscoe
Ilka
Erin
Michelle

Billed To:
Story Family Five, LLC
Tim Story
PO Box 2289
Richland, WA 99352

DATE: 6/11/2025
INVOICE #: INV01382
DUE DATE: 7/11/2025
TOTAL DUE: 38,923.00

CUSTOMER ACCOUNT # : 000349

ITEM DESCRIPTION	UNITS	PRICE	AMOUNT
TIP Fee - Keene Rd/Kennedy Rd Intersection (Phase 1)	1.00	502.00	502.00
TIP Fee - Keene Rd/Kennedy Rd Intersection (Phase 2)	1.00	27,440.00	27,440.00
TIP Fee - Bombing Range/Kennedy Rd Intersection	1.00	10,981.00	10,981.00
TOTAL THIS INVOICE			38,923.00

Paid on 06/26/25 cm

If you should have any questions, please email accountsreceivable@westrichland.org or contact the finance department/accounts receivable at (509) 967-3431.

REMIT TO:

City of West Richland
3100 Belmont Blvd, Suite 100
West Richland, WA 99353

A copy of this invoice should accompany your check. Thank you!

Exhibit 7

Date: August 29, 2024
To: Mike Stevens
From: Debbie Berkowitz
Subject: Comments on S2024-103 The Estates at White Bluff

A portion of the Estate at White Bluffs site contains shrub steppe habitat which is proposed to be removed during the development of this property (SEPA #4a,b,d). However, a habitat conservation report has not been included in the packet nor has mitigation been proposed. Shrub steppe habitat is included among WDFW's priority habitats (https://wdfw.wa.gov/species-habitats/at-risk/phs/list). RMC22.10.185 "Fish and wildlife habitat conservation areas" includes state priority habitats. RMC22.10.200 requires a habitat conservation report and 22.10.220 requires mitigation.

The applicant should be required to submit a FWHCA report and mitigation should be required for the portion of the property that is shrub steppe.

Thank you for considering these comments.

Stevens, Mike

From: brian brassfield <brianbrassfield@gmail.com>
Sent: Wednesday, August 28, 2024 7:37 PM
To: Stevens, Mike
Subject: Estates at White Bluffs

> You don't often get email from brianbrassfield@gmail.com. Learn why this is important

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello. I have no issue with houses being built behind me in the old u-pick orchard. My concerns are; Are the overhead power lines going to be removed from our backyards and finally ran underground since you are going to have to add vaults and transformers for all the new housing? Is the KID easement behind us going away or are houses going to butt right up to our fences? Is there going to be any decency about not building two story houses behind us that look right down into our backyards? How is traffic going to be dealt with? Sirron, Tomich, and Kensington Way are already trashed from the buses and school traffic for White Bluffs Elementary.

Brian Brassfield
1077 Sirron Ave

Stevens, Mike

From: Kent & Sue Smith <kentsuesmith@charter.net>
Sent: Sunday, August 18, 2024 5:44 AM
To: Stevens, Mike
Subject: COMMENTS REGARDING PROPOSED REZONING APPLICATION 'THE ESTATES AT WHITE BLUFFS'

[You don't often get email from kentsuesmith@charter.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

We are not opposed to the subject rezoning application, we understand development happens even in rural, country areas. We do have the following concerns we would like the developers and/or city planners to address:

1. The increased traffic that will occur on Sirron Avenue. With the development of the Hearthstone neighborhood, White Bluffs Elementary and the additional neighborhoods around the school, traffic along Sirron Avenue has significantly increased. As worrisome as the increased number of vehicles is the speed at which vehicles (typically traveling north down the hill on Sirron) are traveling. We and our neighbors have made notification to the city regarding this and they have installed additional speed limit signs and have occasionally placed radar speed feedback signs - neither of these measures have been effective. We would like to see some mitigation of both the increased traffic and the high rate of speed along Sirron Ave.

2. As a provision of the application approval, the city should require the developer to include a public park area. This was a provision of the Hearthstone rezoning application years ago and has provided a valuable neighborhood resource to the hundreds of families who live in Brookshire, Keene and Hearthstone neighborhoods. With the addition of nearly 100 new family homes, another park area is needed.

Thank you for your consideration,
Donald & Susan Smith
967 Sirron Ave
Richland, Wa

EXHIBIT 9

Stevens, Mike

From: Nathan Machiela <nmachiela@Barghausen.com>
Sent: Friday, August 30, 2024 9:50 AM
To: Stevens, Mike
Subject: The Estate at White Bluffs

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike, you can pull the prelim plat from the docket and only include the rezone.

Thanks,

Nathan Machiela, P.E.| Senior Civil Project Manager
Office: 425-251-6222 | Cell: 509-579-1887
Barghausen Consulting Engineers, Inc.
400 Columbia Point Drive, Suite 101-B
Richland, WA 99352
www.barghausen.com

Stevens, Mike

From: Nathan Machiela <nmachiela@Barghausen.com>
Sent: Monday, September 9, 2024 8:09 AM
To: Stevens, Mike
Subject: The Estates at White Bluffs (BCE#23325)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike, the developer would like to request a continuance for the rezone as well. He wants to make sure the development plan will work before moving forward with rezone.

Thanks,

Nathan Machiela| Senior Civil Project Manager
Direct: 425-656-7456 | Cell: 509-579-1887
Barghausen Consulting Engineers, Inc.
400 Columbia Point Drive, Suite 201-B
Richland, WA 99352
www.barghausen.com

Exhibit 8

From: Kent & Sue Smith
To: Planning
Subject: COMMENTS REGARDING PROPOSED REZONING APPLICATION 'THE ESTATES AT WHITE BLUFFS'
Date: Sunday, June 22, 2025 5:56:27 AM

You don't often get email from kentsuesmith@charter.net. Learn why this is important

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

We are not opposed to the subject rezoning application, we understand development happens even in rural, country areas. We do have the following concerns we would like the developers and/or city planners to address:

1. **The increased traffic that will occur on Sirron Avenue**. With the development of the Hearthstone neighborhood, White Bluffs Elementary and the additional neighborhoods around the school, traffic along Sirron Avenue has significantly increased. As worrisome as the increased number of vehicles is the speed at which vehicles (typically traveling north down the hill on Sirron) are traveling. We and our neighbors have made several notification to the city regarding this concern and they have responded by installing additional speed limit signs, frequently placing radar speed feedback signs and increasing enforcement by RPD - unfortunately, none of these measures have been effective. The proposed rezoning will certainly exacerbate this issue. We would like to see mitigation of both the increased traffic and the high rate of speed along Sirron Ave. I know they are not popular with the city but perhaps speed undulations would resolve the issue since none of the previous measures taken have been effective.

2. As a provision of the application approval, the city should require the developer to include a public park area. This was a provision of the Hearthstone rezoning application years ago and has provided a valuable neighborhood resource to the hundreds of families who live in Brookshire, Keene and Hearthstone neighborhoods. With the addition of nearly 100 new family homes, another park area is needed.

Thank you for your consideration,

Donald & Susan Smith

967 Sirron Ave

Richland, Wa