



Agenda
Hearing Examiner Meeting
Monday, November 10, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

- I. 2725 Steptoe Street — Preliminary Plat of the Villages at Clearwater Creek (PLN-T3-2025-00003)(Cont.)
 - Mike Stevens, Planning Manager

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: 11/10/2025

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

Staff recommends that the Hearing Examiner approve the requested subdivision subject to adequate conditions of approval and deny the deviation request.

Summary

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

This item has been continued from the July 14, 2025 public hearing date to afford the applicant time to discuss irrigation requirements with the Kennewick Irrigation District (KID).

Attachments

- I. The Villages at Clearwater Creek Full Staff Report V2



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

GENERAL INFORMATION:

PROPOSAL NAME: The Villages at Clearwater Creek Preliminary Plat

LOCATION: 2725 Steptoe Street

APPLICANT: Brian Thoreson representing Hayden Homes

PROPERTY
OWNER: Richland 132, LLC

FILE NO.: PLN-T3-2025-00003

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

PROJECT TYPE: Type III Preliminary Plat Approval

HEARING DATE: November 10, 2025, continued from July 14, 2025

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thoresen of Hayden Homes
File #: PLN-T3-2025-00003



Figure 1 – Vicinity Map

PROJECT DATA

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

DESCRIPTION OF PROPOSAL

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

REASON FOR REQUEST

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

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

24.12.053 Preliminary plat – Required findings.

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

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

24.12.055 Preliminary plat – Hearing examiner consideration and action.

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

19.60.095 Required findings.

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

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

- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.
- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

REVIEW AUTHORITY

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

SITE DESCRIPTION & ADJACENT LAND USES

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

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

CURRENT LAND USE DESIGNATION AND USES:

North: Commercial (Neighborhood Commercial – C-1), undeveloped

East: Commercial (Neighborhood Commercial – C-1), City of Kennewick residential

South: Railroad right-of-way, City of Kennewick commercial

West: Amon Wasteway (KID) (Natural Open Space)

Land Use Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

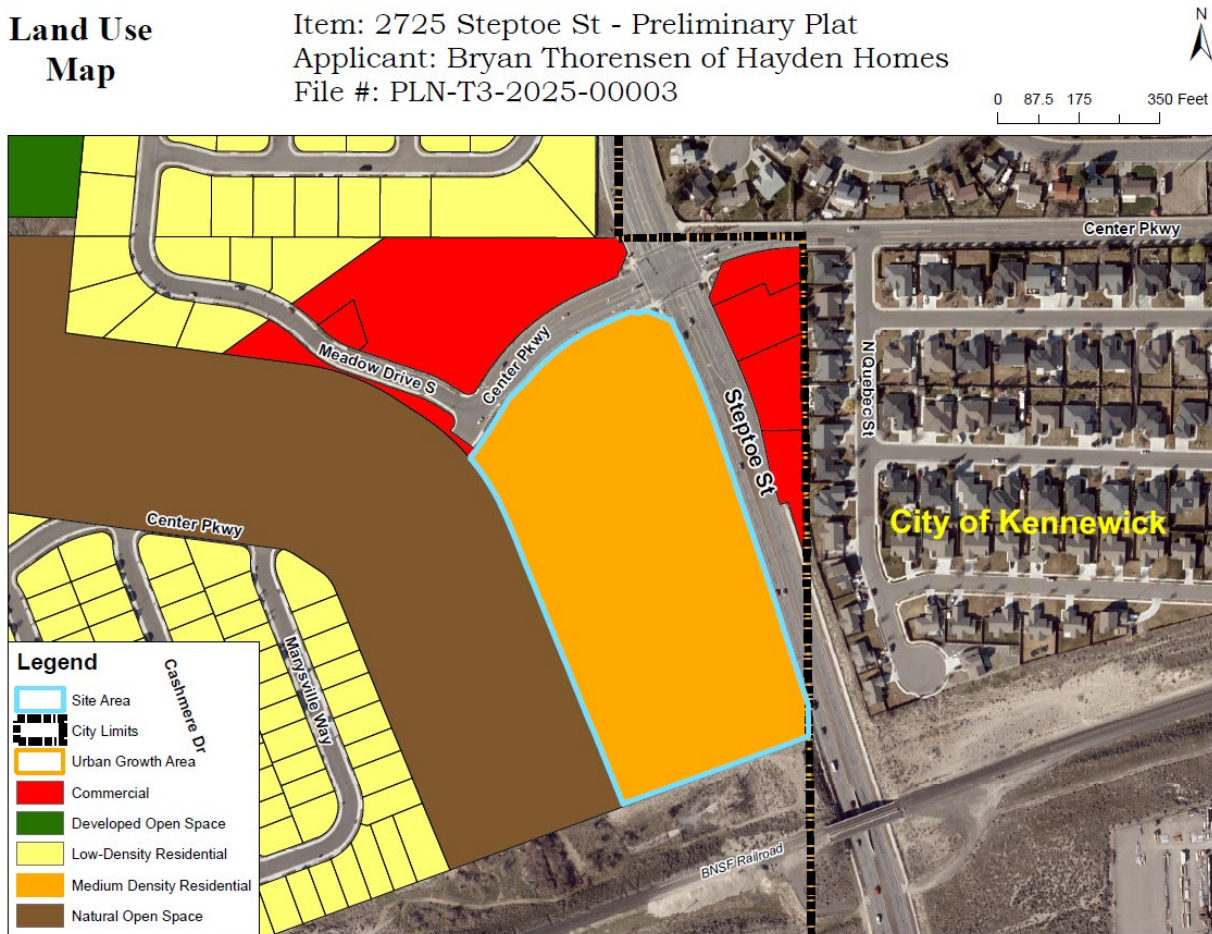


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

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

Applicable Goals & Policies

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

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

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

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

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

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

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

CURRENT ZONING

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

North: Neighborhood Retail Business use district (C-1)

East: Neighborhood Retail Business use district (C-1) and City of Kennewick (Residential)

South: Railroad Right-of-Way (City of Kennewick)

West: Natural Open Space (NOS)

Zoning Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

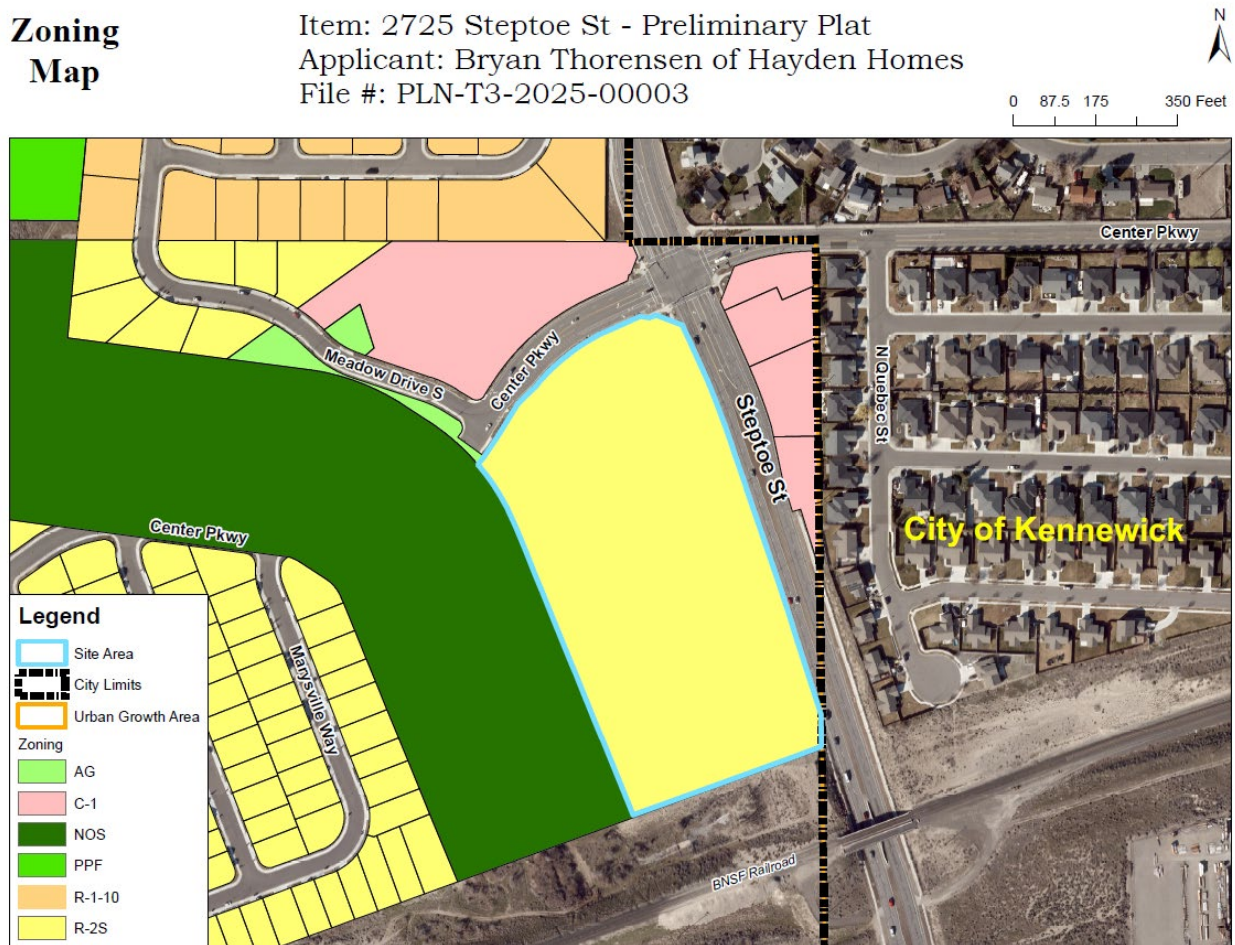


Figure 3 – Zoning Map

The medium-density residential small lot (R-2s) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one and two-family

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

UTILITY AVAILABILITY

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

Utility Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

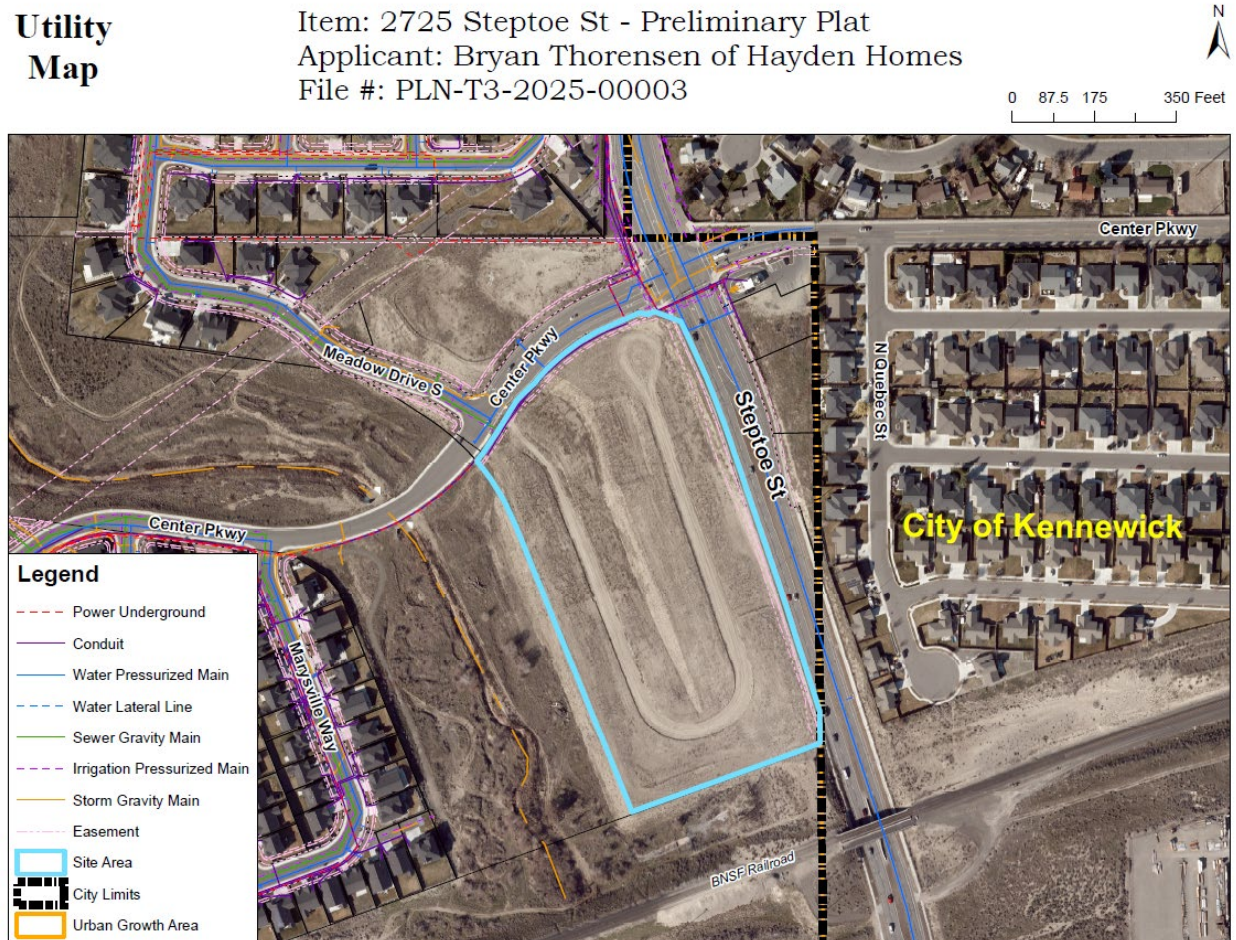


Figure 4 – Utility Map

Sewer

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

Water

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

Power

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

Stormwater

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

Irrigation

The site is located within the Kennewick Irrigation District.

TRANSPORTATION & ACCESS

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

Sidewalks will be installed on local roads. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area.

FIRE SAFETY

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

SCHOOLS

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

SEPA

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

Critical Areas

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

Shoreline Master Program

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

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval. It should be noted that the Washington State Department of Archaeology and Historic Preservation (DAHP) submitted comments requesting that a cultural resources survey be submitted prior to any land disturbance occurring. The applicant reached out to DAHP and provided them with information regarding prior site disturbance (grading and fill placement) that had taken place and DAHP responded that a cultural resources survey is not required, but that they recommend that an Inadvertent Discovery Plan (IDP) be prepared (Exhibit 7).

PUBLIC COMMENTS

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

PUBLIC NOTICE

Public Hearing Date:	July 14, 2025 continued to November 10, 2025
Notice of Hearing Mailed:	June 16, 2025
Notice of Hearing Posted:	August 23, 2025
Notice of Hearing Published:	June 18, 2024

ANALYSIS

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

- A. *The preliminary plat conforms to the requirements of this title (RMC Title 24)*
 - The City's subdivision regulations set forth specific requirements for the filing of an application, giving public notice of the application, and requiring that the Hearing Examiner conduct a public hearing and make a recommendation to the City Council. These steps have been followed by City staff.
- B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
 - Several parks and other recreational opportunities exist within one mile of the project site.
 - The Ben Franklin Transit Authority does not provide bus service to the immediate area.
 - The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.
 - The plat will be served by City sanitary sewer service currently existing adjacent to the project site. Sewer lines have capacity to provide for the proposed project.
 - The plat will be served by Richland Energy Services currently existing adjacent to the project site. Electric lines have capacity to provide for the proposed project.

- In accordance with City development standards, storm water drainage will have to be retained and managed on-site. Project specific designs have not been created yet; however, prior to the City allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
 - Kennewick School District was given the opportunity to comment and chose not to comment.
- C. *The public use and interest will be served by the platting of such subdivision and dedication;*
- The proposed project is consistent with the Comprehensive Plan in terms of the existing land use (Medium-Density Residential, or MDR). The project is consistent with the City's zoning regulations. The additional housing units provided by this preliminary plat will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.
- D. *The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the City of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*
- a. *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*
 - The proposal is generally consistent with the intent of the Comprehensive Plan and, as conditioned, will meet requirements of the Municipal Code as outlined above.
 - b. *Impacts of the development have been appropriately identified and mitigated under RMC Chapter 22.09.*
 - Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (*Exhibit 3*) for which the City issued and distributed a Determination of Non-Significance (*Exhibit 3*) after utilizing the Optional DNS process.
 - c. *The development application is beneficial to the public health, safety and welfare and is in the public interest.*
 - The project is consistent with the City's Comprehensive Plan and development regulations. Therefore, it would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.
- E. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

- There are no indications from City Staff that the build-out of this subdivision will result in the decline of the area transport network below level D.
- F. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*
 - The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

DEVIATION:

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

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

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

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

FINDINGS, CONCLUSION, AND RECOMMENDATION:

Findings of Fact

1. The property owner is Richland 132, LLC, with Brian Thoreson of Hayden Homes, LLC acting as applicant and lead contact.
2. Richland's Comprehensive Plan designates the plat site for medium-density residential development with an average allowable residential density of 5.1-to-10 dwellings per acre. The plat proposes a net residential density of 6 dwelling units/acre.
3. R-2S (Medium Density Residential Small Lot) zoning is applied to the site. R-2S zoning regulations permit residential densities of up to 10 dwelling units per acre and a 4,000ft² minimum lot size for single-family detached structures.
4. The Estates at Clearwater Creek preliminary plat consists of 63 residential lots. Proposed residential lot sizes range from 4,012 square feet to 10,225 square feet, with a 5,421 square foot average lot size.
5. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
6. The proposed preliminary plat provides for the construction of one (1) public street to be built to City public road design standards, including provisions for the extension of public utilities.
7. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
8. The Kennewick School District was invited to comment but expressed no concerns with the plat.
9. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
10. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
11. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Tuesday, July 8, 2025 after utilizing the Optional DNS process.
12. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
13. The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.
14. The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.
15. Staff recommends denial of the proposed deviation request which would reduce the rear-yard setback from 20 feet to 15 feet for 38 lots.
16. At the July 14, 2025 public hearing the applicant requested a continuance in order to have discussions with the Kennewick Irrigation District (KID) regarding the proposed conditions of approval placed on the project by KID. The matter was again continued at the August, September and October Hearing Examiner meetings.
17. A draft of the agreement between the applicant and KID was provided to the city on November 3, 2025 and is included as Exhibit 6.

Conclusions of Law

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

Recommendation

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

RECOMMENDED CONDITIONS OF APPROVAL

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.
2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning

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

4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.
5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
6. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
7. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

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

and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - A. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
 - C. 2% cross-slope, maximum.
 - D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - E. Be 20-feet in width.
 - F. Have radii that are accommodating with those needed for City Fire apparatus.

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

11. SURVEY MONUMENT DESTRUCTION:

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

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

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

Traffic & Streets:

12. The "Villages at Clearwater Creek" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03). Since this property is included within

the transportation impact fee program, and since staff analysis indicates the project will create no unusual or unanticipated traffic impacts, it is exempt from the SEPA-related traffic impact analysis (TIA) requirement.

13. Striping changes will be needed on Center Parkway to provide for a two-way left-turn lane entrance to the development.
14. The Center Parkway and Steptoe Street frontages shall be completed to current City standards at the time that the phase which constructs the lots adjacent to them are developed.
15. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
16. A note will be shown on the face of the final plat stating that Center Parkway and Steptoe Street are collector roadways, therefore driveways accessing single family lots will not be allowed directly onto them.
17. Installation of the secondary emergency vehicle access (SEVA) onto Steptoe Street may require substantial grading or a retaining wall. This SEVA roadway shall have a removeable means of restricting daily vehicular traffic (a gate, bollards, etc.). These means shall be approved by the Richland Fire Department.
18. No access road onto Steptoe Street will be permitted from this development other than as required for the SEVA.
19. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
20. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.
21. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
22. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

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

Domestic Water:

24. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.
25. This project will be required to loop the water main. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water.
26. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations or oversizing of the main where needed.
27. The fire hydrant layout shall be approved by the City Fire Marshal.
28. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

29. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer to all parcels at the time of plat construction.
30. A 10-foot-wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

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

32. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
33. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
34. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
35. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
36. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
37. Any discharge of storm water into the Kennewick Irrigation District's canal will have to be permitted by any or all agencies with jurisdiction over it.

38. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
39. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.
40. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds more than 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting Requirements:

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

43. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to final plat.
44. Ten-foot wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
45. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
46. The final plat shall include notes identifying all common areas including any tracts and acknowledging the ownership and maintenance responsibility.
47. Any areas of restricted parking shall be indicated on the final plats.
48. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
49. A one-foot "No access / screening easement" will be required along both the Center Parkway and Steptoe Street Rights of Way.
50. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Planning/Other:

51. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
52. Addressing brackets [] are needed on all lots and tracts.
53. The plat shall include the following irrigation easements consistent with KID requirements:

On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage or access easements of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

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

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

55. There exists KID Right-of-Way (ROW) along the westerly property line of the development (Amon Wasteway). The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:

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

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

- A. Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the Amon Wasteway and minimize the introduction of water into the soils up-gradient of the drainage canal. KID review and approval of all stormwater plans is required prior to final plat approval.

- B. Rights-of-way shown on the plat that shall include all reasonably necessary features to allow KID to operate, maintain and replace the drainage canal and KID facilities, including the irrigation system.
 - C. As an alternative to conditions 4.A. and B., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.
- 57. For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Preliminary Plat approval process.
 - 58. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."
 - 59. The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).
 - 60. The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.
 - 61. The Applicant and landowner entered into a License and Construction Agreement with KID dated November 7, 2017, for the construction of certain improvements and infrastructure, including among other things, an energy dissipation "Drop Structure" for the protection of downstream areas from erosion. The Drop Structure and any necessary grading of the wasteway channel has not been constructed, and construction of said structure is a condition precedent to approval of the subject application.
 - 62. The following fees for review must be paid prior to KID signature on the Final Plat:
A Preliminary Plat review fee (at the time of application, fee is **\$175.00**). Fees are subject to change and depend on the date the Final Plat is submitted for final approval.
 - 63. Include on the plat the irrigation title block under item 'A' below if the development will not be serviced with KID irrigation water, or item 'B' below, if the development will be serviced with KID irrigation water:
 - A. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT

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

- B. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.
64. All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.
65. A Proof of Contact: Soil Destabilization Notification shall be submitted to the Benton Clean Air Agency prior to any ground disturbance occurring.
66. An Inadvertent Discover Plan (IDP) shall be prepared for the site and submitted to the Planning Division for review and approval prior to any construction activities occurring at the site.

EXHIBIT LIST

1. Application Materials
2. Maps
3. SEPA DNS and Checklist
4. Public Notice and Affidavits
5. Agency & Public Comments
6. Kennewick Irrigation District Agreement (Draft)
7. DAHP Response RE: Cultural Resource Survey



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

Exhibit 1

Plan Snapshot Report

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

Parcel: 101881030000009	Main	Address: 2725 Steptoe St Richland, WA 99352	Main	Zone:
Surveyor Stratton Surveying 7525 W Deschutes PL Ste 1c Kennewick, WA 99336 Business: (509) 735-7364	Applicant Brian Thoreson 2464 SW Glacier PI Suite 110 Redmond, OR., OR 97756 Home: (509) 492-0153 Business: (509) 492-0153 Mobile: (509) 492-0153	Property Owner Richland 132 LLC 2464 SW Glaier PL Ste 110 Redmond, OR	Engineer John Fetterolf 5220 S AUBURN PL Kennewick, WA 99337 Business: (509) 551-8174 Mobile: (509) 551-8174	

Plan Custom Fields

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



DEVIATION REQUEST APPLICATION

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner:

Address:

Phone:

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company:

UBI#:

Contact:

Address:

Phone:

Email:

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

PROPERTY INFORMATION

Project Name:

Parcel #:

Legal Description:

APPLICATION MUST INCLUDE

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Printed Name: _____

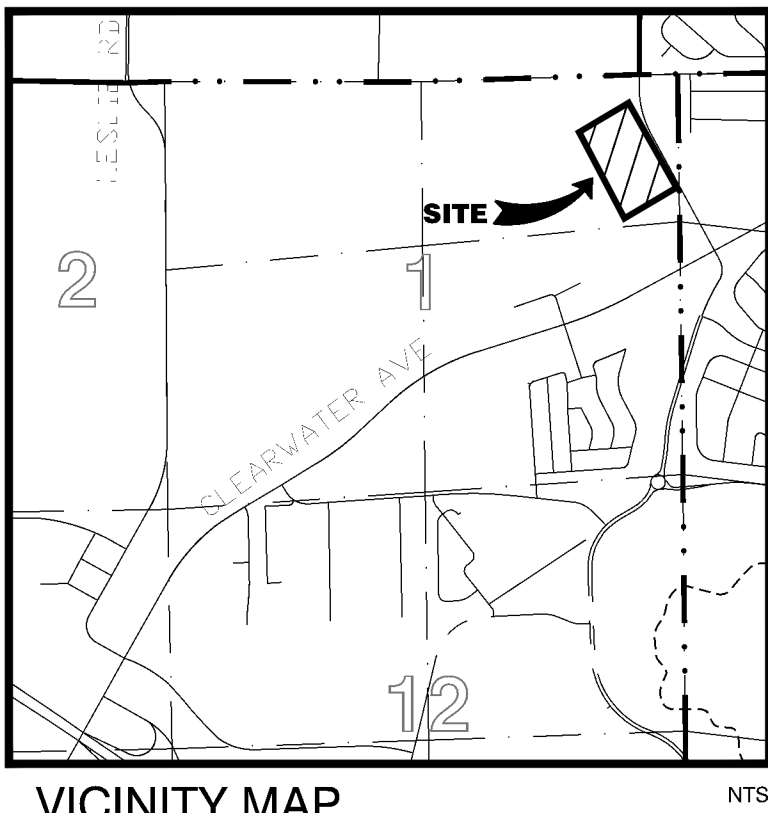
Applicant Signature: _____ Date _____

DESCRIPTION

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

The Villages at Clearwater Creek

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



SHEET INDEX	
PP100	PRELIMINARY PLAT
PP101	PRELIMINARY UTILITY PLAN

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

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

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

TAX ID # OF SUBJECT PARCEL:
101551030000009

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

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

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

PROJECT STATISTICS

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

COMPREHENSIVE PLAN DESIGNATION:
MDR - MEDIUM DENSITY RESIDENTIAL

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

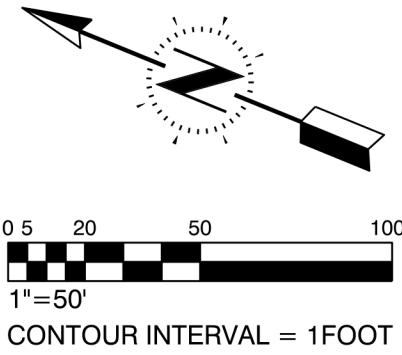
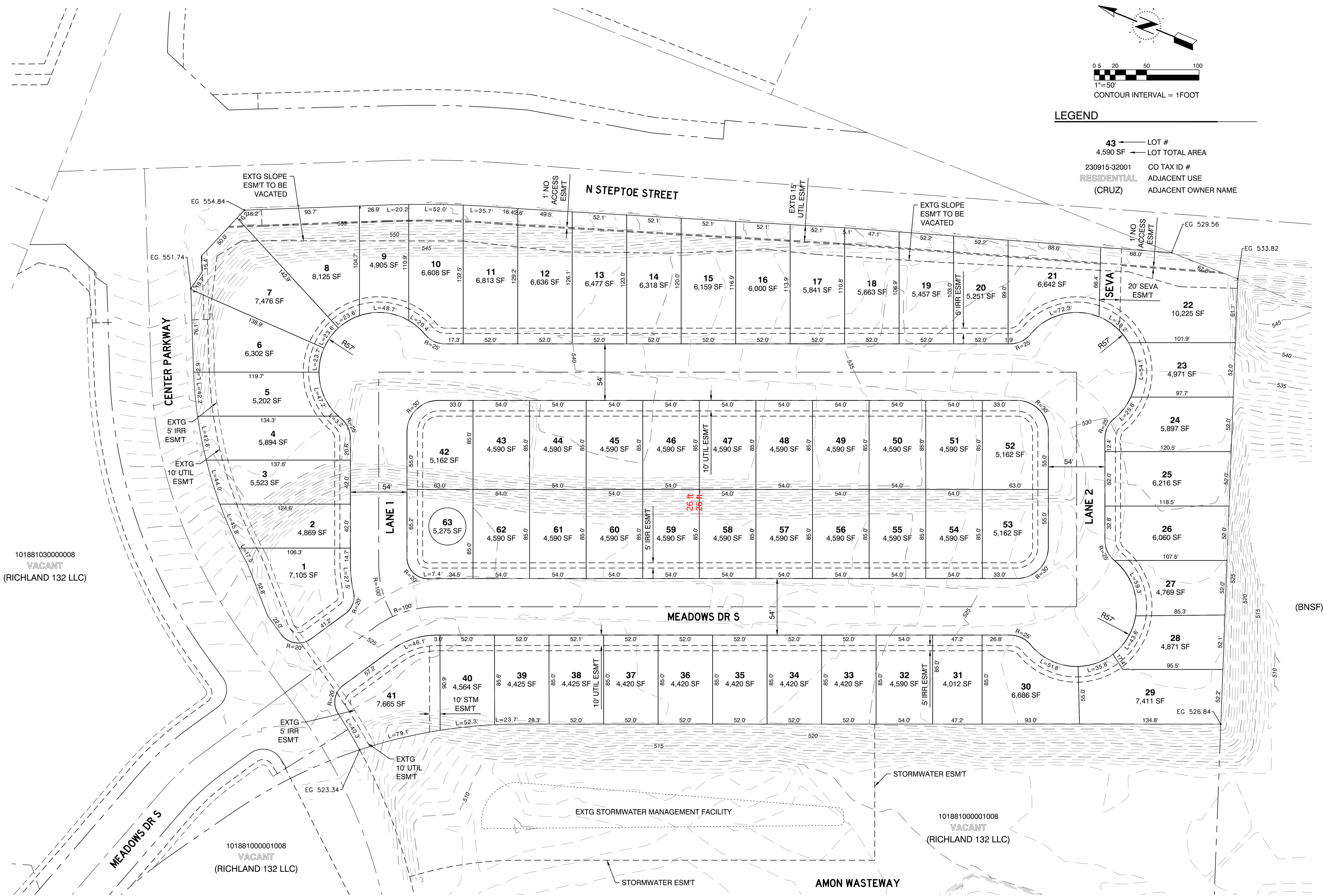
PUBLIC STREETS, UTILITIES, AND STORMWATER

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

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

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

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



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

101881030000008
VACANT
(RICHLAND 132 LLC)

101881000001008
VACANT
(RICHLAND 132 LLC)

101881000001008
VACANT
(RICHLAND 132 LLC)



ENGINEERING, PLLC
J F
ENGINEERING
PLANNING
PROJECT MANAGEMENT
Kennewick, WA 99336
104 Clover Island Dr., Suite 201
(509) 551-6174 PHN
www.JFEngineering.pro

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

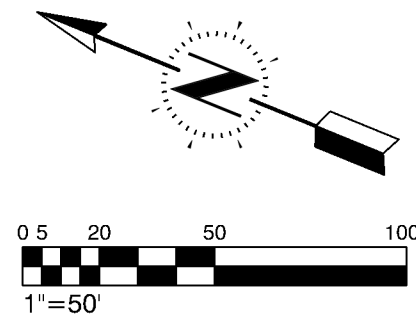
Drawn by: KWE
Checked by: JEF

JF Eng. Job #
0235.00

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

Date:
JUNE 3, 2025

PP100

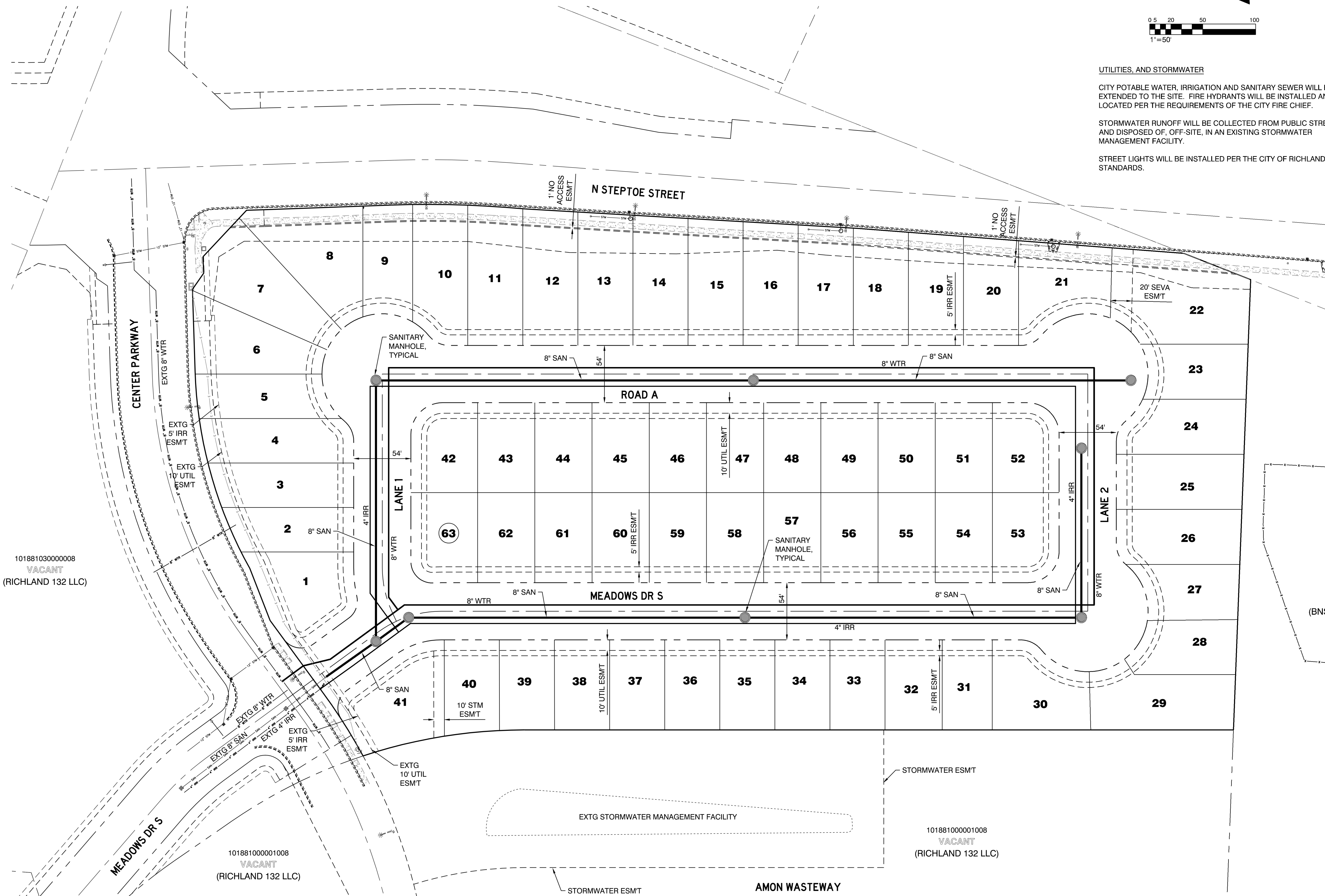


UTILITIES AND STORMWATER

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

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

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



101881030000008
VACANT
(RICHLAND 132 LLC)

101881000001008
VACANT
(RICHLAND 132 LLC)

101881000001008
VACANT
(RICHLAND 132 LLC)



Preliminary Utility Plan for:

The Villages at Clearwater Creek

A project in the City of Richland, WA

Drawn by: KWE
Checked by: JEF

JF Eng. Job #
0235.00

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

Date:
JUNE 3, 2025

PP101

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



TitleOne: Kennewick

Authorized Agent for:

Title Resources Guaranty Company

File Number: 25552235

Contact Information

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

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

Mekaelah Mayovsky

Brianna Lorenzo

Krista Jones

Mekaelah.Mayovsky@titleonecorp.c

Brianna.Lorenzo@titleonecorp.com

Krista.Jones@titleonecorp.com

om

(509) 619-7230

(509) 778-4036

(509) 591-0373

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

TitleOne State License: WAOIC# 1299380

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

Melissa Sanders

TitleOne: Kennewick Address:

melissa.sanders@titleonecorp.com

1919 N. Pittsburgh St., Suite A

(509) 619-7233

Kennewick, WA 99336

Agents / Brokers and Transaction Coordinators

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: To Be Determined
Richland 132 LLC

Property: 2725 Steptoe St, Richland, WA 99352
2710 Bellerive Dr, Richland, WA 99352

From: TitleOne

Date: 5/19/2025

File Number: 25552235

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

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

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

Acknowledgement of Receipt of Disclosure

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

Buyer/Borrower(s)

To Be Determined

Seller(s)

Richland 132 LLC



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
TITLE RESOURCES GUARANTY COMPANY

Commitment No. 25552235

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
 4. **COMPANY'S RIGHT TO AMEND**
 The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
 5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
 6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

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

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

10. CLASS ACTION

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

11. ARBITRATION

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

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

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Privacy Policy Notice

Rev. 7/28/2022

FACTS		WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?	
Why?		Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?		The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.	
How?		All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information		Does TitleOne share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes- to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For nonaffiliates to market to you		No	We don't share
Questions?		Go to https://www.anywhereis.re/privacypolicy	

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



Rev. 2/14/2025

FACTS		WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?		Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?		The types of personal information we collect, and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.	
How?		All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information		Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes- to offer our products and services to you		No	We don’t share
For joint marketing with other financial companies		No	We don’t share
For our affiliates’ everyday business purposes- information about your transactions and experiences		Yes	No
For our affiliates’ everyday business purposes- information about your creditworthiness		No	We don’t share
For our affiliates to market to you		No	We don’t share
For nonaffiliates to market to you		No	We don’t share
Questions?	Go to https://www.trguw.com/privacypolicy		

Who we are

Who is providing this notice?

TITLE RESOURCES GUARANTY COMPANY

What we do

How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?

We collect your personal information, for example, when you

- Apply for insurance or pay insurance premiums
- Provide your mortgage information or show your driver's license

Give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes –information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (www.anywhere.re); Anywhere Integrated Services, LLC (www.anywhereis.re); HomeServices of America, Inc. (www.homeservices.com); Lennar Corporation (www.lennar.com); and OpenDoor Technologies Inc. (www.opendoor.com)*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- ***TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.***

Joint Marketing

A formal agreement between nonaffiliated financial companies that together market financial products or service to you.

- ***TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.***

Other Important Information

For European Union Customers

Please see our Privacy Policy located at <https://www.trguw.com/privacypolicy>

For our California Customers

Please see our notice about the California Consumer Protection Act located at <https://www.trguw.com/privacypolicy>



COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

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

SCHEDULE A

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

2. Policy or Policies to be issued:

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

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

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Richland 132 LLC, a Washington limited liability company

5. The Land described as follows:

See Attached Schedule C

Title Resources Guaranty Company

TitleOne

By:

Melissa Sanders

Melissa Sanders, Authorized Signatory

TITLE RESOURCES GUARANTY COMPANY

By: *J. Scott McCall*
 J. Scott McCall, President/CEO
 By: *Queen E. Girard*
 Queen E. Girard, Secretary

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

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instruments creating the estate or interest or mortgage to be insured must be properly executed, delivered and duly filed of record.

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

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

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

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

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

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

8. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Abbreviated Legal: Tract 1, Clearwater Creek Phase 1 and Lot 9, Clearwater Creek Phase 3

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

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

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

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

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

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

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

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

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

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

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
9. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
10. Liability to future assessments levied by the Kennewick Irrigation District, if any.
11. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded January 18, 1896 as Recording No. [589](#), records of Benton County, Washington.
12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded February 11, 1896 as Recording No. [3751](#), records of Benton County, Washington.
13. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Easement. Granted to: Benton County Public Utility District No. 1, a municipal corporation of the State of Washington
Purpose: electric power transmission line, with the necessary fixtures and appurtenances
Recorded: April 26, 1978
Volume/Page: 348/1041
Recording No.: [757041](#), records of Benton County, Washington.

The effect, if any, of a/an Quit Claim Deed, abandoning a portion of said easement.

Recorded: June 5, 2014

Recording No.: [2014-013303](#), records of Benton County, Washington.

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

14. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Sidewalk, Utility and Landscape Easement.

Granted to: City of Kennewick

Purpose: construction, operation and maintenance of sidewalk, utilities, and landscape easement

Recorded: October 3, 2008

Recording No.: [2008-028963](#), records of Benton County, Washington.

15. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Slope and Drainage Easement.

Granted to: City of Kennewick

Purpose: construct, improve, repair and maintain slopes and drainage

Recorded: October 3, 2008

Recording No.: [2008-028964](#), records of Benton County, Washington.

16. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Permanent Sidewalk and Utility Easement.

Granted to: City of Kennewick

Purpose: sidewalks and utilities

Recorded: February 3, 2012

Recording No.: [2012-003446](#), records of Benton County, Washington.

17. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Temporary Construction Easement.

Granted to: City of Kennewick

Purpose: construct cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes

Recorded: February 3, 2012

Recording No.: [2012-003452](#), records of Benton County, Washington.

18. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Permanent Sidewalk and Utility Easement.

Granted to: City of Kennewick

Purpose: sidewalks and utilities

Recorded: February 24, 2012

Recording No.: [2012-005408](#), records of Benton County, Washington.

19. Terms and conditions contained in a/an Requirement of Notice.

Recorded: April 22, 2014

Recording No.: [2014-009167](#), records of Benton County, Washington.

20. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4516 recorded July 29, 2014 in Volume 1 of Surveys at Page 4516, as Recording No. [2014-018415](#), records of Benton County, Washington.

21. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4525 recorded September 17, 2014 in Volume 1 of Surveys at Page 4525, as Recording No. [2014-023317](#), records of Benton County, Washington.

22. Easements, reservations, restrictions, and dedications as shown on the official plat of [Clearwater Creek Phase 1](#).

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

23. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Public Street & Utility Easements.

Granted to: City of Richland

Purpose: constructing, installing, maintaining, repairing, and operating a public street and utility easement

Recorded: June 5, 2015

Recording No.: [2015-015886](#), records of Benton County, Washington.

24. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Public Street Right-of-Way Easement.

Granted to: City of Richland

Purpose: construct, operate and maintain a public street and utility system facilities

Recorded: June 5, 2015

Recording No.: [2015-015887](#), records of Benton County, Washington.

25. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Temporary turnaround Easements.

Granted to: City of Richland

Purpose: constructing, installing, maintaining, repairing, and operating a temporary turnaround easement

Recorded: June 5, 2015

Recording No.: [2015-015888](#), records of Benton County, Washington.

26. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 4628 recorded June 25, 2015 in Volume 1 of Survey at Page 4628, as Recording No. [2015-018105](#), records of Benton County, Washington.

27. Terms, provisions, covenants, conditions, restrictions and easements provided in a Declaration of Covenants, Conditions and Restrictions, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: July 13, 2015

Recording No.: [2015-020148](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: September 6, 2016

Recording No.: [2016-026675](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: December 20, 2016

Recording No.: [2016-038624](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: July 7, 2017

Recording No.: [2017-018687](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: July 13, 2018

Recording No.: [2018-020558](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: October 25, 2018

Recording No.: [2018-031761](#), records of Benton County, Washington.

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

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: August 13, 2019

Recording No.: [2019-023232](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: November 20, 2019

Recording No.: [2019-036562](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: May 14, 2020

Recording No.: [2020-016229](#), records of Benton County, Washington.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 22, 2021

Recording No.: [2021-008767](#), records of Benton County, Washington.

28. Terms and conditions contained in a/an Bylaws of Clearwater Creek Homeowners Association.

Recorded: July 13, 2015

Recording No.: [2015-020149](#), records of Benton County, Washington.

29. Easements, reservations, restrictions, and dedications as shown on the official plat of [Clearwater Creek Phase 3](#).

30. Terms and conditions contained in a/an South Richland Collector Street Latecomer Agreement by and between City of Richland, a municipal corporation and Richland 132, LLC, an Oregon limited liability corporation.

Recorded: January 3, 2019

Recording No.: [2019-000201](#), records of Benton County, Washington.

31. Liens, levies, and assessments of the Clearwater Creek Homeowners Association, if any.

32. The Land described herein is located within the boundaries of Kennewick Irrigation District and is subject to any assessments levied thereby and any easements.

33. Last half general taxes for 2025. Said taxes are a lien which are due and payable, but which will not become delinquent until November 1, 2025.

First Half Amount Paid: \$257.72

Second Half Amount Billed: \$257.66

Full Year Amount: \$515.38

Assessed Value: \$60,000.00

Parcel Number: [1-0188-102-0001-000](#)

Affects: Parcel A

34. Last half general taxes for 2025. Said taxes are a lien which are due and payable, but which will not become delinquent until November 1, 2025.

First Half Amount Paid: \$1,698.59

Second Half Amount Billed: \$1,698.54

Full Year Amount: \$3,397.13

Assessed Value: \$408,600.00

Parcel Number: [1-0188-103-0000-009](#)

Affects: Parcel B

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

35. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Richland.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
1.28% on any portion of the sales price above \$525,001, up to \$1,525,000;
2.75% on any portion of the sales price above \$1,525,001, up to \$3,025,000;
3.00% on any portion of the sales price above \$3,025,001;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax](https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax) The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

(End of Exceptions)

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

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE C

Legal Description:

PARCEL A:

Tract 1, Clearwater Creek Phase 1, according to the Plat thereof, recorded May 8, 2015, in Volume 15 of Plats, at Page 510, under Auditor's File No. 2015-012809, records of Benton County, State of Washington.

Situated in the City of Richland, County of Benton, State of Washington

PARCEL B:

Lot 9, Clearwater Creek Phase 3, according to the Plat thereof, recorded December 13, 2016, in Volume 15 of Plats, at Page 549, under Auditor's File No. 2016-037862, records of Benton County, State of Washington.

Situated in the City of Richland, County of Benton, State of Washington

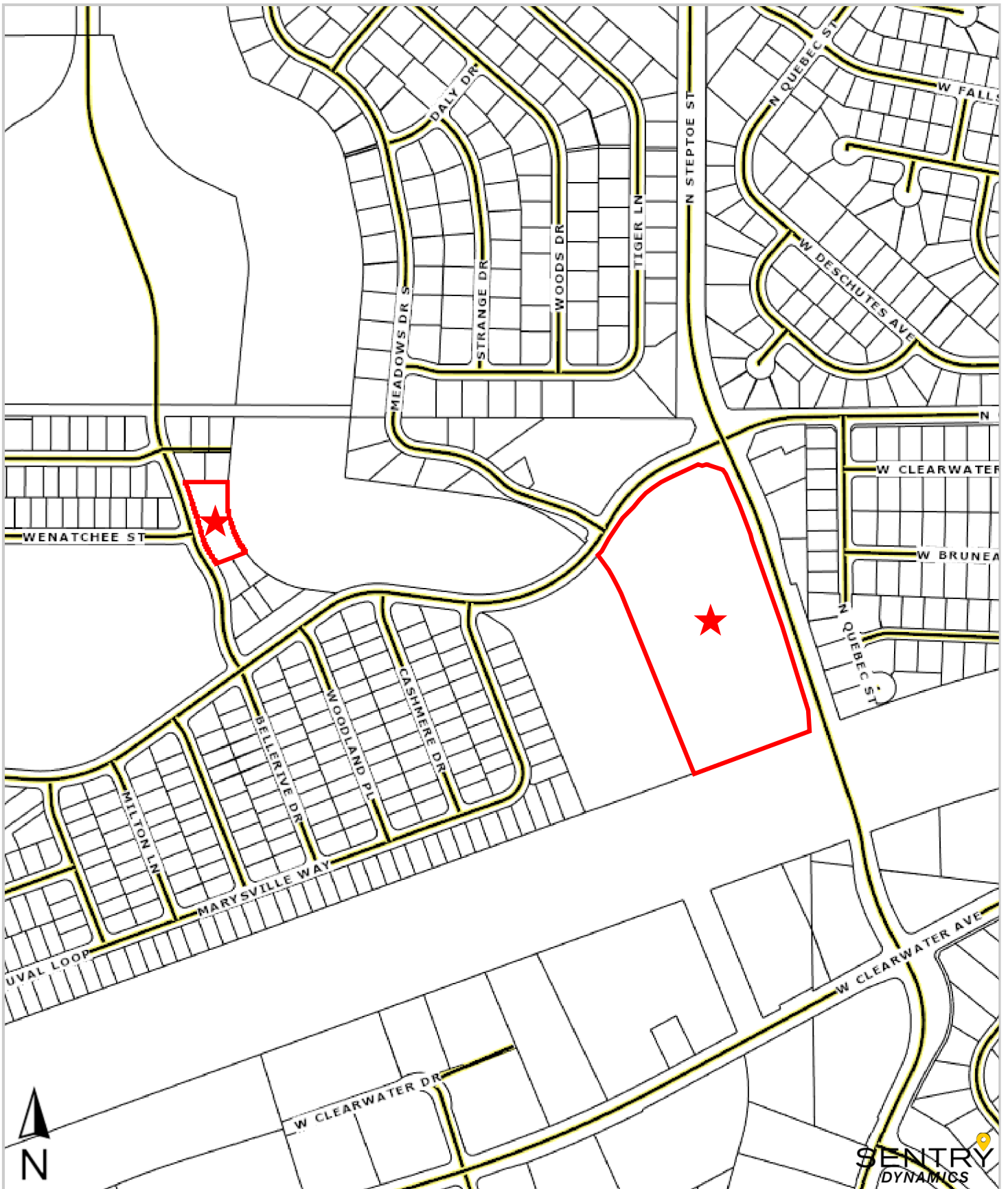
This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions;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

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





TitleOne
a title & escrow co.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



AFTER RECORDING MAIL TO:

RICHLAND 132 LLC
2464 SW Glacier Place Ste 110
Redmond, OR 97756

Cert
EXCISE TAX PAID
0
SP 26 *14* K 0 4 5 4 0
u
BENTON COUNTY WA

CASCADE TITLE CO.

Escrow No.: PW199265PD

Statutory Warranty Deed

THE GRANTOR JOHN B. MICHEL, as his separate estate and TOM SOLBRACK, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RICHLAND 132 LLC, A Washington Limited Liability Company the following described real estate, situated in the County of BENTON, State of Washington:

Abbreviated Legal: Ptn NE & NW 1-8-28 Nly Rail Road

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.
Liability to future assessments to Kennewick Irrigation District

Assessor's Property Tax Parcel Account Number(s): 1-0188-100-0001-000 PTN, 1-0188-200-0001-002 PTN

Dated this 23rd day of September, 2014.



JOHN B. MICHEL



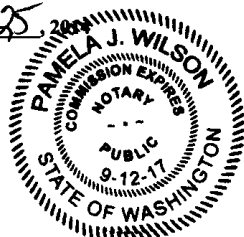
TOM SOLBRACK

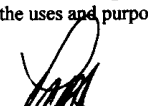
STATE OF WASHINGTON
COUNTY OF Benton

} ss

I certify that I know or have satisfactory evidence that JOHN B. MICHEL and TOM SOLBRACK are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 25, 2014





Pamela J Wilson
Notary Public in and for the State of Washington
Residing at West Richland
My appointment expires: 9/12/17

Exhibit A

PARCEL 1: (1-0188-100-0001-000 (PTN) 42.15 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01"
EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY
LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE SOUTH 69°55'41" WEST 1532.36 FEET TO THE
BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH
20°04'19" EAST 4063.95 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID
RIGHT-OF-WAY LINE 36.65 FEET;
THENCE NORTH 35°14'31" WEST 600.48 FEET;
THENCE NORTH 00°33'14" WEST 348.94 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE
SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET;
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE
SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET;
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 618.66 FEET;
THENCE SOUTH 35°34'59" EAST 60.00 FEET;
THENCE SOUTH 21°18'92" EAST 711.55 FEET;
THENCE NORTH 69°55'41" EAST 13.15 FEET,
THENCE SOUTH 20°04'19" EAST 164.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

PARCEL 2: (1-0188-100-0001-000 (PTN) 27.57 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID
SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION
667.86 FEET;
THENCE SOUTH 00°30'36" EAST 729.79 FEET;
THENCE SOUTH 00°13'14" EAST 615.28 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE
SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET,
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE
SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET,
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 858.94 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'59" EAST 330.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE
OF THE AMON WASTEWAY;

THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 07°29'19" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE SAID NORTHERLY LINE OF SAID SECTION;
THENCE NORTH 89°47'49" WEST ALONG SAID LINE 697.97 FEET TO THE SAID POINT OF
BEGINNING

PARCEL 3: (1-0188-100-0001-000 (PTN) 55.34 Acres M/L
THAT PORTION OF SECTION 1 TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST
ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF
THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET;
THENCE NORTH 20°04'19" WEST 164.00 FEET,
THENCE SOUTH 69°55'41" WEST 13.15 FEET;
THENCE NORTH 21°18'12" WEST 711.55 FEET;
THENCE NORTH 35°34'59" WEST 60.00 FEET;
THENCE NORTH 54°25'01" EAST 240.29 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 15°34'59" EAST 330.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF THE AMON WASTEWAY;
THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH REARS NORTH 07°29'19" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE NORTHERLY LINE OF SAID SECTION, THENCE
SOUTH 89°47'49" EAST ALONG SAID LINE 1577.52 FEET;
THENCE NORTH 89°11'04" EAST ALONG SAID LINE 398.55 FEET TO THE SAID POINT OF
BEGINNING

PARCEL 4: (1-0188-200-0001-002) 6.92 Acres M/L
THAT PORTION OF WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID
SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION
667.86 FEET; THENCE SOUTH 00°30'36" EAST 729.79 FEET; THENCE SOUTH 00°33'14" EAST
359.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°33'14"
EAST 604.43 FEET TO THE EASTERLY LINE OF PARCEL A OF THE RECORD OF SURVEY
RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4035 RECORDS OF SAID COUNTY; THENCE
NORTH 35°34'31" WEST 225.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 54°25'29" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 800.00
FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 35°34'31" WEST
269.24 FEET; THENCE NORTH 54°25'31" EAST 1146.87 TO THE SAID TRUE POINT OF
BEGINNING.

A/K/A Tract 2 of Record Survey No. 4516, as recorded under Auditor's File No. 2014-018415.



DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello

State: WA

Zip: 99344

Parcel # (s) 101881000001000

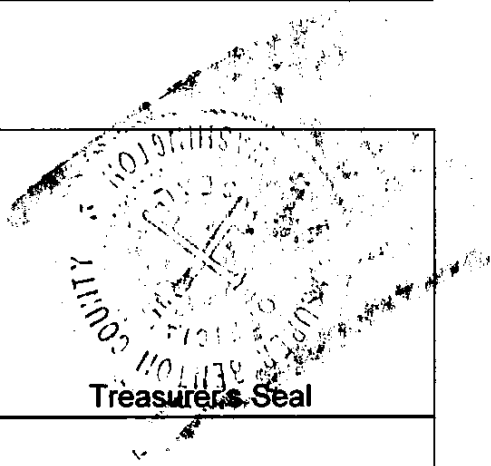
TCA R2

☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton
County on the above parcel number(s) have been
paid through 2014

9/26/2014
Date

Alleva
Signature

The seal is circular with "BENTON COUNTY" around the perimeter and "WASHINGTON" at the bottom. In the center is a cross-like emblem.
Treasurer's Seal



DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello

State: WA

Zip: 99344

Parcel # (s) 101882000001002

TCA R2

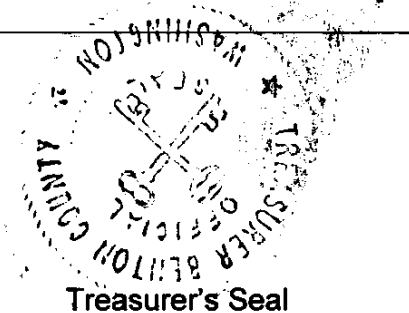
☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton
County on the above parcel number(s) have been
paid through 2014

9/26/2014

Date

Alexis Cee
Signature



Treasurer's Seal

AFTER RECORDING MAIL TO:

RICHLAND 132 LLC
2464 SW Glacier Place Ste 110
Redmond, OR 97756

cert
EXCISE TAX PAID
0
SP 2614 K04540
u
BENTON COUNTY WA

CASCADE TITLE CO. *RERECORDED TO AMEND PARCEL 3 DESCRIPTION*

Escrow No.: PW199265PD

Statutory Warranty Deed

THE GRANTOR JOHN B. MICHEL, as his separate estate and TOM SOLBRACK, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RICHLAND 132 LLC, A Washington Limited Liability Company the following described real estate, situated in the County of BENTON, State of Washington:

Abbreviated Legal: Ptn NE & NW 1-8-28 Nly Rail Road

See Exhibit A attached hereto and made a part hereof.

cert.
EXCISE TAX PAID
0
OC 2014 K04958
u
BENTON COUNTY WA

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.
Liability to future assessments to Kennewick Irrigation District

Assessor's Property Tax Parcel Account Number(s): 1-0188-100-0001-000 PTN, 1-0188-200-0001-002 PTN

Dated this 23rd day of September, 2014.

John B. Michel

JOHN B. MICHEL

Tom Solbrack

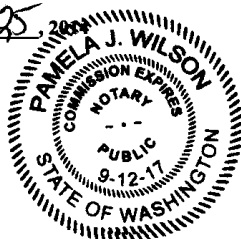
TOM SOLBRACK

STATE OF WASHINGTON
COUNTY OF Benton

} ss

I certify that I know or have satisfactory evidence that JOHN B. MICHEL and TOM SOLBRACK are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 25, 2014



Pamela J. Wilson

Pamela J. Wilson
Notary Public in and for the State of Washington
Residing at West Richland
My appointment expires: 9/12/17

Exhibit A

PARCEL 1: (1-0188-100-0001-000 (PTN) 42.15 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01"
EAST ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY
LINE OF THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE SOUTH 69°55'41" WEST 1532.36 FEET TO THE
BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH
20°04'19" EAST 4063.95 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID
RIGHT-OF-WAY LINE 36.65 FEET;
THENCE NORTH 35°14'31" WEST 600.48 FEET;
THENCE NORTH 00°33'14" WEST 348.94 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE
SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET;
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE
SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET;
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 618.66 FEET;
THENCE SOUTH 35°34'59" EAST 60.00 FEET;
THENCE SOUTH 21°18'92" EAST 711.55 FEET;
THENCE NORTH 69°55'41" EAST 13.15 FEET,
THENCE SOUTH 20°04'19" EAST 164.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

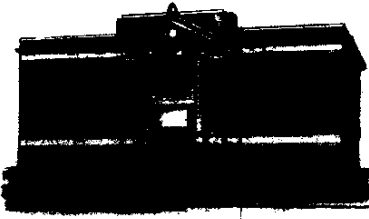
PARCEL 2: (1-0188-100-0001-000 (PTN) 27.57 Acres M/L
THAT PORTION OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID
SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION
667.86 FEET;
THENCE SOUTH 00°30'36" EAST 729.79 FEET;
THENCE SOUTH 00°13'14" EAST 615.28 FEET;
THENCE NORTH 54°25'29" EAST 65.35 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'31" EAST 530.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 61.54 FEET;
THENCE NORTH 00°30'36" WEST 1153.85 FEET;
THENCE SOUTH 89°47'49" EAST 570.03 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 14.01 FEET;
THENCE SOUTH 00°12'11" WEST 161.00 FEET;
THENCE NORTH 89°47'49" WEST 213.81 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 00°12'11" WEST 15.00 FEET, THENCE
SOUTHWESTERLY ALONG SAID CURVE 23.75 FEET,
THENCE SOUTH 00°30'36" EAST 734.54 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 89°29'24" EAST 20.00 FEET, THENCE
SOUTHEASTERLY ALONG SAID CURVE 29.70 FEET,
THENCE SOUTH 85°36'16" EAST 206.35 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 04°23'44" EAST 470.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 327.95 FEET;
THENCE NORTH 54°25'01" EAST 858.94 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35°34'59" EAST 330.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE
OF THE AMON WASTEWAY;

THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 07°29'19" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE SAID NORTHERLY LINE OF SAID SECTION;
THENCE NORTH 89°47'49" WEST ALONG SAID LINE 697.97 FEET TO THE SAID POINT OF
BEGINNING

PARCEL 3: (1-0188-100-0001-000 (PTN) 55.34 Acres M/L
THAT PORTION OF SECTION 1 TOWNSHIP 8 NORTH, RANGE 28 EAST W.M., BENTON
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 00°42'01" EAST
ALONG THE EASTERLY LINE OF SAID SECTION 1084.99 FEET TO THE NORTHERLY LINE OF
THE BNSF RAILWAY RIGHT-OF-WAY;
THENCE SOUTH 69°55'41" WEST ALONG SAID NORTHERLY LINE 1614.33 FEET;
THENCE NORTH 20°04'19" WEST 164.00 FEET,
THENCE SOUTH 69°55'41" WEST 13.15 FEET;
THENCE NORTH 21°18'12" WEST 711.55 FEET;
THENCE NORTH 35°34'59" WEST 60.00 FEET;
THENCE NORTH 54°25'01" EAST 240.29 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 15°34'59" EAST 330.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 54.80 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF THE AMON WASTEWAY;
THENCE TO FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE;
NORTH 82°30'41" WEST 99.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 07°29'19" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 251.99 FEET;
NORTH 36°36'56" WEST 9.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE
RADIUS POINT OF WHICH BEARS NORTH 53°23'04" EAST 314.58 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 230.24 FEET;
NORTH 05°19'04" EAST 249.48 FEET TO THE NORTHERLY LINE OF SAID SECTION, THENCE
SOUTH 89°47'49" EAST ALONG SAID LINE 1577.52 FEET;
THENCE NORTH 89°11'04" EAST ALONG SAID LINE 398.55 FEET TO THE SAID POINT OF
BEGINNING

EXCEPT STEPTOE STREET RIGHT-OF-WAY CONVEYED TO THE CITY OF KENNEWICK
UNDER AUDITORS FILE NOS. 2008-028962 AND 2012-003447.
PARCEL 4: (1-0188-200-0001-002) 6.92 Acres M/L
THAT PORTION OF WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID
SECTION THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION
667.86 FEET; THENCE SOUTH 00°30'36" EAST 729.79 FEET; THENCE SOUTH 00°33'14" EAST
359.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°33'14"
EAST 604.43 FEET TO THE EASTERLY LINE OF PARCEL A OF THE RECORD OF SURVEY
RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4035 RECORDS OF SAID COUNTY; THENCE
NORTH 35°34'31" WEST 225.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 54°25'29" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 800.00
FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 35°34'31" WEST
269.24 FEET; THENCE NORTH 54°25'31" EAST 1146.87 TO THE SAID TRUE POINT OF
BEGINNING.

A/K/A Tract 2 of Record Survey No. 4516, as recorded under Auditor's File No. 2014-018415.



DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello

State: WA

Zip: 99344

Parcel # (s) 101881000001000

TCA R2

☒ Taxes ☐ Irrigation ☐ CRID

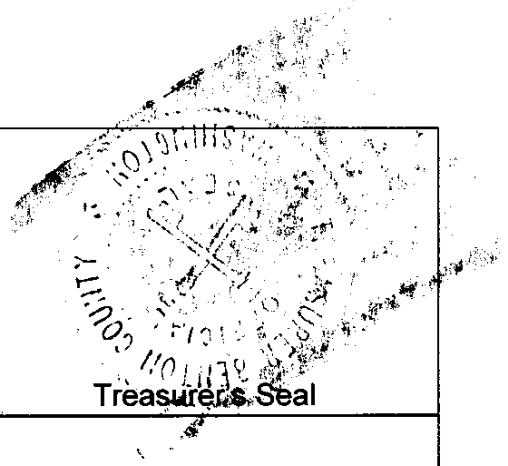
I hereby certify that property taxes due Benton
County on the above parcel number(s) have been
paid through 2014

9/26/2014

Date

Allen
Signature

Treasurer's Seal





DUANE A. DAVIDSON, CPA
Benton County Treasurer

PO Box 630, Prosser, WA 99350
Prosser 509-786-2255 Fax 786-5628
509-736-3087
Kennewick 509-735-8505 Fax 736-2705
www.bentoncountytax.com

TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES

Current Taxpayer of Record

Name Tom Solbrack & John B Michel

Street 2555 HWY 24

City: Othello

State: WA

Zip: 99344

Parcel # (s) 101882000001002

TCA R2

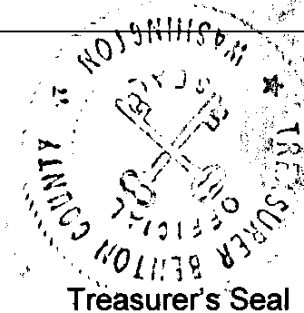
☒ Taxes ☐ Irrigation ☐ CRID

I hereby certify that property taxes due Benton
County on the above parcel number(s) have been
paid through 2014

9/26/2014

Date

Alexis Cee
Signature



Treasurer's Seal

AFTER RECORDING RETURN TO:

Witherspoon Kelley
422 W. Riverside Ave., Suite 1100
Spokane, WA 99201

EXCISE TAX PAID
\$2476.51
AU-515K04267
3W
BENTON COUNTY WA

STEWART TITLE OF THE TRI-CITIES

15000260420
QUIT CLAIM DEED

THE GRANTOR, Forterra NW, a Washington nonprofit corporation for and in consideration of Ten Dollars and other good and valuable consideration, conveys and quit claims to Richland 132, LLC, a Washington limited liability company, all minerals and mineral rights in the following described property, situated in the County of Benton, State of Washington, including any interest therein which grantor may hereafter acquire:

All of Grantor's right, title and interest, legal and equitable whatsoever, however derived, reserved or held, in and to all ores and minerals of any nature whatsoever, including but not limited to iron, industrial minerals, metallic minerals, aggregates, sand, gravel, clay, uranium, rock, including, but not limited to rock of a unique character (hereinafter "minerals"), in and under or which may be produced from the following described real estate (hereinafter "premises"), but excepting all oil, gas and other hydrocarbons, including, but not limited to, those conveyed to Meridian Oil Inc., now Burlington Resources Oil and Gas Company, LP, together with all the right to enter upon the premises for the purposes of prospecting and exploring for mineral by geophysical, geochemical or other means, and for the purposes of drilling, extracting, operating and working any extraction and processing facilities by any procedures whatsoever, and taking out, removing, carrying away, the tenements, hereditaments and appurtenances and more particularly described on the attached legal description, Exhibit "A", which is made a part hereof.

Tax Parcel Nos:

1-0188-100-0001-001, 1-0188-102-0000-001, 1-0188-102-0000-002, 1-0188-102-0000-003, 1-0188-102-0000-004, 1-0188-102-0000-005, 1-0188-102-0000-006, 1-0188-102-0000-007, 1-0188-102-0000-008, 1-0188-102-0000-009, 1-0188-102-0000-010, 1-0188-102-0000-011, 1-0188-102-0000-012, 1-0188-102-0000-013, 1-0188-102-0000-014, 1-0188-102-0000-015, 1-0188-102-0000-016, 1-0188-102-0000-017, 1-0188-102-0000-018, 1-0188-102-0000-019, 1-0188-102-0000-020, 1-0188-102-0000-021, 1-0188-102-0000-022, 1-0188-102-0000-023, 1-0188-102-0000-024, 1-0188-102-0000-025, 1-0188-102-0000-026, 1-0188-102-0000-027, 1-0188-102-0000-028, 1-0188-102-0000-029, 1-0188-102-0000-030, 1-0188-102-0001-000, 1-0188-102-0002-000, 1-0188-102-0003-000, 1-0188-102-0004-000, 1-0188-102-0005-000, 1-0188-100-0001-003, 1-0188-200-0001-002

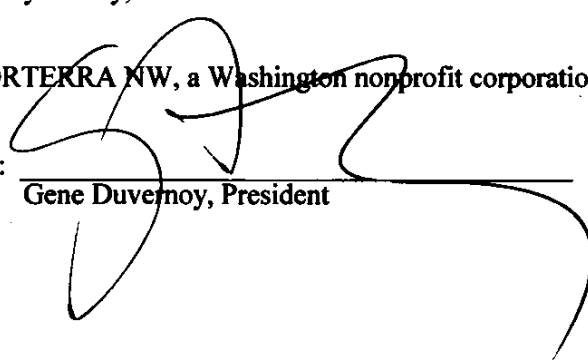
ABBREVIATED LEGAL: PTN NE & NW 1/4 SEC. 1-8-28E, LOTS 1-30
TRACTS 1-5, CLEARWATER CREEK PHASE 1

Abbreviated legal: Ptn. NE & NW ¼ Sec. 1-8-28 E, Lots 1-30, Tracts 1-5, Clearwater Creek Phase 1

Subject to the Permitted Exceptions as set forth on Exhibit "B".

Dated this 3 day of ^{August}~~July~~, 2015.

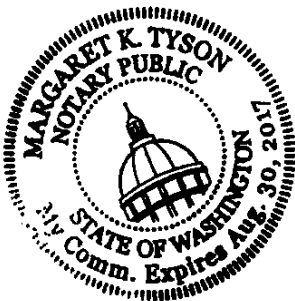
FORTERRA NW, a Washington nonprofit corporation

By: 
Gene Duvernoy, President

STATE OF WASHINGTON)
County of King) ss

I certify that I know or have satisfactory evidence that Gene Duvernoy is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Forterra NW to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and seal this 3 day of August, 2015.



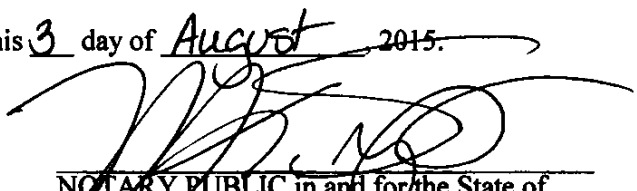

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle WA 98144
My commission expires: 8.30.2017

EXHIBIT "A"
Legal Description

PARCEL 1:

That portion of Section 1, Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Commencing at the Northeast corner of said section

Thence South 00°42'01" East along the Easterly line of said section 1084.99 feet to the Northerly line of the BNSF Railway Right of Way;

Thence South 69°55'41" West along said Northerly line 1614.33 feet to the True Point of Beginning;

Thence continuing along said line South 69°55'41" West 1532.36 feet to the beginning of a curve to the left the radius point of which bears South 20°04'19" East 4063.95 feet,

Thence Southwesterly along said curve and said right of way line 36.65 feet;

Thence North 35°14'31" West 600.48 feet;

Thence North 00°33'14" West 348.94 feet;

Thence North 54°25'29" East 65.35 feet to the beginning of a curve to the right the radius point of which bears South 35°34'31" East 530.00 feet,

Thence Northeasterly along said curve 61.54 feet;

Thence North 00°30'36" West 1153.85 feet;

Thence South 89°47'49" East 570.03 feet;

Thence South 00°12'11" West 161.00 feet;

Thence North 89°47'49" West 14.01 feet;

Thence South 00°12'11" West 161.00 feet;

Thence North 89°47'49" West 213.81 feet to the beginning of a curve to the left the radius point of which bears South 00°12'11" West 15.00 feet;

Thence Southwesterly along said curve 23.75 feet;

Thence South 00°30'36" East 734.54 feet to the beginning of a curve to the left the radius point of which bears North 89°29'24" East 20.00 feet,

Thence Southeasterly along said curve 29.70 feet;

Thence South 85°36'16" East 206.35 feet to the beginning of a curve to the left the radius point of which bears North 04°23'44" East 470.00 feet,

Thence Northeasterly along said curve 327.95 feet;

Thence North 54°25'01" East 618.66 feet;

Thence South 35°34'59" East 60.00 feet;

Thence South 21°18'92" East 711.55 feet;

Thence North 69°55'41" East 13.15 feet;

Thence South 20°04'19" East 164.00 feet to the said True Point of Beginning.

Except any portion lying within the Plat of Clearwater Creek Phase 1, according to the plat thereof recorded in Volume 15 of Plats, Page(s) 510, records of Benton County, Washington.

1-0188-100-0001-001

PARCEL 2:

Lots 1 through 30 and Tracts 1 through 5, Clearwater Creek Phase 1, according to the plat thereof recorded in Volume 15 of Plats, Page(s) 510, records of ^{Benton} County, WA.

1-0188-102-0000-001 to 1-0188-102-0000-030, 1-0188-102-0001-000, 1-0188-102-0002-000, 1-0188-102-0003-000, 1-0188-102-0004-000 and 1-0188-102-0005-000

PARCEL 3:

That portion of Section 1 Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Northeast corner of said section

Thence South 00°42'01" East along the Easterly line of said section 1084.99 feet to the Northerly line of the BNSF Railway right-of-way;

Thence South 69°55'41" West along said Northerly line 1614.33 feet;

Thence North 20°04'19" West 164.00 feet;

Thence South 69°55'41" West 13.15 feet;

Thence North 21°18'12" West 711.55 feet;

Thence North 35°34'59" West 60.00 feet;

Thence North 54°25'01" East 240.29 feet to the beginning of a curve to the right the radius point of which bears South 15°34'59" East 330.00 feet,

Thence Northeasterly along said curve 54.80 feet to the Westerly right-of-way line of the Amon Wasteway;

Thence the following courses along said right-of-way line; North 82°30'41" West 99.67 feet to the beginning of a curve to the right the radius point of which bears North 07°29'19" East 314.58 feet,

Thence Northwesterly along said curve 251.99 feet; North 36°36'56" West 9.09 feet to the beginning of a curve to the right the radius point of which bears North 53°23'04" East 314.58 feet;

Thence Northwesterly along said curve 230.24 feet; North 05°19'04" East 249.48 feet to the Northerly line of said section;

Thence South 89°47'49" East along said line 1577.52 feet;

Thence North 89°11'04" East along said line 398.55 feet to the said point of beginning.

EXCEPT Steptoe Right of Way conveyed to the City of Kennewick under Auditor's File No. 2008-028962 and 2012-003447.

1-0188-100-0001-003

Parcel 4

That portion of West half of Section 1, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest quarter of said section

Thence North 89°47'49" West along the Northerly line of said section 667.86 feet;

Thence South 00°30'36" East 729.79 feet;

Thence South 00°33'14" East 359.80 feet to the true point of beginning;

Thence continuing South $00^{\circ}33'14''$ East 604.43 feet to the Easterly line of Parcel A of the record of survey recorded in Volume 1 of Surveys at page 4035 records of said county;
Thence North $35^{\circ}34'31''$ West 225.76 feet to the Northeast corner of said parcel;
Thence South $54^{\circ}25'29''$ West along the Northerly line of said parcel 800.00 feet to the Northwest corner of said parcel;
Thence North $35^{\circ}34'31''$ West 269.24 feet;
Thence North $54^{\circ}25'31''$ East 1146.87 to the said true point of beginning.

1-0188-200-0001-002

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Patent and the terms and conditions thereof:

Grantor: United States of America
Grantor: Northern Pacific Railroad Company
Recorded: January 18, 1896
Recording No.: 589

2. Patent and the terms and conditions thereof:

Grantor: United States of America
Grantor: Northern Pacific Railroad Company
Recorded: February 11, 1896
Recording No.: 3751

3. Statutory Warranty Deed and the terms and conditions thereof:

Grantor: Richland 132 LLC, a Washington limited liability company
Grantee: Hayden Homes LLC, an Oregon limited liability company
Recorded: May 29, 2015
Recording No.: 2015-014970

4. Easement and the terms and conditions thereof:

Disclosed by instrument recorded: April 26, 1978
Recording No.: 757041
Purpose: Electric Power transmission line
Affects: Blanket

5. Quit Claim Deed recorded June 5, 2014 under Auditor's File No. 2014-013303 abandoning a portion of said easement.

6. Sidewalk, Utility and Landscape Easement and the terms and conditions thereof:

Recorded: October 3, 2008
Recording No.: 2008-028963

7. Slope and Drainage Easement and the terms and conditions thereof:

Recorded: October 3, 2008
Recording No.: 2008-028964

8. Temporary Construction Easement and the terms and conditions thereof:

Recorded: February 3, 2012
Recording No.: 2012-003452

9. Permanent Sidewalk and Utility Easement and the terms and conditions thereof:

Recorded: February 24, 2012
Recording No.: 2012-003446

10. Permanent Sidewalk and Utility Easement and the terms and conditions thereof:

Recorded: March 3, 2012

Recording No.: 2012-005408

11. Requirement of Notice and the terms and conditions thereof:

Recorded: April 22, 2014

Recording No.: 2014-009167

12. Terms and conditions of survey 4516 recorded July 29, 2014 under Recording Number 2014-018415.

13. Terms and conditions of survey 4525 recorded September 17, 2014 under Recording Number 2014-023317.

14. Public Street and Utility Easements and the terms and conditions thereof:

Recorded: June 5, 2015

Recording No.: 2015-015886

Affects Plat

15. Public Street and Right of Way Easement and the terms and conditions thereof:

Recorded: June 5, 2015

Recording No.: 2015-015887

Affects Plat

16. Temporary Turnaround Easement and the terms and conditions thereof:

Recorded: June 5, 2015

Recording No.: 2015-015888

Affects Plat

17. Covenants, conditions, restrictions and easements in declaration of restrictions, and any amendments thereto:

Recorded: June 16, 2005

Recording No.: 2015-017007

Affects Plat

18. Restrictions, easements, dedications, and delineated matters contained on the face of the Plat of Clearwater Creek Phase 1 as recorded in Volume 15 of Plats, Page(s) 510, and any amendments thereto.

19. Covenants, conditions, restrictions and easements in declaration of restrictions, and any amendments thereto:

Recorded: July 13, 2015

Recording No.: 2015-020148

20. Bylaws of Clearwater Creek Homeowners Association and the terms and conditions thereof:

Recorded: July 13, 2015

Recording No.: 2015-020149

21. Assessments, if any, levied by the Clearwater Creek Homeowners Association.

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003

Exhibit 2



0 87.5 175 350 Feet

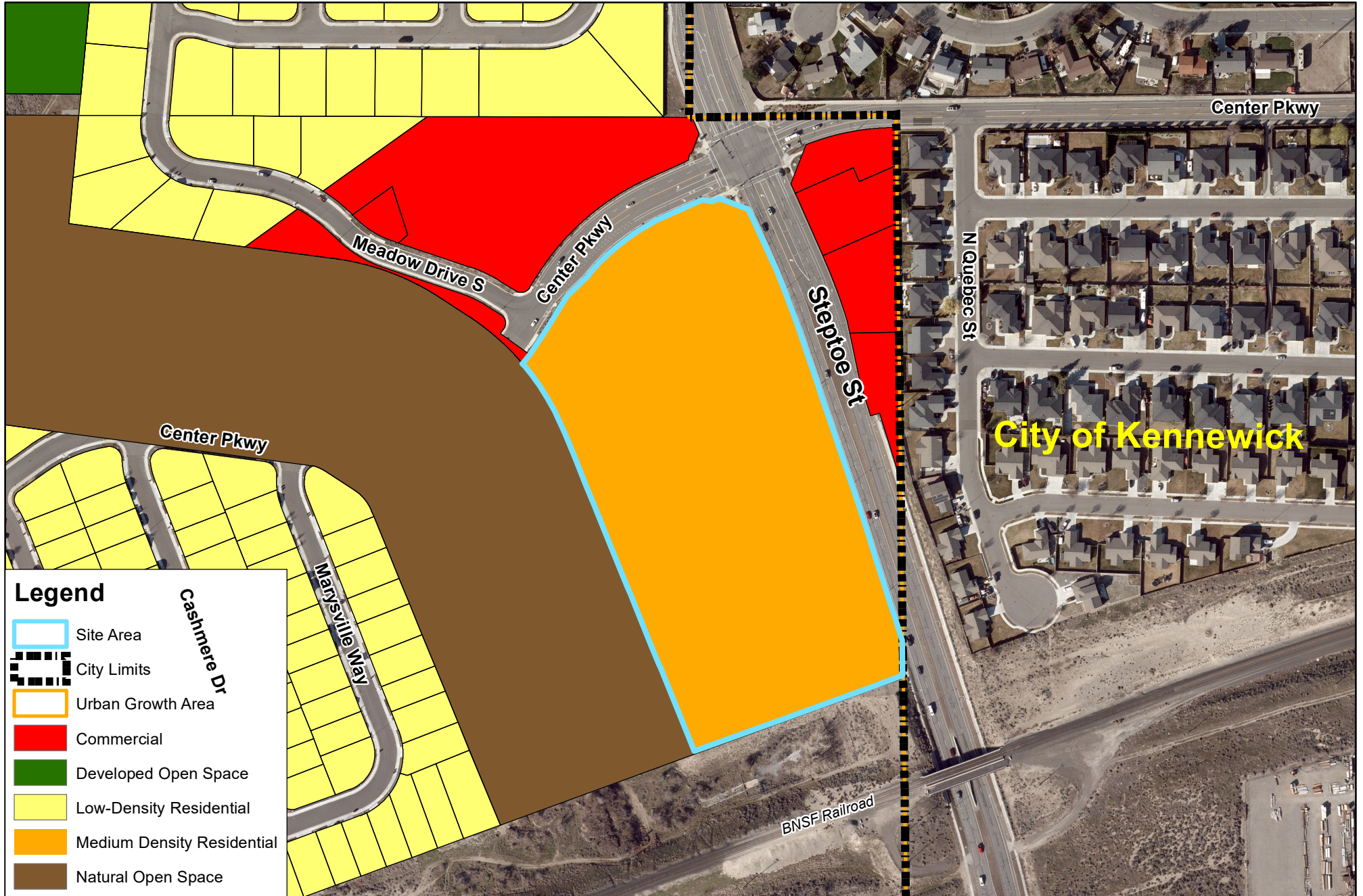


Land Use Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



0 87.5 175 350 Feet

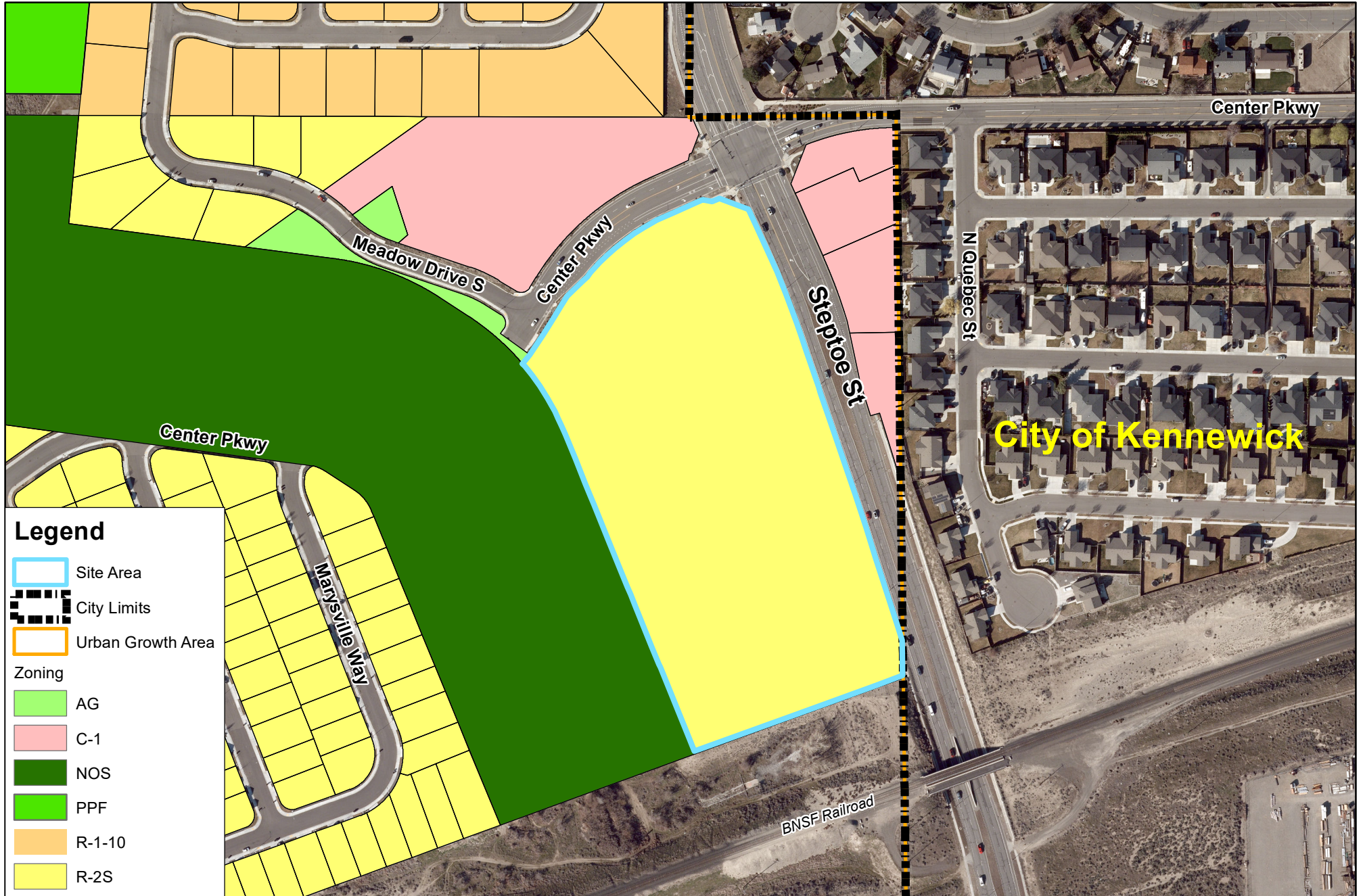


Zoning Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



0 87.5 175 350 Feet



Utility Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



0 87.5 175 350 Feet



Exhibit 3



File No. PLN-T1-2025-00247

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: The proposal consists of a preliminary plat subdividing approximately 10.43 acres into 70 single-family lots.

Proponent: Brian Thoreson
Hayden Homes
2464 SW Glacier Pl Ste 110
Redmond, OR 97756

Location of Proposal: The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M

Lead Agency: City of Richland

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

() There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens

Position/Title: Planning Manager

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

Date: July 8, 2025

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Villages at Clearwater Creek
2. Name of applicant: Richland 132, LLC

3. Address and phone number of applicant and contact person: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756. (509) 492-0153 Brian Thoreson, bthoreson@hayden-homes.com

4. Date checklist prepared: May 14, 2025.

5. Agency requesting checklist: City of Richland.

6. Proposed timing or schedule (including phasing, if applicable): Preliminary plat submittal – May / June 2025, Construction – Late Winter / Early Spring 2026, Project Completion Fall / Winter 2026

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No further expansion is anticipated for this property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A Phase 1 Environmental Site Assessment was prepared for the Clearwater Creek property in May 2016, which included the proposed lot 9 as well as all of Clearwater Creek. A SEPA checklist will be prepared directly for this application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are that are known.

10. List any government approvals or permits that will be needed for your proposal, if known. Preliminary plat approval, construction drawing approval, grading and right of way permit will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of a preliminary plat subdividing approximately 10.43 acres into 70 single-family lots. 7.78 acres (net land area) and reduced to 63 proposed lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M.

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

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

- a. General description of the site: The site is generally flat, with slopes not exceeding 2.5:1 around the perimeter of the property. There is one grade break that runs through the middle of the property with slopes not exceeding 2.5:1.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Slope along property boundaries.

- b. What is the steepest slope on the site (approximate percent slope)? 40%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Grading activities will be limited due to previous grading permits from 2016 and 2020, Total area of disturbance will be less than 10.43 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction, there will be noise and exhaust from construction equipment as well as dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site emissions are known at this time that will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours per City of Richland Municipal Code and dust will be controlled by a person operated watering device.

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

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The Amon Wasteway is approximately 200 feet west of the western property boundary of lot 9.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No work will be required within 200 feet of the Amon Wasteway. All work will be approximately 300 feet or further away from the Amon Wasteway.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. There is no fill or dredge material that will be placed or removed as part of this application.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal **does not** lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No groundwater will be withdrawn for drinking water or other purposes. The project will be served with water provided by the City of Richland.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No waste material will be discharged into the ground or groundwater. The proposed site will be served by the extension of the City of Richland's municipal sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff from roadways, roofs, and impervious parking areas will be directed and collected within an approved onsite storm management system in accordance with the City of Richland standards. There will be no off-site discharge of stormwater.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in strict conformance with the Eastern Stormwater Manual and the City of Richland.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposal does not seek to alter or affect the drainage patterns within the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: The stormwater disposal methods will be in compliance with the Eastern Stormwater Manual and the City of Richland. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Richland.

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

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation - Weeds

b. What kind and amount of vegetation will be removed or altered? The site is bare with some weeds.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered species are known to be on the site. However, the property is surrounded by shrub-steppe outside of the application boundaries.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs, and trees.

e. List all noxious weeds and invasive species known to be on or near the site. Tumble weeds are known to be prevalent in the area.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other Rabbits, coyotes
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. None to the applicant's knowledge.

c. Is the site part of a migration route? If so, explain. Not to the applicant's knowledge.

d. Proposed measures to preserve or enhance wildlife, if any: No measures proposed at this time to preserve or enhance wildlife. There are several open space areas near the proposed site that promote wildlife.

e. List any invasive animal species known to be on or near the site. None to the applicant's knowledge.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat residential unit.

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No, the project proposal when complete would not present any environmental health risks and would be consistent with adjacent single-family residential housing in the immediate area.

1) Describe any known or possible contamination at the site from present or past uses. None are known to the applicant.

2) Describe existing hazardous chemicals/conditions that might affect project development

and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None are known to the applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. There will be no hazardous chemicals stored at the site during construction. However, heavy equipment will utilize diesel fuel during construction activities.
- 4) Describe special emergency services that might be required. The development of this proposal will require the use of emergency services such as fire, ambulance, and police.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None are proposed at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site has been recently redesignated as R-2S to support single -family residential construction. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal will not affect or be affected by surrounding working farmlands.
- c. Describe any structures on the site. The site does not contain any existing structures.
- d. Will any structures be demolished? If so, what? No, the site does not contain any existing structures.
- e. What is the current zoning classification of the site? The current zoning classification of the site is R-2S.
- f. What is the current comprehensive plan designation of the site? The site has a current land use designation of Medium Density Residential.
- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No part of the proposed site has been classified as a critical area by the city or county.
- i. Approximately how many people would reside or work in the completed project? There would be approximately 150-200 people residing in the proposed completed project.
- j. Approximately how many people would the completed project displace? The completed project would not displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: No measures are proposed at this time to avoid or reduce displacement impacts as no one will be displaced as part of this proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project would be an extension of the Clearwater Creek development and any proposed structures would be similar to what has already been constructed in the area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The site is not designated as agricultural lands of long-term commercial significance, therefore, no measures are proposed at this time.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 70 single-family homesites are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.
- b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed as part of this proposal.
- b. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The proposed project would create light from outside lighting on residential homes and streetlights during the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? It does not appear from the applicant's knowledge that light or glare will create a safety hazard or interfere with surrounding views.
- c. What existing off-site sources of light or glare may affect your proposal? Streetlight glare from Steptoe Street, as well as headlight glare from vehicles travelling along the Steptoe and Center Parkway corridors could affect our proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: All proposed lighting would be directed downward. Street lighting will be installed per the City of Richland standards.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? Claybell park is located approximately a half mile to the northwest of the proposed project. Also, there are many trails that have been created in the immediate area along with trails within the Amon Wasteway easement area that included in the Clearwater Creek development.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No, the proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: There are no measures at this time to reduce or control impact to recreation. As noted above, the site does not displace any existing recreational uses.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No, there are no existing structures on or near the proposed project area.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site as of the date this checklist was completed.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. No measures are proposed at this time.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). It is not anticipated that the proposed project would require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated. February 18, 2021.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Per the traffic memorandum written by Charbonneau Engineering dated February 18, 2021, the projected vehicle trips per day for the proposed project will 670, with 53 AM peak hour trips and 70 PM peak hour trips.
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Roads within the proposed project would be constructed per the City of Richland design and construction standards.

15. Public Services [\[help\]](#)

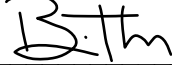
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes, the proposed project will result in the need for fire protection, police protection, schools, and other public service associated with housing.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No measures are proposed at this time to reduce or control impacts to public services.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other irrigation
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Sewer, water, electrical, and refuse service will be provided by the City of Richland. Irrigation will also be provided by the City of Richland, natural gas will not be provided, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.

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

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

Signature: 
Name of signee Brian Thoreson
Position and Agency/Organization Senior Land Dev. Mgr. / Hayden Homes
Date Submitted: 5/27/2025

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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



Exhibit 4

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T3-2025-00003 and PLN-T1-2025-00247)

Notice is hereby given that Brian Thoreson, representing Hayden Homes on behalf of Richland 132, LLC, owner, has filed a preliminary plat application to subdivide a 7.78 acre site into 63 residential lots (Preliminary Plat of The Villages at Clearwater Creek). The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 25 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

Project Site: The project site is located at 2725 Steptoe Street, which is located at the southwest corner of the intersection of Steptoe Street and Center Parkway (APN 101881030000009).

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

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



0 87.5 175 350 Feet



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

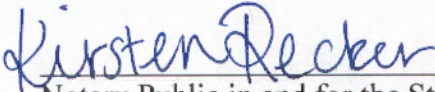
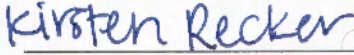
COMES NOW, Ivan Popovich, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning & Development Department for the City of Richland.
- On the 16th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T3-2025-00003 and PLN-T1-2025-00247) to the attached list of individuals via regular USPS or email on the date indicated above.


Signed: Ivan Popovich

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




Notary Public in and for the State of Washington,

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

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



Richland

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T3-2025-00003 and PLN-T1-2025-00247)

Notice is hereby given that Brian Thoreson, representing Hayden Homes on behalf of Richland 132, LLC, owner, has filed a preliminary plat application to subdivide a 7.78 acre site into 63 residential lots (Preliminary Plat of The Villages at Clearwater Creek). The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 25 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

Project Site: The project site is located at 2725 Steptoe Street, which is located at the southwest corner of the intersection of Steptoe Street and Center Parkway (APN 101881030000009).

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

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 2725 Steptoe St - Preliminary Plat
Applicant: Bryan Thorensen of Hayden Homes
File #: PLN-T3-2025-00003



0 87.5 175 350 Feet



Parcel_ID	owner_name	owner_addr	situs_addr
106892030000004	ANDRESEN MICHAEL W & KRISTINE M	211 N QUEBEC ST KENNEWICK, WA 99336	211 N QUEBEC ST KENNEWICK, WA 99336
106892030000008	ANEMA RICHARD J & MARYILYN E	101 N QUEBEC ST KENNEWICK, WA 99336	101 N QUEBEC ST KENNEWICK, WA 99336
106892030000006	BARTON BAX R	PO BOX 278 SEAHURST, WA 98062	203 N QUEBEC ST KENNEWICK, WA 99336
101881BP5258002	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9039 STEPTOE ST RICHLAND, WA 99352
101881BP5258003	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9053 STEPTOE ST RICHLAND, WA 99352
101881BP5258004	POSITIVE NATURE HOMECARE HOLDINGS LLC	7620 N HARTMAN LN STE 180 TUCSON AZ 85743	9067 STEPTOE ST RICHLAND, WA 99352
101881BP5258001	BUSH TRUSTEES TIMOTHY T & KATHRYN L	3019 DUPORTAIL ST, STE #226 RICHLAND, WA 99352	9025 STEPTOE ST RICHLAND, WA 99352
106892030000002	CHEN GRACE & WELSH KEITH MILTON	301 N QUEBEC ST KENNEWICK, WA 99336	301 N QUEBEC ST KENNEWICK, WA 99336
101881030002000	CLEARWATER CREEK HOA	PO BOX 4398 SANTA ANA, CA 92702	839 MEADOWS DR S RICHLAND, WA 99352
106892040000006	EPLER STEVEN M & BRITTNY R	26 N QUEBEC ST KENNEWICK, WA 99338	26 N QUEBEC ST KENNEWICK, WA 99338
131993030009033	FLAUCHER REX & SHARON	3602 S VANCOUVER ST KENNEWICK, WA 99337-3826	9013 W DESCHUTES AVE WA
106892040000001	FREITAG TODD	99106 E BRANDON DR KENNEWICK, WA 99338	87 N QUEBEC ST KENNEWICK, WA 99336
131993030009034	FRIBERG CHRISTOPHER G & CARLA M	9019 W DESCHUTES DR KENNEWICK, WA 99336-1071	9019 W DESCHUTES KENNEWICK, WA
136984060001018	HOANG THIEC C & NGO THUY B	2612 TIGER LANE RICHLAND, WA 99352	2612 TIGER LN RICHLAND, WA 99352
106892030000007	HOWARD LOWELL E & KYUNG S	105 N QUEBEC STREET KENNEWICK, WA 99336	105 N QUEBEC ST KENNEWICK, WA 99336
106892040000002	KEEN JESSE L & KIMBERLEE N	71 N QUEBEC ST KENNEWICK, WA 99336	71 N QUEBEC ST KENNEWICK, WA 99338
106892030000005	KORF MARINA Y & ALEKANDR M	207 N QUEBEC ST KENNEWICK, WA 99336	207 N QUEBEC ST KENNEWICK, WA 99336
136984060001019	O'DONNELL JAMES A & COROLYN T	2624 TIGER LN RICHLAND, WA 99352	2624 TIGER LN RICHLAND, WA 99352
106892040000005	PACK BRANDON RAY & KIMBERLY N	27 N QUEBEC STREET KENNEWICK, WA 99336	27 N QUEBEC ST KENNEWICK, WA 99338
106892030000003	PANTELEYEV PAVEL & INNA	215 N QUEBEC ST KENNEWICK, WA 99336	215 N QUEBEC ST KENNEWICK, WA 99336
106892040000004	REFFALT TOMMY J	43 N QUEBEC ST KENNEWICK, WA 99336	43 N QUEBEC ST KENNEWICK, WA 99338
106892040000003	RENDERS JOSEPH M & ASHLEY T	57 N QUEBEC ST KENNEWICK, WA 99338	57 N QUEBEC ST KENNEWICK, WA 99338
101881030000008	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	2701 STEPTOE ST RICHLAND, WA 99352
101881030000009	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	2725 STEPTOE ST RICHLAND, WA 99352
101881000001008	RICHLAND 132 LLC	2464 SW GLACIER PLACE STE 110 REDMOND, OR 97756	UNDETERMINED RICHLAND, WA 99352
131993030009032	ROBLES BIRRUETA LUIS A & ROBLES GINA	9007 W DESCHUTES DRIVE KENNEWICK, WA 99336	9007 W DESCHUTES DR KENNEWICK, WA 99336
106892030000009	RUIZ MANUEL	8907 W BRUNEAU AVE KENNEWICK, WA 99336	8907 W BRUNEAU AVE KENNEWICK, WA 99336
106892040000013	STEWART CODY M	200 W 50TH AVE KENNEWICK, WA 99337	8934 W BRUNEAU PL KENNEWICK, WA 99336
106892040000007	STEWART JOSHUA STEVEN	8925 W BRUNEAU PL KENNEWICK, WA 99338	8925 W BRUNEAU PL KENNEWICK, WA 99338
131993030009031	VANDERVEER EDWARD M	9001 W DESCHUTES DR KENNEWICK, WA 99336-1071	9001 W DESCHUTES DR KENNEWICK, WA 99336
106892030000001	WARREN JAMES A & JUDY L	305 N QUEBEC ST KENNEWICK, WA 99336	305 N QUEBEC ST KENNEWICK, WA 99336

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 23rd day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3-2025-00003 (Preliminary Plat for The Villages At Clearwater Creek) at the following location:

The southwest corner of the intersection of Steptoe Street and Center Parkway.



Signed: Mike Stevens

SIGNED AND SWORN to before me this 25th day of June, 2025, by Mike Stevens.



Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 09/06/2028



Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Wednesday, June 18, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	PLN-T3-2025-00003 and PLN-T1-2025-00247
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3-2025-00003 and PLN-T1-2025-00247)**

Notice: Brian Thoreson, representing Hayden Homes on behalf of Richland 132, LLC, owner, has filed a preliminary plat application to subdivide a 7.78 acre site into 63 residential lots (Preliminary Plat of The Villages at Clearwater Creek). The application also includes a deviation request which, if approved, would reduce the rear-yard setbacks for 38 lots from 25 feet to 15 feet (Lots 1, 23, 27, 28 and 30-63).

Project Site: The project site is located at 2725 Steptoe Street, which is located at the southwest corner of the intersection of Steptoe Street and Center Parkway (APN 101881030000009).

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

Environmental Review: The proposed project is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Published: Wednesday, June 18, 2025

Exhibit 5

CITY OF RICHLAND PUBLIC WORKS ENGINEERING DEVELOPMENT COMMENTS

DATE: July 1, 2025

TO: MIKE STEVENS, PLANNING MANAGER

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

PROJECT NAME: VILLAGES AT CLEARWATER CREEK PRE-PLAT (PLN-T3-2025-00003)

PROJECT LOCATION: WEST OF STEPTOE STREET, SOUTH OF CENTER PARKWAY

The Public Works Engineering Division has reviewed the preliminary plat received in this office on June 13 for the above referenced property and has the following conditions.

Pre-Plat Specific Conditions

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction phasing lines need to be shown on the pre-plat map.

General Conditions:

2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. When construction of the public infrastructure has been substantially completed, the applicant shall provide electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to final platting.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer four weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall be responsible for payment of the recordation fees.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
7. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
 - A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - E. The minimum centerline radius for local streets shall be 100-feet.
 - F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
10. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
11. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - A. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - B. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
 - C. 2% cross-slope, maximum.
 - D. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - E. Be 20-feet in width.
 - F. Have radii that are accommodating with those needed for City Fire apparatus.

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

12. **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:

- 13. The "Villages at Clearwater Creek" preliminary plat is subject to the City's transportation impact fee program (RMC 12.03). Since this property is included within the transportation impact fee program, and since staff analysis indicates the project will create no unusual or unanticipated traffic impacts, it is exempt from the SEPA-related traffic impact analysis (TIA) requirement.
- 14. Striping changes will be needed on Center Parkway to provide for a two-way left-turn lane entrance to the development.
- 15. The Center Parkway and Steptoe Street frontages shall be completed to current City standards at the time that the phase which constructs the lots adjacent to them are developed.
- 16. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
- 17. A note will be shown on the face of the final plat stating that Center Parkway and Steptoe Street are collector roadways, therefore driveways accessing single family lots will not be allowed directly onto them.
- 18. Installation of the secondary emergency vehicle access (SEVA) onto Steptoe Street may require substantial grading or a retaining wall. This SEVA roadway shall have a removeable means of restricting daily vehicular traffic (a gate, bollards, etc.). These means shall be approved by the Richland Fire Department.
- 19. No access road onto Steptoe Street will be permitted from this development other than as required for the SEVA.
- 20. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
- 21. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA Standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks

crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this.

22. Vision-clearance triangles shall be shown at all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
23. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

25. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.
26. This project will be required to loop the water main. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water.
27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
28. The fire hydrant layout shall be approved by the City Fire Marshal.
29. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

30. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer to all parcels at the time of plat construction.
31. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

32. If this project intends on using the existing storm water pond located to the west of the preliminary plat, an easement will need to be obtained for it, unless one exists already.
33. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State

Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

34. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
35. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
36. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
37. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
38. Any discharge of storm water into the Kennewick Irrigation District's canal will have to be permitted by any or all agencies with jurisdiction over it.
39. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
40. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer

intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

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

Final Platting Requirements:

42. When the construction is substantially complete a set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
43. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer three weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
44. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to final plat.
45. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
46. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
47. The final plat shall include notes identifying all common areas including any tracts and acknowledging the ownership and maintenance responsibility.
48. Any areas of restricted parking shall be indicated on the final plats.
49. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
50. A one-foot "No access / screening easement" will be required along both the Center Parkway and Steptoe Street Rights of Way.
51. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.



**CITY OF RICHLAND
DEVELOPMENT SERVICES**

**625 Swift Blvd.
Richland, WA 99352**
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US • 509-942-7390

DATE: June 26, 2025

TO: Mike Stevens, Planning Manager

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: PLN-T3-2025-00003 – The Villages at Clearwater Creek

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



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

July 1, 2025

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for Preliminary Plat of The Villages at Clearwater Creek

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) review comments for the Preliminary Plat of The Villages at Clearwater Creek (City application PLN-T3-2025-00003) submitted by Hayden Homes (“Applicant”)¹ on behalf of the owner, Richland 132, LLC, to divide 10.43 acres into 63 lots. The property is located at 2725 Steptoe Street, Richland, WA 99352 in the Northeast Quarter of Section 1, Township 8 North, Range 28 East, W.M. The parent parcel(s) are listed as follows:

- Parcel #: 101881030000009 (10.43 **non-irrigable** acres)

The property identified on the proposed Preliminary plat is located within the boundaries of KID. The property within this Preliminary plat is not classified as irrigable land. However, at a KID Board of Directors meeting on October 7, 2014, the Board reserved a water allocation for this property, providing KID the option and ability to become the irrigation purveyor if KID determined it was in its best interest to do so. KID intends to work with the Applicant to provide an allocation of KID irrigation water.

KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) *The plat shall include the following irrigation easements consistent with KID requirements:*

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

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

¹ Reference to the “Applicant” throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

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

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity (including lateral support) of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and related conditions of approval that KID deems to be necessary as a result:

- 3) *There exists KID Right-of-Way (ROW) along the westerly property line of the development (Amon Wasteway). The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:*
 - a. *At the time of final plat, Applicant shall either: (1) deed to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.*
 - b. *No permanent structures within the KID ROW.*
 - c. *A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District (KID) right-of-way without an approved permit from KID, when applicable."*
 - d. *For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."*
 - e. *KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.*
- 4) *A portion of the plat lies above an unlined earthen drainage canal section (Amon Wasteway). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Without adequate mitigation, increased runoff resulting from the proposed residential development increases the likelihood of a canal embankment breach requiring significant repairs to portions of the canal. To mitigate these risks, KID will require:*
 - a. *Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the Amon Wasteway and minimize the introduction of water into the soils up-gradient of the drainage canal. KID review and approval of all stormwater plans is required prior to final plat approval.*
 - b. *Rights-of-way shown on the plat that shall include all reasonably necessary features to allow KID to operate, maintain and replace the drainage canal and KID facilities, including the irrigation system.*

- c. *As an alternative to conditions 4.a. and b., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.*
- 5) *For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Preliminary Plat approval process.*
- 6) *The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."*
- 7) *The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).*
- 8) *The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.*
- 9) *The Applicant and landowner entered into a License and Construction Agreement with KID dated November 7, 2017, for the construction of certain improvements and infrastructure, including among other things, an energy dissipation "Drop Structure" for the protection of downstream areas from erosion. The Drop Structure and any necessary grading of the wasteway channel has not been constructed, and construction of said structure is a condition precedent to approval of the subject application.*

Finally, KID requests the following additional conditions of Preliminary plat approval:

- 10) *The following fees for review must be paid prior to KID signature on the Final Plat:*
- a. *A Preliminary Plat review fee (at the time of application, fee is \$175.00).*
 - b. *Fees are subject to change and depend on the date the Final Plat is submitted for final approval.*
- 11) *Please include on the plat the irrigation title block under item 'a' below if the development will not be serviced with KID irrigation water, or item 'b' below, if the development will be serviced with KID irrigation water:*
- a. *I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT*

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

b. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

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

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BWM', with a horizontal line extending from the 'B'.

Ben Woodard, P.E.
Engineering & Operations Manager



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 3, 2025

Mike Stevens
Planning Manager
City of Richland

In future correspondence please refer to:

Project Tracking Code: **2025-07-04226**

Property: City of Richland - PLN-T3-2025-0003 - The Villages at Clearwater Creek

Re: **Survey Requested**

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at High- risk of containing archaeology according to the DAHP risk assessment model and is nearby to an archaeological site of especially high sensitivity. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov



From: [Segregations](#)
To: [Planning](#)
Cc: [Benton County - Segregations](#)
Subject: RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date: Friday, June 13, 2025 4:21:22 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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

Hello,
On the copy of the plat in this packet the parcel number is incorrect, it should be
101881030000009

TAX ID # OF SUBJECT PARCEL:
101551030000009

Thank you,



Kimberly Schultz
Office Assistant II
Benton County Assessor's Office
Kennewick: (509) 735-2394 (ext. 2518)
kimberly.schultz@co.benton.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, June 13, 2025 3:16 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; erin.hockaday@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; Junior Campos <junior.campos@charter.com>; Katherine

Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Quentin Wright <QWright@portofbenton.com>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: [EXTERNAL] The Villages At Clearwater Creek PLN-T3-2025-00003

Hello Everybody,

Hayden Homes has submitted an application to the City of Richland for a proposed residential subdivision consisting of 63 lots (The Villages at Clearwater Creek). The project site is located at 2725 Steptoe Street, Richland, WA. The zoning for the site is Medium Density R-2. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,



Mike Stevens

Planning Manager

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

509.942.7596

to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: [Shane Elledge](#)
To: [Planning](#)
Subject: The Villages At Clearwater Creek PLN-T3-2025-00003
Date: Wednesday, June 18, 2025 8:00:50 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Good morning,

Benton County Public Works has no comments on The Villages At Clearwater Creek PLN-T3-2025-00003

Thank you

R. Shane Elledge • *Engineering Associate I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5531

From: [JoDee Peyton](#)
To: [Planning](#)
Cc: [Deana Chiodo](#)
Subject: RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date: Monday, June 16, 2025 7:56:45 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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

The Benton-Franklin Health District does not have any objections to this plan so long as it is served by municipal services for water and sewer.

In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Kennewick.

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

JoDee A. Peyton, EHS

Manager

Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4318

Pronouns: she/her

www.bfhd.wa.gov jodeer@bfhd.wa.gov



Follow us on [f](#) [t](#) [p](#)

From: Planning <planning@ci.richland.wa.us>

Sent: Friday, June 13, 2025 3:16 PM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov

<chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation
<Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov
<Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo
<cdalessandro@CI.RICHLAND.WA.US>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers
<dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall
<emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards
<FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt
<greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi
<jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack
Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama
Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <Jodeer@bfhd.wa.gov>;
Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly
Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger
<KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster
<webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne
<mjdekyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela
<pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael
<macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation
<Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth
<gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright
<QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review
Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner
<richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;
Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl,
Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA
<SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register
<separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>;
South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean
Air <tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>;
WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier,
John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin,
Heather <hzanin@ci.richland.wa.us>

Subject: The Villages At Clearwater Creek PLN-T3-2025-00003

Hello Everybody,

Hayden Homes has submitted an application to the City of Richland for a proposed residential subdivision consisting of 63 lots (The Villages at Clearwater Creek). The project site is located at 2725 Steptoe Street, Richland, WA. The zoning for the site is Medium Density R-2. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,



Mike Stevens

Planning Manager

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

509.942.7596

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

****This email was sent from outside the BFHD Network****

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Planning](#)
Cc: [Kinch, James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: The Villages At Clearwater Creek PLN-T3-2025-00003
Date: Tuesday, June 17, 2025 3:10:32 PM
Attachments: [image001.png](#)

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

Mr. Stevens,

Bonneville Power Administration (BPA) has had the opportunity to review The Villages At Clearwater Creek PLN-T3-2025-00003. In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

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

Thank you for the opportunity to review this application.

Deborah Rodgers

[BONNEVILLE POWER ADMINISTRATION](#)

[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Planning <planning@ci.richland.wa.us>

Sent: Friday, June 13, 2025 3:16 PM

To: Castle, Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly

<khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>;
Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>;
Jason McShane <jmcsane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>;
Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; Junior Campos
<junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper
<kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>;
KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve
<skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>;
Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>;
Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings,Nicole M (BPA) - TERR-TRI CITIES
RMHQ <NMCummings@bpa.gov>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr,
Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>;
PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason
<JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>;
rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster
<99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez,
Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter,
Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center
<sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit
<sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning
<scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air
<tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW
<R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John
<jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin,
Heather <hzanin@ci.richland.wa.us>

Subject: The Villages At Clearwater Creek PLN-T3-2025-00003

Hello Everybody,

Hayden Homes has submitted an application to the City of Richland for a proposed residential subdivision consisting of 63 lots (The Villages at Clearwater Creek). The project site is located at 2725 Steptoe Street, Richland, WA. The zoning for the site is Medium Density R-2. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM on Thursday, July 3, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Application materials are attached and can also be found at www.ci.richland.wa.us .

Thank you,

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



509.942.7596

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



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

July 22, 2025

Attn: Mike Stevens, Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Re: In support of PLN-T3-2025-00003 2725 Steptoe St The Villages at Clearwater Creek

Dear Planning Manager Stevens and City of Richland Hearings Examiner,

I am writing on behalf of YMCA of the Greater Tri-Cities in support of Hayden Homes' preliminary plat application for the Villages at Clearwater Creek. This new community would bring 63 new homes to Richland for hardworking families. YMCA of the Greater Tri-Cities is proud to be a community partner of Hayden Homes. Hayden Homes been a longtime supporter of the Y's mission and programs since 2012, helping us reach and serve families and children in need of assistance in our programs such as our preschools, childcare, summer camps and youth sports. Their financial support helps us to live our goal to never turn a child away from a YMCA program.

I have been very impressed with not only the donations that Hayden Homes has provided, but their actions as a company in our community. As the City of Richland continues to grow, we should encourage builders like Hayden Homes who prioritize giving to our community's local nonprofits.

In addition, Hayden Homes' nonprofit, First Story, has built 126 homes for underserved populations who otherwise would not have the opportunity own a home. First Story serves households earning 80% AMI or below, and offers a zero-down, zero-interest 30-year mortgage and a brand-new Hayden Home. There are two First Story homes in Richland and thirteen First Story homes in the Tri-Cities to date.

Thank you for considering and supporting this preliminary plat application.
Sincerely,

Sincerely,


Steve Howland
Executive Director/CEO

Exhibit 6

VILLAGES AT CLEARWATER CREEK VOLUNTARY MITIGATION AGREEMENT

THIS AGREEMENT, made and entered into and effective this 30th day of October, 2025 by and between the parties hereto, who are identified as follows:

Hayden Homes, LLC, an Oregon Corporation & **Richland 132 LLC**, an Washington Corporation (hereinafter "Developer"),

And

Kennewick Irrigation District, an irrigation district formed and operated pursuant to RCW Ch. 87.03, referred to herein as "KID,"

Relating to that Property developed by the Developer, located within the City of Richland ("COR"), County of Benton, and State of Washington, tax parcel 1-0188-103-0000-009, legally described below as:

1-0188-103-0000-009

CLEARWATER CREEK PHASE 3, LOT 9. RECORDED IN VOLUME 15 OF PLATS AT PAGE 549. RECORDS OF BENTON COUNTY, WASHINGTON. AF# 2016-037862, 12/13/2016.

And the preliminary plat on **Exhibit A** and hereinafter referred to as the "Property."

WHEREAS, the Property is proposed for subdivision into a development known as "Villages at Clearwater Creek" ("Subdivision") consisting of approximately 10.43 acres, which are proposed to be subdivided into an estimated 63 lots; and

WHEREAS, the Subdivision is within the COR boundaries; and

WHEREAS, the Developer and KID mutually agree that it is in their best interest for KID to provide irrigation water for the Subdivision; and

WHEREAS, the KID Board of Directors reserved an irrigation water allocation by Board action on October 7, 2014, for the Property owned by the Developer; and

WHEREAS, RCW 58.17.310 requires that irrigation water rights-of-way be provided for each parcel of land, and also requires that, if the subdivision lies within land within an irrigation district classified as irrigable, completed irrigation water distribution facilities for such land may be required by the irrigation district by resolution as a condition for approval of the short plat or final plat by the legislative authority of the city, town, or county; and

WHEREAS, KID Resolution 86-15A requires completed irrigation facilities as a condition for approval of the short plat or final plat; and

WHEREAS, KID Policy 4.19 "Standard Specifications" specifies what comprises completed irrigation facilities; and

WHEREAS, the Developer and KID mutually agree that it is in their best interest for the Developer to contribute mitigation funds towards KID's planned regional system in lieu of constructing a pond, pump station, and appurtenant facilities to service the Property and improvements to the wasteway channel adjacent to the Property; and

WHEREAS, the Developer and KID mutually agree that it is in their best interest for the Developer to contribute funds of \$4,342.11 per lot towards KID's planned regional system in lieu of construction of a pump station and appurtenant facilities to serve the subdivision and improvements to the wasteway channel adjacent to the Property; and

WHEREAS, the KID cannot issue and sign an irrigation district certificate for any Final Plat phases of the Subdivision unless completed on-site irrigation systems are installed or bonded for, or the KID Board of Directors approves by resolution an acceptable security that creates a lien against the Property; and

WHEREAS, the parties desire to set forth their agreements on how Developer's contributions to irrigation facilities serving the Subdivision will be constructed, operated, maintained, and replaced; and

NOW THEREFORE, THE PARTIES AGREE TO THE FOLLOWING:

1. The Developer's Obligations. Developer:

- a. Shall pay to KID a total sum of **\$273,552.93**, an amount mutually agreed upon by KID and the Developer, for connection to the KID System. Developer shall pay this fee within 30 days of Final Plat.
- b. Agrees to dedicate the Amon Wasteway to KID.
- c. Agrees to design and install on-site irrigation distribution piping per KID Standards and Specifications, which includes but is not limited to, air combination release valves, blow-off apparatus's, KID Type B Riser Service Connections, and other KID Standard Details.
- d. Agrees to design and install the supply pipeline crossing the Amon Wasteway from Phase 11 of Clearwater Creek to serve the Subdivision.
- e. Agrees to pay for and fill out an application for a KID Water Allocation and meet the requirements of said application.
- f. Agrees to pay applicable review and final plat fees in accordance with KID's most recent Fee Resolution.
- g. Agrees to pay permit review fees and apply for a permit for the storm water facilities.
- h. Agrees to fulfill the conditions in KID's preliminary plat review letter dated July 1, 2025 to the City of Richland.

2. KID Obligations. KID shall:

- a. Provide a proportionate share of available irrigation water to the Subdivision starting upon completion of the off-site irrigation improvements, per the normal operating rules, regulations, and practices of KID.
- b. Take ownership of all the irrigation system components installed for the Property.

- c. KID shall assess the developed or platted properties within the subdivision according to KID's normal assessments practices, rules, and regulations.
 - d. Permit the Stormwater facility for the sub-division within the Amon Wasteway.
- 3. Mutual Agreements.
 - a. The parties understand and agree that this Agreement shall amend and supersede all previous agreements entered into between KID and the Developer, Hayden Homes, LLC and Richland 132, LLC related to Clearwater Creek and The Villages at Clearwater Creek.
 - b. Upon mutual execution of this Agreement, this Agreement shall only apply to the Property described as The Villages at Clearwater Creek and Clearwater Creek and shall not preclude the KID from commenting on or requesting conditions of approval for other property owned by the Developer located within the KID boundaries.
- 4. Hold Harmless/Indemnification: The parties each agree for itself, its successors, and assigns to hold harmless and indemnify each other and its board of directors, officers, agents, consultants, contractors, representatives, attorneys, insurers and employees from any all claims, judgments, damages, penalties, fines, costs, liabilities or losses arising from or related to their respective acts or omissions relating to work performed under this Agreement ("Claims"). This hold harmless and indemnification provision applies to claims of negligence and any other theory of liability related to or arising out of this Agreement or otherwise raised against KID or Developer that involve the Subdivision that is the subject of this Agreement. Notwithstanding the foregoing paragraphs, KID shall have no obligation to indemnify or hold harmless Developer for Claims arising from the sole negligence or willful misconduct of the Developer, its agents, officers, and employees; and Developer shall have no obligation to indemnify or hold harmless KID for Claims arising from the sole negligence or willful misconduct of KID, its agents, officials, and employees. Where such Claims result from concurrent acts or omissions of the parties, or their respective agents, employees or contractors, the hold harmless and indemnity provisions herein shall be valid and enforceable only to the extent such Claims are caused by each party's acts or omissions or those of their respective agents, employee and contractors.
- 5. Other Rights and Obligations Not Affected: No rights or obligations of the parties or to which the Property is subject are modified or affected hereby. Without limiting the generality of the foregoing, the Property, and all lots subsequently created from the Property, shall continue to be assessed in accordance with KID assessment rate structure and practices as they now exist and as they may be amended in the future.
- 6. Entire Agreement; Severability; Modification; Waiver: This Agreement contains the entire agreement of the parties and supersedes and replaces any and all prior or contemporaneous agreements or understandings, written or oral, express or implied, between the parties concerning the subject matter of this Agreement. Should any term or provision of this Agreement, or any part

thereof, be held unenforceable for any reason, such unenforceable term or provision, or part thereof, shall not affect the remainder of this contract, it being agreed the provisions hereof are severable. This Agreement shall not be subject to modification except by written agreement signed by both parties. Failure of either party to enforce any of the provisions of this Agreement shall not be construed as a waiver by that party of any such provisions or of the right of such party to thereafter strictly enforce each and every provision of this Agreement.

7. Injunctive Relief: The Developer, City and KID agree and stipulate that irreparable injury will result if either party fails to fully perform all of their obligations, and agree that if either party breaches this Agreement or fails to fully perform an obligation hereunder, the non-defaulting party shall be entitled to an injunction to restrain further breach and/or to force performance. Said injunctive relief shall be in addition to any other remedies either party may have at law or in equity.
8. Personal Warranty of Representative Authority: Each person signing this Agreement in a representative capacity covenants, represents and warrants that he or she has full authority to bind his or her principal to the terms of the Agreement, and hereby promises to hold the other parties hereto harmless from any claim or allegation that said person lacked such authority.
9. Attorney's Fees: In case litigation or arbitration is instituted arising directly or indirectly out of this Agreement, the substantially prevailing party or parties shall be awarded its reasonable attorney's fees, costs (including witness fees, expert witness fees and court reporter fees), at trial and on any appeal. In addition, in the event of arbitration, the substantially prevailing party shall be awarded its share of the arbitrator's fee.
10. Disputes, Default, Breach, Mediation and Arbitration: In the event any party alleges any default or breach against the other arising out of this Agreement and they are unable to resolve the same by direct negotiation within thirty (30) days of written notification of same, then the following mediation and arbitration provisions shall apply. In the event of any such claims or disputes over this Agreement, and as a condition precedent to the commencing of any legal action on said Agreement, the parties agree that they will first submit said dispute to mediation and arbitration in Kennewick, Washington. Upon demand for mediation by either party, a single mediator shall be selected by agreement of the parties or, if the parties are unable to agree, by the presiding judge of Benton County Superior Court. Within ten (10) days of demand for mediation by a party, a mediator shall be selected by the parties. If the parties cannot agree on a mediator, either party may submit a request to the Benton County Superior Court presiding judge to appoint a mediator in compliance with this Agreement. The mediation shall held within forty-five (45) days of selection of the mediator. If mediation is not successful, the mediator shall thereafter become an arbitrator and shall make a decision on the dispute within ten (10) days of the mediation. The mandatory arbitration rules of the Benton/Franklin County Superior Courts shall be binding as to procedure, except as to the unique right of appeal which is not applicable. The limited right of appeal under the general arbitration laws of the State of Washington shall apply.

11. Jurisdiction and Venue: Any litigation arising under, related to, or in connection with this Agreement shall occur solely in the state court of appropriate subject matter jurisdiction for Benton County, State of Washington, and in no other court.
12. Agreement is binding: The terms of this Agreement are intended to be and shall constitute a binding agreement and a covenant running with the land. The benefits and obligations herein shall benefit and bind the parties and their successors and assigns in interest unless otherwise terminated by the parties hereto.
13. Recording: A copy of this agreement shall be filed for recording with the Benton County Auditor.
14. Scrutiny: This Agreement has been submitted to the scrutiny of all parties and their respective legal counsel and shall be given a fair and reasonable interpretation in accordance with the words hereof without consideration or weight being given to its being drafted by or for one of the parties. If in fact one of the parties has not submitted this Agreement to the scrutiny of their legal counsel, such party stipulates that, despite having had the opportunity to do so, they waived the same and elected to proceed without the benefit of such legal review.

IN WITNESS WHEREOF, the parties execute this Agreement as follows.

DEVELOPER:

Hayden Homes, LLC

BY [Signature]
AUTHORIZED MEMBER/MANAGER

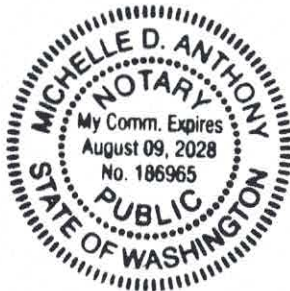
Date Signed: October 30, 2025

STATE OF WASHINGTON)

COUNTY OF Walla Walla) : ss

On this 30th day of October, 2025, before me personally appeared Dennis Murphy, to me known to be the CEO of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 30th day of October, 2025.



Michelle D. Anthony
NOTARY PUBLIC,
State of Washington
Residing at Walla Walla
My Commission Expires Aug 9, 2028

IN WITNESS WHEREOF, the parties execute this Agreement as follows.

DEVELOPER:
Richland 132, LLC

BY 
AUTHORIZED MEMBER/MANAGER

Date Signed: October 30, 2025

STATE OF WASHINGTON)

COUNTY OF Walla Walla) : ss

On this 30th day of October, 2025, before me personally appeared Dennis Murphy, to me known to be the owner of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 30th day of October, 2025.



Michelle D. Anthony
NOTARY PUBLIC,
State of Washington
Residing at Walla Walla, Washington
My Commission Expires 9-9-2028

KENNEWICK IRRIGATION DISTRICT:

By: _____
Shane Leonard, its Secretary Manager

Date: _____, 2025

By: _____
Kirk Rathbun, President of the Board of Directors

Date: _____, 2025

As approved by Resolution of the Board of Directors in a regularly scheduled Board meeting
on _____, 2025

STATE OF WASHINGTON)

: ss

COUNTY OF _____)

On this ____ day of _____, 2025, before me personally appeared _____, to me known to be the president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

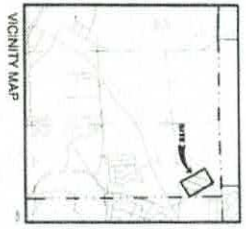
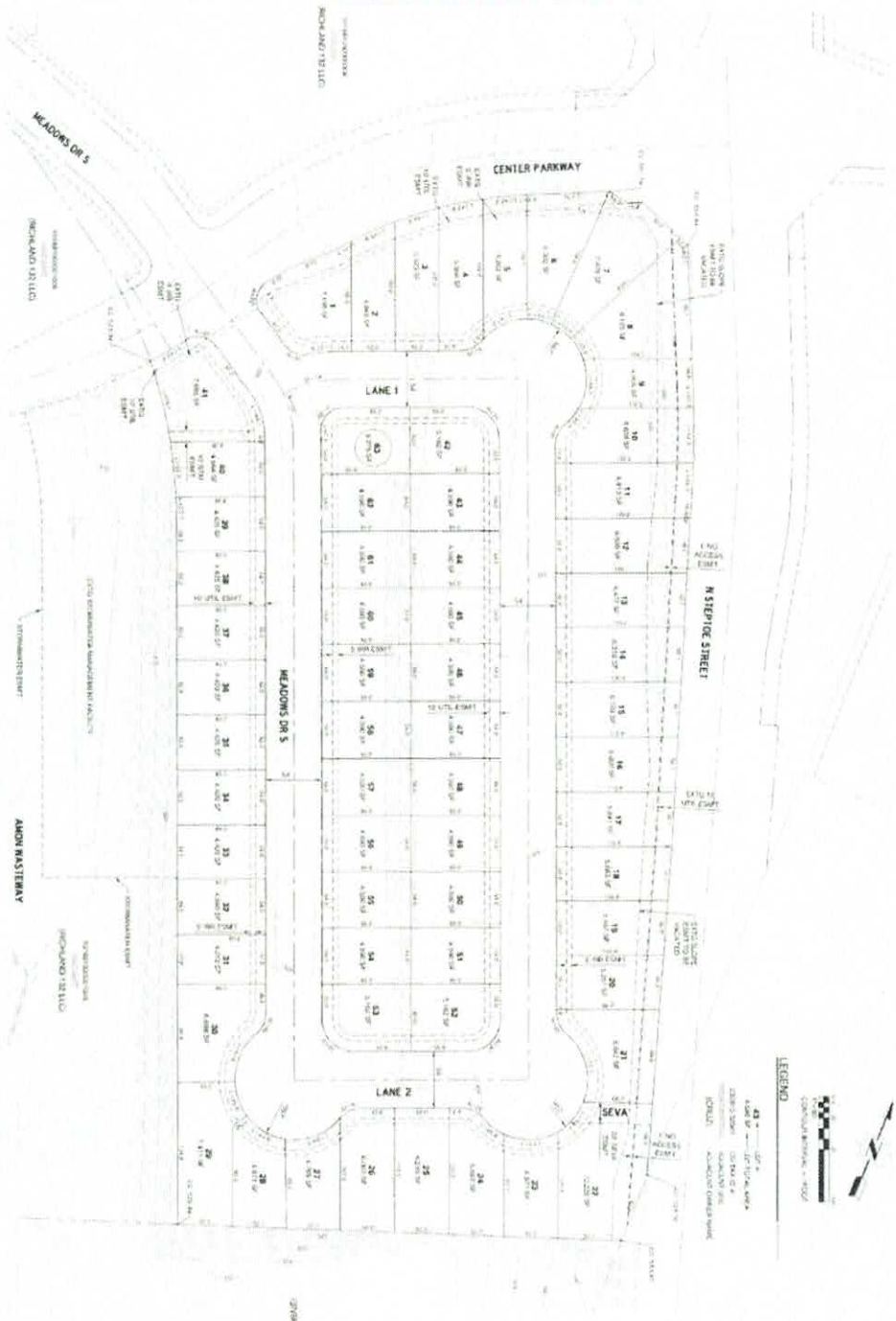
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2025.

NOTARY PUBLIC,
State of Washington
Residing at _____
My Commission Expires _____

The Villages at Clearwater Creek

LOCATED IN THE NE 1/4 OF SEC 1, T 8 N, R 28 E OF THE WILLAMETTE MERIDIAN

Exhibit A



Keep what's below.
Call before you dig.

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

JF ENGINEERING PLLC
Civil Engineering
Professional Seal
1504 25th Street SE, Suite 201
Everett, WA 98203
www.JFEngineering.com

City of Richland
Planning Department
1504 25th Street SE
Everett, WA 98203
P99100

Exhibit 7

From: [Megan Norris](#)
To: [Stevens, Mike](#)
Cc: [Brian Thoreson](#)
Subject: Fw: 2025-07-04226 - CHANGE OF DECISION - RE: City of Richland, Project Tracking 2025-07-04226
Date: Thursday, July 31, 2025 10:20:05 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image.png](#)
[image.png](#)
[Outlook-Blue.text.png](#)
[Outlook-2znlujl.png](#)
[Outlook-Blue.text.png](#)
[Outlook-zsfhzubl.png](#)
[Hayden Homes Clearwater Creek Lot 9 Residential Richland WA Geotechnical Site Investigation Report DIGITAL E-Copy \(8-25-2020\).pdf](#)

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

Good morning Mike,

To close the look on DAHP's comments, given the additional information we supplied to James regarding the site disturbances and the withdrawal of their initial assessment as noted below, we do not plan to complete an IDP for the Villages at Clearwater Creek.

Thank you,

Megan

Megan Norris | Forward Planning Manager



250 SE Timber Avenue | Redmond, OR 97756

P: 916.529.5691

E: mnorris@hayden-homes.com

Follow Us: [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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

Sent: Thursday, July 31, 2025 10:15 AM

To: james.macnaughton@dahp.wa.gov <james.macnaughton@dahp.wa.gov>

Cc: Brian Thoreson <bthoreson@Hayden-Homes.com>

Subject: Fw: 2025-07-04226 - CHANGE OF DECISION - RE: City of Richland, Project Tracking 2025-07-04226

Good morning James,

Following up on your request, please see the attached geotech report which addresses the fill on site.

Thank you,

Megan

Megan Norris | Forward Planning Manager



250 SE Timber Avenue | Redmond, OR 97756

P: 916.529.5691

E: mnorris@hayden-homes.com

Follow Us: [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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.



BRIAN THORESON | Senior Land Development Manager

HH-logo-setup-144 (2)



250 SE TIMBER AVE. | Redmond, OR 97756

P: 509.492.0153

E: bthoreson@hayden-homes.com

Follow Us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [Pinterest](#)

From: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>

Sent: Wednesday, July 30, 2025 10:54 AM

To: Megan Norris <mnorris@hayden-homes.com>; Stevens, Mike <mstevens@ci.richland.wa.us>

Cc: Brian Thoreson <bthoreson@Hayden-Homes.com>; 'Ashley M. Morton' <AshleyMorton@ctuir.org>; Jessica Lally <Jessica_Lally@Yakama.com>; Casey Barney <casey_barney@yakama.com>; Robert Brunoe <robert.brunoe@ctwsbnr.org>

[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

Thank you for providing clarifying information about this project. Details like this are often not available to the DAHP, and this sort of consultation is the heart of our work. In response to your bullet points:

1 – Pre-Contact sites, features, and artefacts are protected by Washington State Law, regardless of their condition in the ground; undisturbed (in-situ), or scattered across a farmer's field by generations of plowing, these things are protected.

1a – 30-40' of fill would definitely obviate the need for survey; and would make even archaeological monitoring unnecessary in all but the most involved development.

2 – That overpass would have been done under Federal authorization, but we do not have a record of Section 106 (of 36 CFR 800) review of that project. This could be for many reasons, sometimes the regulatory agency simply forgets to send the reports to the State.

3 – I started work with the DAHP in November 2024. Washington State Law changed in 2021, and I have no way to know what regulations were in place in 2016 or 2020 regarding grading permits, or what could have triggered SEPA review at that time. All things being the same then as today, I would still have requested CRS for your project.

3a – In 2016 I was working for an R1 research university's main library supervising student workers, doing the odd lecture, and repairing books – a vocation that I cannot recommend enough; the satisfaction of taking a ragged, worn-out thing and returning it to service with tight, new binding and covers; torn pages repaired, providing its contents to the public again is hard to beat.

So, as mentioned in my letter, the decision was made with the information available at the time of its writing. Therefore, if the past environmental surface is 30' below its current elevation, the DAHP will not be requesting any formal archaeological supervision of the project. In a perfect world, you would be able to provide a plan of a grading event that would show burial of the original surface to depth. I understand the nature of development though and I will accept your word if no such document exists. As always, we advise that an IDP is kept on-hand (Pre-Contact features and artifacts are still protected if they are in fill), and that all crew are briefed on what to do and who to call in the event of a discovery.

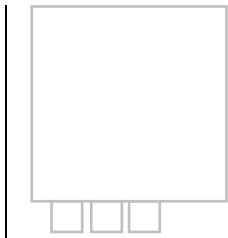
Your comments, photos – and hopefully a grading plan – will be put in the folder with rest of the project documentation. Thank you for consulting with DAHP. If you have any other questions about this please do not hesitate to contact me.

All Best

James

	James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday
--	--

From: Megan Norris



Physical Address: 1110 Capitol Way South Suite 30, Olympia,
WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov

<mnorris@hayden-homes.com>

Sent: Wednesday, July 30, 2025
9:57 AM

To: MacNaughton, James (DAHP)

<james.macnaughton@dahp.wa.gov>

Cc: Brian Thoreson <bthoreson@Hayden-Homes.com>

Subject: City of Richland, Project Tracking 2025-07-4226

External Email

Good morning James,

I left you a voicemail earlier in regards to your below letter. We have some comments/questions about your assessment stating that a cultural survey is needed on the site.

1. Of note, there has been years of disturbance to the property with estimates of nearly 30-40 feet of fill that have been placed on the property.
2. We also believe disturbances were caused when Columbia Center Blvd overpass was constructed over the train tracks.
3. In addition, we have been permitted to grade the site in 2016 as well as 2020.

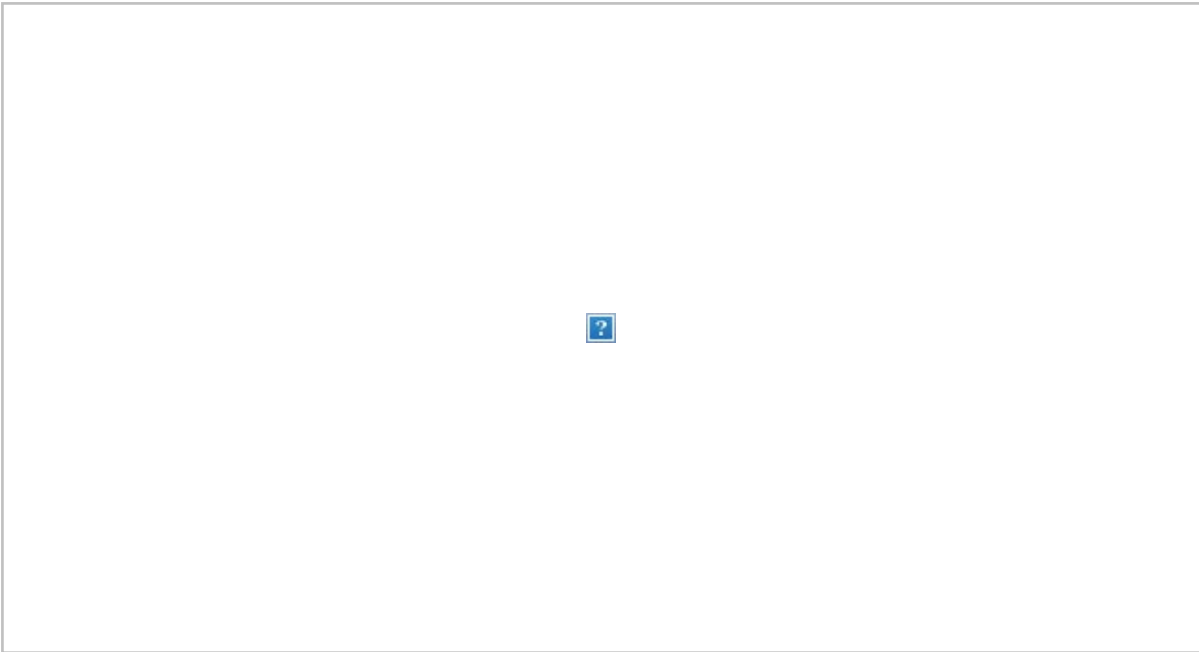
Given all the disturbances, we request that with this additional information that you reconsider your analysis.

Please also see Google Earth time lapse snap shots below.

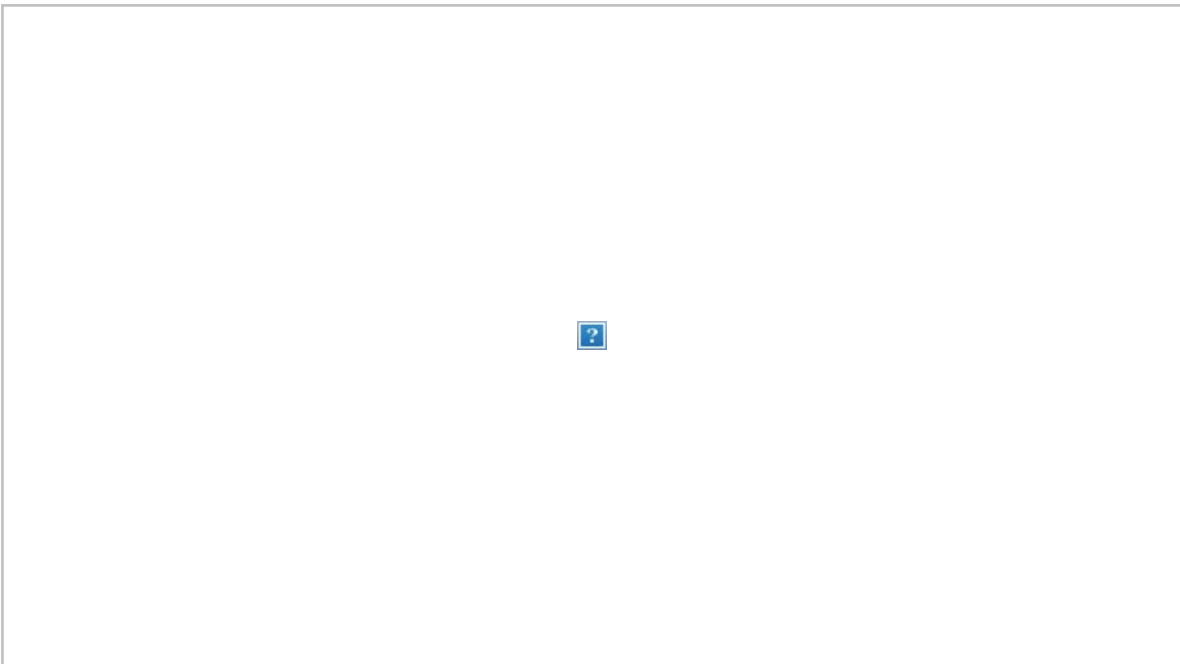


Google Earth imagery

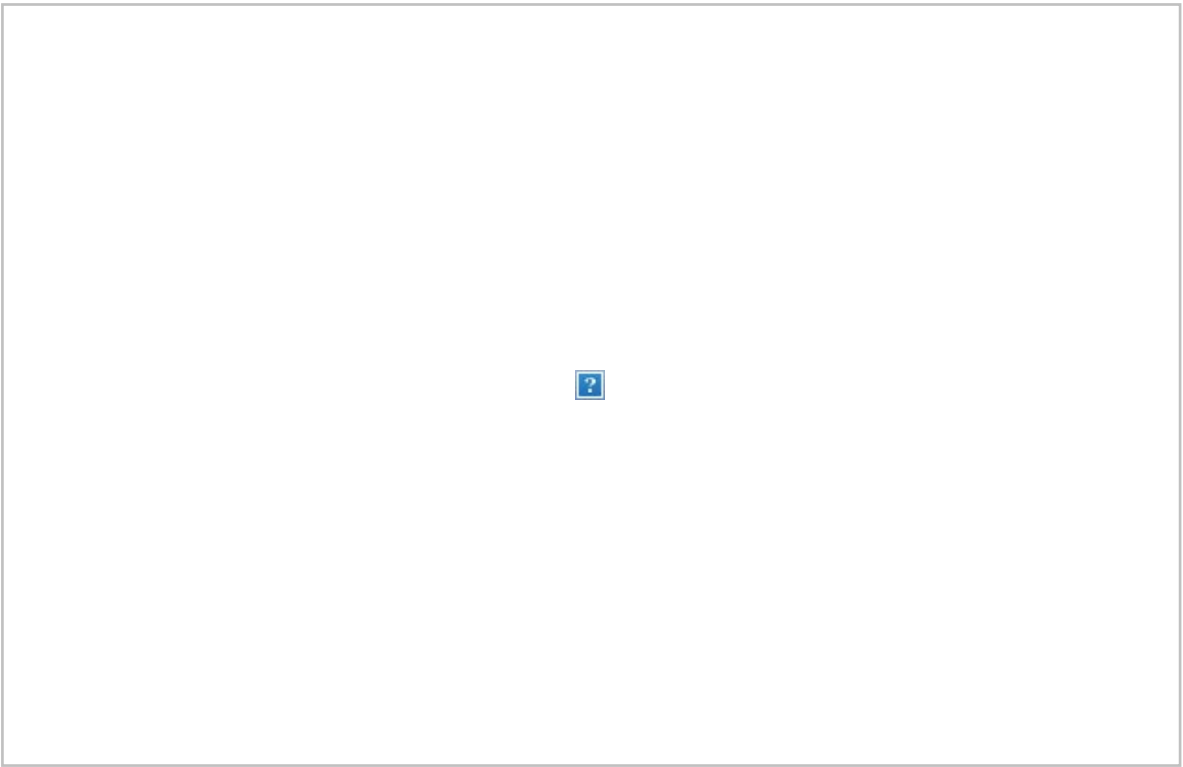
1996



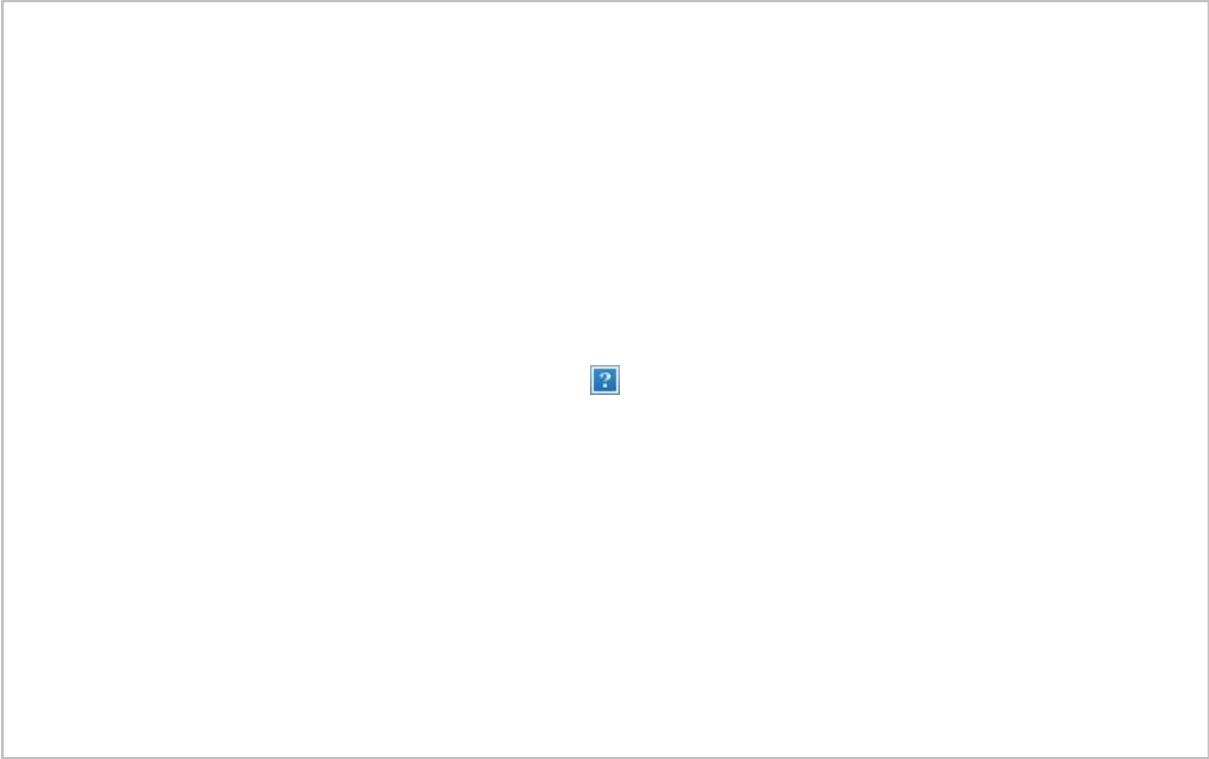
2011



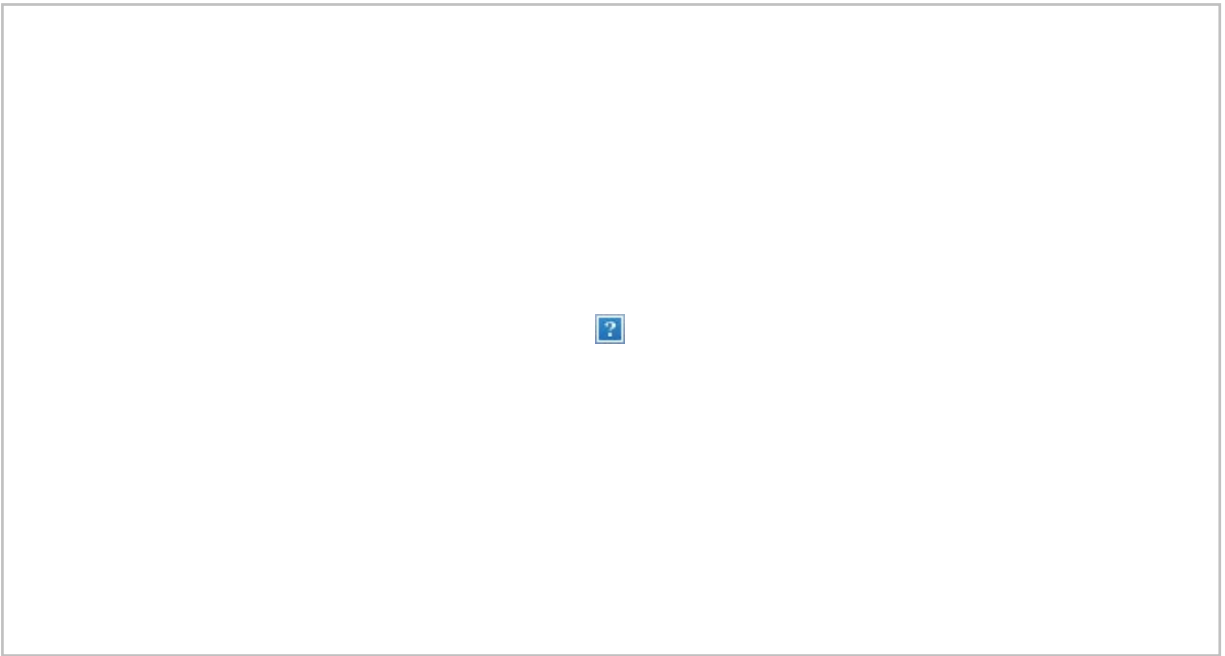
2016 - grading permit



2020 - Grading permit



2025



Happy to discuss further. You can reach me at the below number.

Thank you for your consideration,

Megan Norris

Megan Norris | Forward Planning Manager



250 SE Timber Avenue | Redmond, OR 97756

P: 916.529.5691

E: mnorris@hayden-homes.com

Follow Us: [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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.