



Agenda
Hearing Examiner Meeting
Monday, October 13, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. 2725 Steptoe Street - Preliminary Plat of the Villages at Clearwater Creek (PLN-T3-2025-00003) (Cont.)
- Mike Stevens, Planning Manager
2. 3090 Keene Road - Best Western Hotel Site Plan Review (PLN-T2-2024-00007)
- Ryan Nelson, Planner

Adjournment

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

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



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 10/13/2025

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject

2725 Steptoe Street - Preliminary Plat of the Villages at Clearwater Creek (PLN-T3-2025-00003) (Cont.)

Department

Development Services

Recommended Motion

Continue to November 10, 2025 Hearing Examiner meeting per applicants request.

Summary

Attachments

- I. Re_ Villages at Clearwater Creek Short Plat

From: [Megan Norris](#)
To: [Stevens, Mike](#)
Subject: Re: Villages at Clearwater Creek Short Plat
Date: Tuesday, September 30, 2025 5:13:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Outlook-Blue text .png](#)
[Outlook-efgmaxax.png](#)

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

Good evening Mike,

We need to request a continuance of the Villages at Clearwater Creek for next month. We are making progress with KID, but most likely will not be able to meet approval for their board for the agreement until later this month.

Thank you,

Megan

Megan Norris | Forward Planning Manager



250 SE Timber Avenue | Redmond, OR 97756

P: 916.529.5691

E: mnorris@hayden-homes.com

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We Moved!

As of June 23rd, please note our new mailing address for Hayden Homes & Simplicity Homes:

250 SE Timber Ave, Redmond, OR 97756

We appreciate you taking a moment to update your records.

From: Stevens, Mike <mstevens@richlandwa.gov>
Sent: Monday, September 29, 2025 10:04 AM
To: Megan Norris <mnorris@hayden-homes.com>; Orr, Bruce <borr@richlandwa.gov>
Cc: _Team Sandra Villalobos <teamsvillalobos@titleonecorp.com>; Brian Thoreson <bthoreson@Hayden-Homes.com>
Subject: RE: Villages at Clearwater Creek Short Plat

[WARNING] This email **WAS NOT** sent by a Hayden Homes employee. Do not click on links or open attachments from this sender unless you are expecting them and know their content is

safe. Call the sender to verify!

Jon Amundson, City Manager



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7596

From: Megan Norris <mnorris@hayden-homes.com>
Sent: Monday, September 29, 2025 8:47 AM
To: Stevens, Mike <mstevens@richlandwa.gov>; Orr, Bruce <borr@richlandwa.gov>
Cc: _Team Sandra Villalobos <teamsvillalobos@titleonecorp.com>; Brian Thoreson <bthoreson@Hayden-Homes.com>
Subject: Fw: Villages at Clearwater Creek Short Plat

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

Good morning,

Title is preparing the deed for the City to sign. Can you please confirm the best person to sign from the City?

Thank you,

Megan

Megan Norris | Forward Planning Manager



**HAYDEN
HOMES**



250 SE Timber Avenue | Redmond, OR 97756

P: 916.529.5691

E: mnorris@hayden-homes.com

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We Moved!

As of June 23rd, please note our new mailing address for Hayden Homes & Simplicity Homes:

250 SE Timber Ave, Redmond, OR 97756

We appreciate you taking a moment to update your records.

From: Sandra Villalobos <Sandra.Villalobos@titleonecorp.com>

Sent: Monday, September 29, 2025 7:43 AM

To: Megan Norris <mnorris@hayden-homes.com>; _Team Sandra Villalobos <TeamSVillalobos@TitleOneCorp.com>

Subject: RE: Villages at Clearwater Creek Short Plat

[WARNING] This email **WAS NOT** sent by a Hayden Homes employee. Do not click on links or open attachments from this sender unless you are expecting them and know their content is safe. Call the sender to verify!

Good morning Megan,

Apologies for the delay, we should have the deed ready for signing Wednesday morning.

Would you be able to provide me contact for the authorized signer for City of Richland?

Thank you,
Sandra

Sandra Villalobos

Hablo Español
Escrow Officer
TitleOne
1919 N. Pittsburgh St., Suite A
Kennewick, Washington 99336
TitleOneCorp.com

Direct: 509-361-6047
Office: 509-783-2101
Fax: 866-300-8692



m: Megan Norris <mnorris@hayden-homes.com>

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HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 10/13/2025

Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject

3090 Keene Road - Best Western Hotel Site Plan Review (PLN-T2-2024-00007)

Department

Development Services

Recommended Motion

Staff recommends site plan approval subject to conformance with the conditions of approval, as detailed in the staff report.

Summary

Knutzen Engineering, on behalf of the property owner, Parn Singh of Eternal Hotels LLC, has submitted for a Site Plan Review regarding the development of a Best Western Hotel with associated site improvements.

The site is comprised of one parcel totaling approximately 5.01 acres in size and lies approximately 70-feet to the northeast from the center of the westbound lanes of Keene Road. The parcel abuts an existing movie theater to the east, the Keene Road Trail to the south (which runs parallel to Keene Road), two vacant lots to the north and northwest of the private road, Lincoln Landing, which runs perpendicular to Keene Road, and a City-owned stormwater facility to the south.

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 the staff report attached.

Attachments

I. PLN-T2-2024-00007, PLN-T1-2024-00124_3090 Keene Road Full Staff Report



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

GENERAL INFORMATION:

Proposal Name: Best Western Hotel – Site Plan Review

Location: 3090 Keene Road

Applicant: Knutzen Engineering

Property Owner: Parn Singh of Eternal Hotels, LLC

File #: PLN-T2-2024-00007 & PLN-T1-2024-00124

Request: Approval of a site plan application to construct a Best Western Hotel with appropriate parking and landscaping.

Project Type: Type II Site Plan Approval

Hearing Date: October 18, 2025

Report By: Ryan Nelson, Planner

Recommended Action: Approval subject to listed conditions

**Vicinity
Map**

Item: 3090 Keene Road - Site Plan Review

Applicant: Knutzen Engineering

File #: PLN-T2-2024-00007



0 70 140 280 Feet



Figure 1 – Vicinity Map

Description of Proposal

Knutzen Engineering, on behalf of the property owner, Parn Singh of Eternal Hotels LLC, has submitted for a Site Plan Review regarding the development of a Best Western Hotel with associated site improvements. Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 23.48.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of site plan approval applications.

Approval of site plan reviews shall follow the listed guidance below:

23.48.020 Site plan approval required

- A. Commercial Development. Where commercial property in excess of five acres is proposed for development in a C-LB – limited business, C-1 – neighborhood retail, C-2 – retail business, CBD – central business district or WF – waterfront district.
- B. Multiple-Family Dwellings. Where construction of any multiple-family dwelling or dwellings

containing an aggregate of 20 or more dwelling units is proposed for development in an R-3 – multiple-family residential, or C-LB – limited business district.

23.48.040 Site plan – Conditions of approval.

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

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 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.

Site Description & Adjacent Land Uses

The site is comprised of one parcel totaling approximately 5.01 acres in size and lies approximately 70-feet to the northeast from the center of the westbound lanes of Keene Road. The parcel abuts an existing movie theater to the east, the Keene Road Trail to the south (which runs parallel to Keene

Road), two vacant lots to the north and northwest of the private road, Lincoln Landing, which runs perpendicular to Keene Road, and a City-owned stormwater facility to the south.

Current Land Use Designations and Uses:

Parcel Number	Direction	Land Use Classification	Current Use
121981013454001	West	Commercial (COM)	Movie Theater
121981013374004	North	Commercial (COM)	Vacant
121981000002036	Northwest	Commercial (COM)	Vacant
121981000002029	Southeast	Commercial (COM)	City Stormwater
121982000003000	South	Developed Open Space (DOS)	Public Trail

Comprehensive Plan Land Use Designations

As illustrated in Figure 2 (below), the Comprehensive Plan Land Use designation designates the majority adjacent properties for commercial uses and development.

Land Use Map

Item: 3090 Keene Road - Site Plan Review
 Applicant: Knutzen Engineering
 File #: PLN-T2-2024-00007

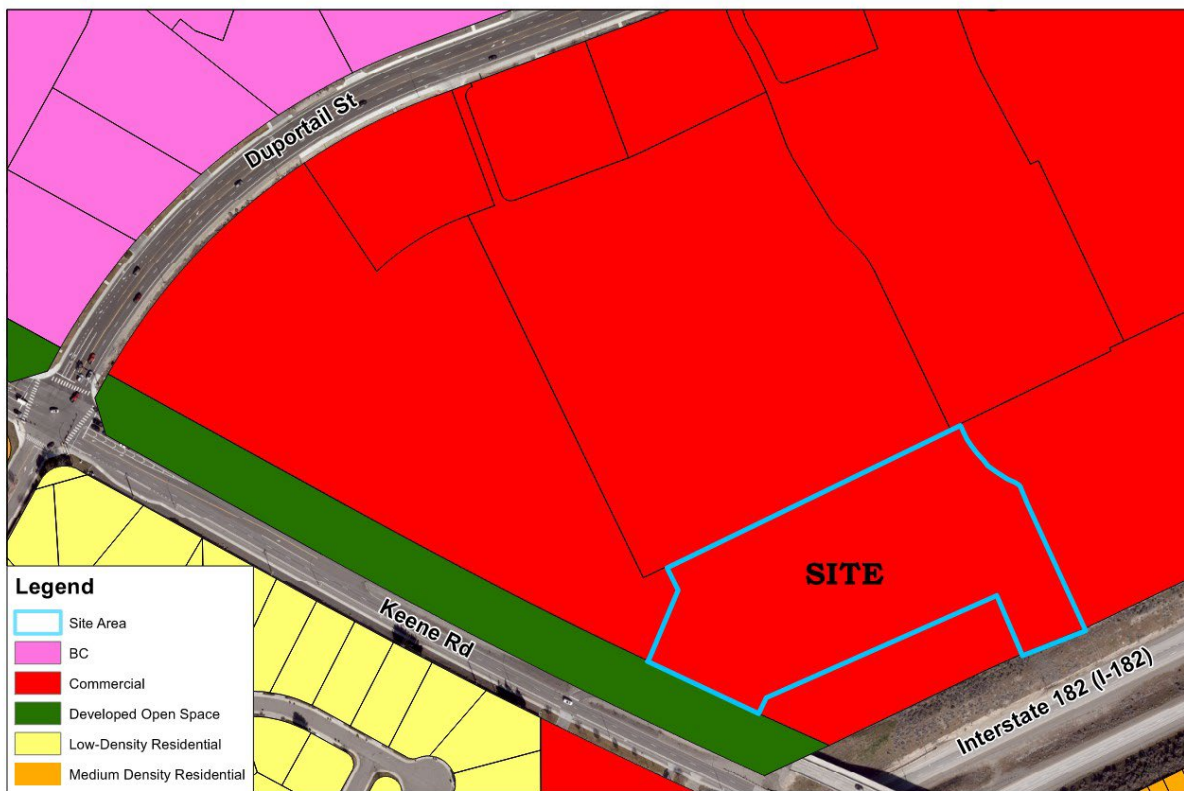
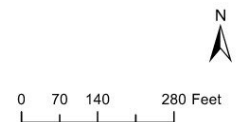


Figure 2 – Comprehensive Plan Map

Current Zoning Designations:

Parcel Number	Zoning Designation
121981013454001	Retail Business Use District (C-2)
121981013374004	Retail Business Use District (C-2)
121981000002036	Retail Business Use District (C-2)
121981000002029	Retail Business Use District (C-2)
121982000003000	Parks and Public Facilities (PPF)

Zoning Map

Item: 3090 Keene Road - Site Plan Review

Applicant: Knutzen Engineering

File #: PLN-T2-2024-00007

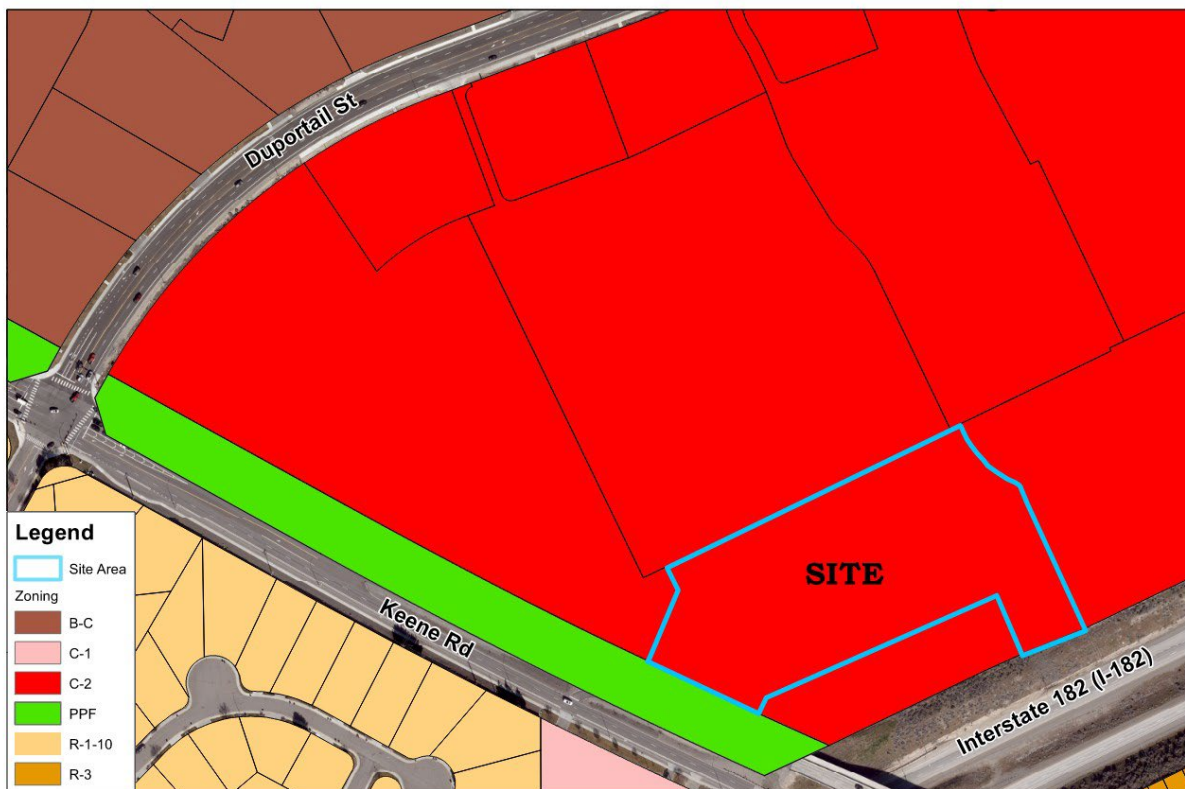
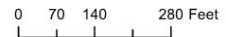


Figure 3 – Zoning Map

The Richland Municipal Code (RMC) Chapter 23.22.010(C) defines the C-2 zoning district as:

“The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.”

23.22.020 Performance standards and special requirements.

There are no listed performance standards and/or special requirements for the retail business use district (C-2).

C-2 Dimensional Standards

The following standards apply to the C-2 zone, per RMC Chapter 23.22.040:

Minimum Lot Area Requirement	None
Maximum Density – Multifamily Dwellings (units: square feet)	N/A
Minimum Lot Width – One-Family Attached Dwelling	N/A
Minimum Front Yard Setback ¹⁴	0 feet ²
Minimum Side Yard Setback	None
Minimum Rear Yard Setback	None
Maximum Building Height ^{14, 15}	80 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	N/A

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

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).

The site is not located within the Central Business District (CBD) or the Columbia Point North designated overlays, therefore, footnotes 14 and 15 do not apply to this project.

Utility Availability

There is existing underground utility infrastructure within Keene Road and Lincoln Landing including, but not limited to, sewer, water, irrigation, stormwater, electrical, and natural gas. All existing utility services have adequate capacity and will need to be extended from either Keene Road or Lincoln Landing to serve the proposed project.

Sewer

There is an existing 8-inch pressurized sewer main within Lincoln Landing.

Water

There is a 12-inch distribution main within Lincoln Landing and a 24-inch distribution main within Keene Road. Any new water connections will need to be extended to either existing distribution main.

Power

The area has existing underground primary and secondary conductors running southeast-to-northwest along Keene Road and there are at least three (3) vaults along Lincoln Landing that the applicant can access services to provide the proposed project.

Irrigation

There is an existing underground 1-inch PVC distribution line within the Keene Road Trail and no public irrigation lines near the proposed site. The existing irrigation line is owned and operated by the City of Richland and it is not available for use by the proponents. As a result, they will need to provide irrigation from an alternate source.

Stormwater

There is an existing 24-inch stormwater gravity main within the Keene Road Trail that terminates into the existing City-owned stormwater facility that abuts the project site. Any new stormwater infrastructure would need to be provided on the subject site.

Natural Gas

There are existing 6-inch plastic and coated steel pipes, which are owned and operated by Cascade Natural Gas along Keene Road and a 4-inch diameter plastic pipe along Lincoln Landing.

**Utility
Map**

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

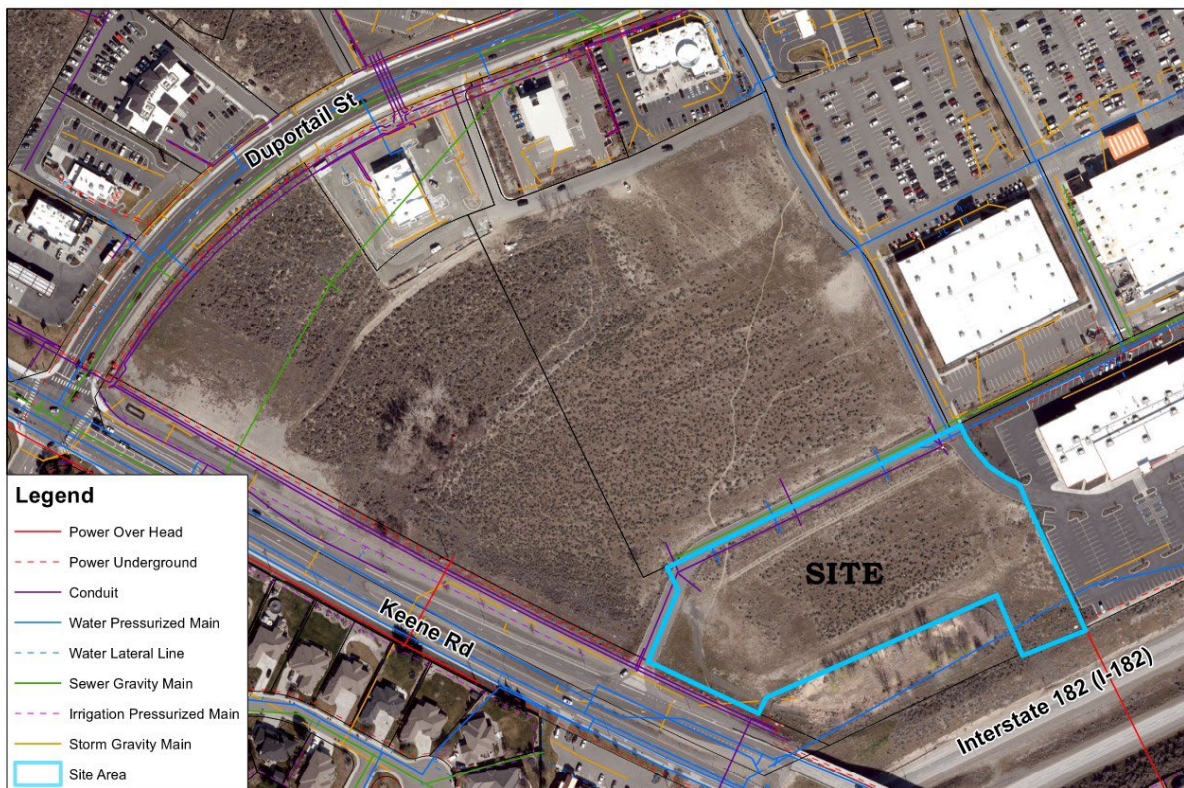
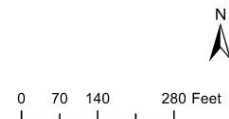


Figure 4 – Utility Map

Transportation & Access

Primary access to the site will come from the intersection of Keene Road and Lincoln Landing. Access to and from Keene Road is restricted to a right in-right out only, as Keene Road is separated by a median. Keene Road is classified by the City as a “Principal Arterial” and Lincoln Landing is a private road that runs perpendicular to Keene Road and serves as the primary access to a movie theater east of the proposed project.

The site is served by Ben Franklin Transit (BFT) Route 123 along Keene Road, with no designated bus stop near the site. There is another fixed route along Duportail Street, Route 10, but that route does not directly connect to the site.

Sidewalks not need to be installed as Lincoln Landing is a private access road. Existing nearby trails and on-street bicycle lanes have been designated by the City and are adjacent to the site.

Transportation Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

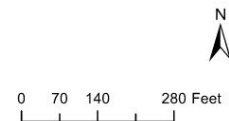


Figure 5 – Transportation Map

Easements

There are existing access and utility easements along Lincoln Landing.

**Easement
Map**

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

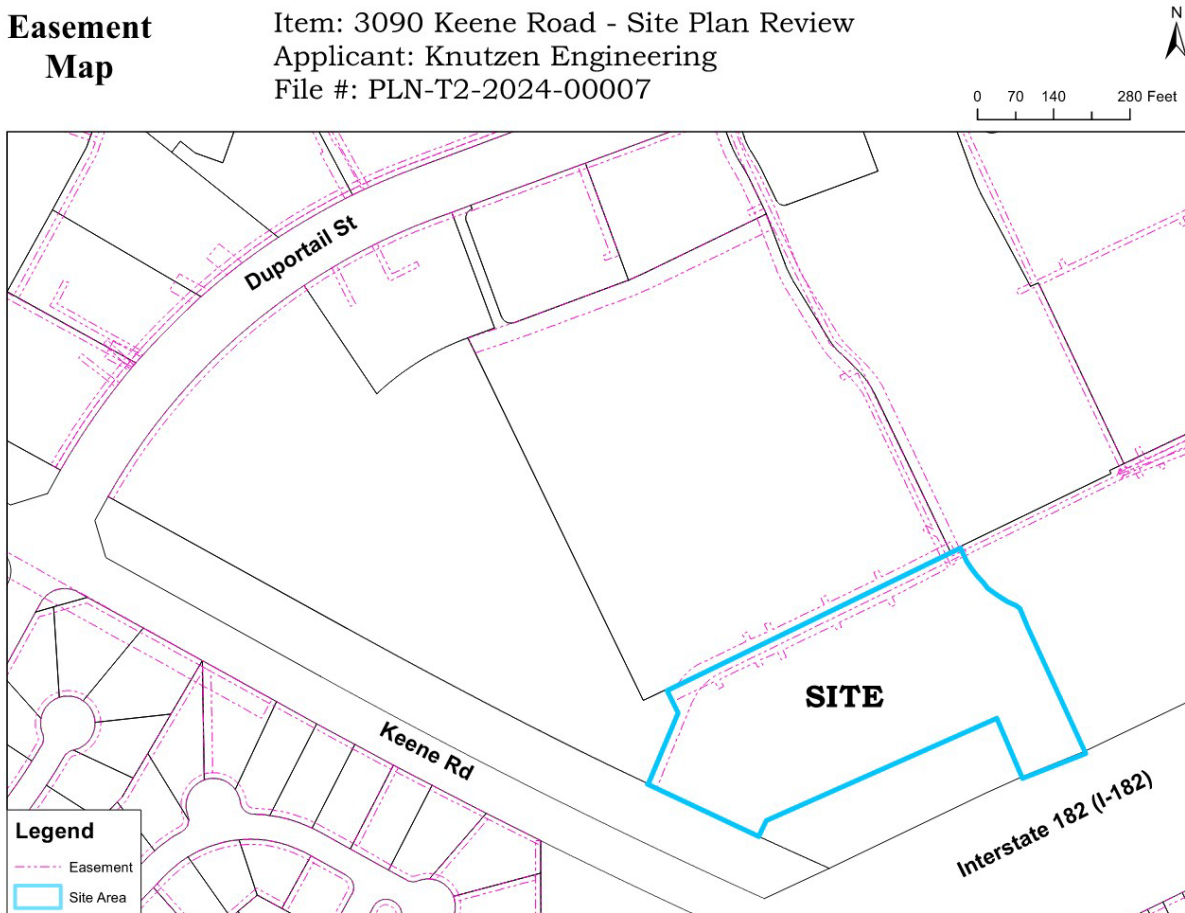


Figure 6 – Easement Map

Fire Safety

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there is a fire hydrant abutting the property and across Lincoln Landing and another hydrant located approximately 36 feet north of the northwest corner of the parcel.

Schools

The proposed project falls within the boundaries of the Richland School District. White Bluffs Elementary School is within the vicinity of this proposed development.

SEPA

The proposal is subject to State Environmental Review under the State Environmental Policy Act. A Determination of Non-Significance was issued on October 06, 2025 after utilizing the Optional DNS Process.

Critical Areas

The requirements of RMC Chapter 22.10 are applicable, as a shrubsteppe habitat was identified on the site. Subsequently, the applicant conducted a Critical Area Report on the site. The report was reviewed by City staff and the WA Department of Fish and Wildlife. Upon original review of the report, staff found that the mitigation sequencing was not adequate and advised the applicant to provide a detailed analysis of why each mitigation sequence could not be met. The applicant revised the report and re-submitted for review and staff agreed with their proposed mitigation sequencing.

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. Therefore, the requirements of RMC Title 26 are not applicable.

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 proposed project were notified of the project by way of USPS mailing. The original notice was sent out on August 08, 2025 for September's meeting, however, a re-notice was sent out on August 12, 2025 notifying property owners that the item was rescheduled to a later date due to a change of policy with the Benton County Conservation District. Finally, a third notice was sent out on September 19, 2025, notifying property owners of the new hearing date for this item. As of the date of this report, City staff has not received any public comments regarding this proposal.

Public Notices

Notice of Hearing Mailed:	August 08, August 12, & September 19, 2025
Notice of Hearing Posted:	August 11 & September 22, 2025
Notice of Hearing Published:	August 10 & September 21, 2025
Public Hearing:	October 13, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site, posted on the City's website, and published in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 6*.

Analysis

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

Staff review of the site plan has resulted in a finding of compliance with the minimum setback requirements of the C-2 zone. Further review of proposed site plan(s) and relevant information is necessary to ensure compliance.

Building Height

The C-2 zoning district allows buildings up to 80 feet in height (RMC Chapter 23.22.04). The building height is the vertical distance from the grade plane to the average height of the highest roof surface, as defined in RMC Chapter 23.06.455. According to the submitted site plan and the SEPA Checklist, the proposed building height will be approximately seventy (70) feet, which is under the maximum allowable building height.

Parking

The minimum number of parking stalls required for a hotel and motel, per RMC Chapter 23.54.020(A)(5), is one (1) space/room, plus required space for any restaurant (1 space per 100 square feet of GFA [Gross Floor Area]), plus 50% of required spaces for other associated uses.

Based on the site plan, the applicant is providing approximately 145 parking stalls, including one hundred ten (110) regular parking stalls, five (5) ADA accessible stalls, five (5) motorcycle stalls, eleven (11) electric vehicle (EV) charging stations, twenty-eight (28) EV ready stalls, and twelve (12) EV capable stalls).

Per the 2021 Washington State Building Code, Section 1106.2, states: “where parking is provided, accessible [ADA] parking spaces shall be provided in compliance with Table 1106.2 . . .” Table 1106.2 states between “101 to 150” provided parking spaces shall have at minimum five (5) accessible parking stalls, which the applicant has provided.

However, based on RMC Chapter 23.54.020(A)(5), the total number of required parking spaces and accessible spaces may need to be adjusted, dependent on if there are any proposed restaurants and/or other associated uses with this project, which were not identified at the time of application submittal.

Landscaping

A landscaping plan was not submitted with the application materials. Any proposed landscaping will need to meet the requirements of RMC Chapter 23.54.140.

Furthermore, the application will need to meet the requirements of RMC Chapter 19.60.095, as detailed below:

RMC Chapter 19.60.095

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.

Findings, Conclusions, and Recommendation

Findings of Fact

1. The property owner, Parn Singh of Eternal Hotels LLC, hired the applicant, Knutzen Engineering, to act on behalf of the property owner for this proposed project.
2. Richland’s Comprehensive Plan designates the site for commercial development. The proposed project is considered an permitted use, per the land use table found in RMC Chapter 23.22.030 for Residential Uses.
3. The current zoning for the proposed development is designated as C-2 (Retail Business Use District).
4. Chapter 23.48.030 of the RMC sets forth standards for review site plan applications. The site plan shall show the following: boundaries and dimensions of the property; location and width of boundary streets; dimensions, location and number of dwelling units for each existing or proposed structure on the site; roadways, walkways, off-street parking, and emergency vehicle access; fencing and landscaping, showing location, type, dimensions and character; and, location, dimensions and character of recreational facilities and open space.
5. Improvements proposed to serve the proposed project shall be consistent with the City’s development standards by applying municipal code provisions.
6. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
7. The applicant filed an environmental checklist with their site plan review application as required under the State Environmental Policy Act.

8. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
9. The subject site has been identified to contain a shrubsteppe habitat, which has been defined as a critical area by the City of Richland, per RMC Chapter 22.10.
10. 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.

Recommendation

Staff has completed its review of the request for site plan approval (PLN-T2-2024-00007) and recommends approval of the request, subject to conformance with the conditions of approval, as detailed below.

Recommended Conditions of Approval:

Planning

1. Subject to review and approval by the City's Planning Manager or designee, the applicant shall submit a modified site plan, which meets the requirements of RMC Chapter 23.54.130 and Chapter 23.58.
2. Subject to review and approval by the City's Planning Manager or designee, the applicant shall submit a landscaping plan, which meets the standards of RMC Chapter 23.54.140.
3. A restaurant or any other use which may increase the number of required off-street parking spaces shall not be permitted.
4. Comply with the requirements set forth by the Washington State Department of Transportation (WSDOT), as described in their comment letter.
5. Comply with the requirements set forth by the Washington State Department of Ecology, as described in their comment letter.

Addressing

6. The address for this project will be 2895 Lincoln Landing.

Public Works

General Conditions

7. 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.

8. 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.
9. 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 (4) 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.

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. 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.
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 then 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 site plan under review 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. Sidewalks shall be installed across the property's frontage adjacent to Lincoln Landing at the time of project construction.
14. 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.

Storm Water

15. Access to the City's existing storm water pond adjacent to this parcel shall be provided.
16. 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.
17. The proposed storm drainage and grading of all areas within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 sq.ft. of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required.

Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.

18. The private on-site storm drainage system shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. The applicant's design shall provide runoff protection to downstream property owners.

Project Acceptance Requirements

19. 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 final acceptance of the project.
20. 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 (2) 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.
21. 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.

Exhibit List

1. Application Materials
2. SEPA Checklist and DNS
3. Updated Critical Area Report
4. Inadvertent Discovery Protocol
5. Maps
6. Public Notice and Affidavits
7. Agency Comments

TOPOGRAPHICAL SURVEY
LINCOLN INVESTMENT LLC

A PORTION OF THE SW 1/4 AND THE NW 1/4
OF THE NE 1/4 SEC. 21, T9N, R28E, W.M.
RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION

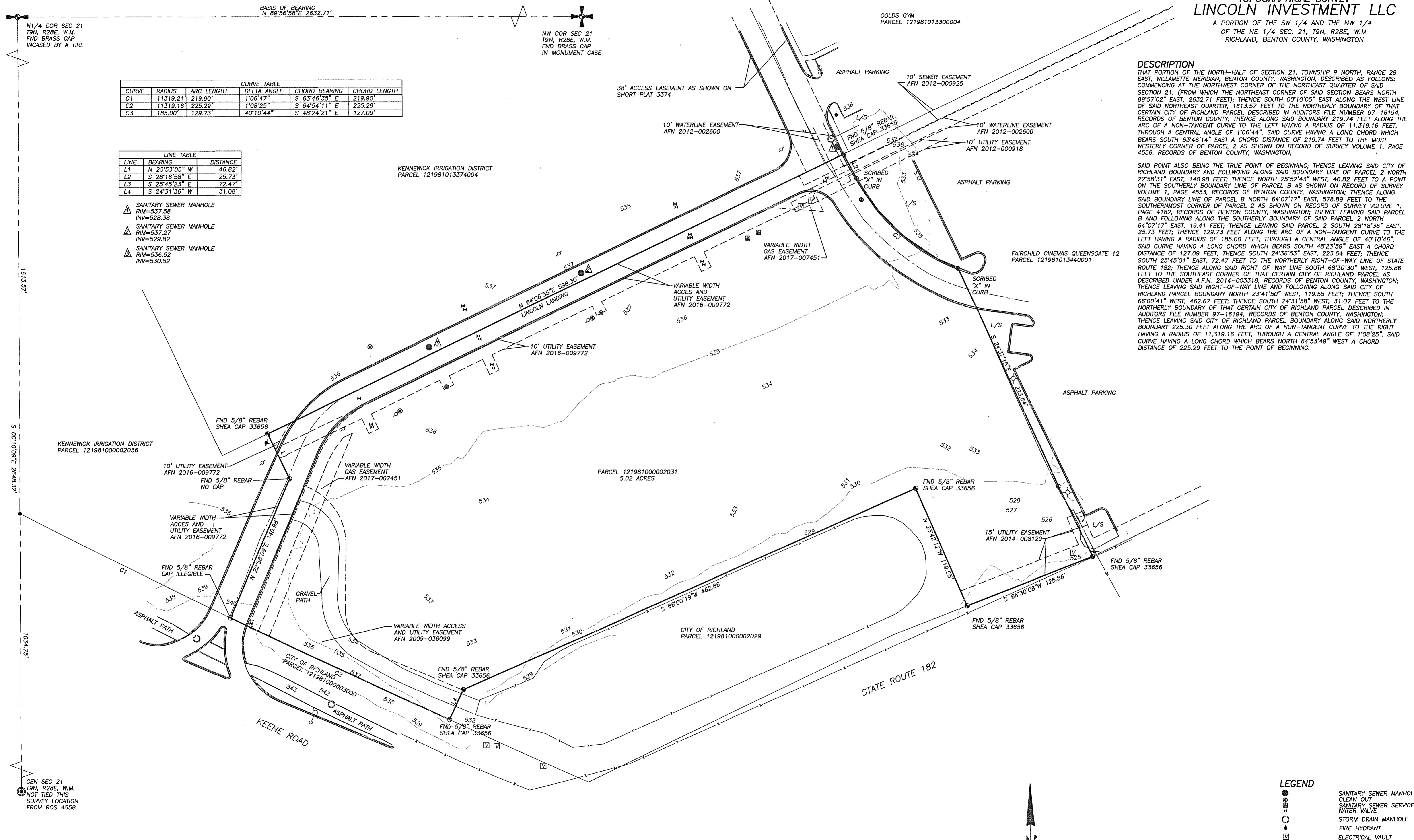
THAT PORTION OF THE NORTH-HALF OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21, (FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 89°57'02" EAST, 263.271 FEET); THENCE SOUTH 00°10'06" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1613.57 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN CITY OF RICHLAND PARCEL DESCRIBED IN AUDITORS FILE NUMBER 97-16194, RECORDS OF BENTON COUNTY; THENCE ALONG SAID BOUNDARY 219.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,319.16 FEET, THROUGH A CENTRAL ANGLE OF 1°06'44", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 63°46'14" EAST A CHORD DISTANCE OF 219.74 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY VOLUME 1, PAGE 4556, RECORDS OF BENTON COUNTY, WASHINGTON.

SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CITY OF RICHLAND BOUNDARY AND FOLLOWING SAID BOUNDARY LINE OF PARCEL 2 NORTH 22°56'31" EAST, 140.98 FEET; THENCE NORTH 25°52'43" WEST, 46.82 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL B AS SHOWN ON RECORD OF SURVEY VOLUME 1, PAGE 4553, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG SAID BOUNDARY LINE OF PARCEL B NORTH 64°07'17" EAST, 578.89 FEET TO THE SOUTHERN MOST CORNER OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY VOLUME 1, PAGE 4182, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID PARCEL B AND FOLLOWING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 NORTH 64°07'17" EAST, 19.41 FEET; THENCE LEAVING SAID PARCEL 2 SOUTH 28°18'36" EAST, 25.73 FEET; THENCE 129.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 40°10'46", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 48°23'59" EAST A CHORD DISTANCE OF 127.09 FEET; THENCE SOUTH 24°36'53" EAST, 223.64 FEET; THENCE SOUTH 25°45'01" EAST, 72.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 182; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 68°30'50" WEST, 125.86 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN CITY OF RICHLAND PARCEL AS DESCRIBED UNDER A.F.N. 2014-003318, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING ALONG SAID CITY OF RICHLAND PARCEL BOUNDARY NORTH 23°41'50" WEST, 119.55 FEET; THENCE SOUTH 66°00'41" WEST, 462.67 FEET; THENCE SOUTH 24°31'58" WEST, 31.07 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN CITY OF RICHLAND PARCEL DESCRIBED IN AUDITORS FILE NUMBER 97-16194, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID CITY OF RICHLAND PARCEL BOUNDARY ALONG SAID NORTHERLY BOUNDARY 225.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,319.16 FEET, THROUGH A CENTRAL ANGLE OF 1°08'25", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 64°53'49" WEST A CHORD DISTANCE OF 225.29 FEET TO THE POINT OF BEGINNING.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11319.21	219.90'	1°06'47"	S 63°46'35" E	219.90'
C2	11319.16	225.29'	1°08'25"	S 64°54'11" E	225.29'
C3	185.00'	129.73'	40°10'44"	S 48°24'21" E	127.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°53'05" W	46.82'
L2	S 28°18'58" E	25.73'
L3	S 25°45'23" E	72.47'
L4	S 24°31'36" W	31.08'

- ▲ SANITARY SEWER MANHOLE
RIM=537.55
INV=528.39
- ▲ SANITARY SEWER MANHOLE
RIM=537.27
INV=529.82
- ▲ SANITARY SEWER MANHOLE
RIM=536.52
INV=530.52



N1/4 COR SEC 21
T9N, R28E, W.M.
FND BRASS CAP
INCAISED BY A TIRE

NW COR SEC 21
T9N, R28E, W.M.
FND BRASS CAP
IN MONUMENT CASE

GOLDS GYM
PARCEL 121981013300004

KENNEWICK IRRIGATION DISTRICT
PARCEL 121981013374004

FAIRCHILD CINEMAS QUEENSGATE 12
PARCEL 121981013440001

PARCEL 12198100002031
5.02 ACRES

CITY OF RICHLAND
PARCEL 12198100002029

KENNEWICK IRRIGATION DISTRICT
PARCEL 12198100002036

CITY OF RICHLAND
PARCEL 12198100003000

CEN SEC 21
T9N, R28E, W.M.
NOT TIED THIS
SURVEY LOCATION
FROM ROS 4558



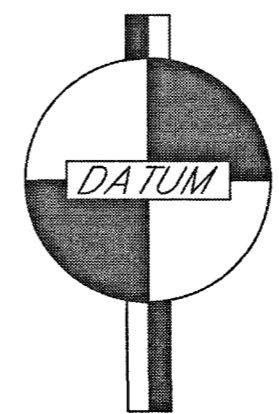
SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LINCOLN INVESTMENT LLC IN APRIL 2024.

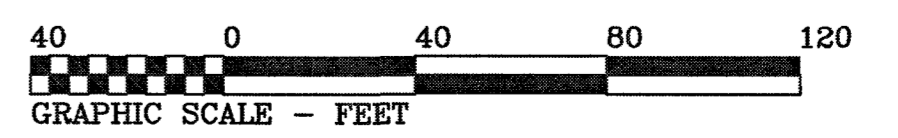
RICHARD S. RUSSUM PLS 41966

NOTES

- O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
- DENOTES FOUND MONUMENT DATE VISITED APRIL 2024
- DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD 83/91(2011) CITY OF RICHLAND CONTROL POINTS. NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 (N89°56'58" E)
- EQUIPMENT USED TRIMBLE R-B RECEIVERS, GNSS PROCEDURE REAL TIME KINEMATIC LOCAL CALIBRATION ON EXISTING MONUMENTS GROUND DISTANCES MEETS OR EXCEEDS THE STANDARDS SET FORTH IN WAC 332-130-080
- SURVEY REFERENCES: RECORD OF SURVEY 4558, RECORD OF SURVEY 4553, AND SHORT PLAT 3454



DATUM: NAVD 88
CITY OF RICHLAND
CONTROL POINTS
NE COR SEC 21
T9N, R28E W.M.
FND BRASS CAP
IN MON CASE
ELEV 524.84



LEGEND

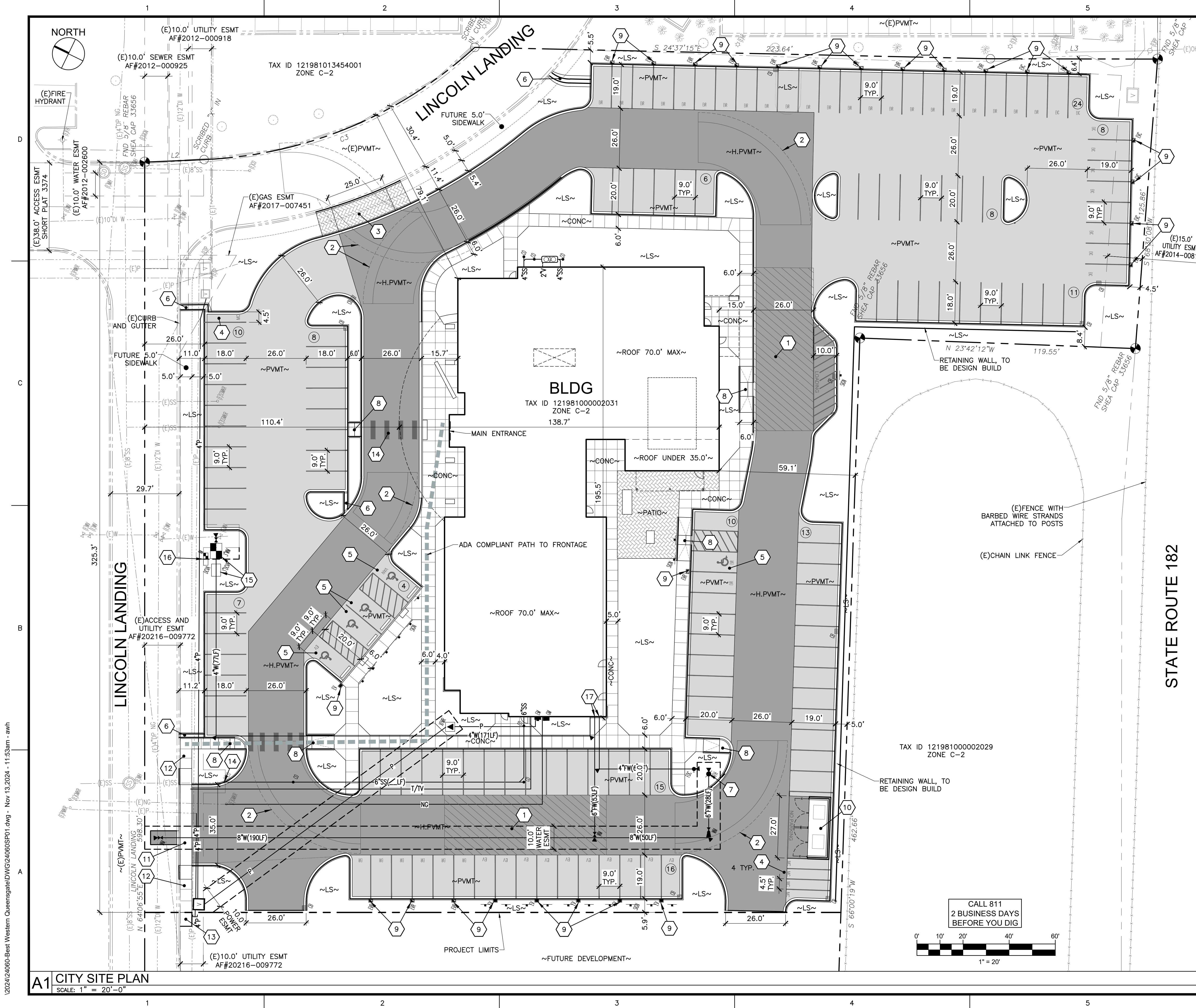
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SANITARY SEWER SERVICE
- WATER VALVE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- ELECTRICAL VAULT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- LIGHT POLE
- ELECTRICAL SERVICE
- GAS CONNECT
- LANDSCAPED AREA
- BOUNDARY LINE
- ASPHALT CENTER LINE
- EASEMENT LINE
- OVERHEAD POWER
- FENCE LINE

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 8132
KENNEWICK, WASHINGTON 99336
509-582-6716

JOB # 24-029

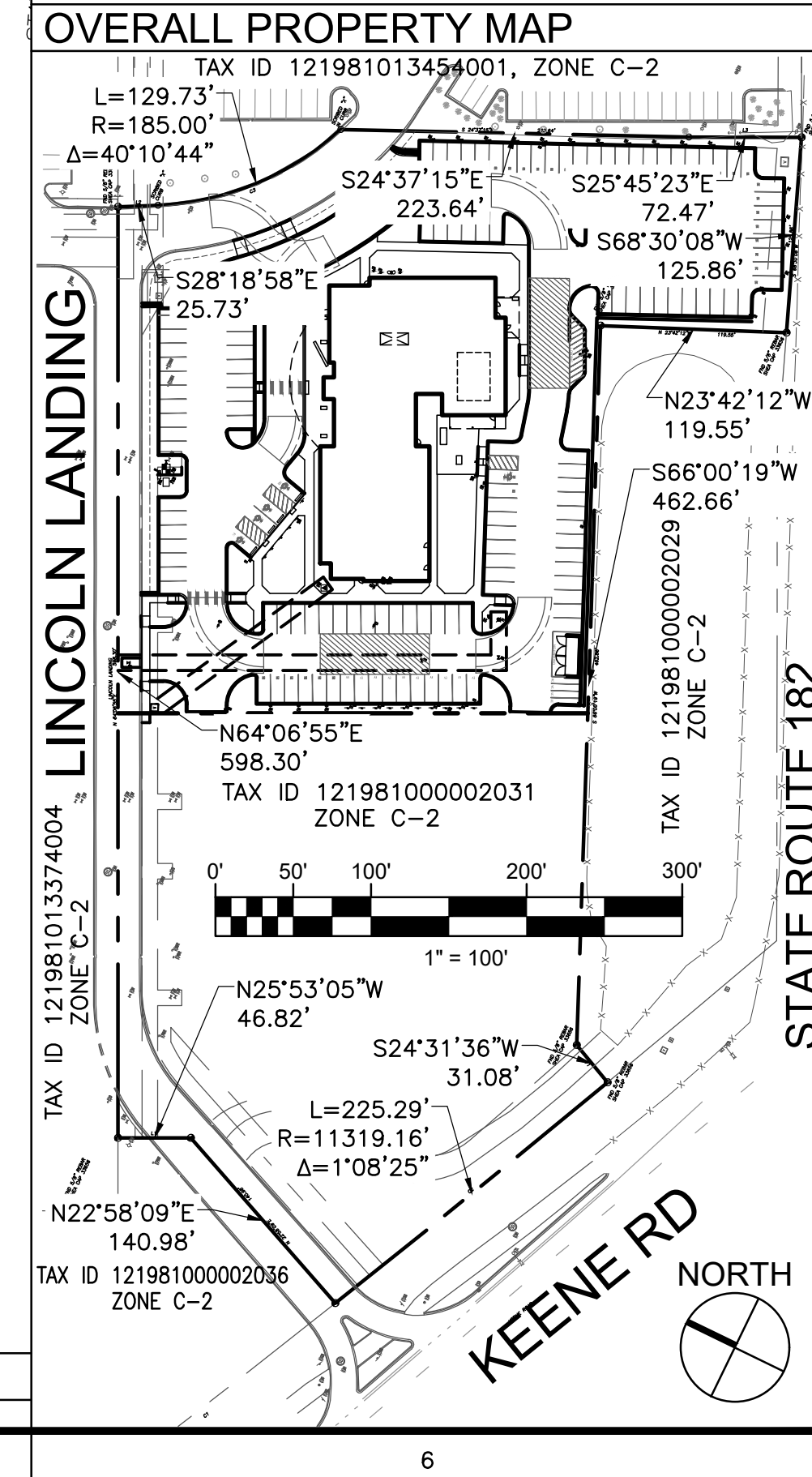
SHEET
1 OF 1

4-22-2024



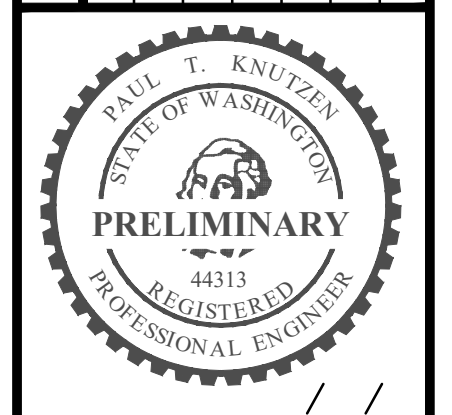
- ### KEY NOTES
- AERIAL FIRE APPARATUS ACCESS, 26.0' MINIMUM PATH WIDTH ADJACENT TO BUILDING
 - EMERGENCY VEHICLE ACCESS, 21.75' MINIMUM PATH WIDTH WITH OVERHANG, 48.75' TYPICAL MIN. OVERHANG OUTSIDE TURN RADIUS, 27.0' MIN. INSIDE
 - SEVA DRIVE ACCESS WITH ROLLED CURB AND TEXTURED CONCRETE
 - MOTORCYCLE STALL
 - ACCESSIBLE STALL
 - CONCRETE DRAINAGE INLET
 - FIRE HYDRANT ASSEMBLY
 - ACCESSIBLE RAMP
 - EV, EVR, EVC STALL INFRASTRUCTURE, TYP. REFER TO PARKING ANALYSIS FOR TOTAL REQUIRED
 - TRASH ENCLOSURE
 - DRIVEWAY, PER CITY STD
 - SIDEWALK, PER CITY STD
 - END OF SIDEWALK ASPHALT RAMP, PER CITY STD
 - SEWER SERVICE POINT OF CONNECTION
 - 3" WATER METER WITH 3" DCVA, PER CITY STD
 - 1" IRRIGATION METER WITH 1" DCVA, PER CITY STD
 - 6" FIRE WATER WITH BACKFLOW INSIDE THE BUILDING, THEN OUT TO REMOTE FDC

- ### NOTES
- ALL LANDSCAPING WILL BE PER CITY OF RICHLAND MUNICIPAL CODE. TREE LOCATIONS AND PROPOSED LANDSCAPING WILL BE PROVIDED WHEN PERMIT DOCUMENTS ARE SUBMITTED FOR REVIEW.
- PARKING CODE ANALYSIS:
 • HOTEL: **110 STALLS** (110 ROOMS, 1 STALL PER ROOM REQUIRED)
- EV STALL REQUIREMENTS:
 - HOTEL (GROUP R-1 OCCUPANCY): 11 EV CHARGING STATIONS (10% OF 110 REQUIRED STALLS), 28 EV-READY STALLS (25% OF 110 REQUIRED STALLS), 11 EV-CAPABLE STALLS (10% OF 110 REQUIRED STALLS)
 - ACCESSIBLE STALLS: 1 EV CHARGING STATION ACCESSIBLE STALL (10% OF 5 REQUIRED), 1 EV-READY ACCESSIBLE STALL (10% OF 5 REQUIRED)
 - TOTAL REQUIRED: **11 EV CHARGING STATIONS** (1 SHALL BE ACCESSIBLE), **28 EV-READY STALLS** (1 SHALL BE ACCESSIBLE), **11 EV-CAPABLE STALLS**
- PARKING PROVIDED:
140 TOTAL STALLS: 135 STANDARD STALLS, 4 ACCESSIBLE STALLS, 1 ACCESSIBLE VAN STALL, 5 MOTORCYCLE STALLS (NOT INCLUDED IN TOTAL)
 • EV STALL COUNT: **11 EV CHARGING STATIONS** (1 ACCESSIBLE), **28 EV-READY STALLS** (1 ACCESSIBLE), **12 EV CAPABLE STALLS**



KNUTZEN ENGINEERING
 5401 RIDGELINE DR. SUITE 160
 KENNEWICK, WA 99338
 1-509-222-0959
 www.knutzenengineering.com

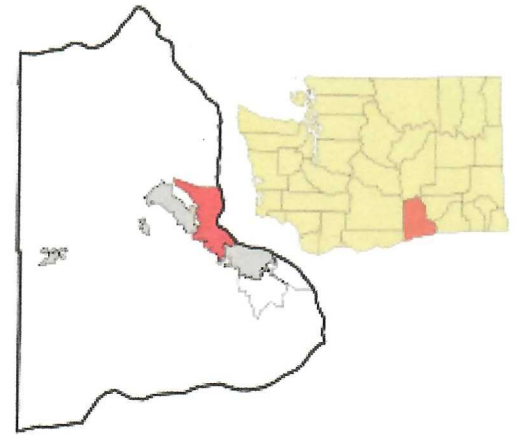
NO.	DATE	DESIGN	CHKD	APPD



NOT FOR CONSTRUCTION
CITY SITE PLAN
 VARITONE ARCHITECTURE
 BEST WESTERN DUAL BRAND HOTEL
 QUEENSGATE, RICHLAND WA

APPROVAL	
DESIGN	SJT 11/13/24
CHECKED	ASW 11/13/24
APPROVED	PTK 11/13/24
SCALE: AS NOTED	
CADFILE: 24060SP01	
JOB No.	24060
REV.	1
DWG. No.	
SP01	

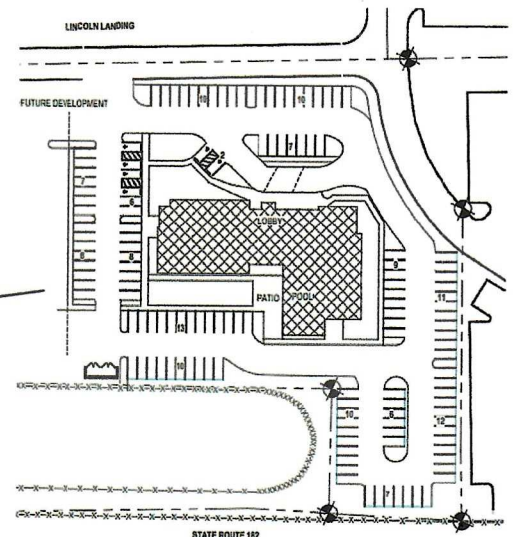
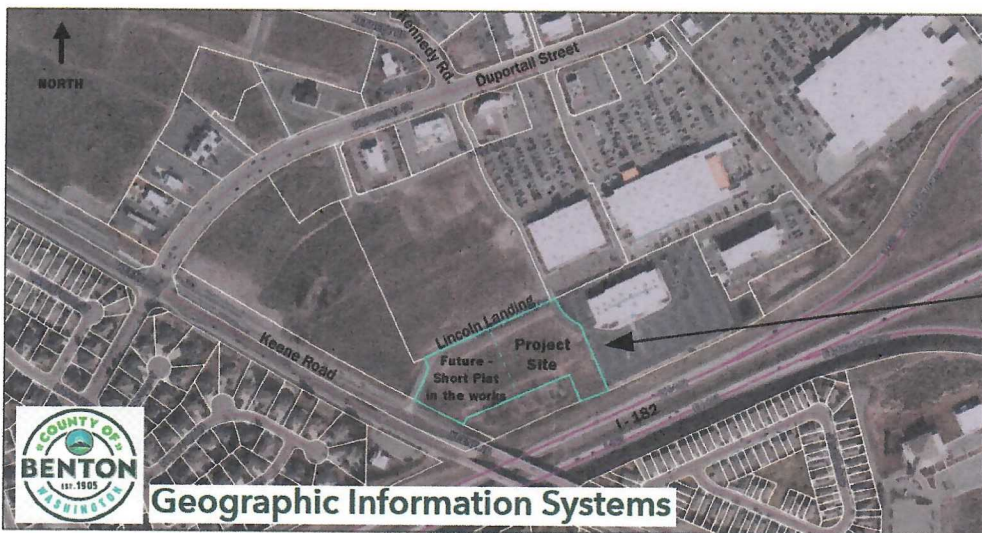
I:\2024\24060-Best Western Queensgate\DWG\24060SP01.dwg - Nov 13, 2024 - 11:53am - awh



RICHLAND

GLO & @HOME BUSINESS LODGING LEVEL 2 TRIP GENERATION & DISTRIBUTION

September 17, 2024



JTE . Jake Traffic Engineering, Inc.
Mark J. Jacobs, PE (OR and WA), PTOE, President
2614 39th Ave. SW - Seattle, WA 98116 - 2503
Tel. 206.762.1978 - Cell 206.799.5692
[E-mail jaketraffic@comcast.net](mailto:jaketraffic@comcast.net)





September 17, 2024

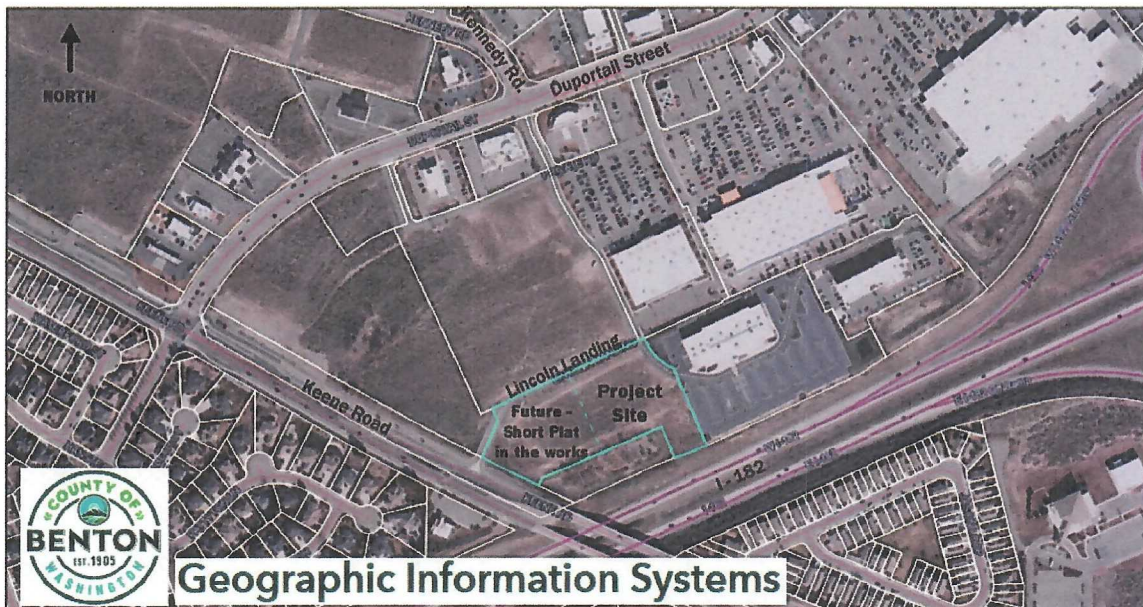
CITY OF RICHLAND
Attn: John T. Whittier, PE, Civil Engineer 1
625 Swift Blvd., MS-26
Richland, WA 99352

Re: Glo & @Home Business Lodging – Richland
Level 2 Trip Generation and Distribution

Dear Mr. Whittier,

I have prepared this Level 2 Trip Generation and Distribution for the proposed 110 room Glo & @Home 2 Business Lodging facility. The site is in the SEC of Keene Rd. at Lincoln Landing intersection. I understand that a short plat is in process to create a new lot for the western portion of the site. Access to the site is provided via a new access driveway on Lincoln Landing.

An aerial view, augmented, of the site obtained from Benton County GIS is below:



Per the City's Development Traffic Impact Analysis (TIA) Criteria dated 03.29.2023, copy attached, I ascertained a Level 2 Trip and Distribution Letter is required based on my initial trip generation conducted for the project, detailed later in this report. This information was provided to the City via e-mail on 09.03.2024, copy attached. And per the City's guidelines we discussed the requirements for traffic documentation for the project. Per our

CITY OF RICHLAND
 Attn: John T. Whittier, PE, Civil Engineer 1
 September 17, 2024
 Page -2-

coordination this report includes:

- Project description
- Existing Conditions
- Trip Generation & Distribution
- Site Access and circulation
- Pedestrian circulation
- Traffic impact mitigation

I have inspected the site and surrounding street system and intersections

PROJECT DESCRIPTION

Figure 1 is a vicinity map which shows the location of the site and the surrounding road system.

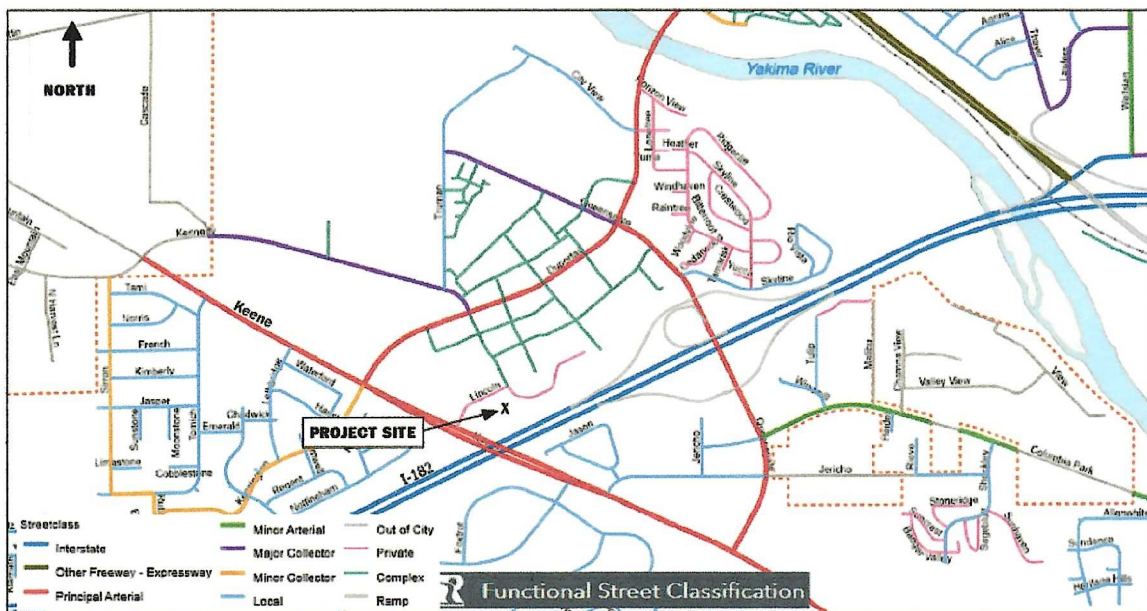
Figure 2 shows a preliminary Site Plan prepared by Varitone Architecture & Interior design I received 09.03.2024. The plan shows the proposed 110 room business hotel, site circulation and parking for 136 vehicles including six accessible stalls. Access to the site is depicted via a driveway on Lincoln Landing.

Full development and occupancy of the proposed Glo & @Home Business Lodging project is anticipated to occur in 2025/2026, presuming the permits are issued in a timely manner

EXISTING ENVIRONMENT

Street System

Below is the pertinent section of the Richland Functional Street Classification Map:



CITY OF RICHLAND
Attn: John T. Whittier, PE, Civil Engineer 1
September 17, 2024
Page -3-

The primary streets within the study area and their classifications are as follows (streets near the site):

- | | |
|--------------------|--------------------|
| ➤ SR - 182 | Interstate |
| ➤ Keene Rd | Principal Arterial |
| ➤ Duportail Street | Principal Arterial |

Pedestrian/Bicycle Facilities (General)

Sidewalks exist on the southwest side of Keene Road and on both sides of Duportail Street in the vicinity of the project. Additionally, a multi-use trail exists on the northeast side of Keene Road.

Within the Kennedy Plaza complex a sidewalk exists on the east side of the complex street (extension of Kennedy Road south) to Lincoln Landing. Further there is a sidewalk on the east, south and west sides of the Fairchild Cinemas - Queensgate 12 exists, see Google Earth Street View below:



CITY OF RICHLAND
 Attn: John T. Whittier, PE, Civil Engineer 1
 September 17, 2024
 Page -4-

TRIP GENERATION AND DISTRIBUTION

Definitions

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the proposed development.

Traffic generated by development projects consists of the following types:

- Pass-By Trips: Trips made as intermediate stops on the way from an origin to a primary trip destination.
- Diverted Link Trips: Trips attracted from the traffic volume on a roadway within the vicinity of the generator but which require a diversion from that roadway to another roadway in order to gain access to the site.
- Captured Trips: Site trips shared by more than one land use in a multi-use development.
- Primary (New) Trips: Trips made for the specific purpose of using the services of the project.

Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation 11th Edition provides trip generation data for a variety of Land Use Codes (LUC's). Review of the ITE data indicates the use is classified as Business Hotel (ITE LUC 312); they are single room units with limited facilities geared toward business customers. All site trips made by all vehicles for all purposes, including commuter, visitor, and service and delivery vehicle trips are included in the ITE trip generation values.

Table 1 below depicts the site traffic generation.

TABLE 1 - TRIP GENERATION GLO & @HOME BUSINESS LODGING - RICHLAND LEVEL 2 TRIP GENERATION AND DISTRIBUTION									
Time Period	Size	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Trip Total	Pass-by*	Street Grid
Proposed: Business Hotel - General Urban/Suburban (ITE LUC 312; 110 - units)									
Weekday	110	4.02	50%	221	50%	221	442	-	-
AM peak hour	110	0.36	39%	15	61%	24	40	-	-
PM peak hour	110	0.31	55%	19	45%	15	34	-	-

Where X = # units or 1,000 sf

* - pass-by percent ITE and JTE Traffic Engineering experience. There would be some pass-by traffic associated with mail service/delivery trips that already serve the area. No adjustment is made to account for these existing trips.

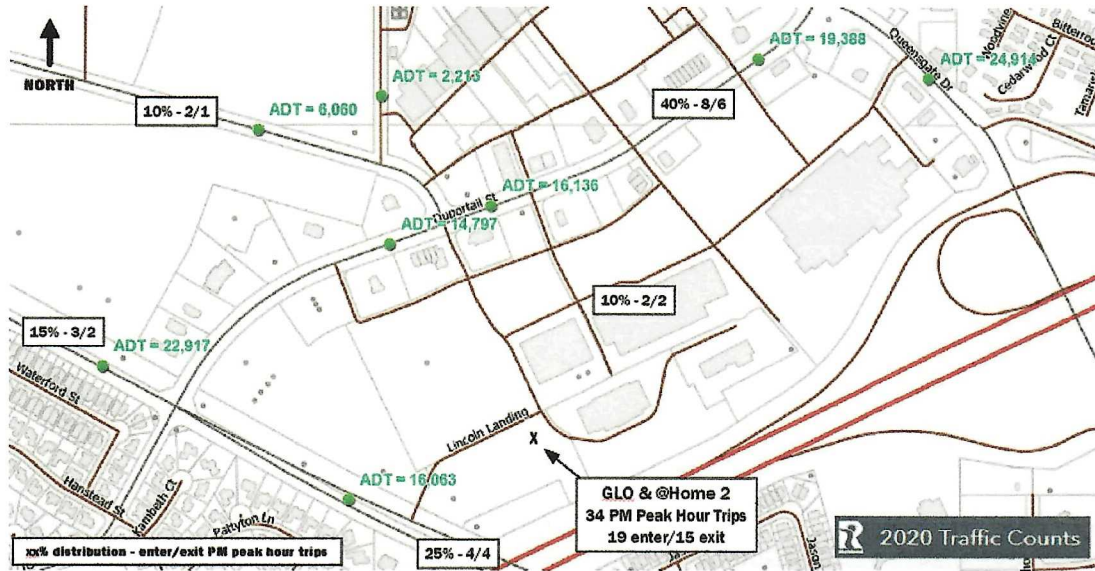
Trip Generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

The proposed project is projected to generate about 34 new PM peak hour trips.

CITY OF RICHLAND
 Attn: John T. Whittier, PE, Civil Engineer 1
 September 17, 2024
 Page -5-

Trip Distribution

The projected site traffic distribution is depicted below.



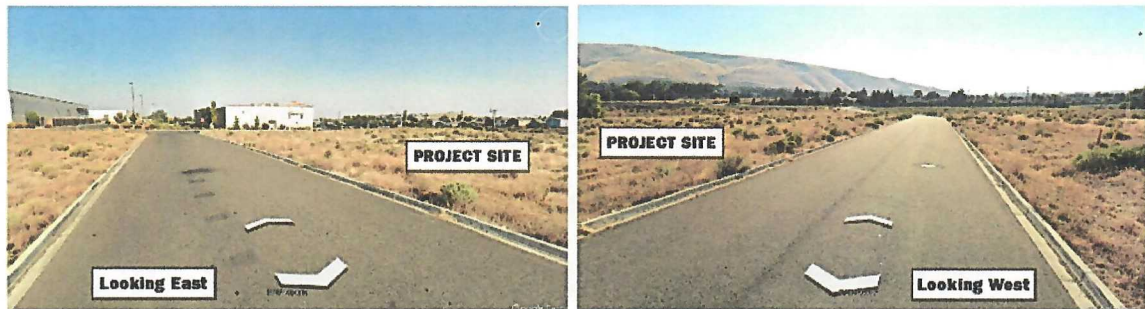
The distribution is based on the characteristics of the road/street network, existing traffic volume patterns, the location of likely trip origins and destinations (residential, schools, employment, shopping, social and recreational opportunities) are factored. Note: The City 2020 traffic counts may have been affected by the pandemic, the effects would have been generally proportional.

SITE ACCESS & CIRCULATION

Site Access Inspection

The project proposal includes one new access driveway on Lincoln Avenue about 250' west of Kennedy Plaza complex access street, centerline to centerline. There are no other accesses within 300' of the proposed driveway.

I have inspected the proposed and existing site accesses using Google Aerial and Street View data. Below are taken from Street View looking to the east and west, respectively:



CITY OF RICHLAND
Attn: John T. Whittier, PE, Civil Engineer 1
September 17, 2024
Page -6-

Presuming vegetation is properly maintained and no signs are placed in the sight triangle, good sight lines are available at the proposed site access.

Access Channelization

The City's TIA criteria identify to review the need for left and right turn treatment at the site access that is typically based on 50 or more turning trips in the peak hour. The site traffic generation and turning movements are well below the 50 peak hour trip threshold. And based on my inspection no auxiliary turn channelization is warranted.

Parking and Circulation

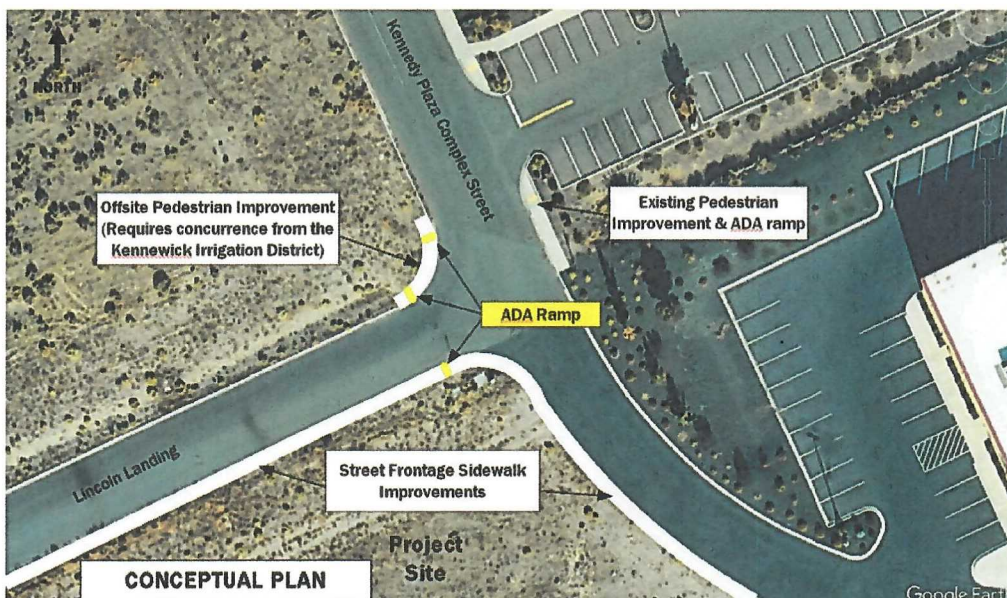
Required parking is governed by RMC 23.54.020; the code notes 1 space per room plus parking for other associated uses. Per the project architect, Varitone Architecture & Interior Design, the site requires a minimum of 120 stalls. The project provides 136 parking stalls including four accessible stalls.

Site circulation is typical of this type of development.

PEDESTRIAN CIRCULATION

Pedestrian facilities are provided around the proposed building and on the street frontage to Lincoln Landing, not including the western portion of the site that is to be made into a separate lot (short plat in process), and the Kennedy Plaza complex street to the east.

Providing a more direct connection of the site's pedestrian facilities to the existing Kennedy Plaza Complex Street facilities would be desirable. Below is a Conceptual Plan of the site's street frontage improvements with my suggested addition (if feasible, requires concurrence from the Kennewick Irrigation District) on the Google Earth aerial:



CITY OF RICHLAND
 Attn: John T. Whittier, PE, Civil Engineer 1
 September 17, 2024
 Page -7-

TRAFFIC MITIGATION

The City of Richland has implemented a Traffic Impact Fee program, reference RMC 12.03. The current 2024 rate per new PM peak hour trip in Zone #2 is \$2,453.84, see City table below:

	Effective January 1, 2024
Zone 1	\$2,647.13
Zone 2	\$2,453.84
Zone 3	\$4,951.56
Zone 4	\$1,815.63

The calculated TIF for the proposed Business Hotel is \$83,430.56 (34 site generated PMPHT's * \$2,453.84/PMPHT).

The site is adjacent to a significant commercial center that I have projected would account for about 10% of the site traffic. I have suggested that the applicant provide a pedestrian connection to the existing Kennedy Plaza Complex Street pedestrian sidewalk, this requires concurrence of the Kennewick Irrigation District.. The RMC 12.03.090 allows the City PW Director to adjust the fee, see below:

12.03.090 Adjustments.

The amount of fee to be imposed on a particular development may be adjusted by the public works director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter. [Ord. 39-04; Ord. 36-18 § 1; Ord. 43-21 § 1; Ord. 2023-09 § 1].

I believe that with pedestrian connectivity to the existing Kennedy Plaza a modest 10% adjustment to the City's TIF would be appropriate. The refined TIF would thus be \$75,087.50 (\$83,430.56 * 90%)

In addition to paying the applicable City TIF the site development would need to be constructed per applicable City requirements.

SUMMARY AND CONCLUSIONS

This Level 2 Trip Generation and Distribution has identified the trip generation, distribution, and other elements per the City's Level 2 TIA Criteria for the proposed 110 room Glo & @Home 2 Business Lodging facility. The site is in the SEC of Keene Rd. at Lincoln Landing intersection. Access to the site is provided via a new access driveway on Lincoln Landing. The proposed project is calculated to generate 34 PM peak hour trips that would quickly disperse to the City's street grid.

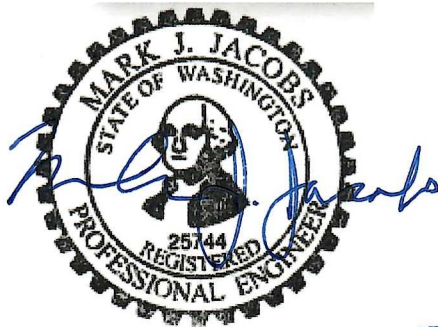
CITY OF RICHLAND
Attn: John T. Whittier, PE, Civil Engineer 1
September 17, 2024
Page -8-

Based on my analysis I recommend Glo & @Home 2 Business Lodging facility be allowed with the following traffic impact mitigation measures.

- Construct site in accordance with applicable City requirements.
- Install the site access on Lincoln Landing to City standards.
- Construct site street frontage sidewalks along the site's frontage to Lincoln Landing, not including the western portion of the property that is in the short platting process, and the Kennedy Plaza Complex Street to applicable requirements.
- Pay the applicable City Traffic Impact Fee. That I believe should be refined, by 10%, to reflect internal traffic with the Kennedy Plaza.

In addition to the above recommendations, it would be desirable if feasible (requires concurrence of the Kennewick Irrigation District) to provide a more direct pedestrian connection of the site's street frontage pedestrian improvements to the Kennedy Plaza pedestrian facilities as Conceptually Depicted in this report.

If you have any questions, you can contact me at 206.762.1978 or email me at jaketraffic@comcast.com.



Very truly yours,

Mark J. Jacobs, PE, PTOE, President
JAKE TRAFFIC ENGINEERING, INC.

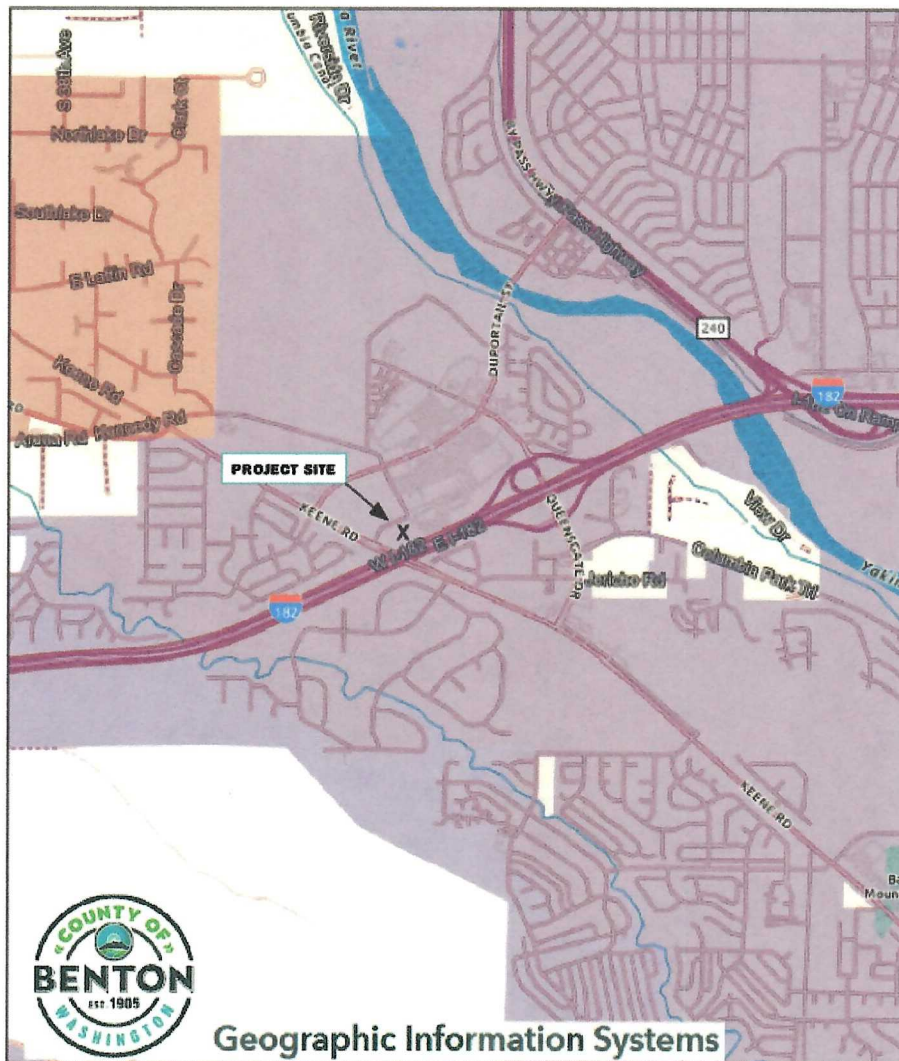
09.17.2024

MJJ: mjj

Project: Glo & @Home2 Business Lodging – Richland
Location: SEC of Keene Rd at Lincoln Landing I/S



NORTH



JTE, Inc.
FIGURE 1

Reprint In Color Only

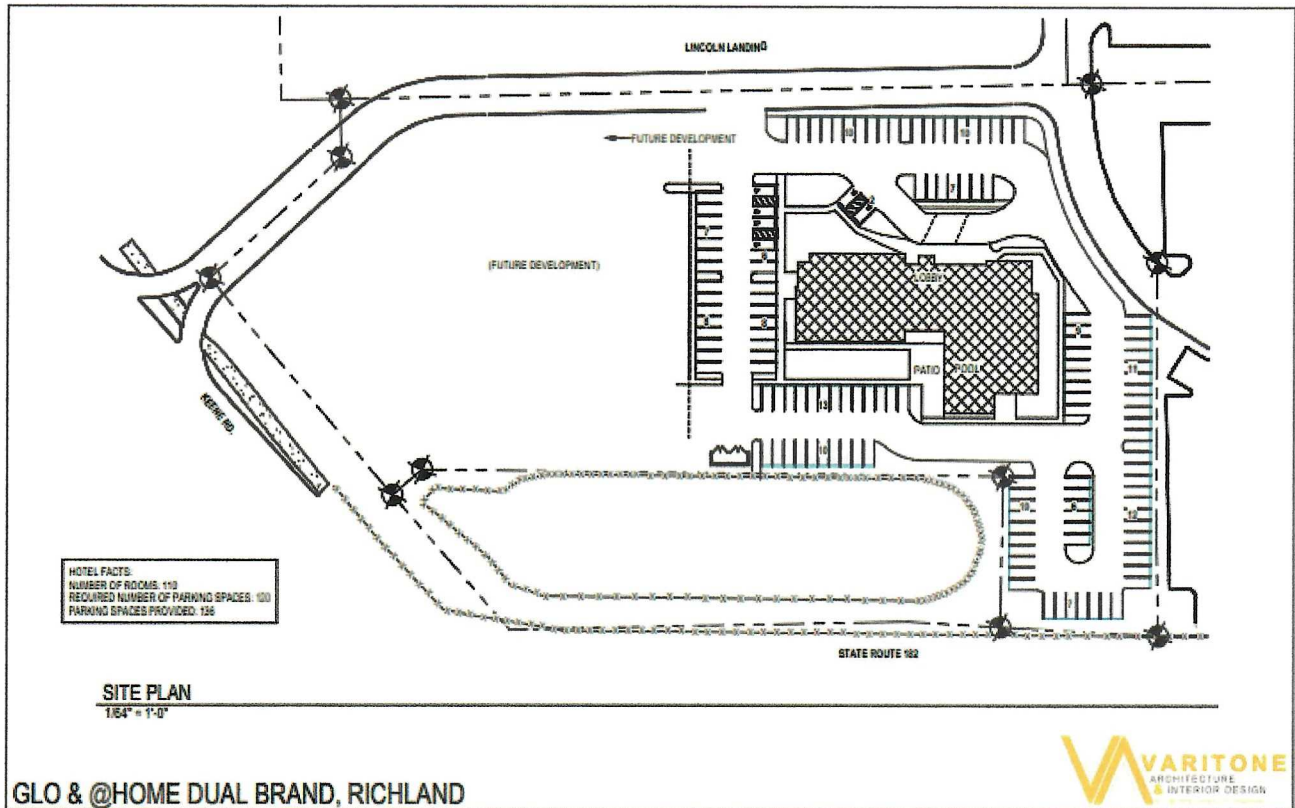
**GLO & @HOME BUSINESS LODGING - RICHLAND
LEVEL 2 TRIP GENERATION & DISTRIBUTION**

VICINITY MAP

Project: Glo & @Home2 Business Lodging – Richland
Location: SEC of Keene Rd at Lincoln Landing I/S



NORTH



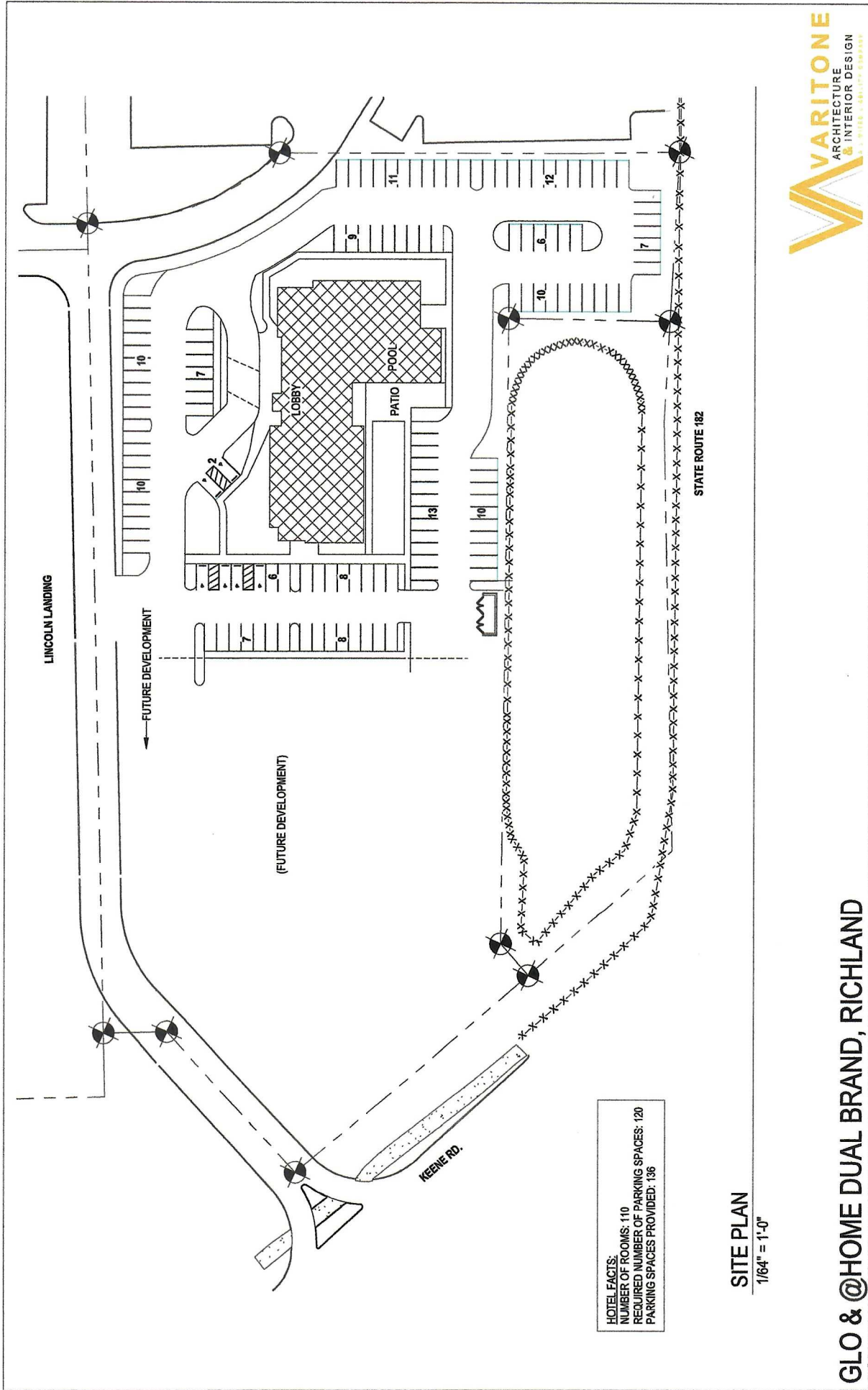
Note: An 8.5 x 11" copy of the Preliminary Site Plan is attached.

JTE, Inc.
FIGURE 2

Reprint In Color Only

GLO & @HOME BUSINESS LODGING - RICHLAND
LEVEL 2 TRIP GENERATION & DISTRIBUTION

PRELIMINARY SITE PLAN



HOTEL FACTS:
 NUMBER OF ROOMS: 110
 REQUIRED NUMBER OF PARKING SPACES: 120
 PARKING SPACES PROVIDED: 136

SITE PLAN
 1/64" = 1'-0"



GLO & @HOME DUAL BRAND, RICHLAND

APPENDIX

jaketraffic@comcast.net

From: Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Sent: Thursday, September 5, 2024 3:01 PM
To: jaketraffic@comcast.net
Cc: DAlessandro, Carlo; Deskins, John; 'Parn Singh'
Subject: RE: 2024.03X - Richland Traffic Impact

Flag Status: Flagged

Good afternoon Mark,

Based on our discussions yesterday, the outline below is appropriate for the Trip Generation Letter for the project site.

If you have any additional questions, please let me know.

Best,
John



John T. Whittier, P.E.
Civil Engineer 1
625 Swift Blvd., MS-26 | Richland, WA 99352
509.942.7649

From: jaketraffic@comcast.net <jaketraffic@comcast.net>
Sent: Thursday, September 5, 2024 7:58 AM
To: Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; 'Parn Singh' <Parn.Singh@outlook.com>
Subject: RE: 2024.03X - Richland Traffic Impact

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

John

Per our correspondence a Level II Traffic Letter to include a Trip Generation and Distribution Letter is required for a Level 2 development would include the following elements:

1. Project description, including proposed use, expected opening year, project phasing, and completion year
2. Site plan with vicinity map;
3. Number of residential units; or commercial/industrial building size noted in square feet and number of parking stalls required per Richland Municipal Code (RMC) Chapter 23.54.020 and number of parking stalls provided;
4. Identify the proposed and existing access points & site circulation;

5. An estimate of trip generation for a typical weekday, as well as the AM and PM peak-hour conditions. Supporting calculations and data sources shall be shown. Any adjustments for transit use and/or pass-by trips shall be clearly documented. Weekend, holiday and/or off-peak trips conditions may be necessary for some projects due to project location or characteristics;
6. Provide a graphic showing site trip distribution and volumes at all project access points;
7. For developments within South Richland TIF program area, the developer shall provide an estimated TIF fee for the project based upon net new PM peak hour trips. The official fee shall be calculated by the City Traffic Engineer based upon the final project submittal. A Microsoft Excel Spreadsheet may be provided to help the developer estimate net new trips;
8. Inspect/discuss site access channelization
9. Discuss site pedestrian connectivity to existing pedestrian facilities
10. Identify apparent traffic issues, if any
11. The Trip Generation and Distribution Letter shall be sealed, signed and dated by the Engineer licensed within the State of Washington qualified to perform traffic engineering impact analysis; and,
12. An electronic file (MS-Word or PDF) of the report and appendix containing analysis shall be provided, unless otherwise stated, to the City Traffic Engineer.

Please let me know if I have missed anything?

Thank you

Mark

Mark J Jacobs, PE, PTOE
JAKE TRAFFIC ENGINEERING, INC
2614 39th Ave. SW
Seattle, WA 98116 – 2503
206.762.1978 o
206.799.5692 c

From: Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Sent: Wednesday, September 4, 2024 11:59 AM

To: jaketraffic@comcast.net

Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; 'Parn Singh' <Parn.Singh@outlook.com>

Subject: RE: 2024.03X - Richland Traffic Impact

Good morning Mark,

Just following-up on our conversation from earlier. Here is the hyperlink to the section Richland Municipal Code that discusses the Transportation Impact Fee Program ([RMC 12.03](#)). The specific rates for Zone 2 can be found in RMC 12.03.040.

If you have any questions or need additional information, please let me know.

Best,
John



John T. Whittier, P.E.
Civil Engineer 1
625 Swift Blvd., MS-26 | Richland, WA 99352
509.942.7649

From: jaketraffic@comcast.net <jaketraffic@comcast.net>
Sent: Wednesday, September 4, 2024 8:56 AM
To: Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; 'Parn Singh' <Parn.Singh@outlook.com>
Subject: RE: 2024.03X - Richland Traffic Impact

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

1000 works call me on my land line, 206.762.1978

Thank you

Mark

From: Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Sent: Wednesday, September 4, 2024 8:55 AM
To: jaketraffic@comcast.net
Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; 'Parn Singh' <Parn.Singh@outlook.com>
Subject: RE: 2024.03X - Richland Traffic Impact

Hi Mark,

I have a couple of items I need to wrap up early this morning. I can give you a call around 10 AM if that works?

Thanks,
John



John T. Whittier, P.E.
Civil Engineer 1
625 Swift Blvd., MS-26 | Richland, WA 99352
509.942.7649

From: jaketraffic@comcast.net <jaketraffic@comcast.net>
Sent: Wednesday, September 4, 2024 8:47 AM

To: Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; 'Parn Singh' <Parn.Singh@outlook.com>

Subject: RE: 2024.03X - Richland Traffic Impact

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

John

I believe a short telephone conversation would suffice for this project. Are you available at say 0900 today?

Thank you

Mark

206.762.1978 o

206.799.5692 c

From: Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Sent: Wednesday, September 4, 2024 8:31 AM

To: jaketraffic@comcast.net

Cc: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>

Subject: RE: 2024.03X - Richland Traffic Impact

Good morning Mark,

Thank you for reaching out to the City regarding this study. John Deskins (City Traffic Engineer) and I (Permitting Engineer) are the two individuals you can reach out to regarding the scoping efforts for the Trip Generation Letter. Are you looking to schedule a meeting to discuss specific parameters related to the request? If so, then let me know and I will work on scheduling a time for all of us to discuss the scope further.

If you have any questions, please let me know.

Best,
John W.



John T. Whittier, P.E.

Civil Engineer 1

625 Swift Blvd., MS-26 | Richland, WA 99352

509.942.7649

From: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>

Sent: Tuesday, September 3, 2024 4:48 PM

To: Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Subject: FW: 2024.03X - Richland Traffic Impact

John,

Can you point Mr. Jacobs in the right direction?

Thank you,



Carlo D'Alessandro, PE
Public Works Director
625 Swift Blvd., MS-26 | Richland, WA 99352
(509) 942-7558

From: jaketraffic@comcast.net <jaketraffic@comcast.net>
Sent: Tuesday, September 3, 2024 2:19 PM
To: DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>
Cc: 'Parn Singh' <Parn.Singh@outlook.com>
Subject: 2024.03X - Richland Traffic Impact

You don't often get email from jaketraffic@comcast.net. [Learn why this is important](#)

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

Carlo

I have asked to provide a budget to conduct Traffic Consulting for a ~110 key business lodging facility, see attached.

Per ITE data the site would generate 34 PMPHT's (below is my preliminary TG calculation). The City's TIA guidelines indicate based on the site traffic generation a Level II report would be required. Who at the City should I contact to discuss the project with?

Thank you

Mark

Mark J Jacobs, PE, PTOE
JAKE TRAFFIC ENGINEERING, INC
2614 39th Ave. SW
Seattle, WA 98116 – 2503
206.762.1978 o
206.799.5692 c

**TABLE 1 - TRIP GENERATION
GLO & @HOME BUSINESS LODGING - RICHLAND
LEVEL II TRANSPORTATION LETTER**

Time Period	Size	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Trip Total	Internal Enter	Shared Enter	Internal Exit %	Shared Exit
Proposed: Business Hotel - General Urban/Suburban (ITE LUC 312; 80 - units)											
Weekday	110	4.02	50%	221	50%	221	442	-	-	-	-
AM peak hour	110	0.36	39%	15	61%	24	40	-	-	-	-
PM peak hour	110	0.31	55%	19	45%	15	34	-	-	-	-

Where X = # units or 1,000 sf

* - pass-by percent per Lynden, ITE and JTE Traffic Engineering experience

Shared traffic per the National Cooperative Highway Research Program (NCHRP) 684 Internal Trip Estimation Tool, based on the IT Trip Generation per the Institute of Transportation Engineers Trip Generation Manual 11th Edition

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering inside the study site. The above trip generation values account for all the site trips made by all vehicles for all purposes, including commuter, visitor, recreation, and service and delivery vehicle trips.

Last Update 3/29/23



DEVELOPMENT TRAFFIC IMPACT ANALYSIS (TIA) CRITERIA

**PUBLIC WORKS DEPARTMENT
CITY OF RICHLAND, WASHINGTON**

As part of the State Environmental Policy Act (SEPA) determination for Transportation, applicants for development (including a change of use) not contained within the South Richland Traffic Impact Fee (TIF) program area ([RMC 12.03](#)) will need to provide traffic analysis based upon anticipated trip generation rates as prescribed in the following table, for SEPA review and determination of potential traffic impacts.

Development Level	Trip Generation ^(a)	Analysis Requirement
Level 1	≤ 30 peak hour trips	None
Level 2	>30 < 100 peak hour trips	Trip Generation and Distribution Letter
Level 3	≥ 100 peak hour trips	Traffic Impact Analysis (TIA) Study



(a) Trip Generation shall be based upon the latest edition to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, unless otherwise approved by the city's Traffic Engineer in advance of any required analysis.

From: Parn Singh <Parn.Singh@outlook.com>
Sent: Tuesday, September 3, 2024 10:10 AM
To: jaketraffic@comcast.net
Subject: Richland Traffic Impact

Hi Mark,

It was nice talking to you over the phone. Please see attached info. Let me know if you have any questions

Parn Singh | Operations | Eternal Hotels

M: 509-460-0865 | F: 541-966-6520

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DEVELOPMENT TRAFFIC IMPACT ANALYSIS (TIA) CRITERIA
PUBLIC WORKS DEPARTMENT
CITY OF RICHLAND, WASHINGTON

As part of the State Environmental Policy Act (SEPA) determination for Transportation, applicants for development (including a change of use) not contained within the South Richland Traffic Impact Fee (TIF) program area ([RMC 12.03](#)) will need to provide traffic analysis based upon anticipated trip generation rates as prescribed in the following table, for SEPA review and determination of potential traffic impacts.

Development Level	Trip Generation ^(a)	Analysis Requirement
Level 1	≤ 30 peak hour trips	None
Level 2	>30 < 100 peak hour trips	Trip Generation and Distribution Letter
Level 3	≥ 100 peak hour trips	Traffic Impact Analysis (TIA) Study



(a) Trip Generation shall be based upon the latest edition to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, unless otherwise approved by the city's Traffic Engineer in advance of any required analysis.

The City Traffic Engineer may require a TIA study for other instances as well, such as:

1. For Level 1 or Level 2 developments where there are other potential traffic impacts resulting from or aggravated by the proposed development (e.g. safety, queuing, circulation, etc.).
2. When a project within the South Richland TIF program area might trigger the need for a TIF eligible project to be constructed or when other traffic mitigations not included in the TIF program may be required.
3. When a redevelopment project or change of use would increase trips at the site by 30 or more in the PM peak hour.
4. When a review of a completed Level 2 analysis suggests that the project might cause an intersection to exceed the adopted level-of-service, then the report will need to be amended to a TIA study.

A Trip Accounting Letter is another tool whereby a developer may submit a letter that compares the trips allowed in a previously approved development to the number of trips that would be generated in a change for that use to demonstrate that the change would generate fewer trips and thus not warrant further study requirements over and above the original. These are custom studies where other possible factors for consideration may be required for analysis based upon the context.

TRIP GENERATION AND DISTRIBUTION LETTER

To reduce cost for further analysis and delays for review, it is highly recommended the Trip Generation and Distribution Letter preparer contact the city's Traffic Engineer prior to the start of the analysis to discuss the trip generation rates and distribution pattern used for the analysis.

Trip Generation and Distribution Letter is required for a Level 2 development and shall include the following elements as a minimum:

1. Project description, including proposed use, expected opening year, project phasing, and completion year
2. Site plan with vicinity map;



Last Update 3/29/23

3. Number of residential units; or commercial/industrial building size noted in square feet and number of parking stalls required per Richland Municipal Code (RMC) Chapter 23.54.020 and number of parking stalls provided; ✓
4. Proposed and existing access points (show existing accesses within 300 feet on both sides of the street); site circulation; queuing lengths; proposed traffic controls, streetlight and parking locations, as applicable; ✓
5. An estimate of trip generation for a typical weekday, as well as the AM and PM peak-hour conditions. Supporting calculations and data sources shall be shown. Any adjustments for transit use and/or pass-by trips shall be clearly documented. Weekend, holiday and/or off-peak trips conditions may be necessary for some projects due to project location or characteristics; ✓
6. Provide a graphic showing site trip distribution and volumes at all project access points; ✓
7. For developments within South Richland TIF program area, the developer shall provide an estimated TIF fee for the project based upon net new PM peak hour trips. The official fee shall be calculated by the City Traffic Engineer based upon the final project submittal. A Microsoft Excel Spreadsheet may be provided to help the developer estimate net new trips; ✓
8. An evaluation of right-turn or left-turn treatment warrants may be required by the city Traffic Engineer for project driveways. These would be typically be based upon 50 or more turning trips in the peak hour, or upon WSDOT Design Manual Exhibits from Chapter 1310 ✓
9. The consultant will evaluate and consider whether any pedestrian safety measures may be appropriate for the proposed project such as crosswalk enhancements (RRFB and/or raised median) based upon proximity to important community features, or provision of missing curb ramps or sidewalk; ✓
10. A review of the potential need for Neighborhood Traffic Calming measures for the proposed project neighborhood layout and/or the proposals impacts on adjacent neighborhood streets may be required by the city Traffic Engineer if there is a reasonable belief that problems may arise that would require mitigation; N/A
11. The *Trip Generation and Distribution Letter* shall be sealed, signed and dated by the Engineer licensed within the State of Washington qualified to perform traffic engineering impact analysis; and, ✓
12. An electronic file (MS-Word or PDF) and one paper copy of the report and appendix containing analysis shall be provided, unless otherwise stated, to the City Traffic Engineer. Trip Generation and Distribution Letter's that do not meet the guidelines outlined in above may be returned to the applicant for further analysis. The study is included in the project file and information from the analysis may be used as a basis for findings and recommendations by city staff. ✓

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

It is highly recommended that the traffic impact analysis study preparer contact the city's Traffic Engineer prior to the start of the study to coordinate the scope requirements for the TIA study. Failure to do so may result in additional cost and delay to the development applicant for additional analysis.

The following components of the traffic impact study report shall be included as a minimum:

1. The study purpose and objectives.
2. The project description including existing and proposed land use and site characteristics.
3. A study area description including surrounding land use(s), street system characteristics, transit service, pedestrian and bicycle facilities, and any pending funded transportation system improvements.

4. Existing and future non-project traffic volumes based upon the following table:

Proposed Development Daily Trip Generation	Single-Phase Development Horizon Years	Multi-Phased Development Horizon Years
Less than 1,000 ADT	Year of Opening	Year of Final Phase Opening
1,000 – 2,999 ADT	Year of Opening and at 5 Years	Year of Each Major Phase Opening and 5 Years Beyond Full Build-out
3,000 – 4,999 ADT	Year of Opening and 10 Years	Year of Each Major Phase Opening and 10 Years Beyond Full Build-out
5,000 ADT or more	Year of Opening, 5-year, and 20 Years ^(a) Planning Horizons	Year of Each Phase Opening and 5-year, and 20 Years ^(a) Planning Horizons

(a) A 20-year analysis for any proposed traffic signal or roundabout regardless of the size of the development.

5. Project-related trip analysis for the above periods including expected trip generation, trip distribution, trip assignment and modal split. The trip generation analysis should identify the critical hours of analysis (morning, evening, or facility peak hour) and a summary of daily trips. A discussion of the significance of pass-by and diverted trips may be appropriate for some projects.
6. An evaluation of the project impacts on roadway operating conditions for each period (opening, phasing, 5-, 10-, and 20-year) including:
 - a. An analysis of Level-of-Service (LOS) and volume/capacity critical intersections and access points. Capacity deficiencies, should be identified by each intersection and access approach.
 - b. Turning conflicts and queue spillback in locations that may adversely impact adjacent intersections or driveways.
 - c. An evaluation and discussion of traffic safety impacts (with Traffic Hazards being an Element of the Environment under SEPA, WAC 197-11-444) as it applies to vehicles trucks, transit, pedestrians, and bicyclists should be included in cases where safety may be adversely affected by the proposed development or as specifically directed by the city’s Traffic Engineer. Safety mitigations shall be considered and/or proposed as appropriate.
 - d. Impacts to on-street parking.
 - e. An evaluation of the site accesses, including on-site and street circulation and impacts. The analysis needs to identify any impacts with adjacent driveways or streets and those opposite the development.
 - f. A discussion of the impacts on existing neighborhood streets with residential land uses (typically street classified as Local Street).
 - g. Mitigation measures required for the project by each evaluation period.
7. In some cases the scope of the TIA study may be modified (expanded or reduced) by the City’s Traffic Engineer. This may include review of traffic calming needs, roadway layout and design, specific safety concerns, the need for a longer and/or additional evaluation periods, the need to use or obtain traffic or trip generation data from similar developments, etc. Scope changes will normally be provided at either the initial scope meeting between the City Traffic Engineer and the TIA engineer prior to the start of the study or in the Site Plan Approval (SPA) or other approval or review process for the development by the City. The City reserves the right to utilize the TIA and the City’s Design Guidelines to develop site specific conditions at the SPA stage.

Last Update 3/29/23

8. Developments within areas covered by RMC 12.03, the City's traffic impact fee program, shall provide an estimated TIF fee for the project based upon net new PM Peak hour Trips. The official fee shall be calculated by the City Traffic Engineer based upon the final project submittal.
9. A Professional Engineer qualified in the practice of transportation engineering, traffic operations, or transportation planning, and currently registered in the state of Washington must perform and stamp the Traffic Impact Analysis Study.
10. An electronic file (MS-Word or PDF) and three paper copies of the study and appendix containing analysis shall be provided, unless otherwise stated, to the city's Planning Department assigned planner for the development application. Reports that do not meet the guidelines outlined in this chapter may be returned to the applicant for further analysis. The study is included in the case file and information from the study may be used as a basis for finding by city staff.

Critical Areas Report

Shrub-Steppe Habitat Assessment
Eternal Hotels Development Project
City of Richland, Washington

Prepared for:

Parn Singh

Eternal Hotels, LLC

3090 Keene Road

Richland, Washington 99352

November 2024

PBS Project 64947.000



22833 SE BLACK NUGGET RD
SUITE 140
ISSAQUAH, WA 98029
425.654.8775 MAIN
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PBSUSA.COM

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Supporting Data

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Table 1. Vegetation Species Identified in Study Area

FIGURES

Figure 1. Site Vicinity

Figure 2. Area Topography

Figure 3. Hillshade View

Figure 4. NRCS Soils Map

Figure 5. WDFW PHS Data – Shrub-steppe Layer

Figure 6. Critical Areas Map

APPENDICES

Appendix A: Site Photographs

Photographic Log 1—Historic Disturbance

Photographic Log 2—Existing Conditions

Appendix B: WDFW PHS Report

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1 INTRODUCTION

PBS Engineering and Environmental LLC (PBS) was contracted by Eternal Hotels (Client) to conduct a critical areas assessment for a planned development project consisting of a new hotel and parking area located within the city of Richland, Washington. The purpose of this critical areas report is to detail the extent of regulated critical areas within the study area as defined and regulated by the City of Richland (City).

Through the course of preliminary data review, PBS determined that the site contains potential shrub-steppe habitat (Figure 5). Shrub-steppe habitats are a priority habitat as per the Washington Department of Fish and Wildlife (WDFW) definitions and are regulated as Fish and Wildlife Habitat Conservation Areas (FWHCAs) by the City. In addition, the site has been identified as a potential area utilized by state-listed priority wildlife species Townsend's ground squirrel (*Urroditellus townsendii townsendii*) and Ferruginous hawk (*Buteo regalis*). Details of the critical areas assessment are provided below.

2 PREPARER

The background investigation, site assessment, and report were completed by Senior Habitat Biologist David Steiner. Mr. Steiner has 26 years of fish and wildlife assessment and monitoring experience evaluating the functional condition of shrub-steppe, riparian, aquatic, and wetland habitats across Washington State.

3 STUDY AREA

The project area is located near the junction of Interstate 82 (I-82) and Keene Road in the southwestern portion of Richland, Washington. The project area is situated between Lincoln Landing and Kennedy Road and consists of a vacant, undeveloped 5.01-acre single tax parcel, 121981000002031. The location of the project study area is shown in Figure 1.

4 REGULATORY PROVISIONS

4.1 FWHCAs

FWHCAs are defined and regulated by the City under Chapter 22.10 of the CRDC. FWHCAs are defined in 22.10.185 of the CRDC as:

1. Areas where state or federally designated endangered, threatened, and sensitive species have a primary association.
2. State priority habitats and areas associated with state priority habitats.
3. Habitats and species of local importance.
4. Habitats and species that are important to the City of Richland
5. National wildlife refuge, national park, or park or preserve designated under WAC 332-30-151
6. The Yakima River Delta area, including Lake Wallula wildlife habitat areas currently managed by the U.S. Army Corps of Engineers, the Chamna Natural Preserve, Bateman Island;
7. The Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
8. Amon Creek Natural Preserve;
9. Badger Mountain Natural Preserve;
10. Category I wetlands as defined in RMC 22.10.100;
11. State nature area preserves or natural resource conservation areas and state wildlife areas;
12. Documented habitat, other than accidental presence, of threatened or endangered species;

13. Documented habitat, other than accidental presence, of regional or national significance for migrating birds;
14. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

4.2 WDFW Shrub-Steppe Definition

The WDFW has the following definition of shrub-steppe. It should be noted that its definition of shrub-steppe was amended in 2020 to include areas where shrubs were eliminated due to naturally occurring wildfires. Shrub-steppe is defined by the WDFW 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 codominant) 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 key 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 habitat components during periods of post-fire recovery. (WDFW, 2008)

5 BACKGROUND INVESTIGATION

5.1 Landscape Position

The site is located within the Pleistocene Lake Basin level IV ecoregion within the Columbia Plateau ecoregion. This area is characterized by level-to-undulating lake plains that historically contain Pleistocene lakes following flooding from glacier lakes Missoula and Columbia. This area has one of the driest climates within the Columbia Plateau, with annual precipitation averaging between 7 to 10 inches.

The Yakima River floodplain is located more than 1.5 miles to the north, Badger Mountain is approximately 0.75 miles away to the southeast, and Candy Mountain is more than 1.75 miles to the southwest. The present-day landscape is characterized by increased impervious surfaces from surrounding urbanization, agricultural lands, and shrub-steppe grasslands.

5.2 Historic Disturbance

An analysis of historical aerial photographs from Google Earth was conducted to discern past land use activities and disturbance factors that may have impacted the current habitat conditions for the study area and project vicinity. From 2006 to 2013, the project study area was subject to notable land use disturbance associated with construction of the adjacent commercial retail development directly to the north and the City retention pond facility to the east located along I-82. The higher-intensity disturbance activities and associated environmental impacts included clearing of vegetation, grading, compaction of soils, and the creation of paved roads, utilities, and buildings. See Appendix A, Photograph Log 2 for a timeline of aerial images showing the extent of project area disturbance.

5.3 Topography

The broader area gently slopes from west to east. The project site is generally flat, transitioning to steeper slopes toward the eastern boundary near I-82. See Figure 2.

5.4 Soils

The Natural Resources Conservation Service (NRCS soil) maps indicate the presence of Hezel loamy fine sand, 0–2 percent and 2–15 percent slopes, and Quincy loamy sand, 2–15 percent slopes, within the project area (Figure 3). These very deep well-draining soils are not listed as hydric in the Benton County Soil Survey. Descriptions of each of these soil types are included below.

HeA, HeD, Hazel loamy fine sand, 0–2 percent slopes and 2–15 percent slopes

The Hezel component makes up 70 percent of the map unit. This component is found on hills and terraces. The parent material consists of Eolian sand over silty lacustrine deposits. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 80 inches (or restricted depth) is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.

QuD, Quincy loamy sand, 2–15 percent slopes

The Quincy component makes up 30 percent of the map unit. This component is found on hills and terraces. The parent material consists of Eolian sands. Depth to a restrictive layer is greater than 80 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 80 inches (or restricted depth) is moderate. The soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 60 inches.

5.5 Mapped Critical Areas

5.5.1 Wetlands

National Wetland Inventory (NWI) maps indicate no mapped wetlands in the study area. It is important to recognize that NWI maps are created through aerial photograph interpretation and are not meant to represent the jurisdictional boundaries of waters and wetlands.

5.5.2 Shrub-Steppe Habitat

The WDFW priority habitat and species (PHS) web map (WDFW, 2024) shows presumptive shrub-steppe habitat on the subject parcel within the study area (Figure 5). The full PHS report for the study area is included in Appendix B.

5.5.2.1 Shrub-Steppe Habitat

The PHS shrub-steppe habitat layers are intended to be a general indication that shrub-steppe vegetation could occur on a site. The WDFW recognizes that accurate mapping of these habitats is needed and recommends a site-specific assessment for verification.

6 PRIORITY SPECIES

The WDFW PHS online data indicates that Townsend's ground squirrel (*Urroditellus townsendii*) and ferruginous hawk (*Buteo regalis*) may occur within the project study area.

6.1 Ferruginous Hawk

The ferruginous hawk (*Buteo regalis*) is a larger raptor with broad wings, a large head, robust chest, and feathered legs. This species averages 23 inches in length and has a wingspan of 56 inches. Ferruginous hawks are migratory and occur in arid grasslands and shrub steppe habitats. The diet of Washington ferruginous

hawks consists primarily of small- to medium-sized mammals, such as jackrabbits, pocket gophers, mice, and ground squirrels, but often includes birds, reptiles, and insects. This species arrives in its breeding areas from late April through July. Nests occur on small rock outcrops on the slope of steep hillsides or canyons or in isolated trees, such as junipers.

Washington state is on the northwestern edge of the species' breeding range. Over 200 territories have been documented in Washington, with Franklin and Benton counties together hosting about 60%. Grant, Walla Walla, Adams, and Yakima counties have had 13 or more territories each. In 2002, only 20% of historical ferruginous hawk nesting territories in Washington were occupied, with many vacant for years. The current population size is unknown but is likely very small.

6.2 Townsend's Ground Squirrel

The WDFW priority species maps indicate the potential for Townsend's ground squirrel to occur within the general area. It is worthy to note that the ground squirrel habitat maps are on a township scale and detailed maps of known ground squirrel populations are considered sensitive information, and, therefore, access is limited.

The Townsend's ground squirrel is a small burrowing ground squirrel found only in Washington State in the Columbia Basin west of the Columbia River in Klickitat, Benton, Yakima, and Kittitas counties. This species typically inhabits low-elevation shrub-steppe, native grasslands, pastures, orchards, vineyards, highway margins, vacant lots, and banks of irrigation canals (WDFW, 2013). Their diet is largely composed of green vegetation, with Sandberg's bluegrass (*Poa secunda*), western tansy mustard (*Descurainia pinnata*), lupine (*Lupinus laxiflorus*), and woollypod milkvetch (*Astragalus purshii*) occurring most frequently in the diet. Reasons for species decline include habitat fragmentation, past and current pest control programs (poisoning and shooting) where the squirrel may be an intended or unintended target, and reduction of food sources due to habitat conversion (Rodrick, 1991). Habitat disturbance typically reduces forb diversity of arid landscapes, converting sites to shrub-steppe with cheatgrass and other nonnative forb dominance. Cheatgrass tends to outcompete native forbs and is not a reliable food source for small wildlife such as ground squirrels.

7 ASSESSMENT METHODS

Prior to the habitat assessment field visit, PBS reviewed aerial photographs, WDFW PHS data, Benton County and City geographic information system (GIS) data, USDA-NRCS Web Soil Survey Data, USFWS NWI data online, NatureServe Explorer Online, and Google Earth Pro.

A site visit was completed on September 21, 2024, by PBS Senior Scientist David Steiner. The entire study area was walked to survey the extent and condition of shrub-steppe habitat. Any evidence of wildlife usage in the form of tracks, scat, burrows, browsing, and potential nesting areas was documented. Vegetation types, spatial distribution, and densities were noted, and existing plant species were identified.

Trimble Field Maps software was used for viewing real-time maps and data online while on site, which was useful in verifying and recording site attributes and features including the location and extent of shrub-steppe vegetation, property boundaries, and other features. A handheld Trimble DA2 GPS receiver capable of collecting real-time coordinates with sub-meter accuracy was used to map vegetation and record wildlife observation locations. Seven photo points were established around the perimeter of the site and representative photographs depicting typical site characteristics, vegetation, and habitat conditions were taken (see site photographs in Appendix B).

8 EXISTING CONDITIONS

The 5-acre study area on the subject parcel is primarily flat with steeper slope break transitions located on the eastern portion of the parcel boundary where it transitions to the adjoining parcel, existing retention pond, and I-82; and along the southern boundary where it transitions uphill to the roadway embankment for Keene Road. There are remnant unpaved dirt roads and open disturbance areas on the western, eastern, and southern sides of the study area. These disturbance areas are from previous commercial use development and from construction of the city retention pond facility. The disturbed and compacted areas cover approximately 1 acre of the 5-acre study area.

The substrate consists of fine sand. The composition and cover of vegetation throughout the entirety of the study area is classified as early to mid-seral stage consisting of a shrub/subshrub layer and understory of bunch grasses and forb/herbaceous layer. Fifteen different vegetation species were identified during the site assessment including seven native shrub, grass, and forb/herbaceous species and eight nonnative weedy invasive subshrub, grass, and forb/herbaceous species.

Table 1. Vegetation Species Identified in Study Area

Common Name	Scientific Name	Type	Origin	Life Stage
Big sagebrush	<i>Artemisia tridentata</i>	Shrub	Native	Perennial
Gray rabbitbrush	<i>Ericameria nauseosa</i>	Shrub	Native	Perennial
Idaho blue fescue	<i>Festuca idahoensis</i>	Grass	Native	Perennial
Currant leaved globemallow	<i>Sphaeralcea grossulariifolia</i>	Forb/Subshrub	Native	Perennial
Bur ragweed	<i>Ambrosia acanthicarpa</i>	Forb/Herb	Native	Perennial
Western meadow aster	<i>Aster campestris</i>	Forb/Herb	Native	Perennial
Leafy fleabane	<i>Erigeron foliosus</i>	Forb/Herb	Native	Perennial
Cheatgrass	<i>Bromus tectorum</i>	Grass	Nonnative	Annual
Diffuse knapweed	<i>Centaurea diffusa</i>	Forb/Herb	Nonnative	Biennial/Perennial
Russian thistle	<i>Kali tragus</i>	Subshrub	Nonnative	Annual
Tumble mustard	<i>Sisymbrium altissimum</i>	Forb/Herb	Nonnative	Annual
Puncturevine	<i>Tribulus terrestris</i>	Forb/Herb	Nonnative	Annual
Prickly lettuce	<i>Lactuca serriola</i>	Forb/Herb	Nonnative	Biennial
Rush skeletonweed	<i>Chondrilla juncea</i>	Forb/Herb	Nonnative	Perennial
Matchbrush	<i>Gutierrezia sarothrae</i>	Subshrub	Nonnative	Perennial

The existing vegetation observed at the site can be classified into two distinct areas based on the influence of previous site disturbance impacts. The less-disturbed middle portion of the study area is composed of an overstory layer dominated by a higher shrub density of big sagebrush (*Artemisia tridentata*) with a smaller component of gray rabbit brush (*Ericameria nauseosa*) and a mix of understory groundcover consisting of native and nonnative grass and forb species. The vegetation species composition found in the more-disturbed surrounding outer areas is predominately nonnative invasive weed species including Russian thistle, knapweed, and cheatgrass, with some rabbit brush and a few native herbaceous species.

9 HABITAT ASSESSMENT RESULTS

9.1 Shrub-Steppe Vegetation

Approximately 1.4 acres of the 5-acre study area are composed of a moderately dense shrub layer of mature big sagebrush cover, which appears to have rejuvenated from prior clearing activities that occurred 15 to 18 years ago. The understory groundcover layer within the big sage area is predominately a mix of perennial bunchgrass species including Idaho blue fescue (*Festuca idahoensis*) and at least one other native bunchgrass species that was not identified to the species level.

The outer more-disturbed area (approximately 2.55 acres) surrounding the central big sagebrush shrub layer area consists of predominately nonnative invasive weed species including Russian thistle, knapweed, and cheatgrass, along with some sparse patches of native rabbit brush. Figure 6 shows an overview of the existing habitat conditions that were evaluated and characterized during the site assessment in late September 2024. Representative photographs of the study area vegetation communities, soil conditions, topography, and surrounding land uses are included in Appendix A, Photographic Log 2.

9.2 Wildlife Utilization

During the site assessment, no active wildlife species were observed or encountered within the study area and no evidence of tracks, burrows, nests, or scat was found. Several smaller unidentified bird species were observed flying over the site and utilizing the existing vegetation along the shoreline of the adjacent city retention pond.

9.3 Priority Wildlife Species

9.3.1 Ferruginous Hawk

The ferruginous hawk, a State Threatened Species, is an uncommon breeding species and rare winter visitor east of the Washington Cascades (WDFW, 1996). These hawks nest on cliffs, high bluffs, utility towers, trees, or on the ground. Ferruginous hawks inhabit dry open country of the plains, grasslands, and shrub-steppe habitats of Eastern Washington during the breeding season, which runs from approximately March 1 through August 15.

Ferruginous hawks are strongly associated with undisturbed areas. Uncultivated land is a major component of the ferruginous hawk's habitat (Lokemoen and Duebbert, 1976; Schmutz, 1984 and 1987; Olendorff, 1993). Loss of uncultivated land and the prey base it supports may limit the frequency and success of ferruginous hawk nesting efforts (Howard and Wolfe, 1976; Woffinden and Murphy, 1977).

The diet of ferruginous hawks includes mostly small- and medium-sized mammals with a preference for northern pocket gophers in Washington (WDFW, 1996). The major limiting factors for viable ferruginous hawks in Washington are the availability of adequate prey populations and undisturbed habitat (Schmutz, 1984 and 1987).

This species is declining throughout Washington. They have been reported as nesting as far north as Chelan, though recent records are limited to Kittitas, Yakima, Douglas, Grant, Benton, Klickitat, Lincoln, Adams, Franklin, Walla Walla, Whitman, and Columbia counties. Serious declines have occurred in Washington. For example, five pairs were seen in Yakima County in 1985, but these had been reduced to only one nesting pair by 1995. In fact, this species has also declined across North America in recent years, possibly a permanent trend due to increased human presence in its range, or possibly a temporary fluctuation in its relation to prey variability, or both. Of the nests surveyed for this hawk, 72.8% were more than 1.25 miles from roads or areas with people, a testament to the need of disturbance-free areas for the conservation of this species.

Considering the information described above, it is unlikely that the proposed development will impact Ferruginous hawk populations, especially due to the high intensity land use conversion that has occurred in the project area, the overall low population abundance of the species, degraded habitat conditions, and a reduced prey base.

9.3.2 Townsend's Ground Squirrel

There is very low potential that Townsend's ground squirrel occurs within the project area given the lower habitat quality and surrounding high-intensity land use disturbance regime. There are known populations of Townsend's ground squirrel south of Badger Mountain, but not on the north side of the mountain. The timing of the site assessment was such that observations of active Townsend's ground squirrels were unlikely as they go into estivation (hibernation) when plants dry up in the summer and do not become active again until spring. Additionally, no ground squirrel burrows or feces were observed during the site visit. Food sources in the form of native grasses and forbs are extremely limited due to the dominance of non-palatable cheatgrass and other nonnative grasses.

While the project site is within the known historic range of this species, the site is marginal at best. Given the above information, it is unlikely that development of the site would directly impact Townsend's ground squirrel populations.

10 SUMMARY AND CONCLUSIONS

The existing vegetation found within the study area does meet the previously described WDFW definition according to the specific types of vegetation commonly found in shrub-steppe habitat ecosystems across Eastern Washington.

The proposed development site is surrounded by previous residential and commercial development that has occurred within the last 15 to 25 years. As described and detailed in the previous sections of this report, the study area itself has been directly impacted because of those previous land disturbance actions and there are still adjacent surrounding areas that are designated for future development. The existing habitat has been fragmented, reduced, and altered to a level where habitat functions and value are very degraded. The impaired habitat has resulted in less biodiversity and contributed to decreased wildlife species utilization, further supported by the lack of wildlife species presence at the time of the site assessment. The current disturbance regime and impaired habitat within the study area and broader vicinity is no longer capable of fully supporting critical life history stages of priority wildlife species such as Ferruginous hawk or Townsend's ground squirrel that may have historically utilized the project area.

The habitat assessment and supporting information provided in the critical areas report is intended to help further support the determination of potential site impacts as well as avoidance and minimization measures.

11 REFERENCES

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Figures

Figure 1. Site Vicinity

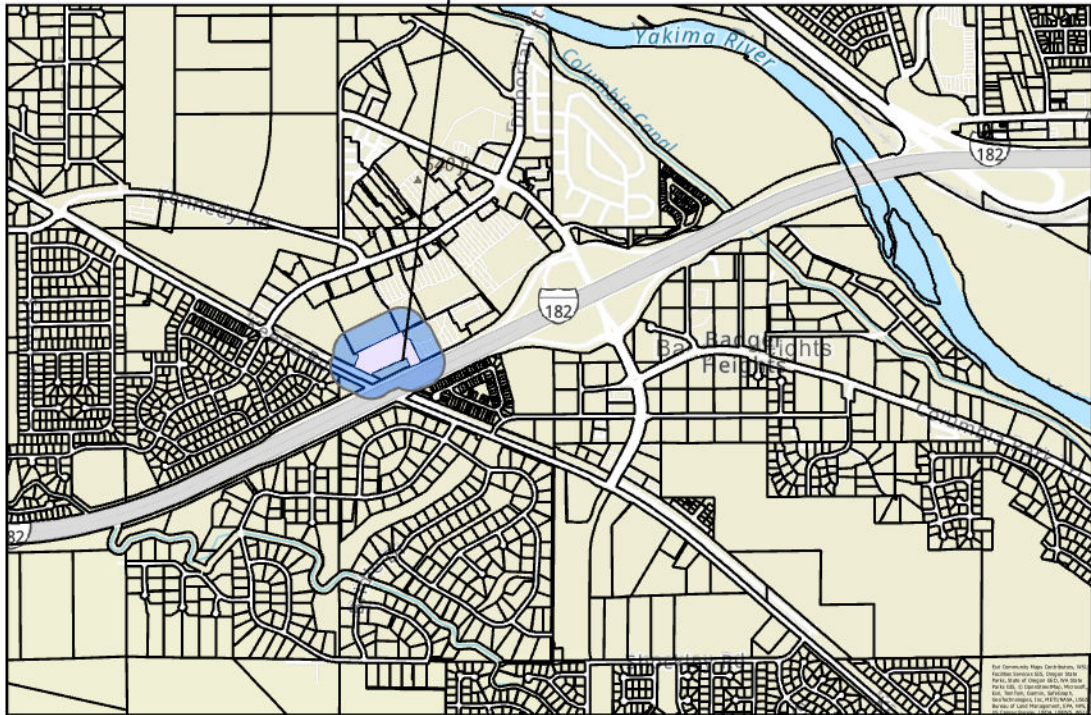
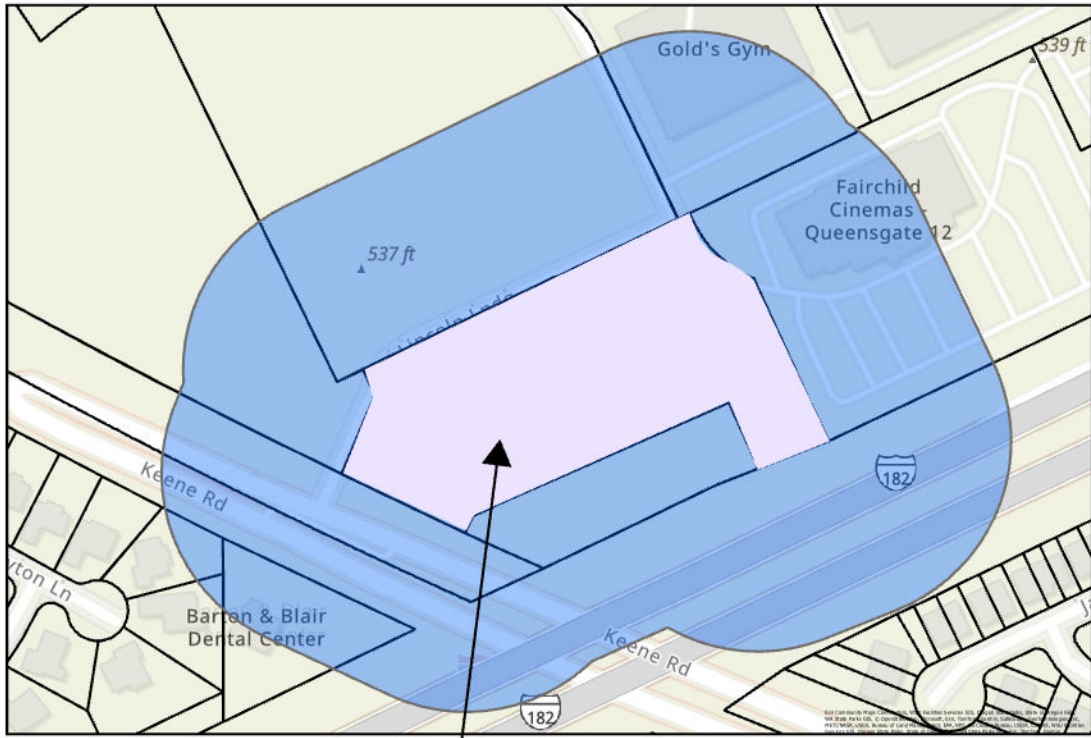
Figure 2. Area Topography

Figure 3. Hillshade View

Figure 4. NRCS Soils Map

Figure 5. WDFW PHS Data – Shrubsteppe Layer

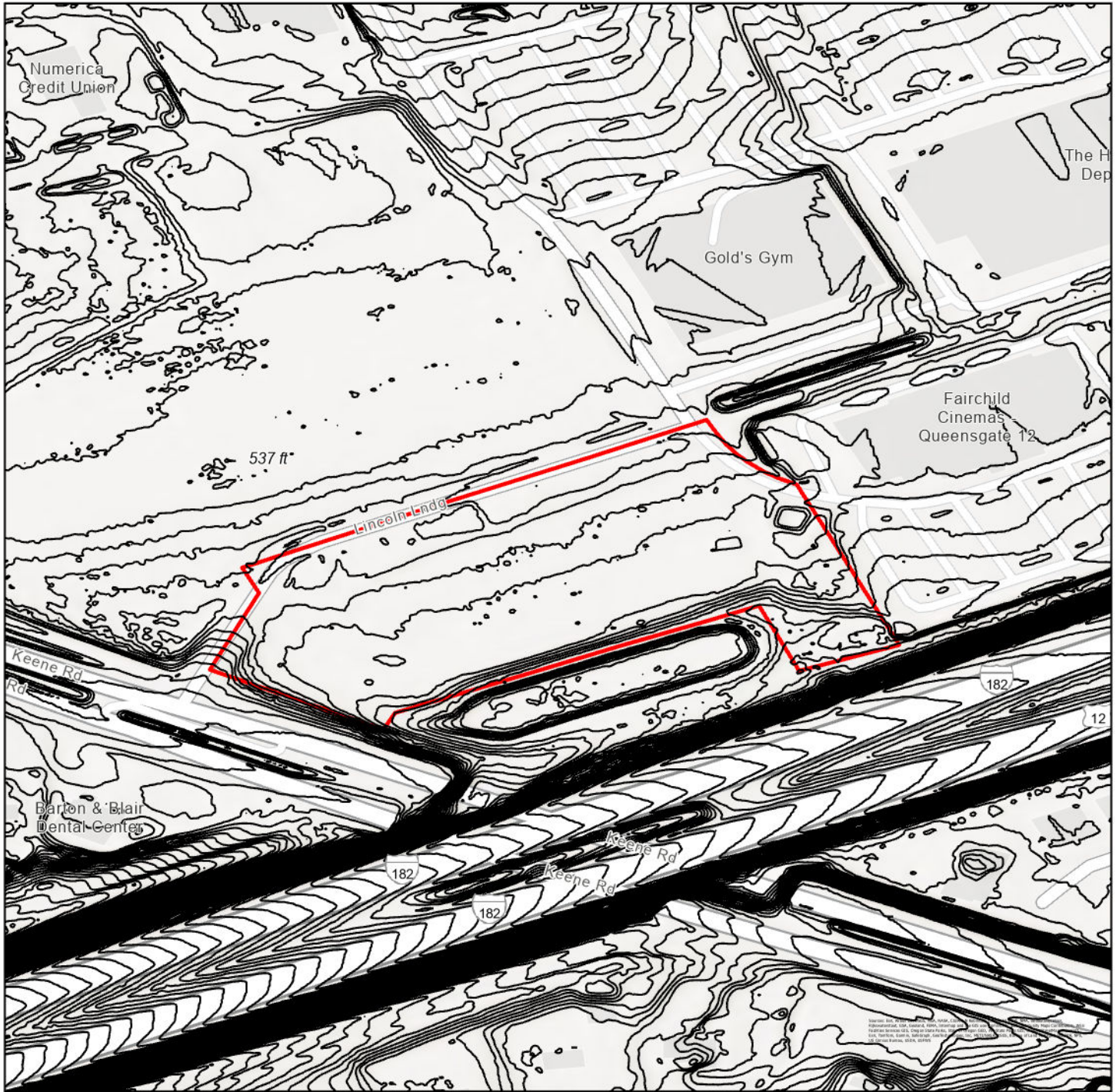
Figure 6. Critical Areas Map





Legend

- Study Area
- 30' Buffer





Legend

-  topographic
-  Parcel Boundary

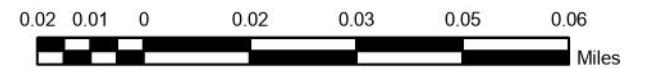
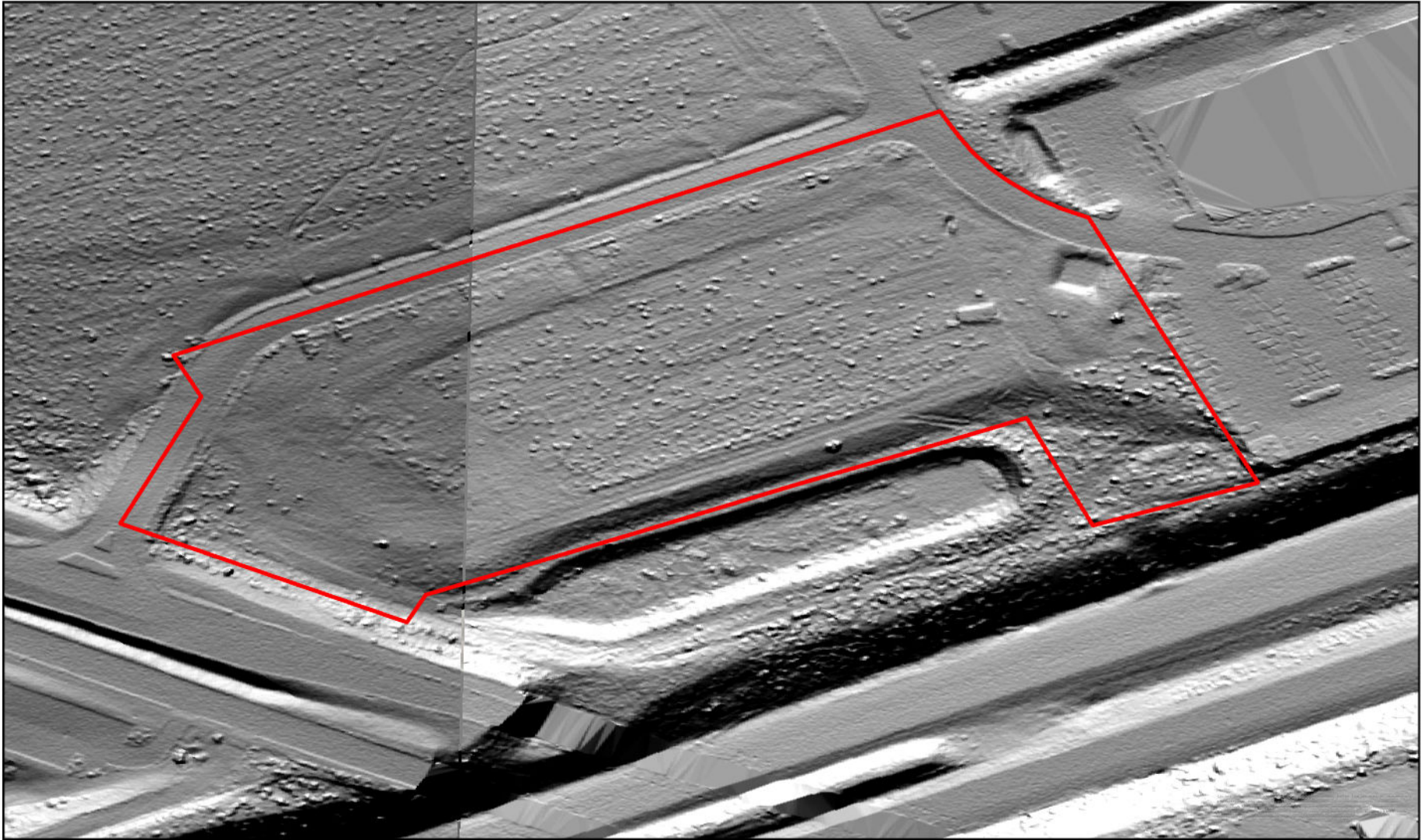


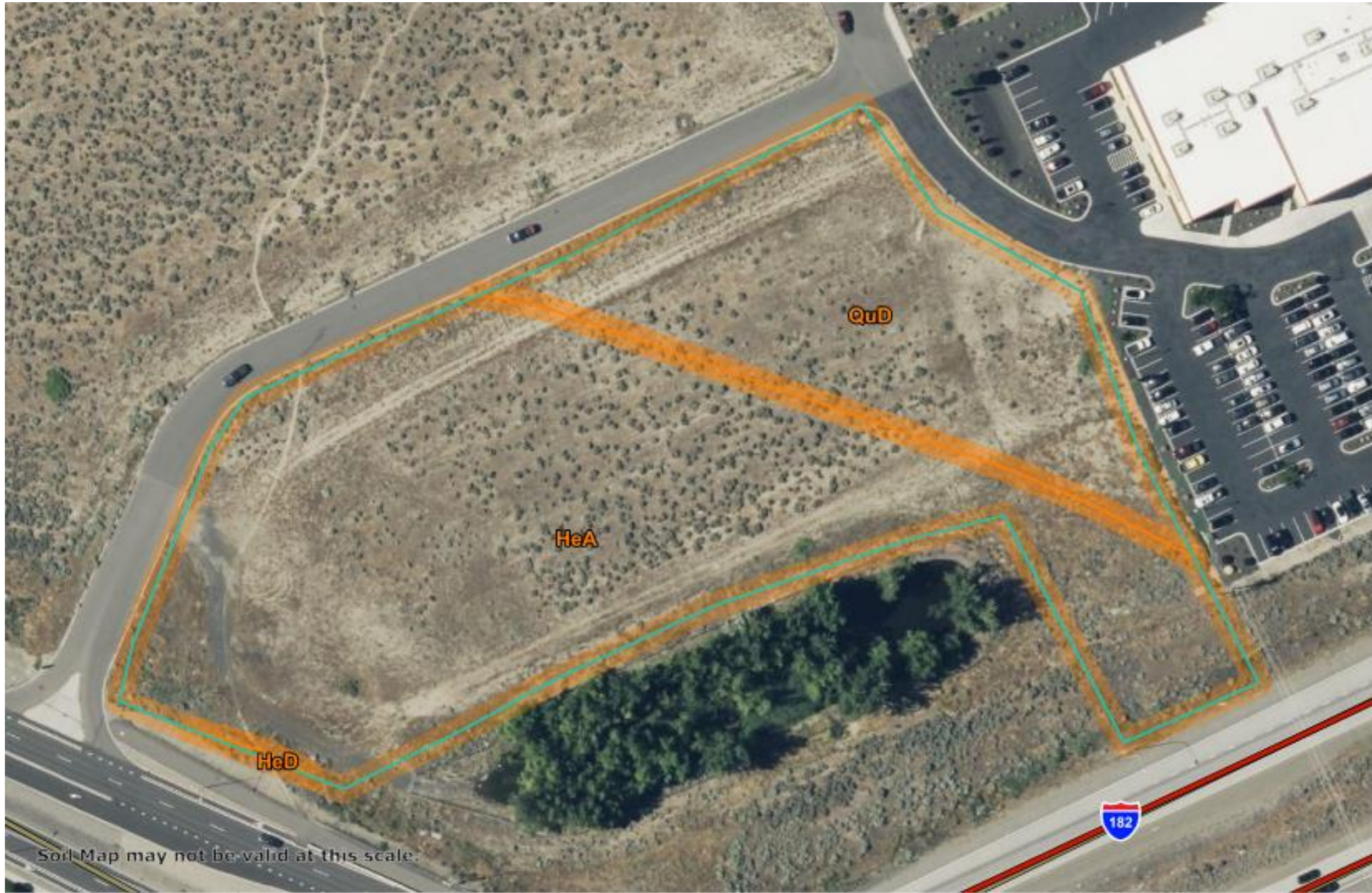
AREA TOPOGRAPHY
 ETERNAL HOTELS PROJECT
 RICHLAND, WASHINGTON

SEPT 2024

FIGURE

2





Soil Map may not be valid at this scale.

PREPARED FOR: Eternal Hotels

PBS Engineering and
Environmental LLC
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939
pbsusa.com






NRCS Soils Map

Study Area Soils

PROJECT
64947.000
DATE
October 2024
FIGURE

4



-  WDFW Presumptive Shrubsteppe Habitat
-  WDFW Shrubsteppe Habitat
-  Parcel Boundary



WDFW PHS DATA - SHRUBSTEPPE LAYER
 ETERNAL HOTELS PROJECT
 RICHLAND, WASHINGTON

SEPT 2024
FIGURE
5

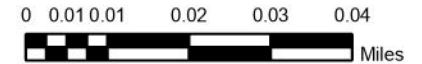


Legend

- Shrubsteppe vegetation - big sage, rabbit brush, grasses - 1.41 Acres
- Outer Disturbance Area - 3.17 Acres
- Road/Construction Disturbance Areas - 1.06 Acres
- Parcel Boundary - 5.04 Acres
- Photo Points

Outer disturbance zone dominated by non-native invasive weed species, with sparse native rabbit brush (*Ericameria nauseosa*)

Moderately dense shrub layer dominated by Big Sagebrush (*Artemesia tridentata*). Ground cover layer primarily perennial grasses.



CRITICAL AREAS MAP
 EXISTING HABITAT CONDITION
 ETERNAL HOTELS PROJECT RICHLAND, WASHINGTON

SEPT 2024

FIGURE

6

Appendix A

Site Photographs

Photographic Log 1—Historic Disturbance

Photographic Log 2—Existing Conditions

The following exhibit presents aerial imagery of the project area from 2006 through 2013 for those years where satellite imagery is available. Notably, the project area was once more-densely populated with brush (2006) before being cleared.



Photo 1. Project area in 2006, aerial view.

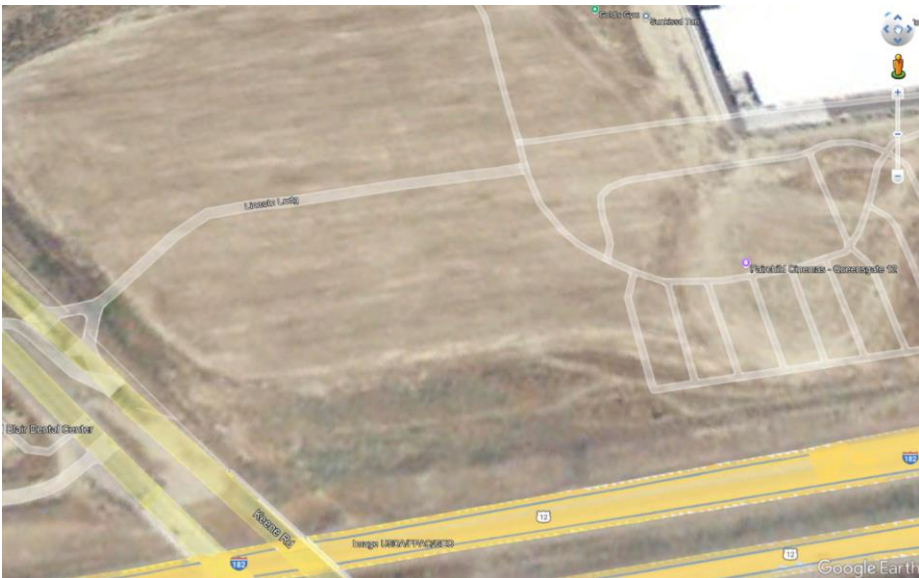


Photo 2. Project area in 2009, aerial view.



Photo 3. Project area in 2011, aerial view.



Photo 4. Project area in 2013, aerial view.



Photo Point Location 1. Facing northwest toward a retail shopping area and Lincoln Landing Road.



Photo Point Location 2. Facing east toward an open disturbance area, big sagebrush area, and tree line along a City retention pond facility in the distance.



Photo Point Location 2. North-facing view along Lincoln Landing Road toward Cinema. Vegetation is sparse rabbit brush, grasses, and weeds.



Photo Point Location 3. Southwest-facing view of a dirt road and an open disturbed area with sparse vegetation.



Photo Point Location 3. Southwestern view showing a dirt road disturbance area. The predominance of weed species is Russian thistle and cheatgrass.



Photo Point Location 4. Southern view toward an open disturbance area with sparse vegetation and a big sagebrush area in the distance.



Photo Point Location 4. Eastern view looking toward I-82 in the distance and a disturbance area near a parking lot with sparse big sagebrush, rabbitbrush, and weeds.



Photo Point Location 5. View facing south showing a disturbance area with sparse vegetation, the eastern dirt road, and the main big sagebrush area.



Photo Point Location 5. View facing east toward I-82. Denser vegetation is dominated by weeds with sparse rabbitbrush.



Photo Point Location 6. Southern view showing the eastern dirt road and an embankment near the retention facility. The area is dominated by weeds.



Photo Point Location 6. View looking southwest from the eastern dirt road at a dense big sagebrush area.



Photo Point Location 7. Southeastern corner facing northwest toward a shopping area and Cinema.



Photo Point Location 7. West-facing view toward Lincoln Landing Road, showing an open disturbed area with sparse rabbitbrush and weeds.



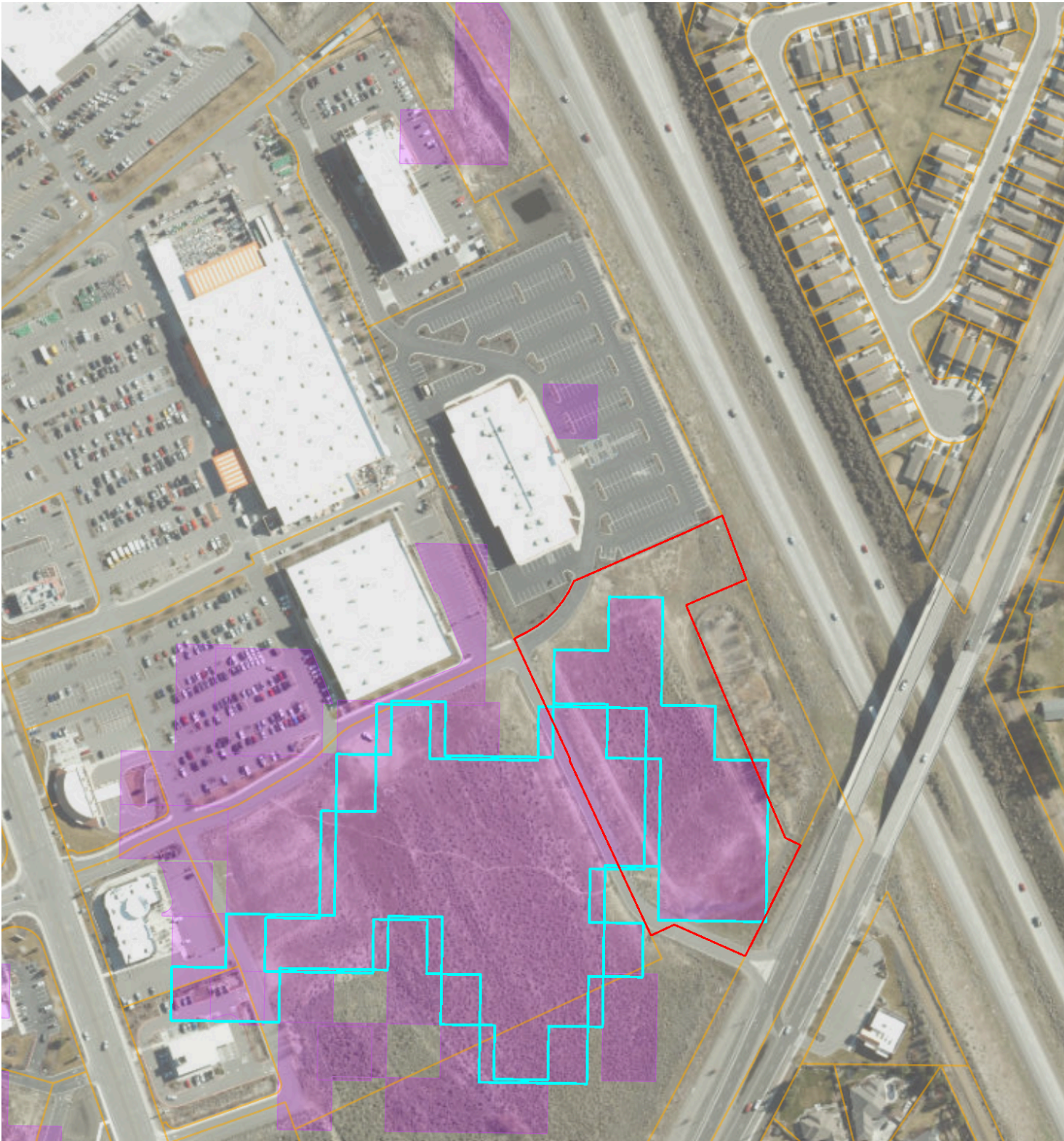
Photo Point Location 7. Southwest-facing view at the Keene Road embankment, showing the retention pond facility access road.

Appendix B

WDFW PHS Report



Priority Habitats and Species on the Web





Report Date: 10/25/2024, Parcel ID: [121981000002031](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Ferruginous Hawk	N/A	Endangered	No
Townsend's Ground Squirrel - townsendii		Candidate	Yes
Townsend's Ground Squirrel - townsendii	N/A	Candidate	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920859
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Ferruginous Hawk	
Scientific Name	<i>Buteo regalis</i>
Priority Area	Breeding Area
Site Name	Home Range (3.2 to10 Kilometers)
Accuracy	NA
Notes	Ferruginous Hawk breeding habitat are lands that provide the space and preyneeded for ferruginous hawks to successfully reproduce. See the ferruginous hawk management recommendations.
Source Record	920952
Source Name	Watson/Azerrad WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	Endangered
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	Y
Display Resolution	AS MAPPED
More Info	https://wdfw.wa.gov/publications/02511
ManagementRecommendations	https://wdfw.wa.gov/publications/02511
Geometry Type	Polygons

Townsend's Ground Squirrel - townsendii	
Scientific Name	<i>Urocitellus townsendii townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

Townsend's Ground Squirrel - townsendii	
Scientific Name	<i>Urocitellus townsendii townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

SEPA¹ 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.

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:

Best Western Dual Brand

2. Name of applicant:

Amanda Whitehead, Knutzen Engineering

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

5401 Ridgeline Drive Suite 160 Kennewick, WA 99338 / Amanda Whitehead - (509) 222-0959

4. Date checklist prepared:

11/12/2024

5. Agency requesting checklist:

City of Richland.

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

Construction will start approximately in April 2024 and is expected to be completed approximately in August 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 future plans at this time.

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

A critical areas report has been conducted and is attached to this SEPA. Geotechnical exploration has also been performed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known at this time.

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

A grading permit and building permit will be required by the City of Richland.

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

- 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.)**

This project consists of a Best Western Hotel with associated site improvements to be constructed on the eastern half to the parcel. The western half of the parcel will remain undeveloped.

- 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 project site is located adjacent to the Fairchild Cinemas - Queensgate 12. Benton County GIS was used for parcel information as follows (Parcel #121981000002031 / Situs = Undetermined).

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)?**

The parking lots will be designed with typical slopes between 2-5%. All proposed grading to tie back into existing grades will be limited to 3:1 maximum slopes (33%) although slopes are expected to be generally less than 25%.

- 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.**

Quincy Loamy Sand & Hezel Loamy Fine Sand according to our Geotech Report from Earth Solutions NW LLC.

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

- 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.**

There will be approximately 4,600 cy of grading/excavation, the site is expected to balance within itself and no export is anticipated.

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

Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, wattles, site watering for dust control, catch basin inserts and protection. All stormwater runoff will be contained and managed on-site.

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

Approximately 86% of the eastern half of the parcel will be covered in impervious surfaces including buildings, concrete and asphalt. The western half of the parcel will remain undeveloped.

- 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 catch basin protection (witches' hats), silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

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.**

During construction minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.

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

None known.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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

Dust control measures will be implemented in accordance with recommendations by the Department of Ecology and the Benton County Clean Air Authority. Measures include but are not limited to watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.

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.

- 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.**

Not applicable.

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

Not applicable.

- 4. Will the proposal require surface water withdrawals or diversions? Give 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.

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>

b. Ground:

[Find help answering ground water questions](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)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.**

Ground water will not be withdrawn within this site. Stormwater generated by impervious surfaces will be captured and disposed of via surface and/or subsurface infiltration.

- 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.**

New impervious area on site will generate stormwater runoff. The stormwater system will consist of catch basins, conveyance pipes, and subsurface infiltration trenches or surface infiltration and will all be managed on-site.

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

No.

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

No, all runoff produced will be contained and infiltrated on-site.

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

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration and all will be in accordance with City and Eastern Washington Storm Water Manual design standards.

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>

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** Native grasses and shrubs – refer to Critical Areas Report.

b. What kind and amount of vegetation will be removed or altered?

The native grasses and shrubs will be removed.

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

Per the Washington Department of Fish and Wildlife (WDFW) PHS Map, these areas have the following listed occurrences: Shrubsteppe (State Status: N/A, Sensitive Location: No)

Per the attached Critical Areas Report, The existing vegetation found within the study area does meet the previously described WDFW definition according to the specific types of vegetation commonly found in shrub-steppe habitat ecosystems across Eastern Washington.

The proposed development site is surrounded by previous residential and commercial development that has occurred within the last 15 to 25 years. As described and detailed in the previous sections of this report, the study area itself has been directly impacted because of those previous land disturbance actions and there are still adjacent surrounding areas that are designated for future development. The existing habitat has been fragmented, reduced, and altered to a level where habitat functions and value are very degraded. The impaired habitat has resulted in less biodiversity and contributed to decreased wildlife species utilization, further supported by the lack of wildlife species presence at the time of the site assessment. The current disturbance regime and impaired habitat within the study area and broader vicinity is no longer capable of fully supporting critical life history stages of priority wildlife species such as Ferruginous hawk or Townsend's ground squirrel that may have historically utilized the project area.

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

Native plants and trees will be planted in landscaped areas and around the perimeter of the site improvements. The site will be landscaped in compliance with City of Richland standards.

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

Per the attached Critical Areas Report, the vegetation species composition found in the more-disturbed surrounding outer areas is predominately nonnative invasive weed species including Russian thistle, knapweed, and cheatgrass, with some rabbit brush and a few native herbaceous species.

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.

Per the Washington Department of Fish and Wildlife (WDFW) PHS Map, these areas have the following listed occurrences: Shrubsteppe (State Status: N/A, Sensitive Location: No), Ferruginous Hawk (Endangered, No), Townsend's Ground Squirrel (Candidate, Yes). Per the attached Critical Areas Report, these have not been observed on this specific property.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Per the Washington Department of Fish and Wildlife (WDFW) PHS Map, these areas have the following listed occurrences: Shrubsteppe (State Status: N/A, Sensitive Location: No), Ferruginous Hawk (Endangered, No), Townsend's Ground Squirrel (Candidate, Yes).

Per the attached Critical Areas Report, during the site assessment, no active wildlife species were observed or encountered within the study area and no evidence of tracks, burrows, nests, or scat was found. Several smaller unidentified bird species were observed flying over the site and utilizing the existing vegetation along the shoreline of the adjacent city retention pond. As further described in the report, it is unlikely that

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>

the proposed development would impact the Ferruginous Hawk or Townsend's Ground Squirrel.

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

Yes, the Columbia Basin is within the Pacific Flyway.

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

None at this time.

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

None known per the Washington Department of Fish and Wildlife PHS Map.

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.

Electrical energy will be used to supply heating, cooling, lighting and plug loads throughout the new buildings. Some kitchen equipment will be natural gas-fired.

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.

All structures will meet current building codes and energy efficiency standards.

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 known.

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>

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>

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None known.

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

Typical emergency services provided through the City of Richland will be used for the completed project.

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

None 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 noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic on Lincoln Landing.

- 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 traffic and construction noise activities during the City allowed hours of operation during construction and will conclude when the construction of the overall project has completed. Long-term traffic and facility operation noise will be present during hours of operation.

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

Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with City requirements and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

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.**

The site is currently undeveloped and zoned C-2. The nearby properties are zoned C-2 as well and consist of a shopping centers and a movie theater as well as several eateries. The proposal will not impact current land uses since the project will be designed to meet all City requirements for this zoning including required buffers.

- 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.

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

There are currently no structures on the site.

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

No.

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

C-2 – Retail Business

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

COM – Commercial

- 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.**

None according to the City of Richland Critical Area Map.

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

Approximately 15-18 employees would work in the completed project.

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>

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

None.

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

None at this time.

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

This project along with the future development projects will be permitted through the local jurisdiction 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:

Not applicable.

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.

None.

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

None.

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

None at this time.

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?

The tallest height on the proposed building will be approximately 70 ft. Principal exterior building materials include decorative metal siding and stucco.

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

No views are expected to be obstructed.

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

All materials and required landscaping will be in accordance with local ordinances.

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>

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?**

There will be lighting associated with the building and parking areas. No significant glare will be produced.

- 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?**

There are no known sources of off-site light that would affect the proposal.

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

All outdoor lighting will be in conformance with the City of Richland requirements and will be adequately shielded to prevent glare on adjacent properties.

12. Recreation

[Find help answering recreation questions](#)

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

The site is adjacent to a movie theater as well as a shopping center with a gym and various other uses.

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

No.

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

None at this time.

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.

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>

- 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.**

The site is considered an area of interest for multiple native tribes according to the WISAARD system of the DAHP. No evidence of artifacts has been found to our knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Internet search for project site. Washington State Department of Archeology and Historic Preservation.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

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

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.**

The site will be accessed from Lincoln Landing which is a private roadway. Lincoln Landing accesses Keene Road to the southwest. Lincoln Landing also connects to a private access road which serves the development to the north and this access road connects to Duportail Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is currently served by public transportation (Bus Stop ID: RC243 (Duportail St @ Kennedy Rd)).

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>

- 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).**

A new driveway entrance will be constructed. Existing curb and gutter exists along Lincoln Landing. Since it is a private road, City of Richland is not requiring sidewalk to be constructed along the frontage.

- 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?**

Per the Trip Generation and Distribution Report by Jake Traffic Engineering, approximate AM Net New Peak Hour Trips are 40, PM Net New Peak Hour Trips are 34 and Weekday New Trips are 442. Peak volumes would occur in the early morning as estimated in the Trip Generation and Distribution Report. Occasional truck deliveries to the building are expected but will be minimal.

- 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:**

Traffic impact fees will be paid as determined by the City of Richland.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 site will utilize fire and police protection, as well as public transit.

- 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 upon development.

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>

16. Utilities

[Find help answering utilities questions¹⁸](#)

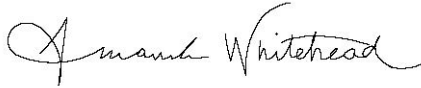
- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Internet/Phone – Zply/Charter, Water/Sewer/Irrigation – City of Richland, Power – Richland Energy Services, Natural Gas – Cascade Natural Gas

C. Signature

[Find help about who should sign¹⁹](#)

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



Type name of signee: Amanda Whitehead, P.E.

Position and agency/organization: Knutzen Engineering – Senior Engineer

Date submitted: Yes. The site will utilize fire and police protection, as well as public transit.

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>



File No. PLN-T1-2024-00124

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of a Best Western hotel with associated site improvements.

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

Location of Proposal: The project is located at 3090 Keene Road, Richland WA
Portion of the SW 1/4 and the NW 1/4 of the NE 1/4 of S21,
T09N, R28E, WM, Parcel# 1-21981000002031

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: October 06, 2025

Comments Due: October 03, 2025

Signature 

Critical Areas Report

Shrub-Steppe Habitat Assessment
Eternal Hotels Development Project
City of Richland, Washington

Prepared for:

Parn Singh

Eternal Hotels, LLC

3090 Keene Road

Richland, Washington 99352

November 2024

Updated March and July 2025

PBS Project 64947.000



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Appendix A: Site Photographs

Photographic Log 1—Historic Disturbance

Photographic Log 2—Existing Conditions

Appendix B: WDFW PHS Report

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1 INTRODUCTION

PBS Engineering and Environmental LLC (PBS) was contracted by Eternal Hotels (Client) to conduct a critical areas assessment for a planned development project consisting of a new hotel and parking area located within the city of Richland, Washington. The purpose of this critical areas report is to detail the extent of regulated critical areas within the study area as defined and regulated by the City of Richland (City).

Through the course of preliminary data review, PBS determined that the site contains potential shrub-steppe habitat (Figure 5). Shrub-steppe habitats are a priority habitat as per the Washington Department of Fish and Wildlife (WDFW) definitions and are regulated as Fish and Wildlife Habitat Conservation Areas (FWHCAs) by the City. In addition, the site has been identified as a potential area utilized by state-listed priority wildlife species Townsend's ground squirrel (*Urroditellus townsendii townsendii*) and Ferruginous hawk (*Buteo regalis*). Details of the critical areas assessment are provided below.

2 PREPARER

The background investigation, site assessment, and report were completed by Senior Habitat Biologist David Steiner. Mr. Steiner has 26 years of experience performing ecological assessments evaluating the functional condition of shrub-steppe, riparian, aquatic, and wetland habitats across Washington State.

3 STUDY AREA

The project area is located near the junction of Interstate 182 (I-182) and Keene Road in the southwestern portion of Richland, Washington. The project area is situated between Lincoln Landing and Keene Road and consists of a vacant, undeveloped 5.01-acre single tax parcel, 121981000002031. The location of the project study area is shown in Figure 1.

4 REGULATORY PROVISIONS

4.1 Fish and Wildlife Habitat Conservation Areas (FWHCAs)

FWHCAs are defined and regulated by the City under Chapter 22.10 of the City of Richland Development Code (CRDC). FWHCAs are defined in 22.10.185 of the CRDC as:

1. Areas where state or federally designated endangered, threatened, and sensitive species have a primary association.
2. State priority habitats and areas associated with state priority habitats.
3. Habitats and species of local importance.
4. Habitats and species that are important to the City of Richland
5. National wildlife refuge, national park, or park or preserve designated under WAC 332-30-151
6. The Yakima River Delta area, including Lake Wallula wildlife habitat areas currently managed by the U.S. Army Corps of Engineers, the Chamna Natural Preserve, Bateman Island;
7. The Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
8. Amon Creek Natural Preserve;
9. Badger Mountain Natural Preserve;
10. Category I wetlands as defined in RMC 22.10.100;
11. State nature area preserves or natural resource conservation areas and state wildlife areas;
12. Documented habitat, other than accidental presence, of threatened or endangered species;

13. Documented habitat, other than accidental presence, of regional or national significance for migrating birds;
14. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

4.2 WDFW Shrub-Steppe Definition

WDFW has the following definition of shrub-steppe. It should be noted that its definition of shrub-steppe was amended in 2020 to include areas where shrubs were eliminated due to naturally occurring wildfires. Shrub-steppe is defined by the WDFW 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 codominant) 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-andthread. 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" (WDFW, 2011)

5 BACKGROUND INVESTIGATION

5.1 Landscape Position

The site is located within the Pleistocene Lake Basin level IV ecoregion within the Columbia Plateau ecoregion. This area is characterized by level-to-undulating lake plains that historically contain Pleistocene lakes following flooding from glacier lakes Missoula and Columbia. This area has one of the driest climates within the Columbia Plateau, with annual precipitation averaging between 7 to 10 inches.

The Yakima River floodplain is located more than 1.5 miles to the north, Badger Mountain is approximately 0.75 miles away to the southeast, and Candy Mountain is more than 1.75 miles to the southwest. The present-day landscape is characterized by increased impervious surfaces from surrounding urbanization, agricultural lands, and shrub-steppe grasslands.

5.2 Historic Disturbance

An analysis of historical aerial photographs from Google Earth was conducted to discern past land use activities and disturbance factors that may have impacted the current habitat conditions for the study area and project vicinity. From 2006 to 2013, the project study area was subject to notable land use disturbance associated with construction of the adjacent commercial retail development directly to the north and the City retention pond facility to the east located along Interstate-182. The higher-intensity disturbance activities and associated environmental impacts included clearing of vegetation, grading, compaction of soils, and the creation of paved roads, utilities, and buildings. See Appendix A, Photograph Log 2 for a timeline of aerial images showing the extent of project area disturbance.

5.3 Topography

The broader area gently slopes from west to east. The project site is generally flat, transitioning to steeper slopes toward the eastern boundary near I-182. See Figure 2.

5.4 Soils

The Natural Resources Conservation Service (NRCS soil) maps indicate the presence of Hezel loamy fine sand, 0–2 percent and 2–15 percent slopes, and Quincy loamy sand, 2–15 percent slopes, within the project area (Figure 3). These very deep well-draining soils are not listed as hydric in the Benton County Soil Survey. Descriptions of each of these soil types are included below.

HeA, HeD, Hazel loamy fine sand, 0–2 percent slopes and 2–15 percent slopes

The Hezel component makes up 70 percent of the map unit. This component is found on hills and terraces. The parent material consists of Eolian sand over silty lacustrine deposits. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 80 inches (or restricted depth) is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.

QuD, Quincy loamy sand, 2–15 percent slopes

The Quincy component makes up 30 percent of the map unit. This component is found on hills and terraces. The parent material consists of Eolian sands. Depth to a restrictive layer is greater than 80 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 80 inches (or restricted depth) is moderate. The soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 60 inches.

5.5 Mapped Critical Areas

5.5.1 Wetlands

National Wetland Inventory (NWI) maps indicate no mapped wetlands in the study area. It is important to recognize that NWI maps are created through aerial photograph interpretation and are not meant to represent the jurisdictional boundaries of waters and wetlands.

5.5.2 Shrub-Steppe Habitat

The WDFW priority habitat and species (PHS) web map (WDFW, 2024) shows presumptive shrub-steppe habitat on the subject parcel within the study area (Figure 5). The full PHS report for the study area is included in Appendix B.

5.5.2.1 Shrub-Steppe Habitat

The PHS shrub-steppe habitat layers are intended to be a general indication that shrub-steppe vegetation could occur on a site. The WDFW recognizes that accurate mapping of these habitats is needed and recommends a site-specific assessment for verification.

6 PRIORITY SPECIES

The WDFW PHS online data indicates that Townsend's ground squirrel (*Urroditellus townsendii*) and ferruginous hawk (*Buteo regalis*) may occur within the project study area.

6.1 Ferruginous Hawk

The ferruginous hawk (*Buteo regalis*) is a larger raptor with broad wings, a large head, robust chest, and feathered legs. This species averages 23 inches in length and has a wingspan of 56 inches. Ferruginous hawks

are migratory and occur in arid grasslands and shrub steppe habitats. The diet of Washington ferruginous hawks consists primarily of small- to medium-sized mammals, such as jackrabbits, pocket gophers, mice, and ground squirrels, but often includes birds, reptiles, and insects. This species arrives in its breeding areas from late April through July. Nests occur on small rock outcrops on the slope of steep hillsides or canyons or in isolated trees, such as junipers.

Washington state is on the northwestern edge of the species' breeding range. Over 200 territories have been documented in Washington, with Franklin and Benton counties together hosting about 60%. Grant, Walla Walla, Adams, and Yakima counties have had 13 or more territories each. In 2002, only 20% of historical ferruginous hawk nesting territories in Washington were occupied, with many vacant for years. The current population size is unknown but is likely very small.

6.2 Townsend's Ground Squirrel

The WDFW priority species maps indicate the potential for Townsend's ground squirrel to occur within the general area. It is worthy to note that the ground squirrel habitat maps are on a township scale and detailed maps of known ground squirrel populations are considered sensitive information, and, therefore, access is limited.

The Townsend's ground squirrel is a small burrowing ground squirrel found only in Washington State in the Columbia Basin west of the Columbia River in Klickitat, Benton, Yakima, and Kittitas counties. This species typically inhabits low-elevation shrub-steppe, native grasslands, pastures, orchards, vineyards, highway margins, vacant lots, and banks of irrigation canals (WDFW, 2013). Their diet is largely composed of green vegetation, with Sandberg's bluegrass (*Poa secunda*), western tansy mustard (*Descurainia pinnata*), lupine (*Lupinus laxiflorus*), and woollypod milkvetch (*Astragalus purshii*) occurring most frequently in the diet. Reasons for species decline include habitat fragmentation, past and current pest control programs (poisoning and shooting) where the squirrel may be an intended or unintended target, and reduction of food sources due to habitat conversion (WDFW, 2004). Habitat disturbance typically reduces forb diversity of arid landscapes, converting sites to shrub-steppe with cheatgrass and other nonnative forb dominance. Cheatgrass tends to outcompete native forbs and is not a reliable food source for small wildlife such as ground squirrels.

7 ASSESSMENT METHODS

Prior to the habitat assessment field visit, PBS reviewed aerial photographs, WDFW PHS data, Benton County and City geographic information system (GIS) data, USDA-NRCS Web Soil Survey Data, USFWS NWI data online, NatureServe Explorer Online, and Google Earth Pro.

A site visit was completed on September 21, 2024, by PBS Senior Scientist David Steiner. The entire study area was walked to survey the extent and condition of shrub-steppe habitat. Any evidence of wildlife usage in the form of tracks, scat, burrows, browsing, and potential nesting areas was documented. Vegetation types, spatial distribution, and densities were noted, and existing plant species were identified.

Trimble Field Maps software was used for viewing real-time maps and data online while on site, which was useful in verifying and recording site attributes and features including the location and extent of shrub-steppe vegetation, property boundaries, and other features. A handheld Trimble DA2 GPS receiver capable of collecting real-time coordinates with sub-meter accuracy was used to map vegetation and record wildlife observation locations. Seven photo points were established around the perimeter of the site and representative photographs depicting typical site characteristics, vegetation, and habitat conditions were taken (see site photographs in Appendix B).

8 EXISTING CONDITIONS

The 5-acre study area on the subject parcel is primarily flat with steeper slope break transitions located on the eastern portion of the parcel boundary where it transitions to the adjoining parcel, existing retention pond, and I-182; and along the southern boundary where it transitions uphill to the roadway embankment for Keene Road. There are remnant unpaved dirt roads and open disturbance areas on the western, eastern, and southern sides of the study area. These disturbance areas are from previous commercial use development and from construction of the city retention pond facility. The disturbed and compacted areas cover approximately 1 acre of the 5-acre study area.

The substrate consists of fine sand. The composition and cover of vegetation throughout the entirety of the study area is classified as early to mid-seral stage consisting of a shrub/subshrub layer and understory of bunch grasses and forb/herbaceous layer. Fifteen different vegetation species were identified during the site assessment including seven native shrub, grass, and forb/herbaceous species and eight nonnative weedy invasive subshrub, grass, and forb/herbaceous species.

Table 1. Vegetation Species Identified in Study Area

Common Name	Scientific Name	Type	Origin	Life Stage
Big sagebrush	<i>Artemisia tridentata</i>	Shrub	Native	Perennial
Gray rabbitbrush	<i>Ericameria nauseosa</i>	Shrub	Native	Perennial
Idaho blue fescue	<i>Festuca idahoensis</i>	Grass	Native	Perennial
Currant leaved globemallow	<i>Sphaeralcea grossulariifolia</i>	Forb/Subshrub	Native	Perennial
Bur ragweed	<i>Ambrosia acanthicarpa</i>	Forb/Herb	Native	Perennial
Western meadow aster	<i>Aster campestris</i>	Forb/Herb	Native	Perennial
Leafy fleabane	<i>Erigeron foliosus</i>	Forb/Herb	Native	Perennial
Cheatgrass	<i>Bromus tectorum</i>	Grass	Nonnative	Annual
Diffuse knapweed	<i>Centaurea diffusa</i>	Forb/Herb	Nonnative	Biennial/Perennial
Russian thistle	<i>Kali tragus</i>	Subshrub	Nonnative	Annual
Tumble mustard	<i>Sisymbrium altissimum</i>	Forb/Herb	Nonnative	Annual
Puncturevine	<i>Tribulus terrestris</i>	Forb/Herb	Nonnative	Annual
Prickly lettuce	<i>Lactuca serriola</i>	Forb/Herb	Nonnative	Biennial
Rush skeletonweed	<i>Chondrilla juncea</i>	Forb/Herb	Nonnative	Perennial
Matchbrush	<i>Gutierrezia sarothrae</i>	Subshrub	Nonnative	Perennial

The existing vegetation observed at the site can be classified into two distinct areas based on the influence of previous site disturbance impacts. The less-disturbed middle portion of the study area is composed of an overstory layer dominated by a higher shrub density of big sagebrush (*Artemisia tridentata*) with a smaller component of gray rabbit brush (*Ericameria nauseosa*) and a mix of understory groundcover consisting of native and nonnative grass and forb species. The vegetation species composition found in the more-disturbed surrounding outer areas is predominately nonnative invasive weed species including Russian thistle, knapweed, and cheatgrass, with some rabbit brush and a few native herbaceous species.

9 HABITAT ASSESSMENT RESULTS

9.1 Shrub-Steppe Vegetation

Approximately 1.4 acres of the 5-acre study area are composed of a moderately dense shrub layer of mature big sagebrush cover, which appears to have rejuvenated from prior clearing activities that occurred 15 to 18 years ago. The understory groundcover layer within the big sage area is predominately a mix of perennial bunchgrass species including Idaho blue fescue (*Festuca idahoensis*) and at least one other native bunchgrass species that was not identified to the species level.

The outer more-disturbed area (approximately 2.55 acres) surrounding the central big sagebrush shrub layer area consists of predominately nonnative invasive weed species including Russian thistle, knapweed, and cheatgrass, along with some sparse patches of native rabbit brush. Figure 6 shows an overview of the existing habitat conditions that were evaluated and characterized during the site assessment in late September 2024. Representative photographs of the study area vegetation communities, soil conditions, topography, and surrounding land uses are included in Appendix A, Photographic Log 2.

9.2 Wildlife Utilization

During the site assessment, no active wildlife species were observed or encountered within the study area and no evidence of tracks, burrows, nests, or scat was found. Several smaller unidentified bird species were observed flying over the site and utilizing the existing vegetation along the shoreline of the adjacent city retention pond.

9.3 Priority Wildlife Species

9.3.1 Ferruginous Hawk

The ferruginous hawk, a State Threatened Species, is an uncommon breeding species and rare winter visitor east of the Washington Cascades (WDFW, 1996). These hawks nest on cliffs, high bluffs, utility towers, trees, or on the ground. Ferruginous hawks inhabit dry open country of the plains, grasslands, and shrub-steppe habitats of Eastern Washington during the breeding season, which runs from approximately March 1 through August 15.

Ferruginous hawks are strongly associated with undisturbed areas. Uncultivated land is a major component of the ferruginous hawk's habitat (Lokemoen and Duebbert, 1976; Schmutz, 1984 and 1987; Olendorff, 1993). Loss of uncultivated land and the prey base it supports may limit the frequency and success of ferruginous hawk nesting efforts (Howard and Wolfe, 1976; Woffinden and Murphy, 1977).

The diet of ferruginous hawks includes mostly small- and medium-sized mammals with a preference for northern pocket gophers in Washington (WDFW, 1996). The major limiting factors for viable ferruginous hawks in Washington are the availability of adequate prey populations and undisturbed habitat (Schmutz, 1984 and 1987).

This species is declining throughout Washington. They have been reported as nesting as far north as Chelan, though recent records are limited to Kittitas, Yakima, Douglas, Grant, Benton, Klickitat, Lincoln, Adams, Franklin, Walla Walla, Whitman, and Columbia counties. Serious declines have occurred in Washington. For example, five pairs were seen in Yakima County in 1985, but these had been reduced to only one nesting pair by 1995. In fact, this species has also declined across North America in recent years, possibly a permanent trend due to increased human presence in its range, or possibly a temporary fluctuation in its relation to prey variability, or both. Of the nests surveyed for this hawk, 72.8% were more than 1.25 miles from roads or areas with people, a testament to the need of disturbance-free areas for the conservation of this species.

Considering the information described above, it is unlikely that the proposed development will impact Ferruginous hawk populations, especially due to the high intensity land use conversion that has occurred in the project area, the overall low population abundance of the species, degraded habitat conditions, and a reduced prey base.

9.3.2 Townsend's Ground Squirrel

There is very low potential that Townsend's ground squirrel occurs within the project area given the lower habitat quality and surrounding high-intensity land use disturbance regime. There are known populations of Townsend's ground squirrel south of Badger Mountain, but not on the north side of the mountain. The timing of the site assessment was such that observations of active Townsend's ground squirrels were unlikely as they go into estivation (hibernation) when plants dry up in the summer and do not become active again until spring. Additionally, no ground squirrel burrows or feces were observed during the site visit. Food sources in the form of native grasses and forbs are extremely limited due to the dominance of non-palatable cheatgrass and other nonnative grasses.

While the project site is within the known historic range of this species, the site is marginal at best. Given the above information, it is unlikely that development of the site would directly impact Townsend's ground squirrel populations.

10 SUMMARY AND CONCLUSIONS

The existing vegetation found within the study area does meet the previously described WDFW definition according to the specific types of vegetation commonly found in shrub-steppe habitat ecosystems across Eastern Washington.

The proposed development site is surrounded by previous residential and commercial development that has occurred within the last 15 to 25 years. As described and detailed in the previous sections of this report, the study area itself has been directly impacted because of those previous land disturbance actions and there are still adjacent surrounding areas that are designated for future development. The existing habitat has been fragmented, reduced, and altered to a level where habitat functions and value are very degraded. The impaired habitat has resulted in less biodiversity and contributed to decreased wildlife species utilization, further supported by the lack of wildlife species presence at the time of the site assessment. The current disturbance regime and impaired habitat within the study area and broader vicinity is no longer capable of fully supporting critical life history stages of priority wildlife species such as Ferruginous hawk or Townsend's ground squirrel that may have historically utilized the project area.

The habitat assessment and supporting information provided in the critical areas report is intended to help further support the determination of potential site impacts as well as avoidance and minimization measures.

11 AVOIDANCE AND MINIMIZATION OF IMPACTS

The City of Richland Critical Areas Code Section 22.10.220 specifies required mitigation sequencing where applicants are required to demonstrate reasonable efforts to avoid, minimize, and compensate for critical area impacts according to the standards and actions listed below. The City with concurrence from WDFW has determined that the development of the parcel will require mitigation to compensate for shrubsteppe habitat impacts. The mitigation sequencing and project specific factors in response to the City mitigation standards are as follows:

1. *Avoiding the impact altogether by not taking a certain action or parts of an action.*

The proposed development footprint will encompass approximately 2.9 acres of the total 5-acre parcel. The development includes a new commercial hotel building with utilities, driveways, parking lots and stalls, sidewalks, and retaining walls that have been designed to meet City building and development code requirements. A smaller portion of the property on the south end of the parcel will remain undeveloped but is slated for future commercial development.

A 1.4-acre area of contiguous shrubsteppe habitat was identified in the middle portion of the parcel. Impacts to the existing designated shrubsteppe habitat will be unavoidable. Reducing or changing the layout of the proposed development footprint will not prevent impacts since the shrubsteppe habitat is in the middle of the parcel. It is also expected that the magnitude and extent of site construction and grading activities will disturb and displace the current shrubsteppe vegetation.

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;*

The area surrounding the proposed development is already highly developed and per the City's Comprehensive Plan is zoned for future development. The project area is bordered on all sides by impervious surfaces (Lincoln Landing-North, Fairchild Parking Lot-East, US182-South, and Keene Rd.-West) commercial and residential buildings, and a City owned man-made detention pond. The site is already subject to ongoing disturbance that is detrimental to preserving, protecting, and restoring functional shrubsteppe habitat and/or providing suitable conditions for wildlife utilization.

3. *Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;*

Repairing, enhancing, or restoring the existing degraded shrubsteppe habitat within the project area will not provide the quantity or quality of habitat function needed to support priority shrubsteppe wildlife species during all life history stages. The existing degraded shrubsteppe habitat on the site is isolated and disconnected from larger contiguous shrubsteppe habitat nearly 1 mile away to the south at Badger Mountain. There is no corridor that links the site to other habitats, open spaces, or conservation areas. Habitat function and wildlife utilization is limited due to the smaller size of the site, lack of habitat connectivity, and ongoing degradation from high intensity land use disturbance in the surrounding area.

4. *Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;*

Permanent impacts to the existing 1.4 acres of shrub-steppe habitat will occur in one single disturbance event. Preservation of the existing shrubsteppe habitat area onsite is not feasible due to the reasons previously described in the sections above.

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;

The opportunity to replace or enhance shrubsteppe habitat onsite is not feasible for several reasons. Since the size of the parcel is 5 acres and the proposed development footprint is approximately 2.9 acres, there will not be enough area left onsite to cover the required 2.8 acres of mitigation area needed for replacement or enhancement of shrubsteppe habitat at the 2:1 ratio.

As previously described in Sections 9 and 10 of this Critical Areas Report, the site potential to maintain quality shrubsteppe habitat is very limited because the existing shrubsteppe habitat onsite is fragmented, isolated and impacted by surrounding high intensity land use. Due to its altered and degraded condition, it is not capable of providing diverse and optimal refuge, feeding, and breeding opportunities needed to support a variety of shrubsteppe wildlife species.

Therefore, the applicant is proposing to complete off-site mitigation that will replace the habitat functions and values lost from the 1.4 acres of on-site shrubsteppe impacts at the required 2:1 mitigation ratio. Pursuing offsite mitigation is consistent with WDFW management recommendations for protecting and maintaining priority shrubsteppe habitat in areas where there are larger, more contiguous tracts of shrubsteppe (WDFW, 2011). The applicant is planning to pursue compensatory mitigation for the preservation or rehabilitation of 2.8 acres of offsite shrubsteppe habitat of equivalent or greater value and presumes that further coordination with the City, WDFW, Benton County Conservation District and/or other local land conservation organizations will be needed to initiate the offsite mitigation process including finding a suitable site and determining a per acre fee in lieu of preservation or rehabilitation.

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. [Ord. 48-93; Ord. 23-01; Ord. 40-17 § 1; Ord. 40-17A § 1; Ord. 16-21 § 1].

Site disturbance and impacts will be unavoidable since 60 percent of the site will be developed by the proposed project, with plans to develop 100% of the site in the future. The City's performance standards and conservation measures listed under RMC 22.10.210 have been reviewed, considered, and will be followed as applicable to the site conditions and proposed development activities.

Per WDFW's recommendation, a nesting bird survey will be conducted during the nesting season from February 1st to July 31st should construction activities be scheduled during that period. The nesting bird survey will occur within one week of starting any construction activities to help ensure that there are no impacts to critical wildlife species that may be present onsite, and the surveys will be repeated should there be a break or delay in construction activities. Should nesting birds be observed onsite, the WDFW point of contact Troy Maikis (troy.maikis@dfw.wa.gov 509-312-8117) will be notified to determine next steps.

12 REFERENCES

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Woffinden, N.D. and J.R. Murphy. 1977a. Population dynamics of the Ferruginous Hawk during a prey decline
Gr. Basin Nat. 37:411-425.

Figures

Figure 1. Site Vicinity

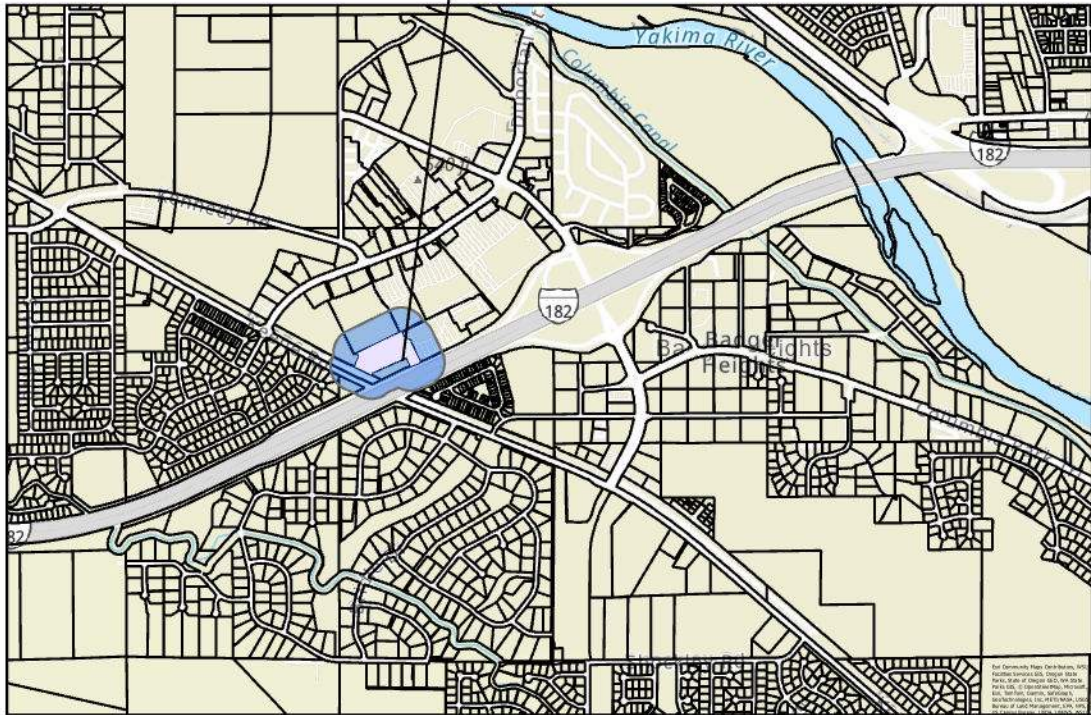
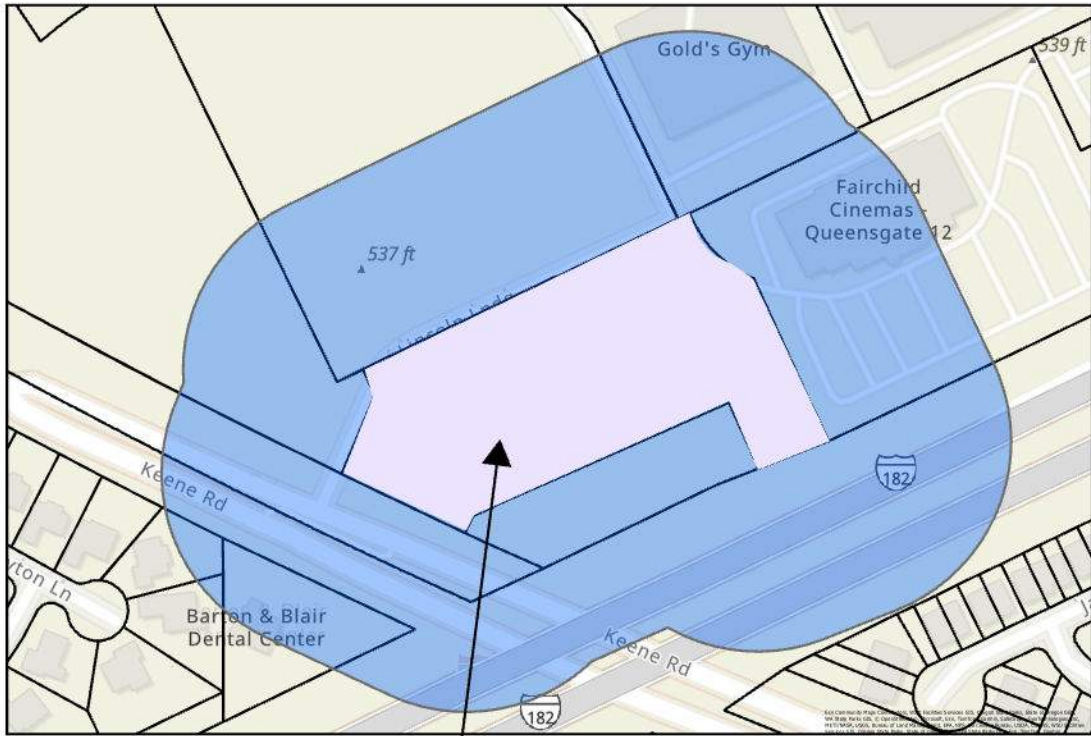
Figure 2. Area Topography

Figure 3. Hillshade View

Figure 4. NRCS Soils Map

Figure 5. WDFW PHS Data – Shrubsteppe Layer

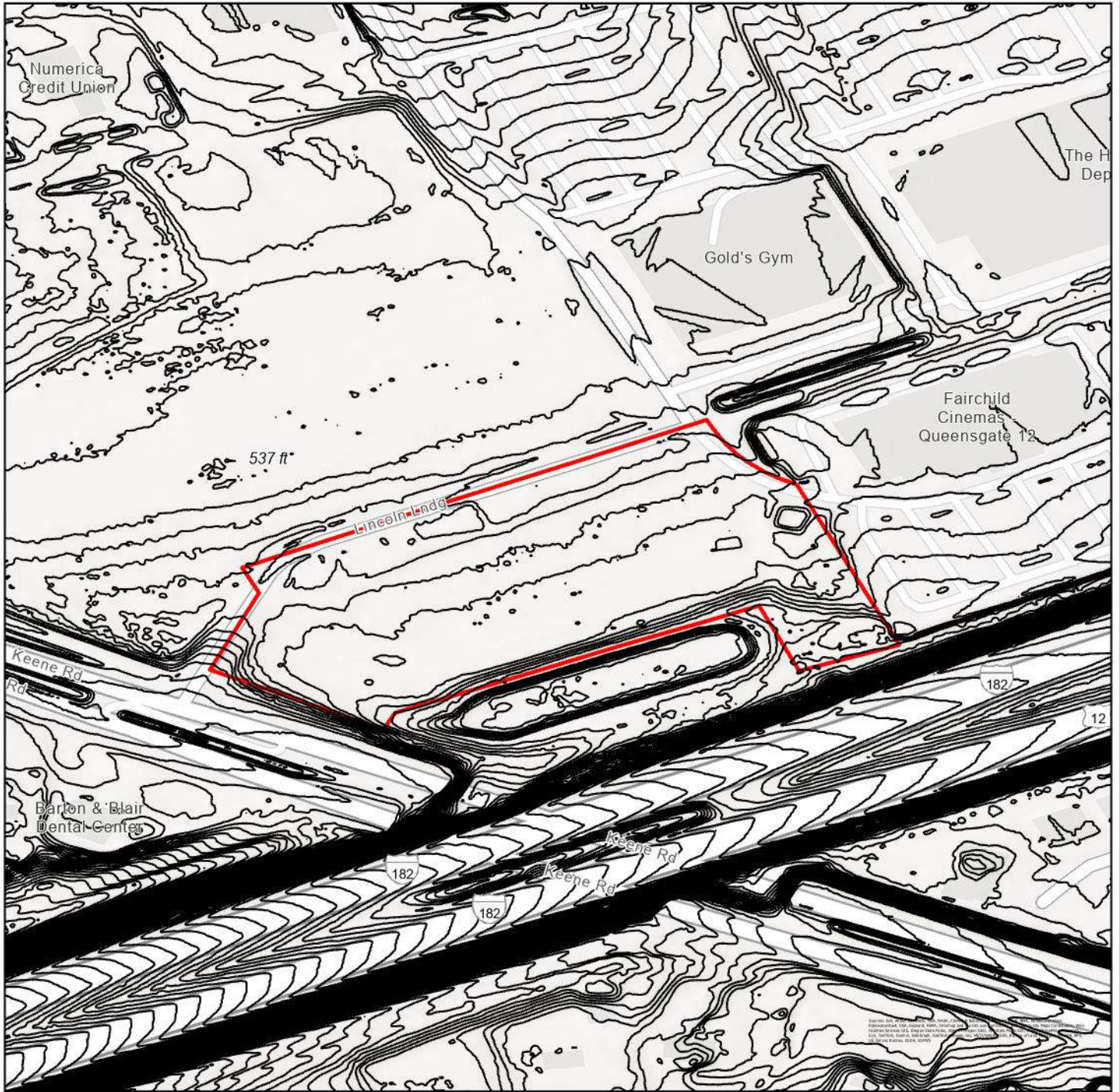
Figure 6. Critical Areas Map



Legend

- Study Area
- 300 ft. Buffer





Legend

- 1 foot topographic contours
- ▭ Parcel Boundary

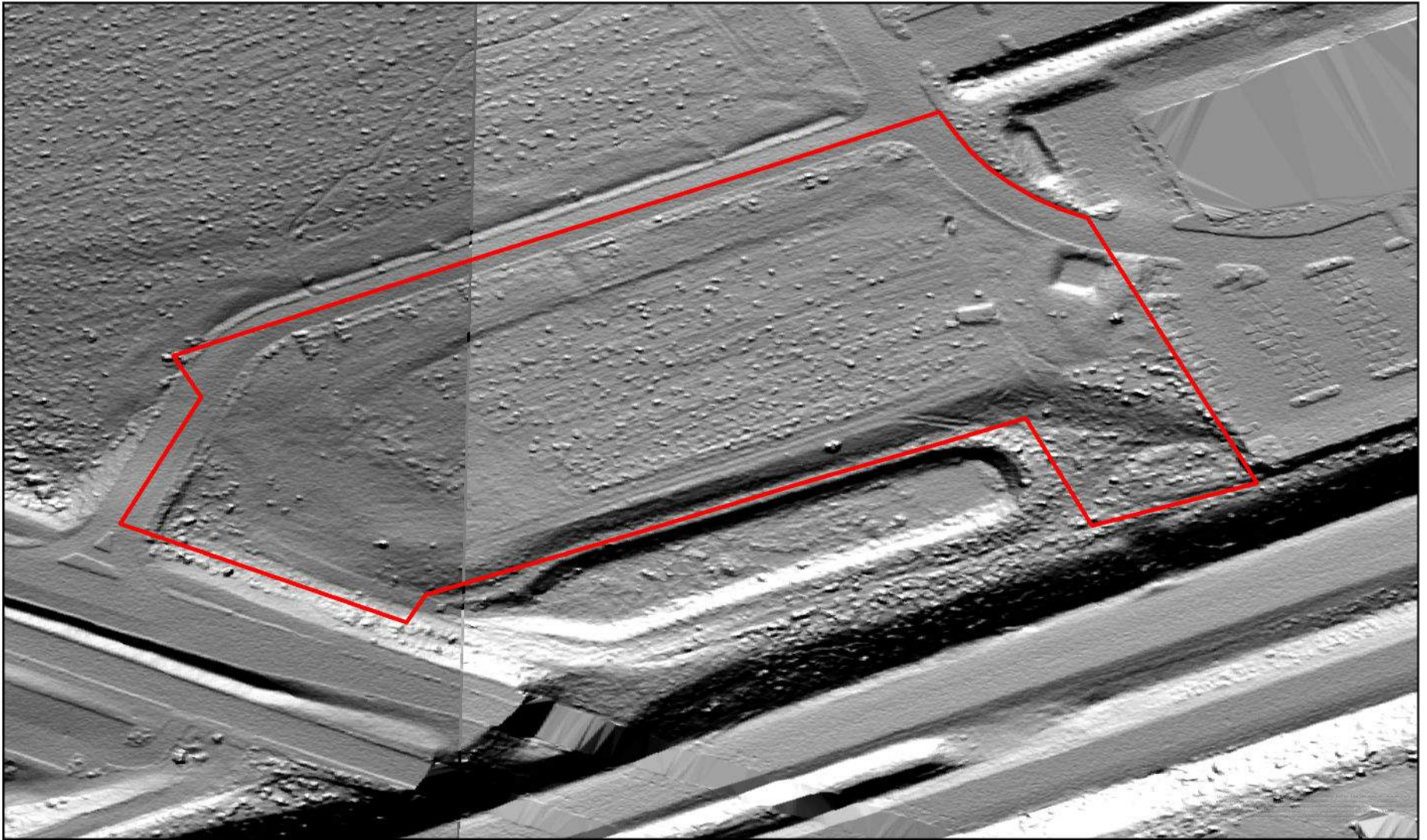


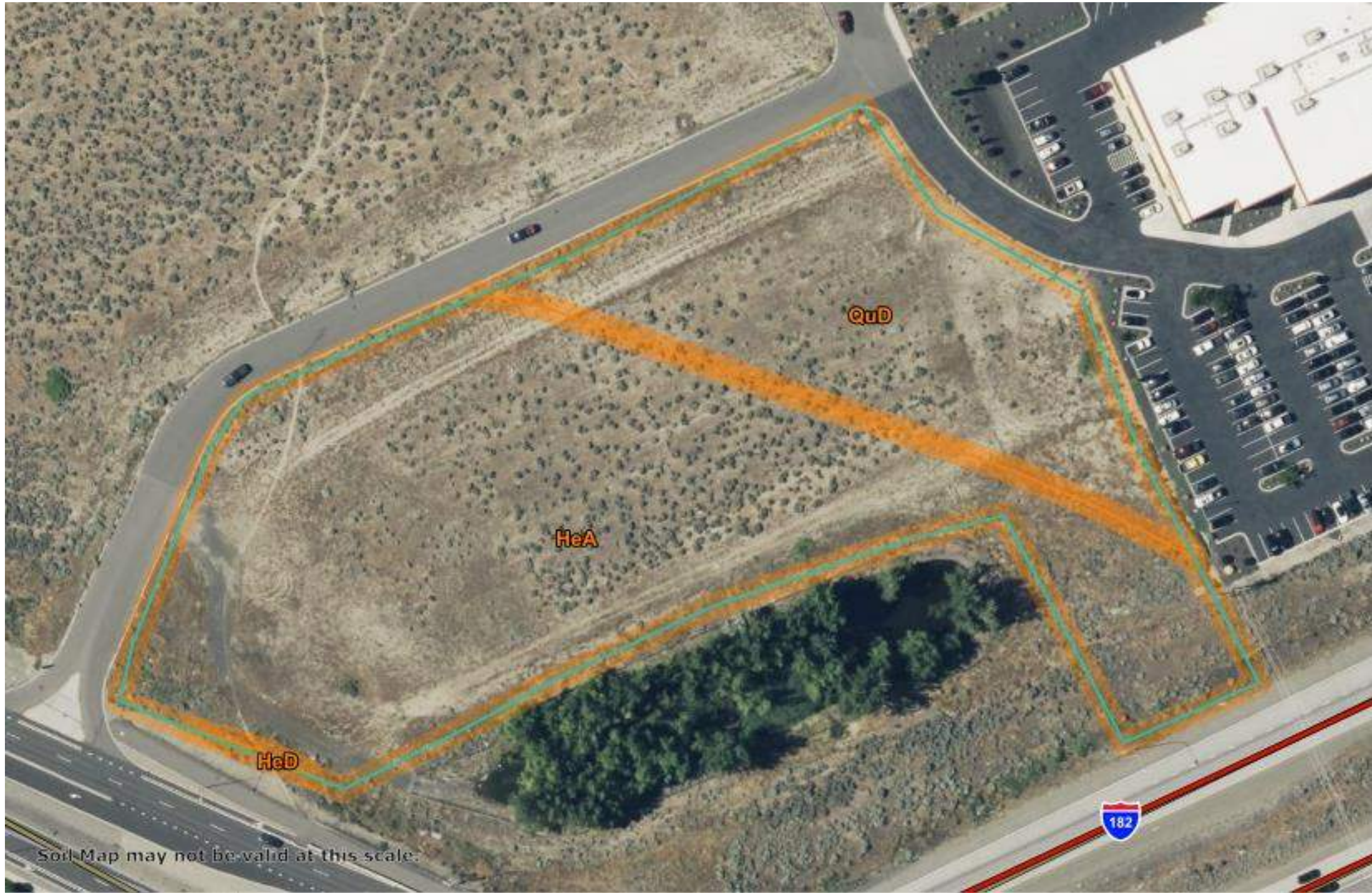
AREA TOPOGRAPHY
 ETERNAL HOTELS PROJECT
 RICHLAND, WASHINGTON

SEPT 2024

FIGURE

2





Soil Map may not be valid at this scale.

PREPARED FOR: Eternal Hotels

PBS Engineering and
Environmental LLC
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939
pbsusa.com



NRCS Soils Map

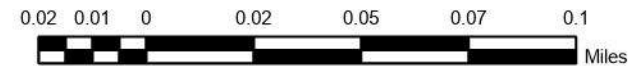
Study Area Soils

PROJECT
64947.000
DATE
October 2024
FIGURE

4



- WDFW Presumptive Shrubsteppe Habitat
- WDFW Shrubsteppe Habitat
- Parcel Boundary



WDFW PHS DATA - SHRUBSTEPPE LAYER
 ETERNAL HOTELS PROJECT
 RICHLAND, WASHINGTON

SEPT 2024
FIGURE
5

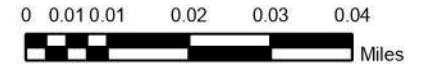


Legend

- Shrubsteppe vegetation - big sage, rabbit brush, grasses - 1.41 Acres
- Outer Disturbance Area - 3.17 Acres
- Road/Construction Disturbance Areas - 1.06 Acres
- Parcel Boundary - 5.04 Acres
- Photo Points

Outer disturbance zone dominated by non-native invasive weed species, with sparse native rabbit brush (*Ericameria nauseosa*)

Moderately dense shrub layer dominated by Big Sagebrush (*Artemesia tridentata*). Ground cover layer primarily perennial grasses.



CRITICAL AREAS MAP
 EXISTING HABITAT CONDITION
 ETERNAL HOTELS PROJECT RICHLAND, WASHINGTON

SEPT 2024

FIGURE

6

Appendix A

Site Photographs

Photographic Log 1—Historic Disturbance

Photographic Log 2—Existing Conditions

The following exhibit presents aerial imagery of the project area from 2006 through 2013 for those years where satellite imagery is available. Notably, the project area was once more-densely populated with sagebrush (2006) before being cleared.



Photo 1. Project area in 2006, aerial view.



Photo 2. Project area in 2009, aerial view.



Photo 3. Project area in 2011, aerial view.

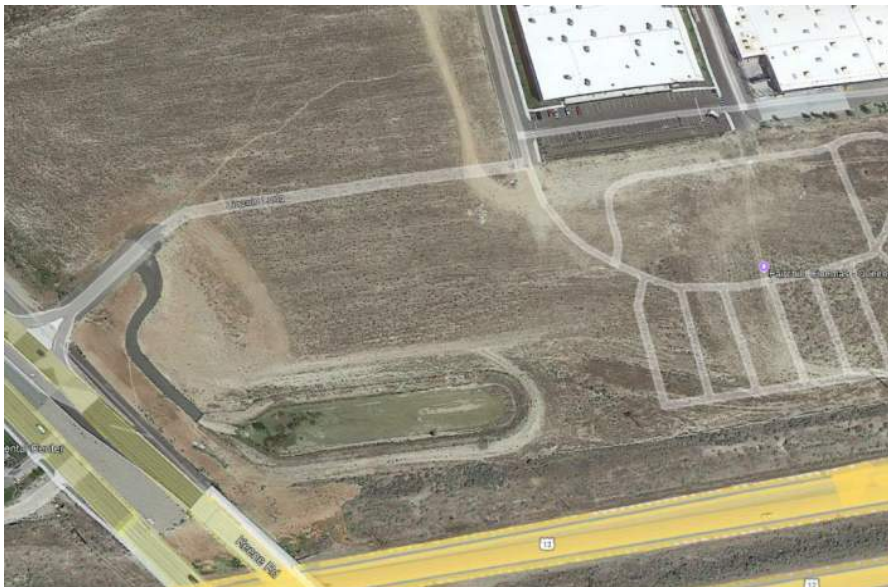


Photo 4. Project area in 2013, aerial view.



Photo Point Location 1. Facing northwest toward a retail shopping area and Lincoln Landing Road.



Photo Point Location 2. Facing east toward an open disturbance area, big sagebrush area, and tree line along a City retention pond facility in the distance.



Photo Point Location 2. North-facing view along Lincoln Landing Road toward Cinema. Vegetation is sparse rabbit brush, grasses, and weeds.



Photo Point Location 3. Southwest-facing view of a dirt road and an open disturbed area with sparse vegetation.



Photo Point Location 3. Southwestern view showing a dirt road disturbance area. The predominance of weed species is Russian thistle and cheatgrass.



Photo Point Location 4. Southern view toward an open disturbance area with sparse vegetation and a big sagebrush area in the distance.



Photo Point Location 4. Eastern view looking toward I-82 in the distance and a disturbance area near a parking lot with sparse big sagebrush, rabbitbrush, and weeds.



Photo Point Location 5. View facing south showing a disturbance area with sparse vegetation, the eastern dirt road, and the main big sagebrush area.



Photo Point Location 5. View facing east toward I-82. Denser vegetation is dominated by weeds with sparse rabbitbrush.



Photo Point Location 6. Southern view showing the eastern dirt road and an embankment near the retention facility. The area is dominated by weeds.



Photo Point Location 6. View looking southwest from the eastern dirt road at a dense big sagebrush area.



Photo Point Location 7. Southeastern corner facing northwest toward a shopping area and Cinema.



Photo Point Location 7. West-facing view toward Lincoln Landing Road, showing an open disturbed area with sparse rabbitbrush and weeds.



Photo Point Location 7. Southwest-facing view at the Keene Road embankment, showing the retention pond facility access road.

Appendix B

WDFW PHS Report



Priority Habitats and Species on the Web





Report Date: 10/25/2024, Parcel ID: [121981000002031](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Ferruginous Hawk	N/A	Endangered	No
Townsend's Ground Squirrel - townsendii		Candidate	Yes
Townsend's Ground Squirrel - townsendii	N/A	Candidate	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920859
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Ferruginous Hawk	
Scientific Name	<i>Buteo regalis</i>
Priority Area	Breeding Area
Site Name	Home Range (3.2 to10 Kilometers)
Accuracy	NA
Notes	Ferruginous Hawk breeding habitat are lands that provide the space and preyneeded for ferruginous hawks to successfully reproduce. See the ferruginous hawk management recommendations.
Source Record	920952
Source Name	Watson/Azerrad WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	Endangered
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	Y
Display Resolution	AS MAPPED
More Info	https://wdfw.wa.gov/publications/02511
ManagementRecommendations	https://wdfw.wa.gov/publications/02511
Geometry Type	Polygons

Townsend's Ground Squirrel - townsendii	
Scientific Name	<i>Urocitellus townsendii townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

Townsend's Ground Squirrel - townsendii	
Scientific Name	<i>Urocitellus townsendii townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



INADVERTENT DISCOVERY PLAN PLAN AND PROCEDURES FOR THE DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with a speech disability may call TTY at 877-833-6341.

Site Name(s): Best Western - Queensgate

Location: Parcel #121981000002031, Richland, WA

Project Lead/Organization:

County: Benton

Eternal Hotels

If this Inadvertent Discovery Plan (IDP) is for multiple (batched) projects, ensure the location information covers all project areas.

1. INTRODUCTION

The IDP outlines procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. An IDP is required, as part of Agency Terms and Conditions for all grants and loans, for any project that creates disturbance above or below the ground. An IDP is not a substitute for a formal cultural resource review (Executive 21-02 or Section 106).

Once completed, **the IDP shall always be kept at the project site** during all project activities. All staff, contractors, and volunteers shall be familiar with its contents and know where to find it.

2. CULTURAL RESOURCE DISCOVERIES

A cultural resource discovery could be prehistoric or historic artifacts. Examples include (see images for further examples):

- An accumulation of shell, burned rocks, or other food related materials.
- Bones, intact or in small pieces.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (for example, an arrowhead or stone chips).
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings.
- Agricultural or logging materials that appear older than 50 years. These could include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, and many other items.
- Clusters of tin cans or bottles, or other debris that appear older than 50 years.
- Old munitions casings. **Always assume these are live and never touch or move.**
- Buried railroad tracks, decking, foundations, or other industrial materials.
- Remnants of homesteading. These could include bricks, nails, household items,

toys, food containers, and other items associated with homes or farming sites. The above list does not cover every possible cultural resource. When in doubt, assume the material is a cultural resource.

3. ON-SITE RESPONSIBILITIES

If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, take the following steps to **Stop-Protect-Notify**. If you suspect that the discovery includes human remains, also follow Sections 5 and 6.

STEP A: Stop Work.

All work must stop immediately in the vicinity of the discovery.

STEP B: Protect the Discovery.

Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, stakes, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeological and Historical Preservation (DAHP) or a licensed, professional archaeologist.

Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site. Do not allow work to resume within the boundary until the requirements of this IDP are met.

STEP C: Notify Project Archaeologist (if applicable).

If the project has an archaeologist, notify that person. If there is a monitoring plan in place, the archaeologist will follow the outlined procedure.

STEP D: Notify Project and Washington Department of Ecology (Ecology) contacts.

Project Lead Contacts

Primary Contact

Name: Parn Singh
Organization: Eternal Hotels
Phone: 590.460.0865
Email: parn.singh@outlook.com

Alternate Contact

Name: Kam Sahota
Organization: Eternal Hotels
Phone: 509.544.3904
Email: kam@eternalhotelsllc.com

Ecology Contacts (completed by Ecology Project Manager)

Ecology Project Manager

Name:
Program:
Phone:

Email:

Alternate or Cultural Resource Contact

Name:
Program:

Phone:

Email:

STEP E: Ecology will notify DAHP.

Once notified, the Ecology Cultural Resource Contact or the Ecology Project Manager will contact DAHP to report and confirm the discovery. To avoid delay, the Project Lead/Organization will contact DAHP if they are not able to reach Ecology.

DAHP will provide the steps to assist with identification. DAHP, Ecology, and Tribal representatives may coordinate a site visit following any necessary safety protocols. DAHP may also inform the Project Lead/Organization and Ecology of additional steps to further protect the site.

Do not continue work until DAHP has issued an approval for work to proceed in the area of, or near, the discovery.

DAHP Contacts:

Name: Rob Whitlam, PhD
Title: State Archaeologist
Cell: 360-890-2615
Email: Rob.Whitlam@dahp.wa.gov
Main Office: 360-586-3065

Human Remains/Bones:

Name: Guy Tasa, PhD
Title: State Anthropologist
Cell: 360-790-1633 (24/7)
Email: Guy.Tasa@dahp.wa.gov

4. TRIBAL CONTACTS

In the event cultural resources are discovered, the following tribes will be contacted. See Section 10 for Additional Resources.

Tribe: Yakama Nation
Name: Johnson Meninick
Title: Cultural Resources
Phone: 509.865.5121 x 4737
Email: johnson@yakama.com

Tribe: Confederated Tribes of the Warm Springs
Name: Roberta Kirk
Title: Assistant THPO
Phone: 541.553.3555
Email: Roberta.kirk@ctwsbnr.org

Tribe: Confederated Tribes of the Umatilla Indian Reservation
Name: tearafarrowferman@ctuir.org
Title: Cultural Resources
Phone: 541.276.2447
Email: nakiaw@nezperce.org

Tribe:
Name:
Title:
Phone:
Email:

Please provide contact information for additional tribes within your project area, if needed, in Section 11.

5. FURTHER CONTACTS (if applicable)

If the discovery is confirmed by DAHP as a cultural or archaeological resource, or as human remains, and there is a partnering federal or state agency, Ecology or the

Project Lead/Organization will ensure the partnering agency is immediately notified.

Federal Agency:

Agency:

Name:

Title:

Phone:

Email:

State Agency:

Agency:

Name:

Title:

Phone:

Email:

6. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL REMAINS

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Follow the steps under **Stop-Protect-Notify**. For specific instructions on how to handle a human remains discovery, see: [RCW 68.50.645: Skeletal human remains—Duty to notify—Ground disturbing activities—Coroner determination—Definitions](#).

Suggestion: If you are unsure whether the discovery is human bone or not, contact Guy Tasa with DAHP, for identification and next steps. Do not pick up the discovery.

Guy Tasa, PhD State Physical Anthropologist

Guy.Tasa@dahp.wa.gov

(360) 790-1633 (Cell/Office)

For discoveries that are confirmed or suspected human remains, follow these steps:

1. Notify law enforcement and the Medical Examiner/Coroner using the contacts below. **Do not call 911** unless it is the only number available to you.

Enter contact information below (required):

- Local Medical Examiner or Coroner name and phone:
Curtis McGary, (509) 546-5885
 - Local Law Enforcement main name and phone:
Ken Roske, (509)545-3421
 - Local Non-Emergency phone number (911 if without a non-emergency number): (509)545-3510
2. The Medical Examiner/Coroner (with assistance of law enforcement personnel) will determine if the remains are human or if the discovery site constitutes a crime scene and will notify DAHP.
 3. **DO NOT speak with the media, allow photography or disturbance of the remains, or release any information about the discovery on social media.**
 4. If the remains are determined to be non-forensic, cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed by others or disturbed.

Further activities:

- Per [RCW 27.44.055](#), [RCW 68.50](#), and [RCW 68.60](#), DAHP will have jurisdiction over non-forensic human remains. Ecology staff will participate in consultation. The Project Lead/Organization may also participate in consultation.
- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in [RCW 27.44.055](#), [RCW 68.50](#), and [RCW 68.60](#).

- When consultation and documentation activities are complete, work in the discovery area may resume as described in Section 8.

If the project occurs on federal lands (such as a national forest or park or a military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) apply and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, the Project Lead/Organization will comply with applicable state and federal laws, and the above protocol.

7. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS

Archaeological resources discovered during construction are protected by state law [RCW 27.53](#) and assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

The Project Lead/Organization must ensure that proper documentation and field assessments are made of all discovered cultural resources in cooperation with all parties: the federal agencies (if any), DAHP, Ecology, affected tribes, and the archaeologist.

An archaeologist will record all prehistoric and historic cultural material discovered during project construction on a standard DAHP archaeological site or isolate inventory form. They will photograph site overviews, features, and artifacts and prepare stratigraphic profiles and soil/sediment descriptions for minimal subsurface exposures. They will document discovery locations on scaled site plans and site location maps.

Cultural features, horizons, and artifacts detected in buried sediments may require the archaeologist to conduct further evaluation using hand-dug test units. They will excavate units in a controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. They may also use a test unit or trench excavation to determine if an intact occupation surface is present. They will only use test units when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. They will conduct excavations using standard archaeological techniques to precisely document the location of cultural deposits, artifacts, and features.

The archaeologist will record spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock for each unit on a standard form. They will complete test excavation unit level forms, which will include plan maps for each excavation level and artifact counts and material types, number, and vertical provenience (depth below surface and stratum association where applicable) for all recovered artifacts. They will draw a stratigraphic profile for at least one wall of each test excavation unit.

The archaeologist will screen sediments excavated for purposes of cultural resources investigation through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

The archaeologist will analyze, catalogue, and temporarily curate all prehistoric and historic artifacts collected from the surface and from probes and excavation units. The

ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, Ecology, and the affected tribe(s).

Within 90 days of concluding fieldwork, the archaeologist will provide a technical report describing any and all monitoring and resultant archaeological excavations to the Project Lead/Organization, who will forward the report to Ecology, the federal agencies (if any), DAHP, and the affected tribe(s) for review and comment.

If assessment activities expose human remains (burials, isolated teeth, or bones), the archaeologist and Project Lead/Organization will follow the process described in **Section 6**.

8. PROCEEDING WITH WORK

The Project Lead/Organization shall work with the archaeologist, DAHP, and affected tribe(s) to determine the appropriate discovery boundary and where work can continue.

Work may continue at the discovery location only after the process outlined in this plan is followed and the Project Lead/Organization, DAHP, any affected tribe(s), Ecology, and the federal agencies (if any) determine that compliance with state and federal laws is complete.

9. ORGANIZATION RESPONSIBILITY

The Project Lead/Organization is responsible for ensuring:

- This IDP has complete and accurate information.
- This IDP is immediately available to all field staff at the site and available by request to any party.
- This IDP is implemented to address any discovery at the site.
- That all field staff, contractors, and volunteers are instructed on how to implement this IDP.

10. ADDITIONAL RESOURCES

Informative Video

Ecology recommends that all project staff, contractors, and volunteers view this informative video explaining the value of IDP protocol and what to do in the event of a discovery. The target audience is anyone working on the project who could unexpectedly find cultural resources or human remains while excavating or digging. The video is also posted on DAHP's inadvertent discovery language website.

[Ecology's IDP Video](https://www.youtube.com/watch?v=ioX-4cXfbDY) (<https://www.youtube.com/watch?v=ioX-4cXfbDY>) **Informational Resources**

[DAHP](https://dahp.wa.gov) (<https://dahp.wa.gov>)

[Washington State Archeology \(DAHP 2003\)](https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf)
(https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf)

[Association of Washington Archaeologists](https://www.archaeologyinwashington.com) (<https://www.archaeologyinwashington.com>)

Potentially Interested Tribes

[Tribal Contacts: Interactive Map of Tribes by Area](https://dahp.wa.gov/archaeology/tribal-consultation-information)
(<https://dahp.wa.gov/archaeology/tribal-consultation-information>)

[Tribal Contacts - WSDOT Tribal Contact Website](https://wsdot.wa.gov/tribal/TribalContacts.htm)
(<https://wsdot.wa.gov/tribal/TribalContacts.htm>)

11. ADDITIONAL INFORMATION

Please add any additional contact information or other information needed within this IDP.

Andrew Hattori, City of Pasco, Planner II

(509)905-2604

hattoria@pasco-wa.gov

Implement the IDP if you see...

Chipped stone artifacts.

Examples are:

- Glass-like material.
- Angular material.
- “Unusual” material or shape for the area.
- Regularity of flaking.
- Variability of size.



Stone artifacts from Oregon.



Stone artifacts from Washington.



Biface-knife, scraper, or pre-form found in NE Washington. Thought to be a well knapped object of great antiquity. Courtesy of Methow Salmon Rec. Foundation.

Implement the IDP if you see...

Ground stone artifacts.

Examples are:

- Unusual or unnatural shapes or unusual stone.
- Striations or scratching.
- Etching, perforations, or pecking.
- Regularity in modifications.
- Variability of size, function, or complexity.



Above: Fishing Weight - credit [CRITFC Treaty Fishing Rights website](#).



Artifacts from unknown locations (left and right images).



Implement the IDP if you see...

Bone or shell artifacts, tools, or beads.

Examples are:

- Smooth or carved materials.
- Unusual shape.
- Pointed as if used as a tool.
- Wedge shaped like a “shoehorn”.
- Variability of size.
- Beads from shell (dentalium) or tusk.



Upper Left: *Bone Awls from Oregon.*

Upper Center: *Bone Wedge from California.*

Upper Right: *Plateau dentalium choker and bracelet, from Nez Perce National Historical Park, 19th century, made using Antalis pretiosa shells*
Credit: Nez Perce - Nez Perce National Historical Park, NEPE 8762, Public Domain.

Above: *Tooth Pendants.*

Right: *Bone Pendants. Both from Oregon and Washington.*

Implement the IDP if you see...

Culturally modified trees, fiber, or wood artifacts.

Examples are:

- Trees with bark stripped or peeled, carvings, axe cuts, de-limbing, wood removal, and other human modifications.
- Fiber or wood artifacts in a wet environment.
- Variability of size, function, and complexity.



Left and Below: *Culturally modified tree and an old carving on an aspen (Courtesy of DAHP). These are examples of above ground cultural resources.*

Right, Top to Bottom: *Artifacts from Mud Bay, Olympia: Toy war club, two strand cedar rope, wet basketry.*



Implement the IDP if you see...

Strange, different, or interesting looking dirt, rocks, or shells.

Human activities leave traces in the ground that may or may not have artifacts associated with them. Examples are:

- “Unusual” accumulations of rock (especially fire-cracked rock).
- “Unusual” shaped accumulations of rock (such as a shape similar to a fire ring).
- Charcoal or charcoal-stained soils, burnt-looking soils, or soil that has a “layer cake” appearance.
- Accumulations of shell, bones, or artifacts. Shells may be crushed.
- Look for the “unusual” or out of place (for example, rock piles in areas with otherwise few rocks).



Shell Midden pocket in modern fill discovered in sewer trench.



Underground oven. Courtesy of DAHP.

Shell Midden with fire cracked rock.



Hearth excavated near Hamilton, WA.

Implement the IDP if you see...

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Agricultural or logging equipment. May include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, etc.
- Domestic items including square or wire nails, amethyst colored glass, or painted stoneware.



Left: Top to Bottom: *Willow pattern serving bowl and slip joint pocket knife discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*



Right: *Collections of historic artifacts discovered during excavations in eastern Washington cities.*



Implement the IDP if you see...

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Railway tokens, coins, and buttons.
- Spectacles, toys, clothing, and personal items.
- Items helping to understand a culture or identity.
- Food containers and dishware.



Main Image: *Dishes, bottles, work boot found at the North Shore Japanese bath house (ofuro) site, Courtesy Bob Muckle, Archaeologist, Capilano University, B.C. This is an example of an above ground resource.*



Right, from Top to Bottom: *Coins, token, spectacles and Montgomery Ward pitchfork toy discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*



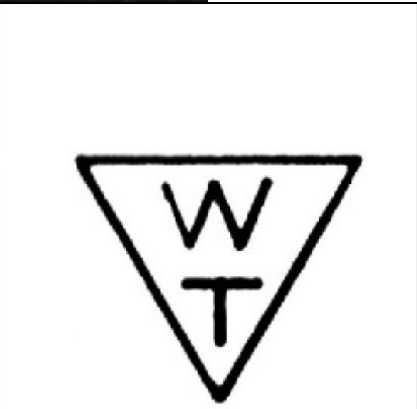
Implement the IDP if you see...

- Old munition casings – if you see ammunition of any type – ***always assume they are live and never touch or move!***
- Tin cans or glass bottles with an older manufacturer’s technique – maker’s mark, distinct colors such as turquoise, or an older method of opening the container.



Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. ***Don't ever touch something like this!***
 Left: Maker's mark on bottom of old bottle.

Right: Old beer can found in Oregon. ACME was owned by Olympia Brewery. Courtesy of Heather Simmons.



Logo employed by Whithall Tatum & Co. between 1924 to 1938 (Lockhart et al. 2016).



Can opening dates, courtesy of W.M. Schroeder.

Implement the IDP if you see...

Historic foundations or buried structures.

Examples are:

- Foundations.
- Railroad and trolley tracks.
- Remnants of structures.



Counter Clockwise, Left to Right: *Historic structure 45KI924, in WSDOT right of way for SR99 tunnel. Remnants of Smith Cove shantytown (45-KI-1200) discovered during Ecology CSO excavation, City of Spokane historic trolley tracks (above ground historic resources) uncovered during stormwater project, intact foundation of historic home that survived the Great Ellensburg Fire of July 4, 1889, uncovered beneath parking lot in Ellensburg.*

Implement the IDP if you see...

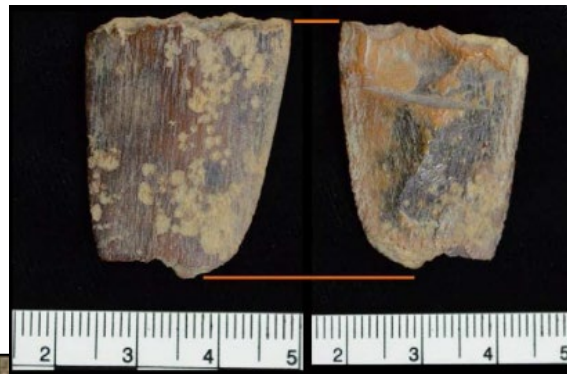
Potential human remains.

Examples are:

- Grave headstones that appear to be older than 50 years.
- Bones or bone tools--intact or in small pieces. It can be difficult to differentiate animal from human so they must be identified by an expert.
- These are all examples of animal bones and are not human.

Center: *Bone wedge tool, courtesy of Smith Cove Shantytown excavation (45KI1200).*

Other images (Top Right, Bottom Left, and Bottom) Center: Courtesy of DAHP.



Directly Above: *This is a real discovery at an Ecology sewer project site.*

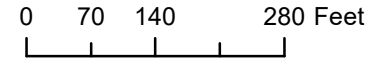
What would you do if you found these items at a site? Who would be the first person you would call?

Hint: Read the plan!

Vicinity Map

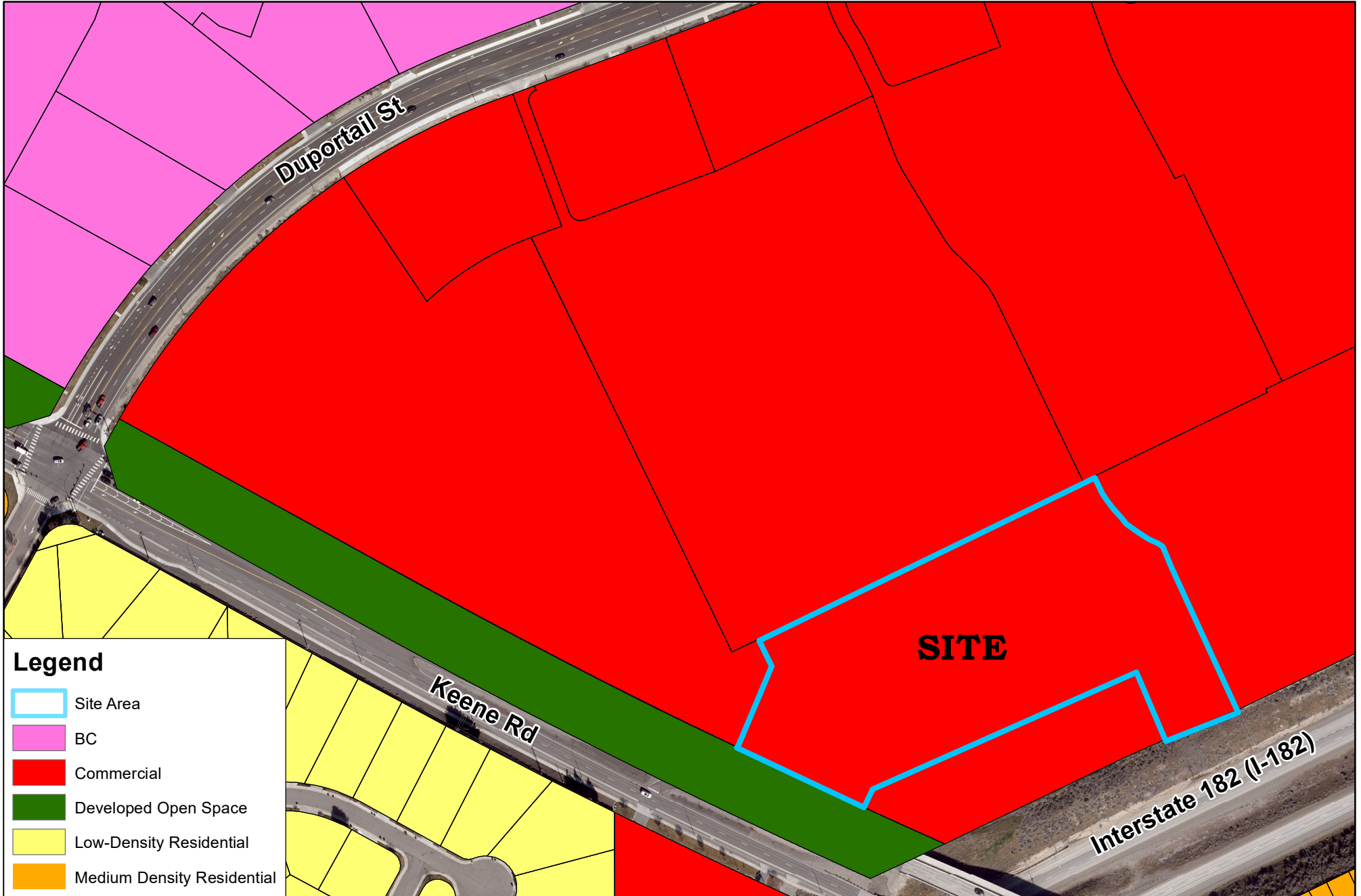
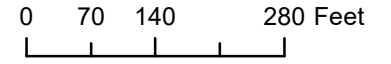
Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

Exhibit 5



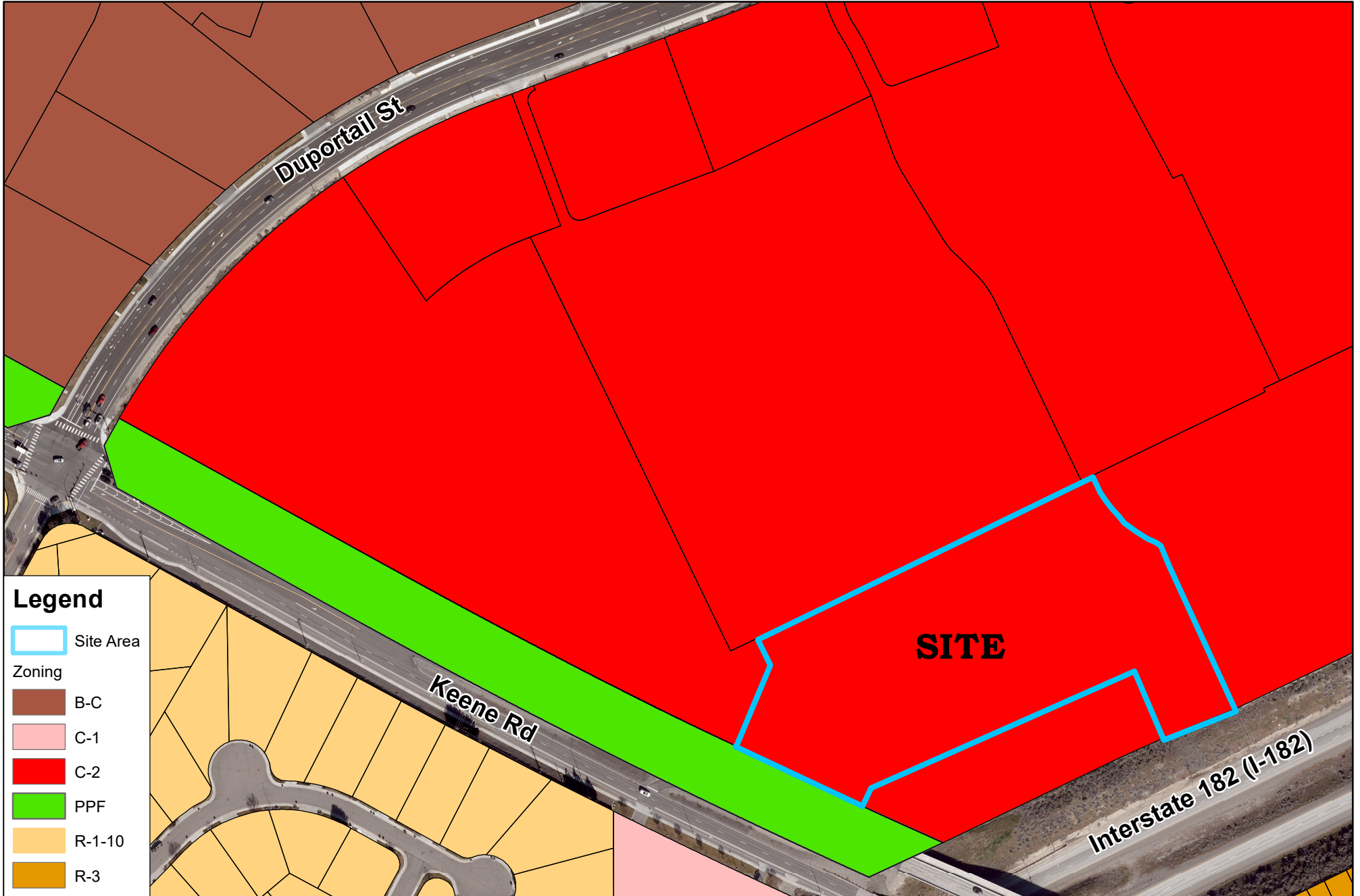
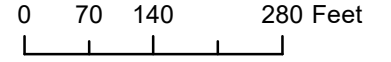
Land Use Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007



Zoning Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

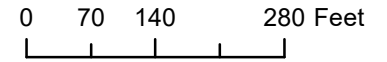


Legend

-  Site Area
- Zoning
 -  B-C
 -  C-1
 -  C-2
 -  PPF
 -  R-1-10
 -  R-3

Transportation Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

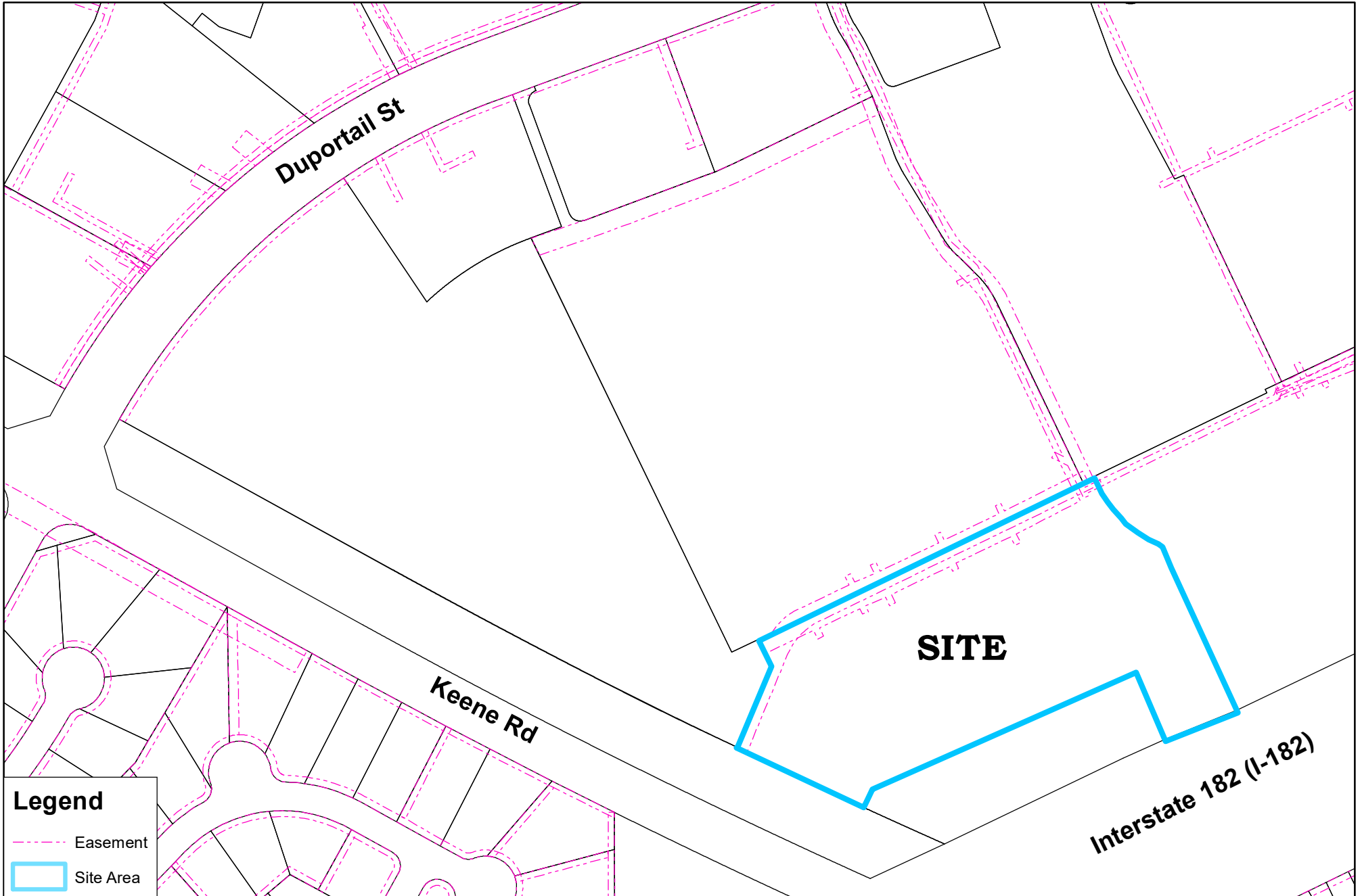


Easement Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007

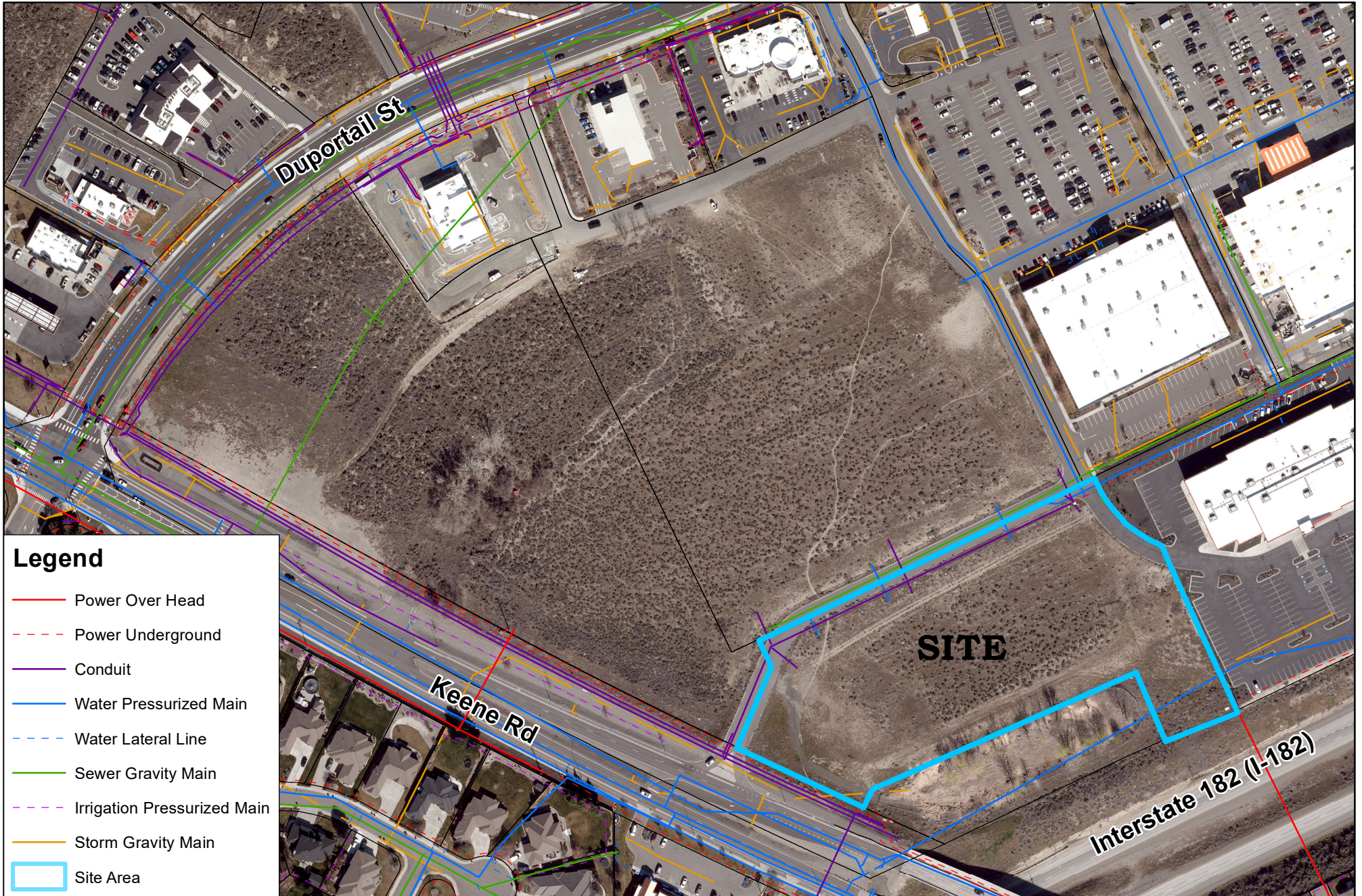
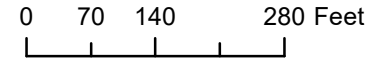


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Utility Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007





Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND DNS (PLN-T2-2024-00007 & PLN-T1-2024-00124)

Notice is hereby given that Knutzen Engineering, on behalf of Parn Singh of Eternal Hotels, LLC, has filed a Site Plan Review application for the development of a Best Western Hotel with associated site improvements. The site plan includes the location of the proposed hotel, parking stalls, and landscaping improvements. For more information, please visit the City'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 at 3090 Keene Road (APN 121981000002031). The site is designated as the Retail Business Use (C-2) zone according to the City of Richland's Zoning Code.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, September 08, 2025 at 6:00 p.m. in 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 the 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 DNS process, as described in WAC 197-11-340 is being used for this application. 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 on the City's land use action website, as stated above.

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: August 10, 2025

Comment Period Ends: September 8, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, August 29th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

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

Vicinity Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007



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Richland

CITY OF RICHLAND NOTICE OF DELAYED PUBLIC HEARING (PLN-T2-2024-00007 & PLN-T1-2024-00124)

Please take note that the public hearing regarding the site plan review application for 3090 Keene Road (APN 121981000002031) originally scheduled for September 08, 2025, has been postponed until further notice. New notifications will be sent out when this item has been re-scheduled.

Questions should be directed to Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352 or may be emailed to planning@ci.richland.wa.us.

Vicinity Map

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007



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Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND O-DNS (PLN-T2-2024-00007 & PLN-T1-2024-00124)

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Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, October 13, 2025 at 6:00 p.m. in 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 the 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, as described in WAC 197-11-355, is being used for this application. 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 on the City's land use action website, as stated above.

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: September 21, 2025

Comment Period Ends: October 13, 2025 at 6:00 PM

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

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

**Vicinity
Map**

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007



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Please publish the following:

Type of Legal Ad: Notice of Application, Public Hearing

Date(s) of Publication: Sunday, August 10, 2025

Richland's TCH Account: AP36823

For Invoice Text Box on TCH Invoice PLN-T2-2024-00007 & PLN-T1-2024-00124
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING, AND DNS
(PLN-T2-2024-00007 & PLN-T1-2024-00124)**

Notice: Knutzen Engineering, on behalf of Parn Singh of Eternal Hotels LLC, has filed a Site Plan Review application for the development of a Best Western Hotel with associated site improvements.

Project Site: The project site is located at 3090 Keene Road (APN 121981000002031). The site is designated as Retail Business Use (C-2), according to the City's Zoning Code.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, September 8, 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 proposal is subject to environmental review. The City of Richland is the 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 DNS process, as described in WAC 197-11-355 is being used for this application. 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 to submit written comments is 6:00 p.m. on Monday, September 08, 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 Friday, August 29, 2025. Comments received between August 29, 2025 and September 08, 2025 will be entered into the record during the hearing.

Date Published: Sunday, August 10, 2025

Please publish the following:

Type of Legal Ad: Notice of Application, Public Hearing

Date(s) of Publication: Sunday, September 21, 2025

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For Invoice Text Box on TCH Invoice PLN-T2-2024-00007 & PLN-T1-2024-00124
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Attention: Jen Anderson (TC)

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(PLN-T2-2024-00007 & PLN-T1-2024-00124)**

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Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, October 13, 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.

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The deadline to submit written comments is 6:00 p.m. on Monday, October 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 Friday, October 03, 2025. Comments received between October 04, 2025 and October 12, 2025 will be entered into the record during the hearing.

Date Published: Sunday, September 21, 2025

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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 8th day of August 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2024-00007 & PLN-T1-2024-00124) 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 8th day of August, 2025 by



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

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

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

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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 12th day of August 2025 I mailed a copy of the attached NOTICE OF DELAYED PUBLIC HEARING (PLN-T2-2024-00007 & PLN-T1-2024-00124) 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 12th day of August, 2025 by



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

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

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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 19th day of September 2025, I mailed a copy of the attached NOTICE OF APPLICATION, PUBLIC HEARING AND O-DNS (PLN-T2-2024-00007 & PLN-T1-2024-00124) 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 19th day of September, 2025 by



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

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

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

owner	addr_line1	addr_city	addr_state	addr_zip	situs_num	situs_street	situs_city	situs_state	situs_zip
BARTON INVESTMENTS LLC	3095 KEENE RD	RICHLAND	WA	99352	3095	KEENE RD	RICHLAND	WA	99352
CITY OF RICHLAND	625 SWIFT BLVD. MS-09	RICHLAND	WA	99352		UNDETERMINED	RICHLAND	WA	99352
J & L FAIRCHILD LLC	PO BOX 2756	PASCO	WA	99302	2880	LINCOLN LANDING	RICHLAND	WA	99352
JORDE ERIC K & HEIDI N	1003 PATTYTON LN	RICHLAND	WA	99352	1003	PATTYTON LN	RICHLAND	WA	99352
KENNEWICK IRRIGATION DISTRICT	2015 S ELY ST BLDG A	KENNEWICK	WA	99337	3053	DUPORTAIL ST	RICHLAND	WA	99352
LINCOLN INVESTMENTS LLC	1903 JADWIN AVE	RICHLAND	WA	99352		UNDETERMINED	RICHLAND	WA	99352
MALLONEE TRUSTEES RONALD LEE & LINDY LOU	1011 PATTYTON LN	RICHLAND	WA	99352	1011	PATTYTON LN	RICHLAND	WA	99352
WORNICK RICHLAND LLC	1033 VIA ROBLE	LAFAYETTE	CA	94549	2909	DUPORTAIL ST	RICHLAND	WA	99352



Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND O-DNS (PLN-T2-2024-00007 & PLN-T1-2024-00124)

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**Vicinity
Map**

Item: 3090 Keene Road - Site Plan Review
Applicant: Knutzen Engineering
File #: PLN-T2-2024-00007



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0261702	Legal Ad - IPL0261702	2025.09.08 HE PHN PLN-T2-2024	1.0	66.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352
 janderson@ci.richland.wa.us; tclark@ci.richland.wa.us; purchasing@ci.richland.wa.us

**CITY OF RICHLAND
 NOTICE OF APPLICATION,
 PUBLIC HEARING, AND DNS
 (PLN-T2-2024-00007 &
 PLN-T1-2024-00124)**

Notice: Knutzen Engineering, on behalf of Pam Singh of Eternal Hotels LLC, has filed a Site Plan Review application for the development of a Best Western Hotel with associated site improvements.

Project Site: The project site is located at 3090 Keene Road (APN 121981000002031). The site is designated as Retail Business Use (C-2), according to the City's Zoning Code.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, September 8, 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 decisions related to this application should contact Ryan Nelson, Planner, 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 Monday, September 8, 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 Friday, August 29, 2025. Comments received between August 29, 2025 and September 8, 2025 will be entered into the record during the hearing.

Date Published: Sunday, August 10, 2025
 IPL0261702
 Aug 10 2025

COUNTY OF BENTON)
 SS

STATE OF WASHINGTON)

the undersigned, 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, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
 08/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



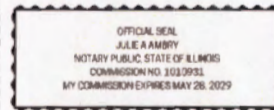
Amanda Rodela

Julie A Ambry



Sworn to and subscribed before
 me on

Aug 11, 2025, 10:20 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING, AND DNS
(PLN-T2-2024-00007 &
PLN-T1-2024-00124)**

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IPL0261702
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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
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The Modesto Bee
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 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	Cols	Depth
51422	IPL0274194	Legal Ad - IPL0274194	2025.10.13 HE PHN PLN-T2-2024-00007 &	1.0	67.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352
 janderson@ci.richland.wa.us; tclark@ci.richland.wa.us; purchasing@ci.richland.wa.us

**CITY OF RICHLAND
 NOTICE OF APPLICATION,
 PUBLIC HEARING, AND O-DNS
 (PLN-T2-2024-00007 &
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Date Published: Sunday, September 21, 2025
 IPL0274194
 Sep 21 2025

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

the undersigned, 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, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
 09/21/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins



Amy Robbins

Sherry J Chasteen



Sworn to and subscribed before
 me on

Sep 22, 2025, 10:20 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING, AND C-DNS
(PLN-T2-2024-00007 &
PLN-T1-2024-00124)**

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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 22nd day of September, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2024-00007 (Site Plan review for Eternal Hotels, LLC) in the following locations:

Approximately 25 feet north of the Keene Road Trail and adjacent to the curbing of Lincoln Landing Road.



Signed: Ryan Nelson

SIGNED AND SWORN to before me this 22nd day of September, 2025, by Ryan Nelson.





Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

Exhibit 7

From: [Westphal, Nichole](#)
To: [Planning](#)
Subject: RE: PLN-T2-2024-00007 - 3090 Keene Road - Site Plan Review
Date: Tuesday, September 30, 2025 2:26:48 PM
Attachments: [image001.png](#)

Hi Ryan,

Will you let the applicant know that their address for this project will be 2895 Lincoln Landing.

Thanks,
Nichole

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, September 22, 2025 2:46 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@ci.richland.wa.us>; 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@bsnf.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 <dxdrogers@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 <jmcsbane@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>; Ken Gosney <ken.gosney@rsd.edu>; 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, Mizaal <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; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez,



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

October 2, 2025

Mike Stevens
City of Richland
625 Swift Blvd.
Richland, WA 99352

RE: SEPA 202503877; PLN-T2-2024-00007, PLN-T1-2024-00124

Dear Mike Stevens:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Best Western Hotel Site Plan Review. We have reviewed the documents and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

City of Richland
October 2, 2025
Page 2 of 2

More information on the stormwater program may be found on [Ecology's stormwater website](#). Please submit an application or contact Lloyd Stevens Jr at the Dept. of Ecology, (509) 571-3866 with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,

A handwritten signature in blue ink that reads "Amber Johnson".

Amber Johnson
SEPA Coordinator, Central Region Office
509-723-5677
crosepa@ecy.wa.gov

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Planning](#)
Cc: [Connell,Valorie L \(BPA\) - TERR-PASCO](#)
Subject: RE: PLN-T2-2024-00007 - 3090 Keene Road - Site Plan Review
Date: Friday, October 3, 2025 1:08:26 PM
Attachments: [image001.png](#)

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

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review PLN-T2-2024-00007 - 3090 Keene Road - Site Plan Review.

In researching our records, we have found 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 Valorie Connell at (509-) 544-4746 or by email at VLConnell@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, September 22, 2025 2:46 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>; Ballard, Jennifer <jballard@ci.richland.wa.us>; 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 <jmcsbane@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>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; 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, Mizaal <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; 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-T2-2024-00007 - 3090 Keene Road - Site Plan Review

Good Afternoon,

Paul Knutzen of Knutzen Engineering, on behalf of Parn Singh of Eternal Hotels, LLC., has submitted an application to the City of Richland for a site plan review regarding the development Best Western Hotel located at 3090 Keene Road, Richland, WA (Parcel #121981000002031). The site plan includes the location of the proposed hotel, parking stalls, and landscaping improvements. The parcel for the proposed project is designated as the Retail Business Use (C-2) zone according to the City of Richland's Zoning Code.

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00pm on October 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



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

**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS**

DATE: October 3, 2025

TO: RYAN NELSON, PLANNER

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

PROJECT NAME: BEST WESTERN HOTEL

PROJECT LOCATION: 3090 KEENE RD.

The Public Works Engineering Division has reviewed the site plan received in this office on September 22, 2025 for the above referenced property and has the following conditions.

General Conditions:

1. 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.
2. 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.
3. 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 occupancy. 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.

Design Standards:

4. 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. 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.

5. **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:

- 6. The site plan under review 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.
- 7. Sidewalks shall be installed across the property's frontage adjacent to Lincoln Landing at the time of project construction.
- 8. 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.

Storm Water:

- 9. Access to the City's existing storm water pond adjacent to this parcel shall be provided.
- 10. 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.

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

Project Acceptance Requirements:

13. 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 final acceptance of the project.
14. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final occupancy. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
15. 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.

October 3, 2025

City of Richland
625 Swift Boulevard, MS-35
Richland, WA 99352

Attn: Ryan Nelson, Planner

Re: PLN-T2-2024-00007, 3090 Keene Road
I-182 Exit 3 – Queensgate Drive Vicinity

We have reviewed the proposed subdivision and have the following comments.

- The subject property is adjacent to Interstate 182 (I-182), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-182; direct access to the interstate is prohibited.
- I-182 is an existing facility and the proponent should be aware they are proposing a more noise-sensitive land use in an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
- Any proposed lighting must be directed down towards the site and away from I-182.
- For the safety and security of I-182, the proponent will need to construct a minimum six-foot tall solid barrier fence along property boundaries that abut I-182 right-of-way. WSDOT's existing fence typically lies one-foot inside our right-of-way boundary and must not be altered or moved without prior approval.
- Any stormwater or surface runoff generated by this project must be retained and treated on site. Any discharge of water into I-182 right-of-way will require an approved WSDOT utility permit.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The applicant should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucic at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/mnk

cc: SR 182, File #2025-010
Larry Wilhelm, Area 3 Maintenance Superintendent

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-T2-2024-00007 - 3090 Keene Road - Site Plan Review

Good Afternoon,

Paul Knutzen of Knutzen Engineering, on behalf of Parn Singh of Eternal Hotels, LLC., has submitted an application to the City of Richland for a site plan review regarding the development Best Western Hotel located at 3090 Keene Road, Richland, WA (Parcel #121981000002031). The site plan includes the location of the proposed hotel, parking stalls, and landscaping improvements. The parcel for the proposed project is designated as the Retail Business Use (C-2) zone according to the City of Richland's Zoning Code.

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00pm on October 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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