



Agenda

Hearing Examiner Meeting

Monday, July 13, 2026

Richland City Hall ~ Council Chambers

625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation

New Business - Public Hearing

- I. PLN-T2-2026-00022 & PLN-T1-2026-00480 - I Snyder Street - Shoreline Substantial Development Permit
 - Ryan Nelson, Planner

Adjournment

This meeting will be broadcast live on Spectrum Channel 192, on the City's website at richlandwa.gov/CityViewTV and on YouTube at <https://www.youtube.com/@RichlandCityViewTV>.

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (RCW Ch. 42.30) 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 STAFF REPORT

Meeting Date: 7/13/2026

Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject

PLN-T2-2026-00022 & PLN-T1-2026-00480 - I Snyder Street - Shoreline Substantial Development Permit

Department/Office

Development Services

Document Type

Hearing Examiner Item

Recommended Motion

Approval of the Shoreline Substantial Development Permit.

Summary

The proposed project is to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at I Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility. The project site is within the Snyder Street public road right-of-way and sits between the Recreation and Natural Shoreline Environment Designations of the City of Richland's Shoreline Master Program, as described in Title 26.

Fiscal Impact

None.

Attachments

- I. PLN-T2-2026-00022_PLN-T1-2026-00480 - Full Staff Report

CITY OF RICHLAND
PLANNING DIVISION

625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794



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

GENERAL INFORMATION

Proposal Name: Snyder Street Intake Facility Expansion

Location: 1 Snyder Street
Generally located at the eastern terminus of Snyder Street

File Number: PLN-T2-2026-00022 & PLN-T1-2026-00480

Applicant: Christine Pearcy of Morrison Maierle Inc.

Property Owner: City of Richland Public Works

Project Description: To construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

Project Type: Shoreline Substantial Development Permit

Hearing Date: July 13, 2026

Prepared By: Ryan Nelson, Senior Planner

Recommended Action: Approval

Vicinity Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Pearcy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480

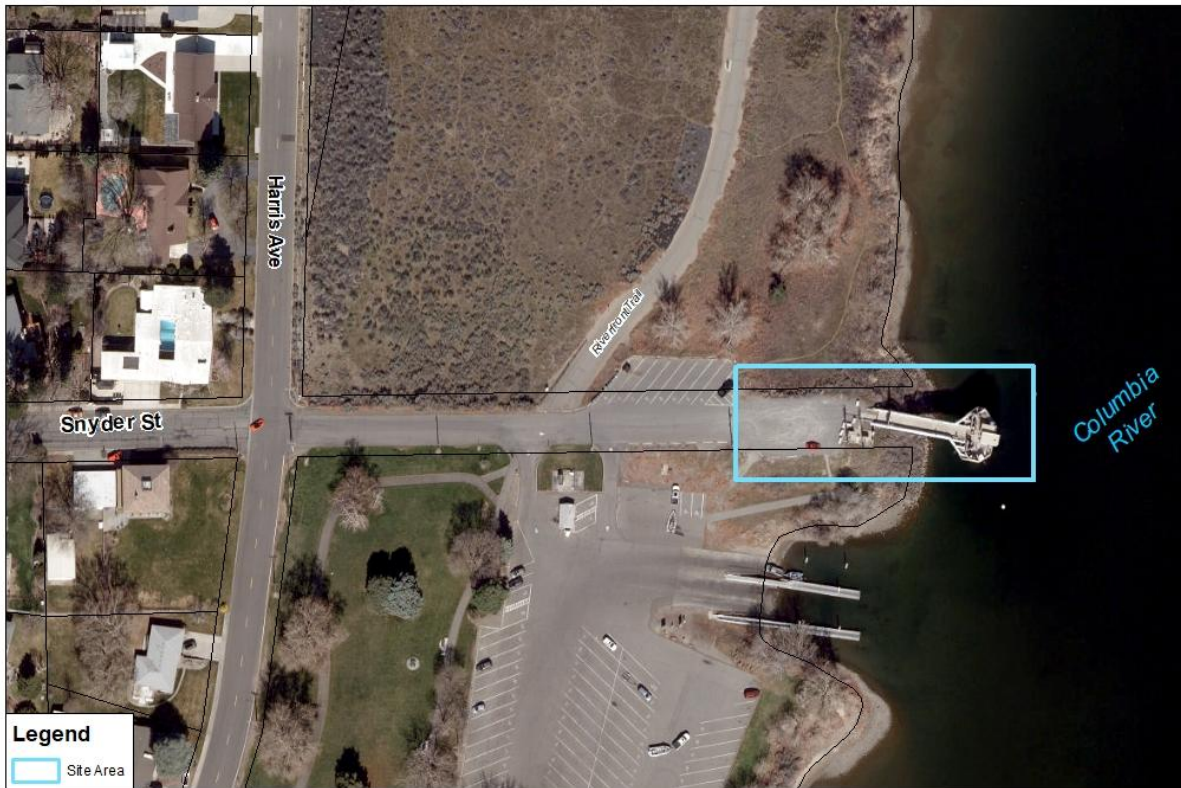
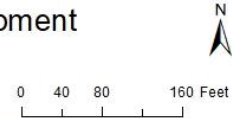


Figure 1 – Vicinity Map

Description of Proposal

On behalf of the City of Richland Public Works Department, Christine Peaercy of Morrison Maierle Inc., has applied for a Shoreline Substantial Development Permit to request for the construction of a permanent sodium permanganate storage and feed facility located near the Snyder Intake Facility (Facility) and will include the installation of a backup power generator. All work will take place on the existing paved surface of the existing Facility, which is within the Snyder Street road right-of-way at 1 Snyder Street.

Site Description & Adjacent Land Uses

The project site is approximately 16,000 square feet in size and all work is proposed to occur within the eastern terminus of the Snyder Street road right-of-way. There will be no construction activities within the adjoining parcels to the north and south of the site.

Adjacent Zoning Designations

Direction	Parcel Number	Current Land Use
South	136081000000000	Parks and Public Facilities (PPF)
North	025083000000000	Natural Open Space (NOS)

Zoning Map

Item: 1 Snyder Street - Shoreline Substantial Development
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Figure 2 – Zoning Map

Zoning

As indicated above, the project site is within the public road right-of-way for Snyder Street and is between two distinct land use designations and zoning districts. None of which will be affected by the proposed project.

Comprehensive Plan Land Use Designations

The Comprehensive Plan does not designate the project site specifically, as it is within the road right-of-way for Snyder Street. However, the project site is between two (2) distinct land use designations, Developed Open Space (DOS) and Natural Open Space (NOS).

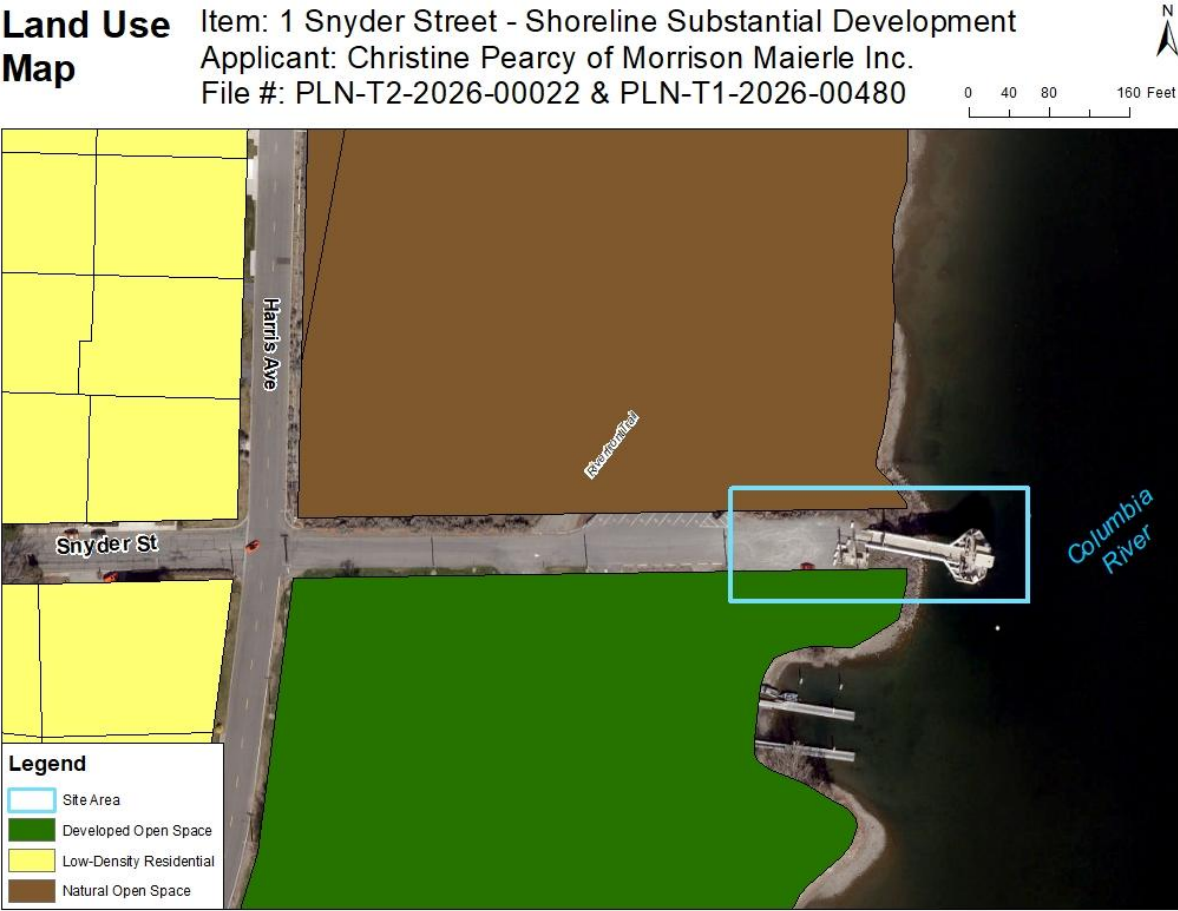


Figure 3 - Comprehensive Plan Land Use Designations

Adjacent Land Use Designations

Direction	Parcel Number	Current Land Use
South	136081000000000	Developed Open Space (DOS)
North	025083000000000	Natural Open Space (NOS)

Utilities

Domestic water, irrigation, and electrical power lines from the City of Richland are in place to service the project site.

Utility Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480

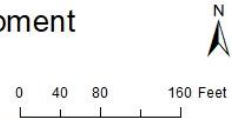


Figure 4 – Utility Map

Transportation & Access

There will be direct access to the project site, as it is located within the eastern terminus of the public road right-of-way for Snyder Street. Furthermore, there are existing on-street bicycle lanes and trails which will not be affected by the proposed project.

Transportation Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
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0 40 80 160 Feet



Figure 5 – Transportation Map

Easements

The entire project site is within an existing 60-foot water easement and the Snyder Intake Facility is within an 80-foot pier easement, which was granted by the United States Army Corps of Engineers.

Easement Map

Item: 1 Snyder Street - Shoreline Substantial Development
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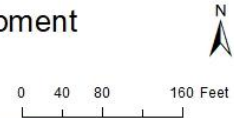


Figure 6 – Easement Map

SEPA

The City of Richland is the lead agency for the proposal under the State Environmental Policy Act (SEPA). The City utilized the Optional DNS Process as allowed per WAC 197-11-355. The City reviewed the proposed project for probably adverse environmental impacts and issued a SEPA Determination of Non-Significance (DNS) for the project on July 06, 2026, which is included herein as Exhibit 4.

Posted on SEPA Register as SEPA #202602376.

Critical Areas

The proposed project will not impact any designated critical areas give the site's existing condition.

Shoreline Master Program

Richland's Shoreline Master Program (RMC Title 26) implements the Washington State Shoreline Management Act of 1971 (RCW 90.58) which requires permitting for "substantial development", as described in RCW 90.58.030(2)(e).

Similar to zoning and land use (Comprehensive Plan), the subject property is located between areas designated by the Shoreline Master Program (SMP) as Recreation and Natural Use Environments. As a result, both sections of the SMP contain the purpose, designation criteria and management policies for development within each environment.

Adjacent SMP Designations

Direction	Parcel Number	Current SMP Designation
South	136081000000000	Recreation
North	025083000000000	Natural

Shoreline Map

Item: 1 Snyder Street - Shoreline Substantial Development
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Figure 7 – SMP Designations

RMC 26.10.010 – Natural Environment

26.10.011 – Purpose

The designation of natural environment on Richland's shorelines is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation, the city

will control the type and range of uses allowed and plan for restoration of degraded shorelines within this environment.

26.10.012 – Designation criteria

The natural environment designation in Richland is assigned to shoreline areas that are relatively ecologically intact due to a low level of human disturbance, or areas which have been disturbed in the past but either have been isolated from human activity in the near past or are subject to a restoration program designed to restore natural ecological processes and functions. These areas are relatively free of structural shoreline modifications, structures, and intensive human uses.

26.10.013 – Management Policies

In applying the use chart for this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. A use with associated levels of human activity that would degrade the ecological functions or natural character of the shoreline shall not be allowed.
- B. The following new uses are not allowed in the natural environment:
 - 1. Commercial uses;
 - 2. Industrial uses;
 - 3. Residential uses;
 - 4. Non-water oriented recreation other than public access, or water-oriented recreation uses resulting in more than minor modification of shoreline vegetation and topography or in-stream structure; and
 - 5. Roads, parking areas and utility corridors and utility facilities that can be feasibly located outside of “natural” designated shorelines.
- C. Scientific, historical, cultural, educational, research uses, and very low intensity water-oriented recreational access uses may be allowed; provided, that no significant ecological impact on the area will result.
- D. Any activity or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions is not allowed.

RMC 26.10.030 – Recreation Environment

26.10.031 – Purpose

The recreation environment on Richland's shorelines is designed to satisfy the needs of the community for higher intensity recreation uses including both water-oriented and non-water-oriented uses. This environment includes existing and planned parks where native vegetation has been replaced by introduced species for aesthetic enjoyment as well as for active areas such as informal lawn areas, picnic areas and sports fields. The local

community makes extensive use of developed parks along the shoreline for a variety of recreation uses and strongly supports these areas. Water-oriented uses are preferred, but non-water-oriented uses are allowed as long as the location and configuration does not substantially interfere with enjoyment of the shoreline.

26.10.032 – Designation criteria

A recreation environment designation is assigned to public and private lands on the shoreline which have been modified by past human uses or activities and are devoted primarily to the public enjoyment of the shoreline and a variety of recreational activities.

26.10.033 – Management policies

In applying the use chart for this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. A use with associated levels of human activity that would substantially degrade existing ecological functions of the shoreline area should not be allowed.
- B. The intensity of uses within the shoreline should generally follow a gradation with lower intensity uses nearer the shoreline and higher intensity uses at a greater distance, except for uses such as boat launches that require a shoreline location.
- C. The following new uses are not allowed in the recreation environment:
 - 1. Industrial uses;
 - 2. Commercial uses, except for franchises granted by the city which enhance public enjoyment of the shoreline and the overall recreational setting; and
 - 3. In-stream structures of a magnitude that would alter natural geohydraulic processes or be a substantial visual intrusion to users of the area.
- D. A wide variety of recreation uses are appropriate with a preference for water-oriented uses and activities including beaches, in-water structures, boat launches and other facilities that enhance the public enjoyment of the shoreline, including active and passive uses such as boating, fishing, bird watching, and similar uses.
- E. Non-water-oriented recreation uses such as lawn areas and picnic areas that are enhanced by the ability to enjoy the aesthetic qualities of the shoreline are the next priority.
- F. Active recreation uses such as sports fields may be located within shoreline jurisdiction, provided they do not displace opportunities for water-oriented uses. In general, such uses shall be located more than 100 feet from the OHWM, unless specific site conditions justify a closer location.

- G. Structures that serve recreation and community uses, including gymnasias and community centers, should be located outside shoreline jurisdiction unless specific site conditions justify a closer location.
- H. Roads and parking areas should be located as far from the water as feasible, preferably outside of shoreline jurisdiction.
- I. Utility facilities should be located and designed to minimize impact on scenic views or aesthetic qualities and minimize environmental impact.

RMC Chapter 26.20 General Regulations

26.20.010 – Shorelines of statewide significance

- B. Decision Criteria. Every project located on a shoreline of statewide significance shall address the following criteria in order of preference in all permit reviews, in addition to other criteria provided by this program:
 - 1. Recognize and protect the statewide interests over local interests by:
 - a. Recognizing and taking into account state agencies' policies, programs, and recommendations in developing and administering use regulations and in approving shoreline permits.
 - b. Recognizing the following statewide interest specific to the Columbia River:
 - i. Protect, preserve and restore natural resources and ecological functions, including, but not limited to, those associated with endangered species or state priority species, commercial and recreational fisheries, and tribal fishing rights.
 - ii. Promote recreational use and public access;
 - iii. Promote water-dependent port uses consistent with other goals of the program.
 - c. Recognizing the following statewide interest specific to the Yakima River:
 - i. Preserve and restore ecological functions, particularly those associated with endangered species, commercial and recreational fisheries, and tribal fishing rights;
 - ii. Promote recreational use and public access.

Staff Response: *The proposed project will not affect the natural resources and/or ecological functions, the recreational use or public access of the Columbia River. Subsection C does not apply to this application.*

2. Preserve the natural character of the shoreline.
 - a. Designate and administer shoreline environments and use regulations to minimize damage to the ecology and environment of the shoreline as a result of manmade intrusions on shorelines.
 - b. Upgrade and redevelop those areas where intensive development already exists in order to reduce adverse impact on the environment, and to accommodate future growth rather than allowing high intensity uses to extend into low intensity use or underdeveloped areas.
 - c. Protect, preserve, and enhance diversity of vegetation and habitat values, wetlands, and riparian corridors associated with shoreline areas.

Staff Response: *The proposed project will preserve the natural character of the shoreline as all improvements are to be in the gravel area of the Snyder Street public road right-of-way.*

3. Result in long-term over short-term benefit.
 - a. Evaluate the short-term economic gain or convenience of developments relative to the long-term potential for impairment of natural shoreline functions.
 - b. In general, preserve resources and values of shorelines of statewide significance for future generations, and restrict or prohibit development that would irretrievably damage shoreline resources. Actions that would convert resources into irreversible uses or detrimentally alter natural conditions characteristic of shorelines of statewide significance should be severely limited. Restoration should be required where natural resources of statewide importance are diminished over time by cumulative impacts.
 - c. Actively promote aesthetic considerations when contemplating new development, redevelopment of existing facilities, or general enhancement of shoreline areas.

Staff Response: *The proposed project will be a long-term benefit to the City and it will preserve the resources and values of the Columbia River shoreline.*

4. Protect the resources and ecology of the shoreline.
 - a. Minimize development activity that will interfere with the natural functioning of the shoreline ecosystem, including, but not limited to, stability, drainage, aesthetic values, and water quality.

- b. All shoreline development should be located, designed, constructed, and managed to avoid disturbance of and minimize adverse impacts to fish and wildlife resources, including migratory routes and areas used for spawning, nesting, rearing, and habitat.
- c. Restrict or prohibit public access onto areas with high ecological value which cannot be maintained in a natural condition under intensive human use.
- d. Shoreline materials including, but not limited to, bank substrate, soils, beach sands and gravel bars should be left undisturbed by shoreline development. Gravel mining should be severely limited in shoreline areas.
- e. Preserve environmentally sensitive wetlands for use as open space or buffers and encourage restoration of currently degraded areas.

Staff Response: *The proposed project will protect the resources and ecology of the shoreline as all improvements will be within the public road right-of-way for Snyder Street.*

- 5. Increase public access to publicly owned areas of the shoreline.
 - a. Retain and enhance public access to the shoreline, including passive enjoyment, recreation, fishing, and other enjoyment of the shoreline and public waters consistent with the enjoyment of property rights of adjacent lands.
 - b. Give priority to developing a system of linear access consisting of paths and trails for pedestrians and nonmotorized vehicles along the shoreline areas, providing connections across current barriers such as highways and railroads, and connecting to upland parking that enhances access to the community as a whole.
 - c. Provide multi-purpose nonmotorized trail facilities also serving the mobility impaired wherever feasible.

Staff Response: *The proposed project will not affect any public access to any publicly owned areas of the shoreline.*

- 6. Increase recreational opportunities for the public on the shoreline.
 - a. Plan for and encourage development of facilities for recreational use of the shoreline, including boat launches, while preserving or mitigating ecological functions.

- b. Retain and enhance public open space and parks along the shoreline to maximize public enjoyment while preserving ecological functions.

Staff Response: *The proposed project will not increase the recreational opportunities for the public, however, it will retain the existing public open space and parks to the north and south of the site.*

26.20.020 – Ecological Functions, No Net Loss

- A. Shoreline land uses and activities that may have adverse impacts on the environment should be minimized during all phases of development (e.g., design, construction, management and use) to ensure no net loss of ecological functions and processes. Permitted uses are designed and conducted to minimize, insofar as feasible, any resultant damage to the ecology and environment. Shoreline ecological functions that shall be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/maintenance. In recognition of the importance of shorelines in an arid environment to a wide range of bird species, new construction and major renovation projects shall incorporate bird-friendly building materials and design features, including, but not limited to, those recommended by the American Bird Conservancy Guidelines for Bird-Friendly Design.

Staff Response: *As the proposed project will be located within a public road right-of-way, there will be no net loss of ecological functions to the Columbia River.*

26.20.030 – Sensitive Areas

According to the City's internal GIS maps and the Priority Habitat and Species web map, provided by the WA Department of Fish and Wildlife, there are no critical/sensitive areas within the project site. There is a 10-year Critical Aquifer Recharge Area approximately 520 feet to the western edge of the project area.

RMC Chapter 26.30 Use Regulations

26.30.110 – Utilities

- A. New or substantially expanded utilities serving uses within the city may be located within shoreline jurisdiction only if:
 1. The facility is needed within the shoreline jurisdiction to support permitted shoreline activities; and
 2. No feasible upland alternative exists based on analysis of system options that assess the potential for alternative routes outside shoreline jurisdiction or is set back further from the land/water interface.

- B. Regional facilities that serve uses outside the city and all electric transmission facilities with a capacity greater than 50 kW shall demonstrate, based on an analysis of alternative routes and technology, that:
1. No upland alternative route is feasible;
 2. Utilization of existing corridors is not feasible, including expansion or replacement of existing facilities, if new corridors are proposed;
 3. A location within designated industrial environments or existing transportation corridors is not feasible;
 4. The proposal has the least feasible adverse impact on the natural environment; and
 5. The location and design of the facility has the least feasible change in the existing character of the shoreline views enjoyed by residences or from public access facilities, and will not obstruct scenic vistas.
- C. Linear facilities consisting of pipelines, sewers, cables and other facilities roughly parallel to the shoreline shall be discouraged except where no other feasible alternative exists. At the time of replacement of such facilities that are close to their lifespan, or when such facilities are expanded, relocation outside of the shoreline may be required as if they were new facilities. When permitted, design shall assure that maintenance of the facilities does not result in a net loss of shoreline ecological functions or significant impacts to other shoreline resources and values.
- D. Utilities shall be located in the least sensitive portions of a site and outside of natural open space areas, where feasible, and be designed to minimize environmental impact, avoid significant natural, historic, archaeological, or cultural sites to the maximum extent feasible, and mitigate unavoidable impacts.
- E. Utilities, where permitted, shall meet the following design criteria:
1. Facilities should occupy as little of the shoreline as feasible and should be located in existing rights-of-way and, if possible, should share existing facilities where feasible. Utility installation parallel to the shoreline should be avoided to the maximum extent feasible. Utilities shall cross the shoreline area by the shortest, most direct route, unless such route would cause substantial significant environmental damage.
 2. Utilities shall be located and designed to minimize alterations to the natural environment, be located outside of natural open space areas, where feasible, and fit the existing topography as much as possible, and should be designed to minimize and mitigate environmental impact.

3. Facilities shall be located and designed to minimize introducing elements that change the existing character of the shoreline, obstruct views enjoyed by residences or from public access facilities, or obstruct scenic vistas.
 4. Utility crossings of water bodies shall be attached to bridges or located in other existing facilities, if feasible. If new installations are required to cross water bodies or wetlands, they should avoid disturbing banks and streambeds, and shall be designed to avoid the need for shoreline stabilization. Crossings shall be tunneled or bored where feasible. Installations shall be deep enough to avoid failures or need for protection due to exposure due to stream bed mobilization, aggregation, or lateral migration. Underwater utilities shall be placed in a sleeve if feasible to avoid the need for excavation in the event of the need for maintenance or replacement.
- F. New electrical distribution lines within the shoreline shall be placed underground. Distribution lines that cross water or other sensitive areas may be allowed to be placed above ground if:
1. Underground installation would substantially disrupt ecological functions and processes of water bodies and wetlands, and horizontal drilling or similar technology that does not disturb the surface is not feasible;
 2. Visual impacts are minimized to the extent feasible; and
 3. If overhead facilities require that native trees and other vegetation in a sensitive areas buffer cannot be maintained in a natural condition, compensatory mitigation shall be provided on or off site.
- G. Stormwater, wastewater, or water supply pump stations, and stormwater discharge facilities such as dispersion trenches, level spreaders, and outfalls may be located in the shoreline jurisdiction if:
1. Due to topographic or other physical constraints there are no feasible locations for these facilities outside the shoreline;
 2. The facility minimizes and compensates for impacts to sensitive area buffers; and
 3. Any discharge facility is designed and maintained to prevent erosion or other adverse impacts.
- H. Construction shall be designed to protect the shoreline against erosion, uncontrolled or polluting drainage and other factors detrimental to the environment, both during and after construction.
- I. Roadways or other facilities to access utility installations within sensitive area buffers shall be no wider than needed to construct, maintain, or repair the utility.

- J. Facilities involving buildings, such as pump stations, electrical substations, or other facilities, when permitted, shall be in scale with surrounding development, architecturally compatible and landscaped to assure compatibility with natural features, public access facilities, and adjacent uses.
- K. Public Access. Utility development shall provide for compatible, multiple uses of sites and rights-of-way through coordination with local government agencies. Such uses include shoreline access in accordance with RMC 26.20.050, trail systems, and other forms of recreation and transportation, provided such uses will not unduly interfere with utility operations, endanger public health and safety, or create a significant and disproportionate liability for the owner.

RMC 26.50 Permit Administration and Enforcement

26.50.040 – Approval Criteria

In order to approve any development within shoreline master program jurisdiction, the city must find that a proposal is consistent with the following criteria in addition to the requirements of RMC Title 19, Development Regulation Administration.

- A. Conformance with the Shoreline Management Act of 1971, as amended;

Staff Response: *The proposed project is in conformance with the Shoreline Management Act of 1971, as amended.*

- B. General conformance with the goals for the shoreline master program, the general development policies for the plan elements, and the applicable policy statements for the use activity and the shoreline environment;

Staff Response: *The proposed project is in conformance with the goals, general development policies, and policy statements for the use activity and shoreline environment designations.*

- C. Compliance with use regulations of the shoreline master program appropriate to the shoreline designation and the type of use or development proposed, particularly the preference for water-oriented uses, subject to liberal construction to give full effect to the objectives and purposes for which they have been enacted. If a non-water-oriented use is approved, the decision maker shall enter specific findings documenting why water-oriented uses are not feasible;

Staff Response: *The proposed project is in compliance with the use regulations of the shoreline master program.*

- D. Compliance with bulk and dimensional regulations of the shoreline master program appropriate to the shoreline designation and the type of use or development proposed, except those bulk and dimensional standards that have been modified by approval of a shoreline variance;

Staff Response: *The proposed project is in compliance with the bulk and dimensional regulations found in RMC 26.30.012 for the Natural and Recreation environment designations.*

- E. Consideration of the recommendations and comments of the Richland parks and recreation commission, as the proposed development will affect and be affected by the goals and objectives of city plans for parks, trails, and open space;

Staff Response: *The proposed project will not affect any of the City's goals or objectives for parks, trails, and open space.*

- F. General conformance with the provisions of the Richland comprehensive plan;

Staff Response: *The proposed project is in conformance with the City of Richland's comprehensive plan.*

- G. Consideration of provisions for facilities and improved designs to accommodate and encourage use by the physically disabled;

Staff Response: *The proposed project will not be open to the public and is a City-owned facility.*

- H. Compliance with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW; and

Staff Response: *The applicant did submit a SEPA Environmental Checklist with this application, the City utilized the Optional Determination of Non-Significance (O-DNS) process as a result. On July 6, 2026, the City issued a Determination of Non-Significance (DNS) for the proposed project.*

- I. Compliance with applicable provisions of the Richland Municipal Code.

Staff Response: *The proposed project does comply with the applicable provisions of the Richland Municipal Code.*

Agency Comments

As of July 06, 2026, staff has only received comments from the Washington State Department of Ecology Water Resources Program and the Spill, Prevention, Preparedness, and Response program (see Exhibit 5).

Public Comments

As of July 06, 2026, staff has received one (1) comment from the public regarding this project (see Exhibit 6).

Public Notices

Notice of Application & Hearing Mailed: June 05, 2026

Notice of Application & Hearing Posted: June 05, 2026
Notice of Application & Hearing Published: June 05, 2026
Posted on SEPA Register: June 05, 2026
Public Hearing Date: July 13, 2026

A combined notice of application, Optional DNS (SEPA) and notice of hearing were provided through posting of the property and publication in the *Tri-City Herald* newspaper. Private properties located within 300' of the project site were also sent the combined notice of application, Optional DNS and notice of hearing.

Suggested Findings and Conclusions

Staff has completed its review of the request for a Shoreline Substantial Development Permit (PLN-T2-2026-00022 & PLN-T1-2026-00480) and recommends that the Hearing Examiner APPROVE the request based on the following:

1. Christine Pearcy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit (SSDP) to construction of a permanent sodium permanganate storage and feed facility located near the Snyder Intake Facility (Facility) and will include the installation of a backup power generator.
2. The site is located at 1 Snyder Street and is generally located at the eastern terminus of Snyder Street, which ends at the Columbia River.
3. Access to the site will be through the existing Synder Street public road right-of-way.
4. The project site is located between the Parks and Public Facilities (PPF) and Natural Open Space (NOS) Zoning Districts.
5. RMC 23.23.030 contains the table containing the site requirements and development standards for public use districts (Parks and Public Facilities and Natural Open Space).
6. RMC 23.23.040 does not contain any setbacks for any structure within a public use district.
7. RMC 23.23.040 places a maximum height for structures at 55 feet for the Parks and Public Facilities (PPF) zoning district and a zero (0) feet height for the Natural Open Space (NOS) zoning district. However, any permanent structure designed for human occupancy is not permitted in the NOS district.
8. The Comprehensive Plan designates the site as being between the Developed Open Space (DOS) and Natural Open Space (NOS) Land Use Classifications.
9. All required public notification requirements were met.

10. The City of Richland issued a Determination of Non-Significance on July 06, 2026.
11. The subject property is located within an area designated by the Shoreline Master Program (SMP) as a Recreation and Natural Use Environment.
12. The City received seven (7) comment letters from the public at large and six (6) comment letters from governmental entities.
13. Domestic water, irrigation and electrical power lines are in place to serve the site and have adequate capacity to supply the proposed project.
14. Pursuant to RMC 26.10.013 Management Policies, for the Natural environment, in applying the use chart in the Shoreline Master Program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:
 - A use with associated levels of human activity that would degrade the ecological functions or natural character of the shoreline area shall not be allowed.
 - The following new uses are not allowed in the natural environment:
 - Commercial uses;
 - Industrial uses;
 - Residential uses;
 - Non-water oriented recreation other than public access, or water-oriented recreation uses resulting in more than minor modification of shoreline vegetation and topography or in-stream structure; and
 - Roads, parking areas and utility corridors and utility facilities that can be feasibly located outside of "natural" designated shorelines.
 - Scientific, historical, cultural, educational, research uses, and very low intensity water-oriented recreational access uses may be allowed; provided, that no significant ecological impact on the area will result.
 - Any activity or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions is not allowed.
15. Pursuant to RMC 26.10.033 Management Policies, for the Recreation environment, in applying the use chart in the Shoreline Master Program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:
 - A use with associated levels of human activity that would substantially degrade existing ecological functions of the shoreline area should not be allowed.
 - The intensity of uses within the shoreline should generally follow a gradation with lower intensity uses nearer the shoreline and higher intensity uses at a

greater distance, except for uses such as boat launches that require a shoreline location.

- The following new uses are not allowed in the recreation environment:
 - Industrial uses;
 - Commercial uses, except for franchises granted by the city which enhance public enjoyment of the shoreline and the overall recreational setting; and
 - In-stream structures of a magnitude that would alter natural geohydraulic processes or be a substantial visual intrusion to users of the area.
 - A wide variety of recreation uses are appropriate with a preference for water-oriented uses and activities including beaches, in-water structures, boat launches and other facilities that enhance the public enjoyment of the shoreline, including active and passive uses such as boating, fishing, bird watching, and similar uses.
 - Non-water-oriented recreation uses such as lawn areas and picnic areas that are enhanced by the ability to enjoy the aesthetic qualities of the shoreline are the next priority.
 - Active recreation uses such as sports fields may be located within shoreline jurisdiction, provided they do not displace opportunities for water-oriented uses. In general, such uses shall be located more than 100 feet from the OHWM, unless specific site conditions justify a closer location.
 - Structures that serve recreation and community uses, including gymnasias and community centers, should be located outside shoreline jurisdiction unless specific site conditions justify a closer location.
 - Roads and parking areas should be located as far from the water as feasible, preferably outside of shoreline jurisdiction.
 - Utility facilities should be located and designed to minimize impact on scenic views or aesthetic qualities and minimize environmental impact.
16. The overall scope of the project complies with the general intent and purpose of RMC 26.20.010.
17. In regard to RMC 26.20.020, due to the site's location, landward of the existing facility, which is graveled and within the public road right-of-way, it does not appear that there will be any loss of ecological functions by development of the site.
18. The project does not lie within any of the City's Sensitive Areas as specified in RMC 26.20.030.
19. The proposed project does not need to meet the requirements of RMC 26.20.040, Shoreline Vegetation Conservation, as the project site will be located within the public road right-of-way for Snyder Street.
20. The proposed project will not affect any existing public access along the Columbia River, as described in RMC 26.20.050.

21. The site does not have physical access to the Columbia River; However, the land located between the subject property and river is owned by the U.S. Army Corps of Engineers and maintained by the City of Richland as waterfront open space/public land. As a result, the proposal is inconsistent with the requirements contained within RMC 26.20.050 pertaining to public access.
22. In regard to RMC 26.20.060, Signs, the application materials submitted did not include provisions for signage.
23. There is no stormwater facilities associated with the existing structure and there are no plans to install any stormwater facilities for the proposed project.
24. The proposed development is consistent with the intent and requirements of RMC 26.30.110, Utilities.
25. RMC 26.50.040, Permit Administration and Enforcement contains nine (9) approval criteria that must be met prior to the issuance of a Shoreline Substantial Development Permit.
26. The project does satisfy all of the shoreline substantial development permit review criteria contained within RMC 26.50.040.
27. The proposed use is consistent with the policies, regulations and standards of RCW 90.58.020 and Richland's shoreline program.
28. The proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under Richland's comprehensive plan and shoreline master program.
29. The public interest will not suffer substantial detrimental effect as a result of the project should be approved as currently proposed.
30. The project is consistent with the provisions of Richland's Shoreline Master Program or applicable zoning regulations.

Exhibit List

1. Application Materials
2. Maps
3. Public Notice and Affidavits
4. SEPA DNS
5. Agency Comments
6. Public Comments
7. Correspondence



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

Exhibit 1

Plan Snapshot Report

Plan Type:	Type 2	Plan #:	PLN-T2-2026-00022	App Date:	05/13/2026
Work Class:	T2 - Shoreline Substantial Development	District:	City of Richland	Exp Date:	09/10/2026
Status:	In Review			Completed:	NOT COMPLETED
Description:	The proposed project consists of a permanent sodium permanganate storage and feed facility (Facility) located near the Snyder Intake. Additionally, the proposed project will include the installation of a backup power generator in case of grid outages. All work will take place on the existing paved surface of the Snyder Intake Facility. No grading/filling or impacts to wetlands or buffers will occur as a result of proposed project activities.				Approval Expire Date:

Parcel:	Address:	1 Snyder St Richland, WA 99354	Main	Zone:
Property Owner Sheldon Williamson, P.E. Home: (509) 942-7492 Business: (509) 942-7492 Mobile: (509) 942-7492	Applicant Christine A Percy 2880 Technology Blvd W Bozeman, MT 59718 Home: (406) 922-6846 Business: (406) 922-6846 Mobile: (406) 581-6543			

Snyder Intake Legal Location

The Snyder Intake is in the McNary Pool of the Columbia River, located at the eastern terminus of Snyder Street in Richland Washington, situated within Sections 25 and 36 of Township 10 North, Range 28 East.

From: [Williamson, Sheldon](#)
To: [Christine A. Percy](#); [James Kuiken](#)
Subject: RE: Project Permitting update
Date: Monday, May 11, 2026 4:16:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Christine:

The Snyder intake is within City ROW so no 'legal' parcel. I confirmed with Mike Stevens (planning manager) that a good vicinity map / site plan showing within ROW would be OK.

For the Horn Rapid Irrigation Intake Facility – that is owned by the Port of Benton with a lease agreement with the City. I will have to check with them regarding the title insurance.

Sheldon

From: Christine A. Percy <cpearcy@m-m.net>
Sent: Friday, May 8, 2026 10:02 AM
To: Williamson, Sheldon <swilliamson@richlandwa.gov>; James Kuiken <jkuiken@m-m.net>
Subject: RE: Project Permitting update

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

Hi Sheldon,

I need to provide a copy of Title Insurance for both intakes (Snyder and Horn Rapids) as part of the submittal process for the Substantial Shoreline Development permits. Could you please provide these documents?

Thank you,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](#) direct | [+14065816543](#) mobile
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From: Williamson, Sheldon <swilliamson@richlandwa.gov>
Sent: Thursday, May 7, 2026 9:52 AM
To: Christine A. Percy <cpearcy@m-m.net>; James Kuiken <jkuiken@m-m.net>
Subject: RE: Project Permitting update

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Christine:

I would think it should be James as he would be the one that is certifying that the SEPA was filled out correctly (overseeing it). The submittal is on behalf of the City for the City's project, but you guys are filling it out.

Thanks.

Sheldon

From: Christine A. Percy <cpearcy@m-m.net>
Sent: Wednesday, May 6, 2026 9:26 AM
To: Williamson, Sheldon <swilliamson@richlandwa.gov>; James Kuiken <jkuiken@m-m.net>
Subject: RE: Project Permitting update

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

Hi Sheldon,
I'm going to need a signatory on the SEPA Checklist. Will this be you as the project proponent? Or should it be James Kuiken as the engineering project manager?

Thank you,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
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From: Williamson, Sheldon <swilliamson@richlandwa.gov>
Sent: Monday, April 13, 2026 3:07 PM
To: Christine A. Percy <cpearcy@m-m.net>; James Kuiken <jkuiken@m-m.net>
Subject: RE: Project Permitting update

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Christine:
I have contact lists for the relevant tribes (attached) for when it is appropriate to send them information about the project. Guessing that should be at the time of SEPA / shoreline permit application.

It wouldn't surprise me if we get comments requesting cultural monitoring, even on the 'fill' area at the end of Snyder Street. Something that we tend to get requested often.

Let me know if you want to have phone call / teams meeting to discuss this.

Thanks.

Sheldon

From: Christine A. Percy <cpearcy@m-m.net>
Sent: Monday, April 13, 2026 10:34 AM
To: James Kuiken <jkuiken@m-m.net>; Williamson, Sheldon <swilliamson@richlandwa.gov>
Subject: RE: Project Permitting update

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

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

Hi Sheldon,
I agree that because we are staying on existing infrastructure, we should not anticipate impact to cultural

resources. While working with Mike Stevens from the planning department, he forwarded me the MOU between the Confederated Umatilla Tribes and the City. In that document, there is the following verbiage:

2. The City will provide notice to the CTUIR of State Environmental Policy Act (SEPA) applications by including the CTUIR on the City's permit notification distribution list. Further, should the CTUIR choose to make comments, the City will take into consideration CTUIR's comments, including but not limited to comments related to the perceived impacts that an action might have on the CTUIR's traditional hunting, fishing, and gathering grounds, cultural resources and ancestral remains.

This project requires 2 SEPA documents for the work being done on each intake (Snyder and Horn Rapids). The SEPA documents will be attached to the Shoreline Substantial Development permits for each location.

I've got a call and an email into DAHP to ensure I have my bases covered.

Please call if we need to coordinate anything on the tribal or historical resource side. Happy to work through this with you/your department.

Thanks,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
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From: James Kuiken <jkuiken@m-m.net>
Sent: Monday, April 13, 2026 11:02 AM
To: Christine A. Percy <cpearcy@m-m.net>
Subject: Fw: Project Permitting update

FYI... please see below re: tribes

 **James Kuiken, PMP**
Senior Distribution Project Manager, Kalispell/Missoula Region Industrial Office Leader, Morrison-Maierle
[+14065424834](tel:+14065424834) direct | [+14066102380](tel:+14066102380) mobile
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From: Williamson, Sheldon <swilliamson@richlandwa.gov>
Sent: Monday, April 13, 2026 11:00 AM
To: James Kuiken <jkuiken@m-m.net>
Subject: RE: Project Permitting update

This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

James:

We should discuss on to approach the consultation with tribes. Was DAHP going to be involved? I couldn't find your earlier email (guessing email) regarding the tribal consultation – just wanted to make sure that the approach is

correct and consistent with the project needs (and not getting too far in front of anything).

Attached is a copy of the grant agreement we have with FEMA that has the requirements for the project. It does include an generic statement about 'cultural monitoring' but I wonder if we can argue that the end of Snyder is fill material / not original.

Sheldon

From: James Kuiken <jkuiken@m-m.net>
Sent: Monday, April 13, 2026 6:37 AM
To: Williamson, Sheldon <swilliamson@richlandwa.gov>
Subject: Project Permitting update

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

Good Morning Sheldon,

An update on the permitting side of the project from my permitting resource (Christine Pearcy):

1. SEPA forms are drafted for the Snyder Intake and Horn Rapids Intake.
2. Substantial Shoreline Permit Forms have been initiated and an acct set up through the City of Richland permitting portal
3. Inquiries are out to the following:
 - a. SHPO regarding cultural clearance at the sites
 - b. Mike Stevens (City Planning) next steps
 - c. Yourself about initiating consultation with the tribes

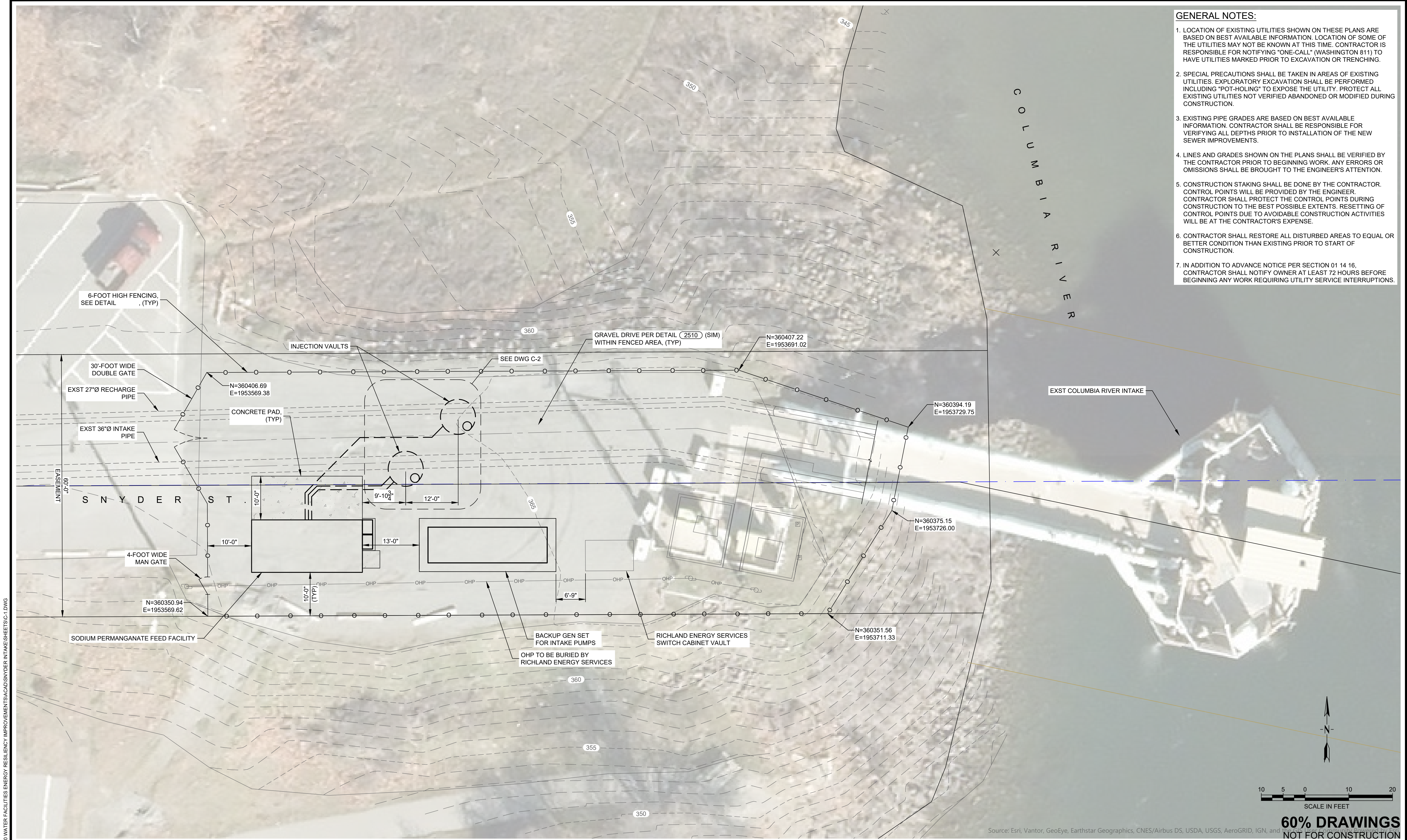
Up next:

1. Air quality permits for all 4 sites

 **James Kuiken, PMP**
Senior Distribution Project Manager
Kalispell/Missoula Region Industrial Office Leader, Morrison-Maierle
[+14065424834](tel:+14065424834) direct | [+14066102380](tel:+14066102380) mobile
1055 Mount Ave, Missoula, MT 59801

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- GENERAL NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON BEST AVAILABLE INFORMATION. LOCATION OF SOME OF THE UTILITIES MAY NOT BE KNOWN AT THIS TIME. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING "ONE-CALL" (WASHINGTON 811) TO HAVE UTILITIES MARKED PRIOR TO EXCAVATION OR TRENCHING.
 2. SPECIAL PRECAUTIONS SHALL BE TAKEN IN AREAS OF EXISTING UTILITIES. EXPLORATORY EXCAVATION SHALL BE PERFORMED INCLUDING "POT-HOLING" TO EXPOSE THE UTILITY. PROTECT ALL EXISTING UTILITIES NOT VERIFIED ABANDONED OR MODIFIED DURING CONSTRUCTION.
 3. EXISTING PIPE GRADES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DEPTHS PRIOR TO INSTALLATION OF THE NEW SEWER IMPROVEMENTS.
 4. LINES AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
 5. CONSTRUCTION STAKING SHALL BE DONE BY THE CONTRACTOR. CONTROL POINTS WILL BE PROVIDED BY THE ENGINEER. CONTRACTOR SHALL PROTECT THE CONTROL POINTS DURING CONSTRUCTION TO THE BEST POSSIBLE EXTENTS. RESETTling OF CONTROL POINTS DUE TO AVOIDABLE CONSTRUCTION ACTIVITIES WILL BE AT THE CONTRACTOR'S EXPENSE.
 6. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
 7. IN ADDITION TO ADVANCE NOTICE PER SECTION 01 14 16, CONTRACTOR SHALL NOTIFY OWNER AT LEAST 72 HOURS BEFORE BEGINNING ANY WORK REQUIRING UTILITY SERVICE INTERRUPTIONS.

M:\5363 CITY OF RICHLAND\01000 WATER FACILITIES ENERGY RESILIENCY IMPROVEMENTS\CAD\SNYDER INTAKE\SHETS\C-1.DWG
PLOTTED BY: DAVID A. HALLSTEN ON Mar/26/2026

REVISIONS				
NO.	DESCRIPTION	BY	DATE	

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED.
LINE BELOW MEASURES ONE INCH
ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!



1 Engineering Place
Helena, MT 59602
406.442.3050
www.m-m.net

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DRAWN BY: DAH
DSGN. BY: JMA
APPR. BY: JMA
DATE: 03/2026
Q.C. REVIEW
BY: _____
DATE: _____



CITY OF RICHLAND
SNYDER INTAKE SODIUM PERMANGANATE FEED FACILITY

OVERALL SITE PLAN

PROJECT NUMBER
5363.00100

SHEET NUMBER
C-1

DRAWING NUMBER
C-1

SEPA¹ Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Sodium Permanganate Feed Facility + Back-up Power generator at the Snyder Intake

2. Name of applicant:

City of Richland, Washington

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

Sheldon Williamson, P.E.
Capital Projects Manager
625 Swift Blvd., MS-26
Richland, WA 99352
509.942.7492

4. Date checklist prepared:

May 2026

5. Agency requesting checklist:

City of Richland, Washington

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

Winter 2026 through Spring 2027

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

None anticipated.

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

None known.

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

None known.

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

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

- An air quality permit through the Washington Department of Ecology will be required for the backup power generator that will be installed near the facility.
- A building permit from the City will be required for the building and security fencing.
- A Shoreline Substantial Development Permit

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.)

In the summer of 2021, algal blooms on the Columbia River resulted in the detection of anatoxin-a in the water supply for Richland and other surrounding communities. The *Quad Cities Algal Bloom Management and Response Plan* (Response Plan) was developed in response to the DOH publication *Dealing with Cyanobacteria: Time to Make a Plan*, Pub 331-654 (April 2022), based on the 2021 event. The Response Plan outlined treatment processes effective in removing cyanobacteria, described treatment methods for cyanotoxins, and described existing processes at the Columbia River WTPs. It recommended short-term and long-term upgrades, as well as the development of monitoring and management programs.

The City of Richland's Columbia River Water Treatment Plant (WTP) currently uses a temporary sodium permanganate feed system not only for taste and odor control, but also to protect against potential cyanotoxins in the water source. The chemical feed is located at the head of the plant, just upstream of the addition of sodium hypochlorite and coagulant. According to the Response Plan, the long-term recommendation for the WTP is to install a permanent sodium permanganate feed system near the Snyder Intake. This location would provide some additional contact time for permanganate to be effective.

The proposed project consists of a permanent sodium permanganate storage and feed facility (Facility) located near the Snyder Intake. Additionally, the proposed project will involve the installation of a backup power generator to be used in case of power grid failure.

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 Snyder Intake is in the McNary Pool of the Columbia River, located at the eastern terminus of Snyder Street in Richland Washington, situated within Sections 25 and 36 of Township 10 North, Range 28 East.

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: Columbia River Bank and existing intake structure.

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

The land surrounding the project area is generally flat. Snyder Street extends as a pedestrian bridge to the columnar concrete intake structure. The steepest slope near the project site is approximately 40 percent in certain areas on the banks of the Columbia River.

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.

Based on USDA Natural Resources Conservation Service soil data, the project site is partially within the Columbia River and Quincy loamy sand, 0 to 2 percent slopes (Qua) soil map unit, which forms from wind-deposited material on terraces. The Quincy loamy sand is typically a deep excessively drained profile of loamy sand underlain by loamy fine sand. Although it is classified as “farmland of statewide importance”, the current land use of the project site does not support agricultural activities and will not result in a loss of agricultural land.

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

The project site is not mapped as a geologic hazard per the City of Richland’s Critical Areas data, and there is no history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

It is anticipated that all new infrastructure will be located within the existing intake structure.

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

Erosion is not anticipated as a result of project construction. No clearing or grading is planned. The project will be constructed on the existing structure.

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

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

The project will be constructed on the existing pier structure and will, therefore, not create additional impervious surfaces.

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

The proposed project was designed to be installed on the existing pier structure. The selected contractor will be responsible for installing appropriate Best Management Practices (BMPs) to manage the minimal erosion that may occur, prior to the initiation of construction activities.

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Construction may result in some dust generated landward of the proposed project, in addition to construction vehicle and equipment emissions. Additionally, the backup power generators will contribute to emissions while running.

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

The Snyder boat launch is adjacent to the Snyder Intake. The boat launch is a public facility that is widely used during the summer months. High usage from motorboats could result in higher levels of fossil fuel air pollution; however, these are not anticipated to affect the proposed project.

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

Dust generation by landward construction activities is expected to be minimal and will be managed using appropriate BMPs selected by the contractor, as needed.

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

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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

Yes, the Snyder Intake facility is located on the right bank of the Columbia River at river mile 340.5.

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

The proposed chemical permanganate feed facility would be located near the Snyder Intake within 200 feet of the Columbia River. See **Figure 1** for the location s of the generator pad and permanganate building. All new infrastructure will be located on the existing paved area adjacent to the pier structure and surrounded by a fence.

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

No fill or dredged material will be placed in a wetland or below the ordinary high water mark (OHWM) of the Columbia River.

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

No.

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

No. The proposed project is located adjacent to the Columbia River, and the water level of the reach is controlled by the US Army Corps of Engineers (USACE) at the McNary Dam located downstream of the Snyder Intake.

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

No.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

[Find help answering ground water questions](#)⁷

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

No.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable.

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.**

The source of runoff on the landward project site is from direct precipitation. This water either flows to the Columbia River or infiltrates into the ground. Project activities will be limited to the existing pier and adjacent paved surface.

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

Work adjacent to the river could potentially result in accidental spills of equipment fluids, fuel, or debris to the river. General construction work on and around the pier and adjacent paved area could result in construction debris entering the river. Appropriate construction BMPs will be required for all work completed for this project. Proposed project activities are unlikely to increase turbidity in the Columbia River.

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

The concrete pads and buildings will be constructed approximately 6-inches above existing grade to allow drainage away from structures. Overall drainage will not be impacted and does not require control.

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

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

The concrete pads and buildings will be constructed approximately 6-inches above existing grade to allow drainage away from structures. Overall drainage will not be impacted and does not require control.

4. Plants

[Find help answering plants questions](#)

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

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

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

The banks of the Columbia River in the vicinity of the intake structure are armored with riprap and largely devoid of vegetation. Vegetation on the shoreline will not be removed.

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

According to the IPaC Report, there are no threatened or endangered plants known to occur near the site.

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

Not applicable.

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

Eurasian water milfoil (*Myriophyllum spicatum*) and cheatgrass (*Bromus tectorum*) have been previously observed near the project area.

5. Animals

[Find help answering animal questions](#)⁸

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other: gulls, mallards, kingfishers
- Mammals: deer, bear, elk, beaver, other: raccoon, opossum, squirrel
- Fish: bass, salmon, trout, herring, shellfish, other:

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

The USFWS IPaC report lists the following species as potentially occurring near the project site:

- Yellow-billed Cuckoo, listed threatened – prefer wooded habitat with dense cover and water, including woodlands with low, scrubby vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes.
- Bull trout, listed threatened – riverine habitat
- Monarch Butterfly, proposed threatened – open meadow, milkweed
- Suckley's Cuckoo Bumble Bee, proposed endangered – meadows with floral resources

No critical habitats are documented within the project location.

Because the proposed project will not involve work within the water and will not involve removal of vegetation, the proposed project will have no effect on the species listed above.

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

Work will not take place within the Columbia River, therefore no migrating fish species will be impacted by the proposed project. The project area is within the region identified as part of the Pacific Flyway for migratory birds.

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

The proposed project will take place on preexisting infrastructure and will not involve the removal of species that provide habitat. No additional measures to preserve or enhance wildlife will take place.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The Snyder Intake is operated by electricity. One component of the proposed project is to install a backup power generator in case of grid outages.

- 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.**

None proposed.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

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

According to the Washington Department of Ecology "What's in My Neighborhood: Toxic Cleanup Mapper, there is one "Cleanup" site within a 1-mile radius of the Snyder Intake. This site is 7-Eleven store located at 2411 George Washington Way in Richland. Cleanup at the site has been initiated and contamination is localized to the area of the 7-Eleven, therefore, it is unlikely that this site contributes possible contamination to the project site. No other contamination sources are known.

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

None known.

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

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

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

One of the goals of the project is to construct a sodium permanganate injection system at Snyder Intake to treat cyanobacteria when present in the water.

4. Describe special emergency services that might be required.

Due to the hazardous nature of sodium permanganate, several safety features are required for the Facility. There is no potable or non-potable water line near the Facility. Therefore, a saline eye wash station will be provided. Chemical safety data sheets and personal protection equipment will be available for operators. Adequate ventilation will also be provided in the Facility. The control panel and electrical load panel will be located in a separate electrical room to ensure separation of classification areas.

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

It is proposed that each buried pipeline be exposed near the storage and feed facility, and an oversized concrete manhole or vault be installed over each pipeline to facilitate inspection and maintenance. The separate sodium permanganate feed piping will be double-contained in the building, routed under the slab to each vault, and tied into the steel piping.

b. Noise

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

No existing noise will affect the project.

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)?

Part of the proposed project entails the installation of a backup generator in case of power grid disruption. It is proposed to install 2, 1200A ATS units. These units will generate noise, but will only be used in cases of a temporary power outage.

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

The generator will be encased in a Level 2 sound enclosure.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The Snyder Intake Facility is located at the project site. The proposed project will not affect current land uses within or near the project site. The proposed project will enhance operations of the current intake facility.

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

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The project site has not previously been used as farmland or forest land. The project will not result in a loss or conversion of any agricultural or forest land.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

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

The Snyder Intake facility is a 45-foot tall concrete structure that extends from Snyder Street approximately 70 feet into the bed of the Columbia River. The intake and Water Treatment Plant (WTP) were constructed in 1963 with significant capacity upgrades in 1980 and 1995. The current maximum day capacity of the intake pumps and WTP is 36 MGD.

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

No.

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

The intake structure extends from the eastern terminus of Snyder Street, which is within public right-of-way. The land north and south of Snyder Street is zoned as Natural Open Space (NOS) and Parks & Public Facilities (PPF), respectively.

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

Current comprehensive plan designation is: Natural Open Space, Developed Open Space, and Waterfront.

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

The site is between shoreline designations: recreation and natural.

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

The site is located within the Critical Area Landform designation: Assigned Travel.

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

None. City staff visit the Snyder Intake weekly for regular operations and maintenance (O&M) activities, which will continue post-project.

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

None.

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

Not applicable.

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

The proposed project will involve improvements to the existing facility and previously approved land use. These improvements will assist with water treatment and water availability during power outages.

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

Not applicable.

9. Housing

[Find help answering housing questions](#)¹²

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

None.

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

None.

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

None proposed. Not applicable.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The proposed Facility will be located near the Snyder Intake, shown in Figures 1 through 4 at the end of this form. This location offers ease of maintenance near the intake itself, space for chemical delivery, and security, which is away from the boat launch and Leslie Groves Park. The site will include the intake backup generator and security fencing around the building. Space will be provided for a crane used annually to lift the vertical turbine pumps from the intake structure. Security fencing will be provided at the site with a man gate and a 20-foot-wide sliding vehicle gate. The City is interested in a card reader system for the vehicle gate and for the building entries. Concrete will be placed on the north side of the building and near Facility entries.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

The Facility building is proposed to house chemical totes and chemical feed pumps, with a separate electrical room for a load panel and a control panel, both tied into the WTP SCADA system. The building will be constructed of CMU block with a brick veneer to match the intake pump station building architecture. The building will be temperature-controlled and will comply with all applicable building and fire codes.

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

This infrastructure will be constructed on current Snyder Intake facility. The surrounding open space property will still have unobstructed views of the Columbia River.

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

None identified.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

No light or glare is anticipated beyond what already exists at the current intake facility.

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

No.

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

None identified.

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

None.

12. Recreation

[Find help answering recreation questions](#)

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

Numerous water-based activities (e.g., boating, fishing, and other water sports) and shoreline activities (e.g., bicycling, walking riverfront trails, wildlife viewing, and park use) occur in the immediate vicinity of, and near, the proposed project. Use of these areas is generally highest during the summer months.

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

The proposed project will not displace any existing recreational uses.

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

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

Not applicable.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

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

Yes. The Snyder Intake Facility has been determined eligible for listing. The property ID is 720558. Maddie Levesque, architectural historian, with Department of Archeology and Historic Preservation (DAHP) stated in an email on April 20, 2026 that there was no concerns about the built environment for this projects. James MacNaughton, local government archeologist with DAHP stated that: "The project area is in a Very High risk area for undiscovered archaeological material. There are sites up and down stream the island in the middle of the river is covered by a site, and the far bank of the Columbia is one big site as well. If the Affected Tribes have not expressed concerns, then I will be OK letting the project move forward with the IFP kept with the project leads on-site."

- 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.**

Need to consult with THPOs.

- 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.**

According to the Washington State Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) mapping, the nearest Historic Register property is the Gold Coast Historic District, located approximately 1 mile south of the project site.

WISAARD shows that the Snyder Intake Facility is eligible for listing.

- 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.**

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

James MacNaughton, local government archeologist with DAHP stated that: “The project area is in a Very High risk area for undiscovered archaeological material. There are sites up and down stream the island in the middle of the river is covered by a site, and the far bank of the Columbia is one big site as well. If the Affected Tribes have not expressed concerns, then I will be OK letting the project move forward with the IFP kept with the project leads on-site.”

14. Transportation

[Find help with answering transportation questions](#)¹⁶

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

The existing intake structure is accessed from Snyder Street. No changes to the street system or site access will result from project activities.

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

Yes, the nearest transit stop is located approximately 0.7 miles from the project site on George Washington Way.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

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

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No new regularly occurring vehicular trips will result from the implementation of the proposed project. It is assumed that City staff will continue to access the site weekly for O&M purposes, typically during normal business hours.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

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

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

None necessary.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

None.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

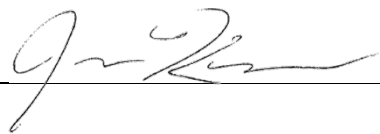
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utility services are proposed for the project site.

C. Signature

[Find help about who should sign¹⁹](#)

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

X  _____

Type name of signee: James Kuiken, PMP

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

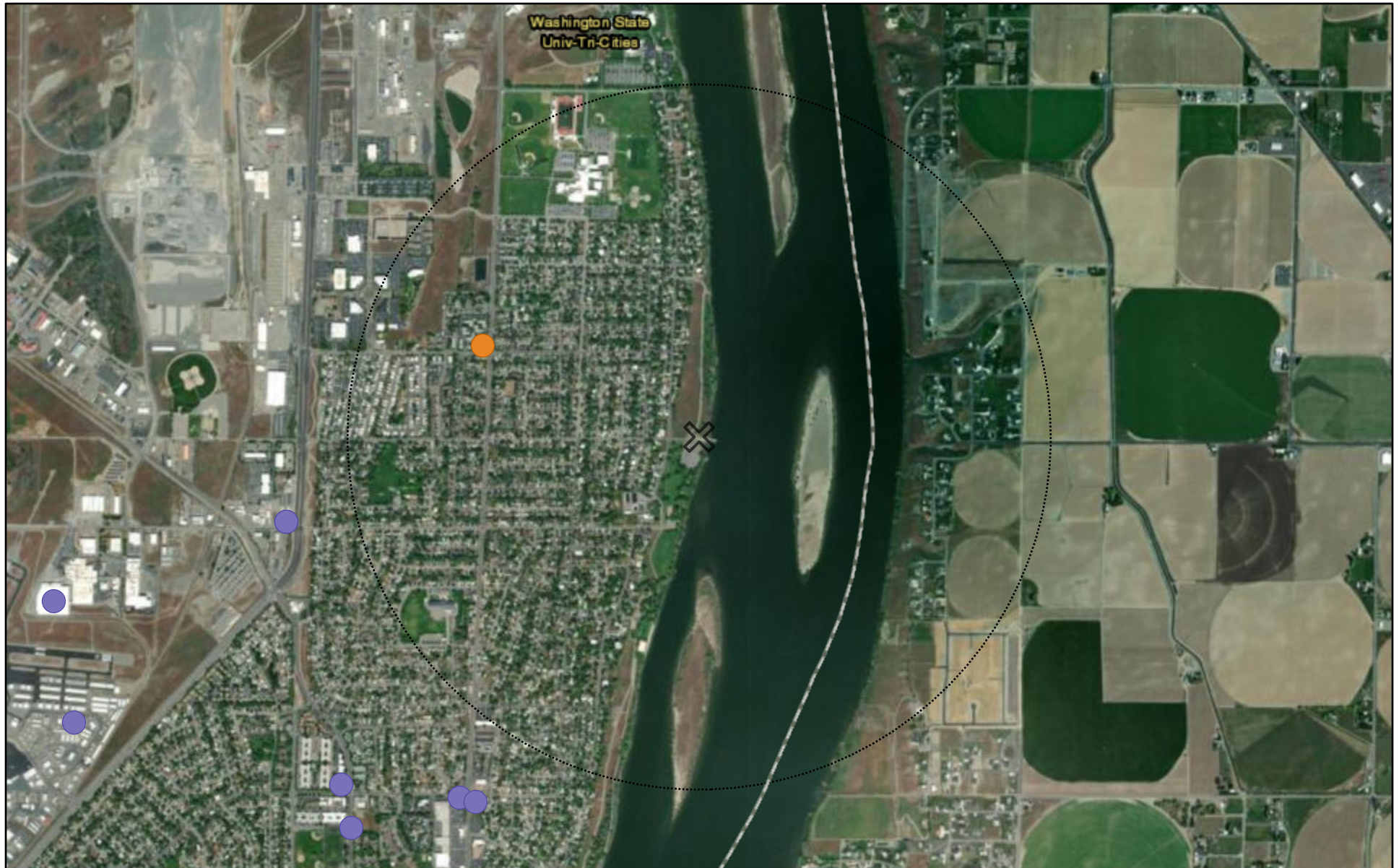
¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Position and agency/organization: Project Manager, Morrison-Maierle, Inc.

Date submitted: May 8, 2026

Contamination Sites within 1 Mile of Snyder Intake



From: MacNaughton, James (DAHP)
To: Christine A. Percy; Levesque, Maddie (DAHP)
Subject: RE: Snyder Street Intake
Date: Thursday, May 7, 2026 2:16:55 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Good Afternoon Christine

I apologize for the delay in my response. The project area is in a Very High- risk area for undiscovered archaeological material. There are sites up and down stream, the island in the middle of the river is covered by a site, and the far bank of the Columbia is one big site as well. If the Affected Tribes have not expressed concerns, then I will be OK letting the project move forward with an IFP kept with project leads on-site.

Let me know if you have any other questions.

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 Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov
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Please note that many DAHP employees are working from home. E-mail will be the best method of communication.

From: Christine A. Percy <cpearcy@m-m.net>

Sent: Wednesday, May 6, 2026 9:24 AM

To: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>; Levesque, Maddie (DAHP)

<Maddie.Levesque@dahp.wa.gov>

Subject: RE: Snyder Street Intake

External Email

Hi James and Maddie,

Just following up on this discussion. Any additional information I need regarding the impacts of the fencing around the impact structure?

Thank you,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
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From: Christine A. Percy

Sent: Friday, April 24, 2026 4:05 PM

To: 'MacNaughton, James (DAHP)' <james.macnaughton@dahp.wa.gov>; Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>
Subject: RE: Snyder Street Intake

James and Maddie,
The only portion of the project that will be off the existing intake structure is a fence. Please see the attached photo for what the area the fence will encompass looks like. I would expect all of this to have been previously disturbed during construction of the pier.

Please let me know if any further information is needed to help make your determination.

Thank you for your on-going guidance.

Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
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From: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Sent: Tuesday, April 21, 2026 10:08 AM
To: Christine A. Percy <cpearcy@m-m.net>; Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>
Subject: RE: Snyder Street Intake

This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Good Morning Christine

Thank you for reaching out about your project and allowing DAHP to comment. Any documents you shared with Maddie along with what disturbance and where would be extremely helpful. Unfortunately, the area where Snyder St terminates at the river is in an area that has a number of complex, sensitive archaeological sites.

It looks like Maddie started a project folder for this, and the tracking number is 2026-04-02714; I have added you both to the project, and will add the lead agency and contact when that becomes available.

I look forward to working with you on your project in an effort to make it as fast and painless as Washington State law will allow!

Regards

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 Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov
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From: Christine A. Percy <cpearcy@m-m.net>
Sent: Monday, April 20, 2026 1:29 PM
To: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>

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

Subject: RE: Snyder Street Intake

External Email

I sure appreciate your eyes on this Maddie, thank you.

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
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From: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>
Sent: Monday, April 20, 2026 2:23 PM
To: Christine A. Percy <cpercy@m-m.net>
Cc: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Subject: RE: Snyder Street Intake

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Hi Christine,

I don't see any concerns with the built environment for this project, specifically regarding the eligible Snyder Intake Facility. I am unsure of what might be required of the ground disturbance part of the project, so I am cc'ing one of our local government archaeologists to assist.

Best regards,

Maddie Levesque (they/them) | *Architectural Historian*
maddie.levesque@dahp.wa.gov
(360) 819-7203

My weekly hours are 8:30am – 5pm, Mon-Fri

Dept. of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 S. Capitol Way, Suite 30 | Olympia, WA 98501
PO Box 48343 | Olympia WA 98504-8343

How are we doing? Take our survey! <https://forms.office.com/g/0vxt8UAaTy>

Sign up for [DAHP's email notifications](#) and stay up to date on WISAARD maintenance, grants, etc!

From: Christine A. Percy <cpercy@m-m.net>
Sent: Monday, April 13, 2026 11:22 AM
To: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>
Subject: RE: Snyder Street Intake

External Email

Thank you Maddie! I appreciate your willingness to help. I've attached the cover sheet and plan sheet for your review.

Please let me know if you need additional information.

Kindly,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
A 100% Employee-Owned Company

From: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>

Sent: Monday, April 13, 2026 11:33 AM

To: Christine A. Percy <cpearcy@m-m.net>

Subject: RE: Snyder Street Intake

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Hi Christine,

I am happy to review the project prior to the SEPA submittal if you send me over the plans of the project.

Thanks,

Maddie Levesque (they/them) | *Architectural Historian*
maddie.levesque@dahp.wa.gov
(360) 819-7203

My weekly hours are 8:30am – 5pm, Mon-Fri

Dept. of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 S. Capitol Way, Suite 30 | Olympia, WA 98501
PO Box 48343 | Olympia WA 98504-8343

How are we doing? Take our survey! <https://forms.office.com/g/0vxt8UAaTy>

Sign up for [DAHP's email notifications](#) and stay up to date on WISAARD maintenance, grants, etc!

From: Christine A. Percy <cpearcy@m-m.net>

Sent: Thursday, April 9, 2026 2:09 PM

To: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>

Subject: Snyder Street Intake

External Email

Hi Maddie,

I'm working on a SEPA checklist for a project on the Snyder Intake in Richland, WA. The Intake is labeled "eligible for listing" with a property ID of 720558, and resource ID 698575. The proposed will involve the installation of a permanganate system and back-up power generator near the Intake. Do I need to coordinate with your department about these activities? Do I need to hire a archaeologist?

Thank you,
Christine

Christine A. Percy



Environmental Scientist, Morrison-Maierle
[+14069226846](tel:+14069226846) direct | [+14065816543](tel:+14065816543) mobile
2880 Technology Blvd W, Bozeman, MT 59718

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Snyder Intake Facility

Richland, Washington

Legend

 Snyder Intake Facility



Google Earth



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Washington Fish And Wildlife Office

1009 College St Se

Ste 215

Lacey, WA 98503-1249

Phone: (360) 753-9440 Fax: (360) 753-9405

<https://www.fws.gov/office/washington-fish-and-wildlife>



In Reply Refer To:

03/31/2026 22:31:22 UTC

Project Code: 2026-0070459

Project Name: Snyder Intake Permanganate System

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Washington Fish And Wildlife Office

1009 College St Se

Ste 215

Lacey, WA 98503-1249

(360) 753-9440

PROJECT SUMMARY

Project Code: 2026-0070459

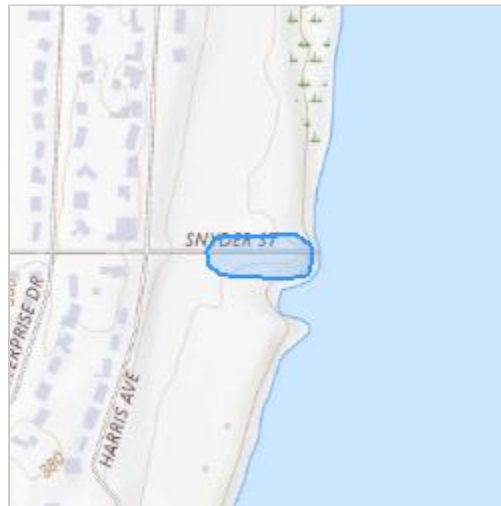
Project Name: Snyder Intake Permanganate System

Project Type: Government / Municipal (Non-Military) Construction

Project Description: The project involves the construction of permanganate system within the existing pier and adjacent paved area of the Snyder Intake on the Columbia River.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@46.31482145,-119.26078250285087,14z>



Counties: Benton County, Washington

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

FISHES

NAME	STATUS
Bull Trout <i>Salvelinus confluentus</i> Population: U.S.A., coterminous, lower 48 states There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8212 General project design guidelines: https://ipac.ecosphere.fws.gov/project/AIIE562VTNEDRL6FIS7KQ6V6RU/documents/generated/10149.pdf	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Suckley's Cuckoo Bumble Bee <i>Bombus suckleyi</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: County of Gallatin
Name: Christine Pearcy
Address: 2880 Technology Blvd. West
City: Bozeman
State: MT
Zip: 59717
Email: cpearcy@m-m.net
Phone: 4069226846

From: [DNR RE Natural Heritage Program](#)
To: [Christine A. Percy](#)
Subject: RE: Snyder Intake - Project Area Report Request
Date: Tuesday, April 7, 2026 12:31:13 PM
Attachments: [image001.png](#)

This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Hi Christine,

I've searched our database for information on significant natural features in your project area. Currently, we have no records for rare plants, rare nonvascular species, or rare/high-quality common ecological communities in the immediate vicinity of the proposed sodium permanganate storage and feed facility.

The information provided by the Washington Natural Heritage Program is based solely on existing information in the database. In the absence of field inventories, we cannot state whether or not a given site contains rare plant species or high-quality ecosystems; there may be significant natural features in your study area of which we are not aware.

The Washington Natural Heritage Program is responsible for information on the state's rare plants as well as high-quality ecosystems. For information on animal species of concern, please contact Priority Habitats and Species, Washington Department of Fish and Wildlife, <https://wdfw.wa.gov/species-habitats/at-risk/phs>.

For more information on the Natural Heritage Program, please visit our website at <http://www.dnr.wa.gov/natural-heritage-program>. Lists of rare plants and their status, rare plant fact sheets, as well as rare plant survey guidelines are available for download from the site.

Best,

Jasa Holt
Washington Natural Heritage Program
Washington State Dept. of Natural Resources (DNR)
(360) 902-1642
jasa.holt@dnr.wa.gov
<http://www.dnr.wa.gov/natural-heritage-program>

From: Christine A. Percy <cpercy@m-m.net>
Sent: Friday, April 3, 2026 3:13 PM
To: DNR RE Natural Heritage Program <Natural_Heritage_Program@dnr.wa.gov>
Subject: Snyder Intake - Project Area Report Request

External Email

Hi NHP,
Please find my Project Area Report request attached to this email, along with a Google Earth Map.

Thank you,
Christine

 **Christine A. Percy**
Environmental Scientist, Morrison-Maierle
+14069226846 direct | +14065816543 mobile
2880 Technology Blvd W, Bozeman, MT 59718

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Vicinity Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480

Exhibit 2



0 40 80 160 Feet



Shoreline Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet



Zoning Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Pearcy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet



Land Use Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Pearcy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet



Transportation Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Pearcy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet



Easement Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet



Utility Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Pearcy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



A horizontal scale bar with tick marks at 0, 40, 80, and 160 feet.



CITY OF RICHLAND PLANNING DIVISION

625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794



NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2026-00022 & PLN-T1-2026-00480)

Notice is hereby given that the Christine Percy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility. The proposed project has been determined to be consistent with the City of Richland's Title 23 – Zoning, Title 26 – Shoreline Management, and Chapter 22.10 – Critical Area Ordinance.

Project Site: The project site is located at the eastern terminus of Snyder Street and has an address of 1 Snyder Street, Richland, WA 99354.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, July 13, 2026, at 6:00 p.m.**, in the City of Richland Council Chambers at 625 Swift Boulevard. All interested parties are invited to participate and present testimony at the public hearing.

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

The environmental checklist and related project information are available to the public and can be viewed at <https://www.richlandwa.gov/business/land-use-actions>.

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

Comment Period Starts: June 7, 2026

Comment Period Ends: July 13, 2026 at 6:00pm

Written comments must be received no later than 5:00 p.m. on Friday July 3, 2026, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 26 Shoreline Master Program. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 26.50.110. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 1 Snyder Street - Shoreline Substantial Development
Applicant: Christine Percy of Morrison Maierle Inc.
File #: PLN-T2-2026-00022 & PLN-T1-2026-00480



0 40 80 160 Feet

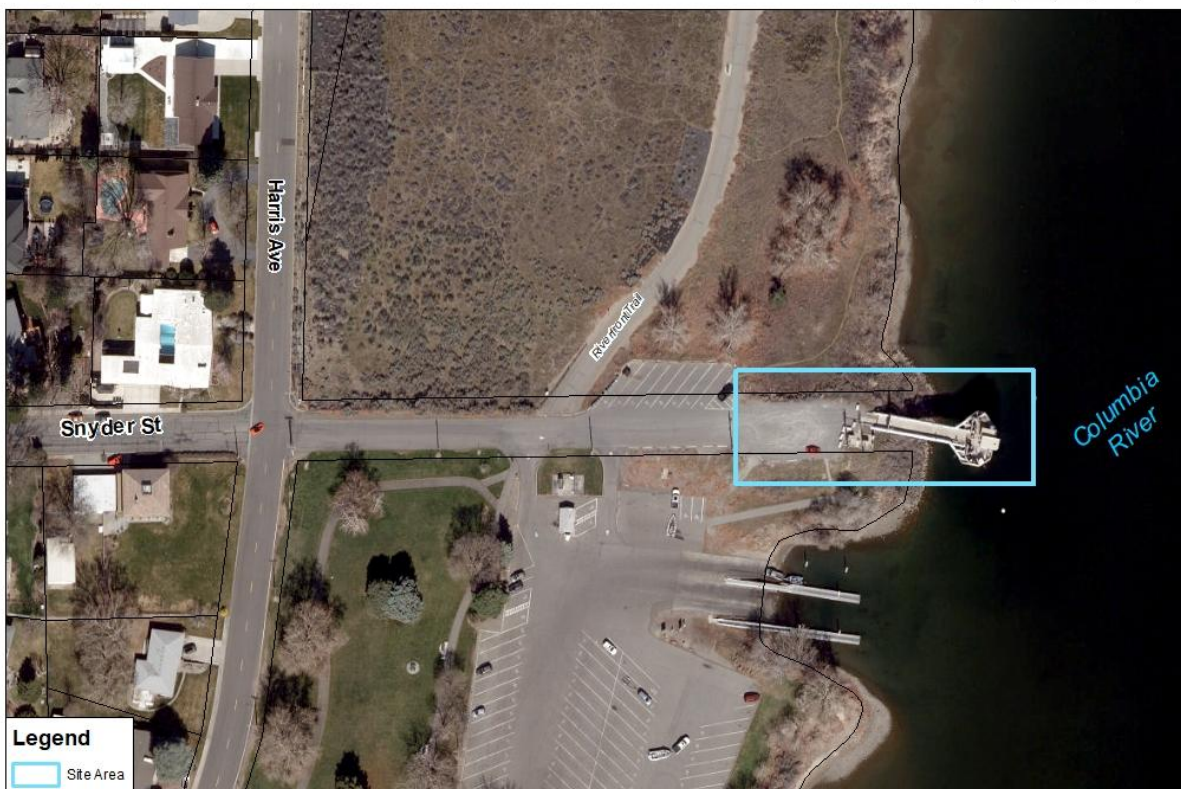


Exhibit 4



File No. PLN-T1-2026-00480

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

Description of Proposal: Construction of a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

Proponent: Christine Pearcy
Morrison Maierle Inc.
2880 Technology Blvd. W
Bozeman, MT 59718

Location of Proposal: 1 Snyder Street, Richland, WA

Lead Agency: City of Richland

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

() There is no comment for the DNS.

() 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 Rizzitiello

Position/Title: Development Services Director

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

Date: June 5, 2026

Comments Due: July 6, 2026

Signature _____

Exhibit 5

From: Kelly, Melissa S (CONTR) <MSKelly@bpa.gov>
Sent: Monday, June 8, 2026 8:30 AM
To: Planning
Cc: Connell, Valorie L (BPA) - TERR-PASCO
Subject: RE: 1 Snyder Street - Shoreline Substantial Development Permit

You don't often get email from mskelly@bpa.gov. [Learn why this is important](#)

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

Dear Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review the Shoreline Substantial Development at 1 Snyder St.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1.10 miles west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact RS Info at 360-624-4767 or by email at vlconnell@bpa.gov.

Thank you for the opportunity to review this application.

Regards,

Melissa Kelly

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician 2 | Real Property Field Services | TERR/Tri-Cities-RMHQ

mskelly@bpa.gov | 509-544-4747

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

Sent: Monday, June 8, 2026 8:13 AM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; 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>; BFTdevelopmentreview@bft.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; 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@richlandwa.gov>; Damien Hooper -

BC Planning Manger <damien.hooper@co.benton.wa.us>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; 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@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch, James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Reed, Chase <creed@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; 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>; Connell, Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>

Subject: 1 Snyder Street - Shoreline Substantial Development Permit

Good Morning,

Christine Percy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit (PLN-T2-2026-00022 & PLN-T1-2026-00480) to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

The project site is located at 1 Snyder Street and is generally located at the eastern terminus of Snyder Street at the Columbia River, with no associated parcel number as it is located within the road right-of-way.

Please review the attached materials relative to your agency's regulations or you may view the related materials at <https://www.richlandwa.gov/business/land-use> and submit any comments no

later than **5:00 PM on July 7, 2026** to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



Ryan Nelson

Senior Planner

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

(509) 942-7587

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BENTON CLEAN AIR AGENCY

June 8, 2026

Re: Agency Notification
File No: **PLN-T2-2026-00022-00480**

Richland Planning Department
625 Swift Blvd MS-35
Richland, WA 99352

Proponent: Morrison Maierle Inc
Attn: Christine Pearcy

Dear Mr. Nelson,

It has come to our attention that you are reviewing a proposed project which will include a new emergency generator for the above named applicant at 1 Snyder Street in Richland, WA.

Washington Administrative Code **(WAC) 173-400-100 Source Classification**, including the operations described above, may require:

(2) Equipment Classification List.

(j) Stationary internal combustion engines and turbines rated at five hundred horsepower or more

Benton Clean Air Agency Regulation 1 and WAC 173-400-100 requires that any facility with an emergency generator greater than 500 BHP must register with local air pollution control authority.

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

Sincerely,

John Lyle
Air Quality Specialist

From: Longoria, Nathan (ECY) <nlon461@ECY.WA.GOV>
Sent: Tuesday, June 9, 2026 9:48 AM
To: Nelson, Ryan
Subject: SEPA Project PLN-T2-2026-00022, PLN-T1-2026-00480 Permanent sodium permanganate storage and feed facility

You don't often get email from nlon461@ecy.wa.gov. [Learn why this is important](#)

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

Good Morning,

I had a question about the SEPA project Permanent sodium permanganate storage and feed facility, Lead Agency file PLN-T2-2026-00022, PLN-T1-2026-00480.

In the provided SEPA checklist, it says there are no surface diversions of water and no water will be withdrawn from a well. But in section 16 under utilities it says the facility will use "raw water".

What is "raw water"? What is the source of the "raw water"? Does the project proponent intend on using a water right for the "raw water"?

Thank you,

Nathan Longoria

WA Department of Ecology - Central Region Office

Water Resources Program – Lead Permit Writer, Customer Service Lead, WR SEPA Commenter

509-907-1752

Nathan.Longoria@ecy.wa.gov



From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, June 9, 2026 3:14 PM
To: Planning
Cc: Wendy Durado
Subject: RE: 1 Snyder Street - Shoreline Substantial Development Permit

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

KID has no comments.

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, June 8, 2026 8:13 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; 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>; BFTdevelopmentreview@bft.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; 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@richlandwa.gov>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; 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@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey

<michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathafor, Jason <jreathafor@richlandwa.gov>; Reed, Chase <creed@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; 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>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>

Subject: 1 Snyder Street - Shoreline Substantial Development Permit

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

Good Morning,

Christine Percy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit (PLN-T2-2026-00022 & PLN-T1-2026-00480) to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

The project site is located at 1 Snyder Street and is generally located at the eastern terminus of Snyder Street at the Columbia River, with no associated parcel number as it is located within the road right-of-way.

Please review the attached materials relative to your agency's regulations or you may view the related materials at <https://www.richlandwa.gov/business/land-use> and submit any comments no later than **5:00 PM on July 7, 2026** to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



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

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From: Acevedo, Mizael
Sent: Wednesday, June 10, 2026 8:50 AM
To: Planning
Subject: RE: 1 Snyder Street - Shoreline Substantial Development Permit

A building permit for both, the construction of the facility and the operational storage/handling of the hazardous materials is required. IBC chapter 1/IFC chapter 50.

Best,



Mizael Acevedo CBO
Building Official
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7602

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, June 8, 2026 8:13 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; 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>; BFTdevelopmentreview@bft.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; 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@richlandwa.gov>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; 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@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Reed, Chase

<creed@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; 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>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>

Subject: 1 Snyder Street - Shoreline Substantial Development Permit

Good Morning,

Christine Percy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit (PLN-T2-2026-00022 & PLN-T1-2026-00480) to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

The project site is located at 1 Snyder Street and is generally located at the eastern terminus of Snyder Street at the Columbia River, with no associated parcel number as it is located within the road right-of-way.

Please review the attached materials relative to your agency's regulations or you may view the related materials at <https://www.richlandwa.gov/business/land-use> and submit any comments no later than **5:00 PM on July 7, 2026** to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



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

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

July 1, 2026

Ryan Nelson
City of Richland
625 Swift Blvd.
Richland, WA 99352

RE: SEPA 202602376; PLN-T2-2026-00022, PLN-T1-2026-00480

Dear Ryan Nelson:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Permanent Sodium Permanganate Storage and Feed Facility. We have reviewed the documents and have the following comments.

Spill Prevention, Preparedness and Response Program

Provide details on backup generator, the size of its fuel tank, and what type of secondary containment the fuel tank will have.

Provide details on how permanganate is transferred and stored.

Provide details on preventative measures designed and incorporated in the construction to prevent sodium permanganate from entering the waterway.

Provide details on measures of how to capture and cleanup any sodium permanganate that reaches the Columbia River.

Provide drawings on any components of the Snyder Intake that are being decommissioned.

Provide drawings on any equipment, piping, tanks, etc. that are being installed.

Provide a process flow diagram for how sodium permanganate is transferred.

Thank you for considering our comments. If you have any questions or would like to respond to our comments, please contact Angela Deardorff-Zeigenfuse, Project Specialist with the Spills Program at (360) 480-2263 or by email at angela.zeigenfuse@ecy.wa.gov.

Water Quality Program- Stormwater

Please design the sodium permanganate storage and feed facility additions so that the raw material being loaded and unloaded and the final product storage areas provide containment and separation from the surrounding environment.

Please read the 2024 Eastern Washington Stormwater Management Manual (EWSWMM) best management practice (BMP) S412 on page 1169: BMPs for Loading and Unloading Areas for Liquid or Solid Material. Please design your raw materials receiving and final product bays according to the structural requirements on page 1173 found under the heading "Applicable Structural Source Control BMPs At All Loading/Unloading Areas".

Ecology may require a facility to obtain coverage under the Industrial Stormwater General Permit if Ecology determines the facility is a significant contributor of pollutants to waters of the State or may reasonably be expected to contribute to a violation of any water quality standard.

For more information about industrial stormwater management please contact Kevin Dolan at kevin.dolan@ecy.wa.gov or 509-480-1277.

Water Quality Program- Project with Potential Discharge Off-Site

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

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

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

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

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

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

Sincerely,



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

Exhibit 6

From: Planning
Sent: Tuesday, June 9, 2026 8:27 AM
To: 'Norm McFadden'
Subject: RE: Snyder St Pump Station Sodium Permanganate Project
Attachments: [Site Plan-B1_v1.pdf](#)

Norm,

It is my understanding that the proposed project will be in the gravel area where the pump station currently exists and will not be in any of the paved areas on or near Snyder Street.

I have attached the project site plan to this email.

If you would like more information regarding this project, additional details have been uploaded to the City's Land Use webpage and can be found [here](#). Once on the webpage, you will need to scroll down to find the "Shoreline Development" section, click on the "+" sign and then click on "Referral Packet" to view the additional materials.

If you have any other questions, please feel free to contact me.

Thank you and have a good day,



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

From: Norm McFadden <normrmcfadden@gmail.com>
Sent: Tuesday, June 9, 2026 8:06 AM
To: Planning <planning@ci.richland.wa.us>
Subject: Snyder St Pump Station Sodium Permanganate Project

You don't often get email from normrmcfadden@gmail.com. [Learn why this is important](#)

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

Attn: Ryan Nelson,

I live at 73 Snyder St and got a notice for this project. The notice and information online does not give actual siteing details for the project. I does say that it will be on the pavement at the end of Snyder St. That paved area is used for boat trailer and other parking. The lead up to the pump station is gravel. The only other area is on the pump station itself.

What is the actual plot plan for the project? That information should have been in the mailing and online. I will object if it is planned to use the paved area at the end of Snyder St.

Norm McFadden

From: Norm McFadden <normrmcfadden@gmail.com>
Sent: Tuesday, June 9, 2026 10:34 AM
To: Planning
Subject: Re: Snyder St Pump Station Sodium Permanganate Project

You don't often get email from normrmcfadden@gmail.com. [Learn why this is important](#)

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

Ryan,
The website wouldn't let me open the Referral Packet. I think it may have wanted me to sign in to the website. I tried that before I emailed you.
I hope you have coordinated with the people that do pump replacement. I have watched the process many times and they use all the space including the gravel area for the trucks and crane.
You might be better off filling in an area on the slope to the south toward the boat ramp to put this equipment on.
Norm McFadden

On Tue, Jun 9, 2026 at 8:27 AM Planning <planning@ci.richland.wa.us> wrote:

Norm,

It is my understanding that the proposed project will be in the gravel area where the pump station currently exists and will not be in any of the paved areas on or near Snyder Street.

I have attached the project site plan to this email.

If you would like more information regarding this project, additional details have been uploaded to the City's Land Use webpage and can be found [here](#). Once on the webpage, you will need to scroll down to find the "Shoreline Development" section, click on the "+" sign and then click on "Referral Packet" to view the additional materials.

If you have any other questions, please feel free to contact me.

Thank you and have a good day,



Ryan Nelson

Senior Planner

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

(509) 942-7587

From: Norm McFadden <normrmcfadden@gmail.com>
Sent: Tuesday, June 9, 2026 8:06 AM
To: Planning <planning@ci.richland.wa.us>
Subject: Snyder St Pump Station Sodium Permanganate Project

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What is the actual plot plan for the project? That information should have been in the mailing and online. I will object if it is planned to use the paved area at the end of Snyder St.

Norm McFadden

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Exhibit 7

From: Williamson, Sheldon
Sent: Tuesday, June 9, 2026 10:34 AM
To: Nelson, Ryan
Subject: RE: SEPA Project PLN-T2-2026-00022, PLN-T1-2026-00480 Permanent sodium permanganate storage and feed facility

Ryan:
Answer is the following:

The “raw water” is just the non-treated water that comes from the existing intake pipes and where the sodium permanganate will be injected. This is not creating a new source of water, just adding to the existing source for treatment. Reason for the location near the Snyder intake is both the raw water feeds to the Water Treatment Plant and North Richland Wellfields / UV site are located adjacent to each other making for an easier, single facility.

Let me know if you need anything else on this.

Sheldon

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Tuesday, June 9, 2026 10:14 AM
To: Williamson, Sheldon <swilliamson@richlandwa.gov>
Subject: FW: SEPA Project PLN-T2-2026-00022, PLN-T1-2026-00480 Permanent sodium permanganate storage and feed facility

Sheldon,

I received the following email earlier today, should I reach out to the City’s consultant for a response to this or can you respond to it?

Thanks,



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

From: Longoria, Nathan (ECY) <nlon461@ECY.WA.GOV>
Sent: Tuesday, June 9, 2026 9:48 AM
To: Nelson, Ryan <rnelson@richlandwa.gov>
Subject: SEPA Project PLN-T2-2026-00022, PLN-T1-2026-00480 Permanent sodium permanganate storage and feed facility

You don't often get email from nlon461@ecy.wa.gov. [Learn why this is important](#)

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

Good Morning,

I had a question about the SEPA project Permanent sodium permanganate storage and feed facility, Lead Agency file PLN-T2-2026-00022, PLN-T1-2026-00480.

In the provided SEPA checklist, it says there are no surface diversions of water and no water will be withdrawn from a well. But in section 16 under utilities it says the facility will use "raw water".

What is "raw water"? What is the source of the "raw water"? Does the project proponent intend on using a water right for the "raw water"?

Thank you,

Nathan Longoria

WA Department of Ecology - Central Region Office

Water Resources Program – Lead Permit Writer, Customer Service Lead, WR SEPA

Commenter

509-907-1752

Nathan.Longoria@ecy.wa.gov



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From: Williamson, Sheldon
Sent: Monday, June 29, 2026 3:03 PM
To: Nelson, Ryan
Subject: RE: 202602376 1 Snyder Street - Shoreline Substantial Development Permit

Ryan:

I forwarded the questions from Ecology to the consultant on the project for more information / detailed responses.

Sheldon

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Monday, June 29, 2026 2:57 PM
To: Williamson, Sheldon <swilliamson@richlandwa.gov>
Subject: FW: 202602376 1 Snyder Street - Shoreline Substantial Development Permit

Sheldon,

Please see email below and if you can please provide me with an answer that I can send to Ecology.

Thanks,



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

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Monday, June 15, 2026 12:23 PM
To: Nelson, Ryan <rnelson@richlandwa.gov>
Cc: Planning <planning@ci.richland.wa.us>
Subject: RE: 202602376 1 Snyder Street - Shoreline Substantial Development Permit

You don't often get email from crosepa@ecy.wa.gov. [Learn why this is important](#)

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

Good Afternoon Ryan,

Our SEPA Commenter on behalf of Ecology's Spill, Prevention, Preparedness and Response program is looking for a bit more information. Do you have answers to the questions below available? If not, they will go ahead and comment through the SEPA process. If you had additional details, they wanted to review them first.

- Provide details on backup generator, the size of its fuel tank, and what type of secondary containment the fuel tank will have.
- Provide details on how permanganate is transfer and stored.
- Provide details on preventative measures designed and incorporated in the construction to prevent sodium permanganate from entering the water way.
- Provide details on measures on how to capture and cleanup any sodium permanganate that reaches the Columbia River.
- Provide drawings on any components of the Snyder Intake that are being decommissioned.
- Provide drawings on any equipment, piping, tanks, etc that are being installed.
- Provide a process flow diagram for how sodium permanganate is transferred.

Sincerely,

Amber Johnson (she/her)

SEPA/ERTS Coordinator

Department of Ecology, Central Region Office

Ph. 509-723-5677

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

Sent: Monday, June 8, 2026 8:13 AM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; 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>; BFTdevelopmentreview@bft.org; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Bates, Chaz (COM) <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <Erin.hockaday@bfhd.wa.gov>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizaël <macevedo@richlandwa.gov>; Nelson, Ryan

<rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation
<Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Gonseth, Paul
<paul.gonseth@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright
<QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Reed, Chase
<creed@richlandwa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>;
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Subject: 202602376 1 Snyder Street - Shoreline Substantial Development Permit

External Email

Good Morning,

Christine Percy of Morrison Maierle Inc., on behalf of the City of Richland Public Works Department, has applied for a Shoreline Management Substantial Development Permit (PLN-T2-2026-00022 & PLN-T1-2026-00480) to construct a permanent sodium permanganate storage and feed facility located near the Snyder Intake at 1 Snyder Street, Richland, WA. The proposed project will include the installation of a backup power generator and all work will take place on the existing paved surface of the Snyder Intake Facility.

The project site is located at 1 Snyder Street and is generally located at the eastern terminus of Snyder Street at the Columbia River, with no associated parcel number as it is located within the road right-of-way.

Please review the attached materials relative to your agency's regulations or you may view the related materials at <https://www.richlandwa.gov/business/land-use> and submit any comments no later than **5:00 PM on July 7, 2026** to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



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

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