City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.

Agenda
Hearing Examiner Meeting
Monday, May 10, 2021
Join the Zoom meeting here
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m. via Zoom

Public Hearing Explanation:

New Business - Public Hearing:

1. Z2021-102 Rezone 230 & 260 Bradley Blvd.
   City of Richland

2. PUD2021-101 Planned Unit Development at Horn Rapids
   HJBT Properties

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

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

Richland City Hall is ADA accessible. 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 942-7389.

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 5/10/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:
Z2021-102 Rezone 230 & 260 Bradley Blvd.
City of Richland

Department:
Development Services

Recommended Motion:
Staff has completed its review of the request for a change in zoning (Z2021-102) and recommends approval of the request based on the Suggested Findings and Conclusions contained in the attached staff report.

Summary:
The City of Richland's Economic Development Department filed an application (Exhibit 1), petitioning to rezone a portion of two parcels that are next to one another. Each parcel carries two different zoning designations, Waterfront (WF) and Parks and Public Facilities (PPF). The request is to rezone the portions that are PPF into WF, resulting in a single zone of WF for both parcels. The purpose of this request is to align the parcel's zoning with the city's Comprehensive Plan Waterfront land use designation and to remove the split-zoning which can be problematic for permitting and development purposes.

Attachments:
1. Z2021-102 Complete Staff Report

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

GENERAL INFORMATION:

PROPOSAL NAME:	COR Bradley Blvd. Rezone
LOCATION:	The project site is two parcels addressed as 260 and 230 Bradley Blvd. (Parcel Numbers: 1-1498-101-3234-001 and 1-1498-101-3234-004)
APPLICANT:	City of Richland – Economic Development Department
FILE NO.:	Z2021-102
DESCRIPTION:	Request to change two split zoned parcels (with Waterfront and Parks & Public Facilities zoning) to be zoned only Waterfront. The two parcels are owned by the City, and together are approximately 13.39 acres in size.
PROJECT TYPE:	Type 3A Site-Specific Rezone
HEARING DATE:	May 10, 2021
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval

Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

The City of Richland's Economic Development Department filed an application (Exhibit 1), petitioning to rezone a portion of two parcels which are next to one another. Each parcel carries two different zoning designations, Waterfront (WF) and Parks and Public Facilities (PPF). The request is to rezone the portions that are PPF into WF, resulting in a single zone of WF for both parcels. The purpose of this request is to align the parcels zoning with the city's Comprehensive Plan Waterfront land use designation, and to remove the split-zoning which can be problematic for permitting and development purposes. Figure 1 provides a vicinity map, with the two parcels outlined in red.

CURRENT ZONING

Figure 2 illustrates the two sites split-zoned as Waterfront (WF) and Parks and Public Facilities (PPF), and also shows the zoning districts of adjacent and surrounding properties.

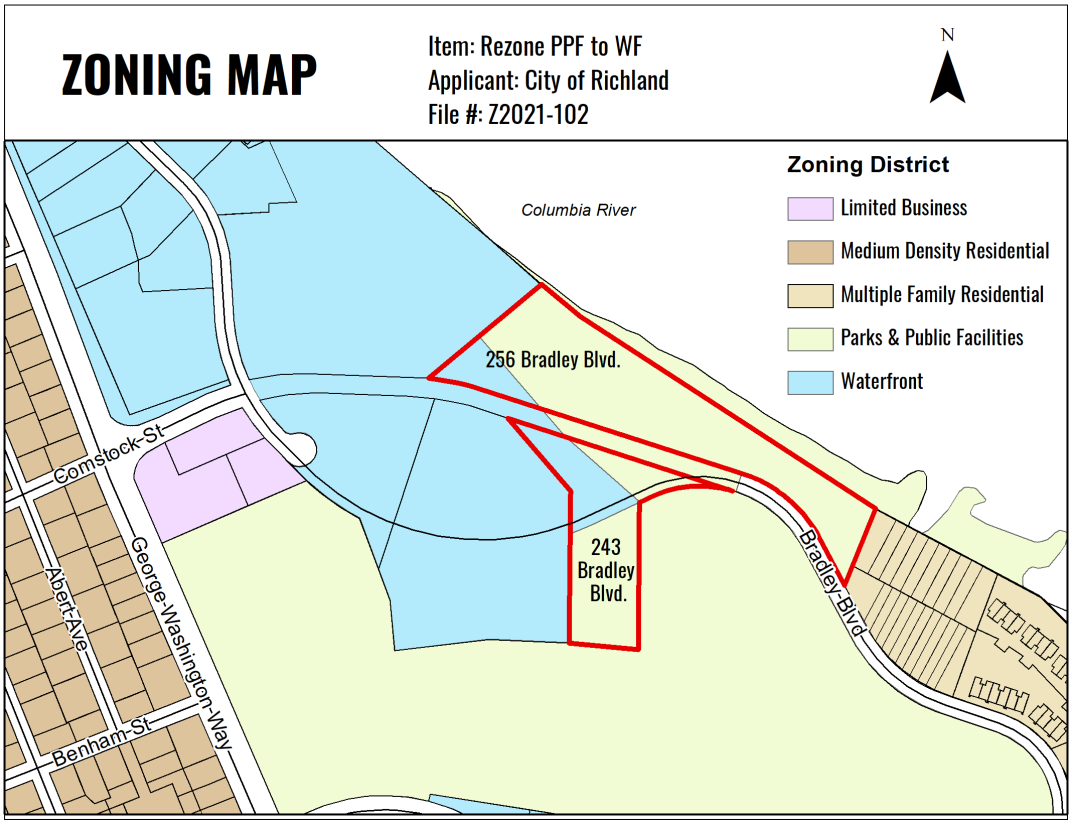


Figure 2 – Zoning Map

As stated in Richland Municipal Code Chapter 23.22, the Waterfront zone is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with water front oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encouraged mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the City of Richland comprehensive plan.

Richland's Comprehensive Plan designates the two parcels as Waterfront; accordingly, the portion of the parcels that are zoned as PPF do not conform to the City's Comprehensive Plan land use map. As stated in Richland Municipal Code chapter 23.30, the PPF zone is intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. The PPF

zone is further intended to be applied to areas that are designated as Developed Open Space and Public Facility under the Comprehensive Plan land use map.

SITE DESCRIPTION

The application covers two parcels owned by the City, created by Short Plat 3234 (Exhibit 2). The first parcel, Lot 4 of the short plat, is currently addressed as 230 Bradley Blvd. and is sized approximately 9.52 acres. The parcel is proximate to the Columbia River and is situated to the southeast of the Riverfront Hotel (formerly the Shilo Inn). The parcel has an irregular shape and contains a portion of the Riverfront Trail and the Bradley Boulevard Trailhead, which consists of a 25-lot parking lot with two paved connections to the Riverfront Trail and a grassed area between the parking lot and the trail. To its southeast are condos of the Marina Vista Estates Plat. To the south across the undeveloped ROW is the Columbia Point Golf Course, 260 Bradley Blvd. (the other lot in this rezone application), and a vacant lot.

The second parcel in this application, Lot 1 of the short plat, is addressed as 260 Bradley Blvd. and is sized approximately 3.87 acres. The parcel is south of the lot at 230 Bradley Blvd. and north of the Columbia Point Golf Course. The lot is irregularly shaped and resembles a funnel. The existing Bradley Blvd. roadway (which is not entirely located in dedicated right of way, but in an easement as discussed below) traverses the lot.

In 2009 the City Council vacated a portion of the previously dedicated Bradley Blvd. Right-of-Way (AFN 2009-001251) and recorded a public access and utility easement over the built roadway and utilities. At that time, the City planned for a future realignment of Bradley Blvd. In 2010, when lots were created via short platting the location of the realigned Bradley Blvd. was shown on the short plat; however, the right-of-Way was not officially dedicated. The City continues to contemplate the most advantageous road location(s) in this area. The future plans of this area will be site-specific and are ultimately dependent on talks and agreements between the City and the future developer(s).

The current Bradley Blvd. roadway traverses 260 Bradley Blvd. and abuts a portion of 230 Bradley Blvd. on its south side. In addition to the possible future Bradley Blvd. ROW and the access and utility easements for the existing Bradley Blvd. roadway, both lots are additionally encumbered with easements as shown in SP 3234 and described later in this staff report. To note, the following easements may affect future site development:

- Along its northern boundary, 230 Bradley Blvd. contains a 50’ wide emergency vehicle public access easement, a portion of which includes the Riverfront Trail. The Riverfront Trail contains amenities such as benches, lights, and garbage containers
- There is a 25’ wide access easement along the east boundary of the 230 Bradley Blvd. parcel
- Both lots are partially encumbered by a City of Richland Landfill Easement since they are part of the former site of Columbia Point Landfill, and as such

they have special construction requirements for construction over a landfill as noted on the face of the short plat.

Both lots contain a few trees but no other significant vegetation. There is a copse of natural vegetation between the adjacent hotel and 230 Bradley Blvd. The subject parcels are relatively flat, although 230 Bradley Blvd. has a slight rise in elevation on the west side, and there is a slight dip along the north boundary. Per the NRCS Web Soil Survey, the majority of the lots are classified as BlD Burbank Loamy Fine Sand which has gravelly substratum and is excessively drained. The remaining portions of the sites are classified as PaA Pasco Fine Sandy Loam, a poorly draining soil.

The northern portion of 230 Bradley Blvd. is in shoreline jurisdiction and carries a "Waterfront" shoreline environment designation in the City's Shoreline Master Program (SMP). Per the City's SMP, the Waterfront environment is a special commercial and residential classification facilitating the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices and similar commercial, apartment, and multifamily uses which are consistent with waterfront-oriented development (RMC 26.10.061), consistent with the Comprehensive Plan designation as Waterfront. Both lots are located in a Critical Aquifer Recharge Area (CARA) regulated by RMC Chapter 22.10. No other critical areas are identified.

SURROUNDING ZONING & LAND USES

230 Bradley Blvd.

North: The Columbia River shoreline, zoned **PPF**
East: Condos zoned **R-3**
South: Street right-of-way for the Bradley Blvd. realignment; then: 260 Bradley Blvd. zoned **WF and PPF,** with a requested zone of WF; a vacant lot zoned **WF**
West: The Riverfront Hotel, zoned as **WF**

260 Bradley Blvd.

North: Street right-of-way for the Bradley Blvd. realignment; then 230 Bradley Blvd. zoned **WF and PPF,** with a requested zone of WF
East: The Columbia Point Golf Course, zoned **PPF**
South: The Columbia Point Golf Course, zoned **PPF**
West: A vacant parcel zoned **WF**

REQUESTED ZONING

A city department has applied to update the zoning map to designate both lots as WF. Because both lots are already partially zoned as WF, the application is to rezone the portions of the lots that are zoned as PPF to WF.

Richland Municipal Code chapter 23.22 states the Waterfront zone is a special commercial and residential zoning classification, providing for the establishment of uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title 26,

Shoreline Management, and with applicable U.S. Army Corps of Engineers requirements. This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan. As both lots are designated as Waterfront in the Comprehensive Plan, the requested zone conforms to the City's' Comprehensive Plan in terms of land use.

PUBLIC NOTICE

Notice of Hearing Mailed:	March 29, 2021
Notice of Hearing Posted:	March 31, 2021
Notice of Hearing Published:	April 4, 2021
Public Hearing:	May 10, 2021

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3. As of the date of this report, city staff received two (2) comments from the general public or governmental entities (Exhibit 4).

UTILITY AVAILABILITY

City utility mapping records indicate underground utility infrastructure as illustrated in Figure 3. Written explanations of each utility service are provided in the following sections.

Figure 3 - Utilities Map

(Blue = water, Green = sewer, Red = electrical power, Purple = Irrigation)

SEWER
Bradley Blvd. contains an 8" sewer main near the lots. The sewer line ends halfway through the lot adjacent on the west to 230 Bradley Blvd.

WATER
Bradley Blvd. contains a 16" water main up to the beginning of 230 Bradley Blvd., then the water main runs south to the south end of the lot, then runs east to connect back to Bradley Blvd. Fire hydrants are currently on Bradley Blvd. every 300': starting to the west of 230 Bradley Blvd. and continuing west; and starting at the Condos and continuing east.

ELECTRICAL POWER
Richland Energy Services (RES), a municipal public utility district, will service future development on the site. There is a primary conductor line and utility vault on the parcel adjacent to the west of 230 Bradley Blvd. West of that parcel, Bradley Blvd. contains a primary conductor line. The portion of Bradley Blvd. that traverses 230 Bradley Blvd. contains a secondary conductor line to provide power to the streetlights.

TRANSPORTATION
Access to the site is via Bradley Blvd. which traverses 260 Bradley Blvd. and is adjacent to the south boundary of 230 Bradley Blvd. The two sites are adjacent to undeveloped ROW, which may be developed into an additional road or be the site of the Bradley Blvd. realignment. As noted above, the City's plans for the undeveloped ROW and the existing Bradley Blvd. are pending a developer deal.

Bradley Blvd. is classified as a Minor Collector. The lots are near the intersection of George Washington Way and Comstock St., which is less than half a mile to the entrances to SR 240 and I-182. George Washington Way is classified as a Principal Arterial.

According to the currently available transit route map, there is a Benton-Franklin Transit bus stop on Bradley Blvd. in front of the Riverfront trailhead parking lot at 260 Bradley Blvd. The bus stop currently serves two transit routes: 225 and 268. Route 225 runs from the Knight Street Transit Center in Richland, through Columbia Point and across the river where it traverses the City of Pasco, ending at the 22nd Ave. Transit Center. At either of the transit centers, transit riders can switch to other lines. Route 268 takes a similar journey to Pasco with the same start and end points but a different route through Pasco.

EASEMENTS
The subject parcel contains a variety of easements which often serve as de-facto setbacks or buffers as they restrict building placement. Below is a brief list of easements encumbering the property; these easements are illustrated on Short Plat 3234 (Exhibit 2):

- 260 Bradley Blvd.: Public access and utility easement over existing Bradley Blvd. roadway

- 260 Bradley Blvd.: 10' wide utility easement on the north boundary along the undeveloped ROW
- 260 / 230 Bradley Blvd.: Variable width City of Richland landfill easement*
- 230 Bradley Blvd.: 50' wide emergency vehicle public access easement on north boundary
- 230 Bradley Blvd.: 25' wide access easement on east boundary
- 230 Bradley Blvd.: 10' wide utility easement along south boundary along the undeveloped ROW
- 230 Bradley Blvd.: Variable width sewer easement on west boundary (a portion of the 25' wide sewer easement that straddles the property line)

*Both lots are not suitable for habitable structures unless designed by a professional engineer for construction over a landfill and approved in writing by the Benton-Franklin Health District.

SEPA

The proposal is not subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

CRITICAL AREAS & SHORELINE

According to the City's Critical Areas map (Fig. 4), the two sites are both partially in a Critical Aquifer Recharge Area (CARA). CARAs are defined as an area having a critical recharging effect on aquifer use for potable water in the City's system. The CARA is an active ground water well for the City. Richland Municipal Code Chapter 22.10 provides regulations for CARAs in order to prevent and control risks to the degradation of ground water quality and quantity. There are no other mapped critical areas.

Richland's Shoreline Master Program (SMP) provides for wise and proper management of shorelands, wetlands, and water bodies as required by the Shoreline Management Act of 1971. A portion of 243 Bradley Blvd. is included in the City's SMP jurisdiction and is designated as Waterfront Use Environment. Regulations of land in the SMP jurisdiction is contained in the Richland Municipal Code Title 26 Shoreline Management. All uses and developments within the jurisdiction of the SMP must be consistent with the policies of the SMP as required by RCW 90.58.140. A substantial development permit is required for all proposed use and development unless the proposal is exempt.

Per RMC 26.10, the Waterfront Use Environment is a special commercial and residential classification providing for boating associated facilities, hotels, offices, and multifamily residential development which are consistent with waterfront-oriented development. This designation encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities, and enhances and maintains existing ecological functions of the shoreline and provides for maximum public access and circulation. This designation is consistent with the Comprehensive Plan's land use designation of Waterfront.

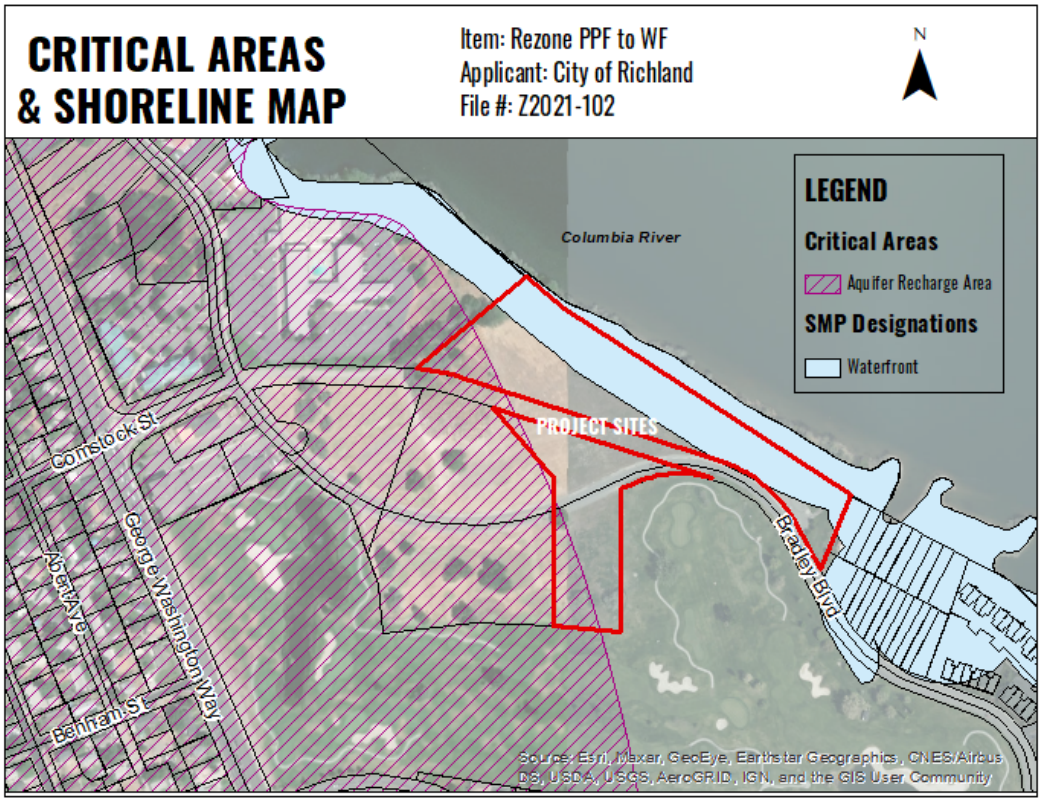


Figure 4 – Critical Areas and Shoreline Map

COMPREHENSIVE PLAN

The City's Comprehensive Plan designates both parcels as Waterfront land use. The Waterfront use district (WF) is intended to be applied to portions of the city designated as waterfront under the City of Richland Comprehensive Plan, while the Parks and Public Facilities district (PPF) is intended to be applied to those portions of the city that are designated as developed open space and public facility under the comprehensive plan. The portion of the parcels that are zoned as PPF do not conform to the City's Comprehensive Plan in terms of land use, while the portions of the parcels that are zoned as WF do conform to the City's Comprehensive Plan. Additionally, this proposal is consistent with the Comprehensive Plan.

The City's land use map (Fig. 5) illustrates the city's Comprehensive Plan land use designations for the site and surrounding vicinity as depicted by the city's GIS mapping database.

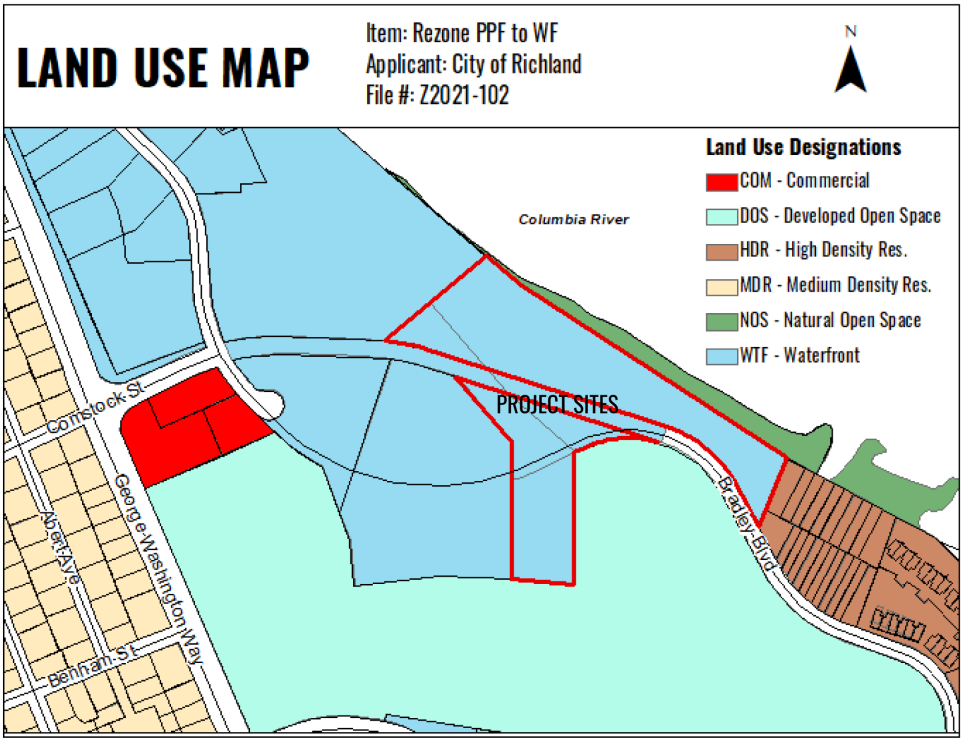


Figure 5 – Comprehensive Plan Map

The Comprehensive Plan contains goals and policy statements which appear to support the proposed rezone application:

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

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

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

Land Use Goal 8:
Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

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

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

HISTORY

The subject sites became part of the City in two pieces. All of 260 Bradley Blvd. and the majority of 230 Bradley Blvd. were included in the April 12, 1956 city plat that included most of what is known as central Richland today. The eastern portion of 230 Bradley Blvd. was annexed into the City in 1956 via Ordinance 58.

For a time, the lots were part of the former Columbia Point Landfill. The site has not been designated as a brownfield site and there are no current institutional controls in effect for the site. The Department of Ecology first made a site discovery and received the release report in 1994. Interim action started in 1994 and was completed in 2003 following the initial investigation and a federal preliminary assessment. At the end of 2003, the site status was changed to NFA (no further action required). The sites are encumbered by a landfill easement and require additional analysis and design for any habitable structures.

In 1996, the City Council approved the Plat of Columbia Point creating several tracts of land and extending the Bradley Blvd. ROW (AFN 1996-028813). Portions of Tracts “D”, “E”, and “Q” were further subdivided by the City in 2010 to create the two lots included in this application (Short Plat 3234).

However, before the land was further subdivided, the City Council approved the vacation of a portion of Bradley Blvd. Right-of-Way (AFN 2009-001251 and corrected in AFN 2009-030002) via Ordinance 01-09 and Ordinance 29-09. At the time, the City was negotiating a sale for Tracts D and E of the Plat of Columbia Point. As a result, the City and developer agreed on a plan to realign Bradley Blvd. thereby necessitating the need to vacate the existing ROW and include the land in the purchase and sale agreement. The City recorded a public access and utility easement over the vacated ROW, which is where the current Bradley Blvd. is built. However, the purchase and sale were not completed and the City went on to conduct the 2010 subdivision (Short Plat 3234).

The City currently owns the lots and are negotiating a sale for several lots in this area, including the two in this application. The City is discussing the ROW needs with the potential developer. As of the writing of this staff report, one concept is to rededicate the ROW over the existing Bradley Blvd. roadway in order to retain the road in its current position, as well as developing the roadway shown as the future Bradley Blvd. realignment for an additional road. The future plans of this area are dependent on the negotiations between the City and the future developer(s).

ANALYSIS

The Planning Department is recommending approval of this City-initiated amendment.

First, this amendment would bring the parcels into compliance with the City’s Comprehensive Plan map. The two sites are both designated as Waterfront land use

by the Comprehensive Plan. The zoning district that covers a portion of the two sites, Parks and Public and Facilities (PPF), does not implement the Waterfront land use designation. Therefore, a change to a zoning district that does implement the Waterfront land use is warranted. The requested zoning of Waterfront (WF) does align with the land use designation.

Second, both lots are currently split-zoned (have more than one zoning designation). Split-zoning should generally be avoided, particularly for parcels that are not very large. City staff are faced with challenges administering regulations on split-zoned properties. The distinct zoning districts have different and possibly contradicting / conflicting uses. In order to promote the orderly development of the lot, a single zone is recommended.

The existing facilities on 230 Bradley Blvd. will not be impacted by this zone change. Trails and trail head facilities are a permitted use in the Waterfront zone.

Although the land is encumbered by a landfill easement, opportunities for the site should not be limited to the PPF district as the Benton-Franklin Health District can approve construction of habitable structures on the site with additional engineering requirements.

Lastly, the site is in the Shoreline Management Area and is designated as the Waterfront Use Environment. This designation is compatible with the Waterfront zone and the City's Shoreline Management Program contains adequate protective measures.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2021-102) and recommends approval of the request based on the following:

1. The application is to rezone a portion of two parcels:

    a. Lot 1 of Short Plat 3234 Benton County Assessor's Tax Parcel Number 1-1498-101-3234-001 is 3.87 acres, addressed as 260 Bradley Blvd.

    b. Lot 4 of Short Plat 3234, Benton County Assessor's Tax Parcel Number 1-1498-101-3234-004 is 9.52 acres, addressed as 230 Bradley Blvd.

2. Short Plat 3234 filed under Benton County Auditor File Number 2010-003244 is a resubdivision of a portion of the Plat of Columbia Point filed under Benton County Auditor File Number 1996-028813.

3. Both lots are split-zoned as Waterfront (WF) [23.22 RMC] and Parks and Public and Facilities (PPF) [23.20 RMC].

4. The requested zone change is to change portions of the lots from PPF to WF.

5. The subject sites and have been previously disturbed:

a. 260 Bradley Blvd. is vacant.

b. 230 Bradley Blvd. is a mix of developed and undeveloped portions. On its north boundary is the Riverfront Trail with amenities including benches and lighting. On its east side is the Bradley Blvd. Trailhead which consists of a parking lot and an adjacent turfed area between it and the trail.

6. The sites are relatively flat. 230 Bradley Blvd. has a high point on its west side, and a portion of its northern boundary slopes downwards.

7. The surrounding area is developed as a hotel, golf course, multi-family residential, undeveloped land, and the Columbia River shoreline.

8. The City's Comprehensive Plan designates the parcels as Waterfront land use.

9. The Parks and Public Facilities zone does not implement the Waterfront land use designation, while the requested Waterfront zone does implement the Waterfront land use designation.

10. Per RMC 23.22.010, the Waterfront use district is intended to be applied to land that is designated Waterfront under the City's Comprehensive Plan.

11. A portion of 243 Bradley Blvd. is in the Shoreline Management Program's jurisdiction and is designated as Waterfront Use Environment, consistent with the Comprehensive Plan.

12. A portion of both lots are in the Critical Aquifer Recharge Area (CARA). No other critical areas have been identified.

13. Both lots are encumbered by a City of Richland Landfill Easement as the former site of Columbia Point Landfill, and as such require additional analysis and design for any habitable structures.

14. The sites are adjacent to Right-of-Way that is partially developed as Bradley Blvd. The Bradley Blvd. roadway leaves the Right-of-Way and continues to traverse 230 Bradley Blvd. through an access and utility easement leaving a portion of the ROW as vacant.

15. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).

16. Notice requirements of RMC 19.30.040 have been met:

    a. Notice of Hearing Mailed: March 29, 2021

    b. Notice of Hearing Posted: March 31, 2021

    c. Notice of Hearing Published: April 4, 2021

17. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Rezone Application
2. Short Plat 3234
3. Public Notices & Affidavits
4. Comments

Exhibit 1

City of Richland
Development Services

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

Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: City of Richland	
Address: 625 Swift Blvd., Richland WA, 99352	
Phone: 509-942-7725	Email: jjacobs@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)	☑ Contact Person
Company: City of Richland	UBI#: N/A
Contact: Joe Jacobs	
Address: 625 Swift Blvd., Richland WA, 99352	
Phone: 509-942-7725	Email: jjacobs@ci.richland.wa.us

DESCRIPTION OF WORK

Rezone parcels 1-14981013234001 and 1-14981013234004 to WF.
Current zoning boundaries arbitrarily split these parcels as both PPF and WF.
This will correct the zoning map and bring it in to compliance with the comprehensive plan which designate the parcels as entirely WF.

PROPERTY INFORMATION

Parcel #: 1-14981013234001 and 1-14981013234004		
Legal Description: Section 14 Township 9 Range 28 Quarter NORTHEAST; SHORT PLAT #3234, LOT 1, RECORDED		
Current Zoning: PPF	Current Comp Plan: Waterfront	Requested Zoning: WF
Current Use: Undeveloped	Proposed Use: Mixed use	Area of Property: 13.39

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:
Current zoning boundaries arbitrarily split these parcels as both PPF and WF.

Any hardship that may result in the event the rezone is not granted:
These parcels are not developable with split zoning.

The manner in which the proposed rezone conforms to patterns in adjacent zones:
The comprehensive plan show these parcels as entirely WF

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:
This will correct the zoning map and bring it in to compliance with the comprehensive plan. No adverse effects to these or the surrounding parcels.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:
This will correct the zoning map and bring it in to compliance with the comprehensive plan. No adverse effects to these or the surrounding parcels.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:
These are city owned parcels which are for sale through the economic development division. This action is necessary to complete the sale.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:
This will correct the zoning map and bring it in to compliance with the comprehensive plan. No adverse effects to these or the surrounding parcels.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:
Not a spot zone.

Identify impacts on the environment and public safety:
No impact to the environment or public safety.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

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

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

Applicant Printed Name: Joe Jacobs

eSigned via SeamlessDocs.com
Joe Jacobs
Key: 5c72afa06fc56080740d56b45e4d4ded

Applicant Signature: _____ Date February 09, 2021

City of Richland
Development Services

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

Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION	☐ Contact Person
Owner: City of Richland	
Address: 625 Swift Blvd., Richland WA 99352	
Phone: 509-942-7725	Email: jjacobs@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)	☑ Contact Person
Company: City of Richland	UBI# N/A
Contact: Joe Jacobs	
Address: 625 Swift Blvd, Richland WA 99352	
Phone: 509-942-7725	Email: jjacobs@ci.richland.wa.us

PROPERTY INFORMATION
Parcel #: 1-1498101323400 1 and 1-1498101323400 4
Legal Description:

	TYPE II APPLICATIONS
☐	Flood Plain Variance
☐	Critical Areas & Resource Lands Variance/Viable Use
☐	Binding Site Plan
☐	Administrative Variance
☒	Other: Code Amendment and Zoning Map Amendment

	TYPE III APPLICATION
☐	Non-residential Shoreline Substantial Development
☐	Residential Shoreline Substantial Development
☐	Shoreline Variance/Conditional Use
☐	Conditional Use
☐	Subdivision
☐	Rezone (site specific)
☐	Vacation/Alteration of a Subdivision
☐	Variance

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Joe Jacobs

Applicant Signature: JA Jacobs Date 2-10-2021

Parcel Number 114981013234001

Legal Description

Section 14 Township 9 Range 28 Quarter NORTHEAST; SHORT PLAT #3234, LOT 1, RECORDED 2/4/2010, UNDER AUDITOR'S FILE NO. 2010-003244. RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3234, RECORDS OF BENTON COUNTY, WASHINGTON.

Parcel Number 114981013234004

Legal Description

Section 14 Township 9 Range 28 Quarter NORTHEAST; SHORT PLAT #3234, LOT 4, RECORDED 2/4/2010, UNDER AUDITOR'S FILE NO. 2010-003244. RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3234, RECORDS OF BENTON COUNTY, WASHINGTON.

First American Title Insurance Company

8109 W Grandridge Blvd, Suite 110
Kennewick, WA 99336

February 16, 2021

Joe Jacobs
City of Richland
625 Swift Boulevard
Richland, WA 99352

Phone:
Fax:

Title Officer:	Kevin L. Howes
Phone:	(509)734-0771
Fax No.:	(866)907-4468
E-Mail:	Khowes@firstam.com
Order Number:	3680577

Escrow Number: 3680577

Owner:	City of Richland
Property:	243/256 Bradley Blvd Richland, Washington 99352

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5003353-3680577

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**

First American Title

First American

Schedule A

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
3680577

Order No.: 3680577 Liability: $2,000.00 Fee: $350.00
Tax: $30.10

Name of Assured: City of Richland

Date of Guarantee: February 12, 2021 @ 8:00am

The assurances referred to on the face page hereof are:

1. Title is vested in:

   City of Richland, a municipal corporation

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of Washington.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

RECORD MATTERS

1. General Taxes for the year 2021. The full year becomes delinquent after April 30th.

   Tax Account No.: 114981013234001

Amount Billed:	$	15.21
Amount Paid:	$	0.00
Amount Due:	$	15.21
Assessed Land Value:	$	1,129,710.00
Assessed Improvement Value:	$	0.00

2. General Taxes for the year 2021. The full year becomes delinquent after April 30th.

   Tax Account No.: 114981013234004

Amount Billed:	$	15.53
Amount Paid:	$	0.00
Amount Due:	$	15.53
Assessed Land Value:	$	3,184,600.00
Assessed Improvement Value:	$	0.00

3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

4. Reservations and exceptions, including the terms and conditions thereof:

Reserving:	Excluding and excepting all mineral lands, should any such be found in the tracts aforesaid but this exclusion and exception according to the terms of the statutes, "shall not be construed to include coal and Iron Lands".
Reserved By:	The United States of America
Recorded:	February 11, 1896
Recording Information:	3751

We note no examination has been made regarding the transfer or taxation of the reserved rights.

5. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by the Plat of Richland recorded under Volumes 6 and 7 of Plats, amended under Auditor's File No. 373909 and further amended under Auditor's File No. 441059.

6. Provisions of the Articles of Incorporation and By-Laws of the Columbia Point Master Association, and any tax, fee, assessments or charges as may be levied by said association.

7. Reservations contained in Deed:

Executed By:	United States of America
Recorded:	May 18, 1903
Recording Information:	3147
As Follows:	

There is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed, or to be constructed by the authority of the United States

8. An easement reserved in a deed, including the terms and provisions thereof;

Recorded:	November 12, 1959
Recording Information:	426757
From:	United States of America
To:	City of Richland
For:	Flowage Easement

Amendment thereto recorded under 448602, 841862, 898140, 898298 and 2009-008966.

9. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by the Plat of Columbia Point recorded in Volume 15 of Plats, Page(s) 51.

10. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat No. 3234 recorded under recording number 2010-003244.

11. Easement, including terms and provisions contained therein:

Recording Information:	2010-005482
In Favor of:	City of Richland
For:	Access and Utility

12. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: 96-30008, 2001-037390, 2004-022081 and 2021-006950

Informational Notes, if any

First American

Schedule C

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
3680577

The land in the County of Benton, State of Washington, described as follows:

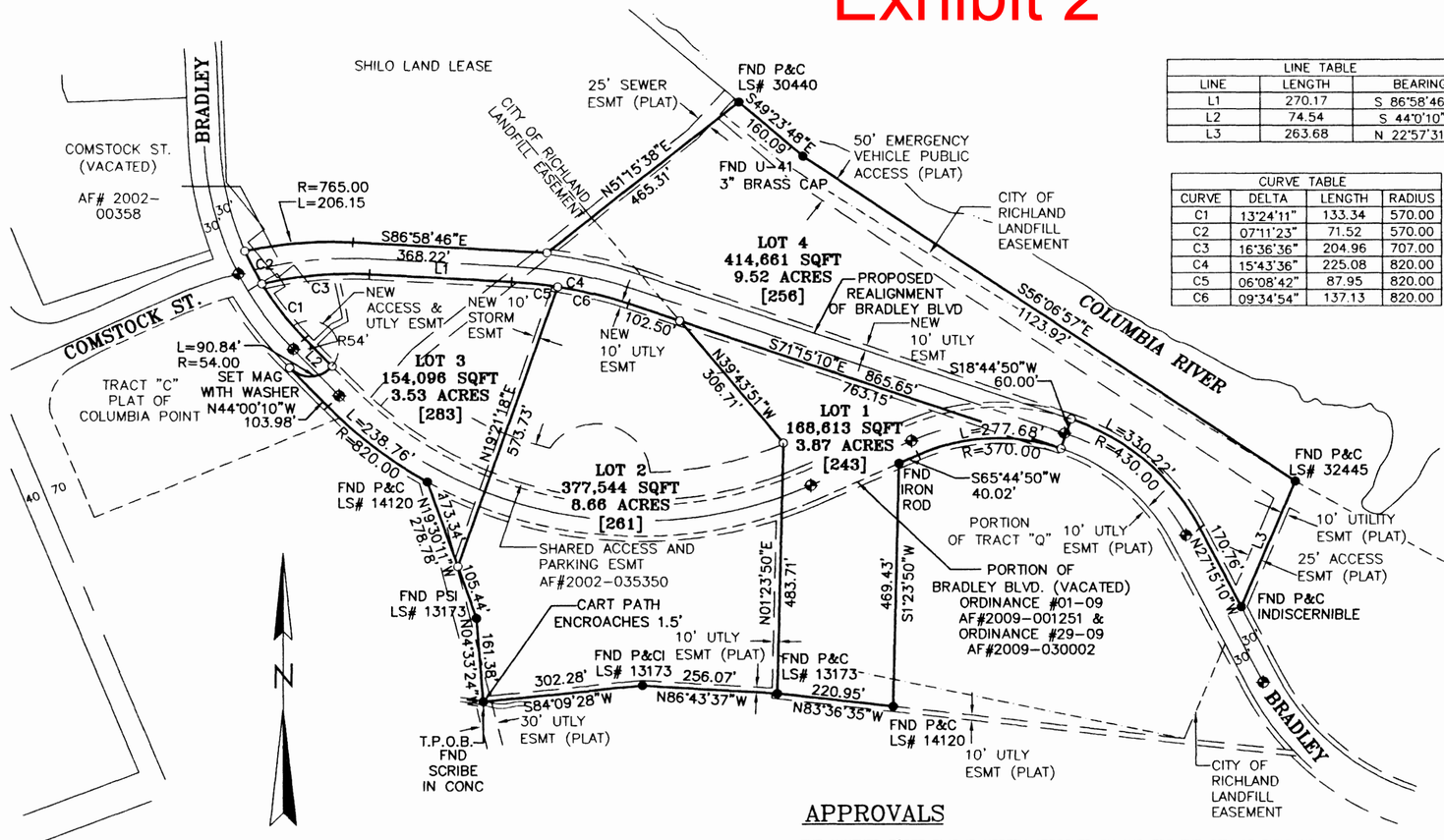
Lots 1 and 4, Short Plat No. 3234, according to the survey thereof recorded under Auditor's File No. 2010-003244, Records of Benton County, Washington.

14-9-28

Exhibit 2

SHORT PLAT No. 3234

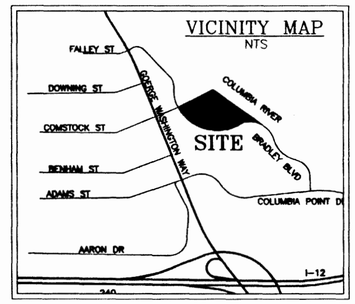
SEC. 14, T. 9N., R. 28E., W.M.,
CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L1	270.17	S 86°58'46" E
L2	74.54	S 44°0'10" E
L3	263.68	N 22°57'31" E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	13°24'11"	133.34	570.00
C2	07°11'23"	71.52	570.00
C3	16°36'36"	204.96	707.00
C4	15°43'36"	225.08	820.00
C5	06°08'42"	87.95	820.00
C6	09°34'54"	137.13	820.00

VICINITY MAP
NTS



APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

PETER K. ROGALSKY, CITY OF RICHLAND CITY ENGINEER

2/4/2010
DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO, AND INCLUDING THE YEAR 2010.

Duane A. Davidson by Kim R. Jacobs 2-4-10
BENTON COUNTY TREASURER DATE

NEW PID # 1-1498-101-2666-006

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON. THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

CYNTHIA D. JOHNSON
CITY MANAGER CITY OF RICHLAND

Debra C. Barham
DEBRA C. BARHAM
ATTESST: CHIEF DEPUTY, CITY CLERK

ACKNOWLEDGMENT

STATE OF WA
COUNTY OF Benton

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF 2010 2010, A.D. PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE CYNTHIA D. JOHNSON CITY MANAGER OF CITY OF RICHLAND UNDER OATH STATED THAT HE/SHE IS AUTHORIZED BY SAID MUNICIPALITY TO EXECUTE THE FOREGOING "OWNER'S CERTIFICATE" AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED.

IN WITNESS THEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING AT: Richland
MY COMMISSION EXPIRES: 06-20-12

BRANDIN J. LOPEZ NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 06-20-12

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DANIEL L. STRASSER AT 2:14 P M., THIS DAY OF February 4th, 2010, AND RECORDED IN VOLUME 61 OF SHORT PLATS, AT PAGE 3234, RECORDS OF BENTON COUNTY, WASHINGTON.

BRENDA Clinton, by Lucila Duran 2010-003244
BENTON COUNTY AUDITOR FEE NUMBER

HEALTH DEPARTMENT NOTE

LOTS 1 AND 4 ARE NOT SUITABLE FOR HABITABLE STRUCTURES UNLESS DESIGNED BY A PROFESSIONAL ENGINEER FOR CONSTRUCTION OVER A LANDFILL, AND APPROVED IN WRITING BY THE BENTON FRANKLIN HEALTH DEPARTMENT.

LOT 2 IS LOCATED ADJACENT TO THE FORMER COLUMBIA POINT LANDFILL. PRIOR TO ANY BUILDING CONSTRUCTION, APPLICANT MUST HAVE A GEOTECHNICAL INVESTIGATION, INCLUDING TEST PITS, VERIFYING LOCATION OF EDGE OF LANDFILL AND CONFIRMING NO HABITABLE STRUCTURE IS LOCATED OVER BURIED REFUSE.

SURVEYOR'S CERTIFICATE

I, DANIEL L. STRASSER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE INFORMATION AND BELIEF HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED, AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DANIEL L. STRASSER STATE OF WASHINGTON 32445 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 11-22-11

LEGAL DESCRIPTION

DEED RECORDED UNDER AF#2009-036097, RECORDS OF BANTON COUNTY, WASHINGTON

PORTIONS OF TRACTS 'D', 'E', AND 'Q' OF THE PLAT OF COLUMBIA POINT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, AT PAGE 51, AND THAT VACATED PORTION OF BRADLEY BOULEVARD RIGHT OF WAY RECORDED UNDER AUDITORS FILE NO.'S 2009-001251 AND 2009-030002, ALL RECORDS OF BENTON COUNTY, WASHINGTON.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 'E' AND THE TRUE POINT OF BEGINNING; THENCE NORTH 04°33'24" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 161.38 FEET; THENCE NORTH 19°30'11" WEST, CONTINUING ALONG SAID WEST LINE A DISTANCE OF 278.78 FEET TO A POINT OF CURVE ON THE SOUTHERLY MARGIN OF SAID BRADLEY BOULEVARD VACATED RIGHT OF WAY; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT ALONG SAID SOUTHERLY MARGIN THROUGH A CENTRAL ANGLE OF 16°40'58", A RADIUS OF 820.00 FEET, A CHORD BEARING NORTH 52°20'38" WEST, AN ARC DISTANCE OF 238.76 FEET; THENCE NORTH 44°00'10" WEST CONTINUING ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 103.98 FEET TO A POINT OF CURVE; THENCE LEAVING SAID SOUTHERLY MARGIN ALONG A NON-RADIAL CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 96°22'46", A RADIUS OF 54.00 FEET, A CHORD BEARING NORTH 87°48'26" EAST, AN ARC DISTANCE OF 90.84 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID VACATED RIGHT OF WAY AND THE SOUTH LINE OF SAID TRACT 'D'; THENCE NORTH 44°00'10" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY MARGIN A DISTANCE OF 74.54 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT CONTINUING ALONG SAID SOUTH LINE AND SAID NORTHERLY MARGIN, THROUGH A CENTRAL ANGLE OF 20°35'34", A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 204.86 FEET TO A POINT OF CURVE ON THE NORTHERLY MARGIN OF COMSTOCK STREET VACATION RECORDED UNDER AUDITORS FILE NO. 2002-00358; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT AND SAID NORTHERLY MARGIN, THROUGH A CENTRAL ANGLE OF 15°26'25", A RADIUS OF 765.00 FEET, A CHORD BEARING NORTH 85°18'02" EAST, AN ARC DISTANCE OF 206.15 FEET; THENCE SOUTH 86°58'46" EAST CONTINUING ALONG SAID NORTHERLY MARGIN A DISTANCE OF 278.62 FEET TO THE NORTHWEST CORNER OF A CONSOLIDATION RECORDED UNDER AUDITORS FILE NO. 2007-041102; THENCE CONTINUING SOUTH 86°58'46" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 89.60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT D; THENCE NORTH 51°15'38" EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 465.31 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT D AND THE U.S. CORPS OF ENGINEERS TAKING LINE; THENCE SOUTH 49°23'48" EAST ALONG SAID TAKING LINE A DISTANCE OF 160.09 FEET TO THE U.S.C.E. MONUMENT U-41; THENCE SOUTH 56°06'57" EAST ALONG SAID TAKING LINE A DISTANCE OF 1123.92 FEET TO THE U.S.C.E. MONUMENT U-40 AND THE NORTHEAST CORNER OF SAID TRACT D; THENCE SOUTH 22°57'31" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 263.67 FEET TO THE NORTHERLY MARGIN OF BRADLEY BOULEVARD AND THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 27°15'10" WEST ALONG SAID NORTHERLY MARGIN AND SOUTHLINE THEREOF A DISTANCE OF 170.76 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT ALONG SAID NORTHERLY MARGIN AND SOUTHLINE THEREOF THROUGH A CENTRAL ANGLE OF 44°00'00", A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 330.22 FEET TO THE BEGINNING OF SAID VACATED RIGHT OF WAY OF BRADLEY BOULEVARD; THENCE LEAVING SAID NORTHERLY MARGIN AND SAID SOUTHLINE SOUTH 18°44'50 WEST A DISTANCE OF 60.00 FEET TO THE SOUTHERLY MARGIN OF SAID BRADLEY BOULEVARD AND THE NORTHERLY LINE OF SAID TRACT Q; THENCE ALONG A NON-RADIAL CURVE TO THE LEFT OF SAID SOUTHERLY MARGIN AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 43°00'00", A RADIUS OF 370.00 FEET, A CHORD BEARING SOUTH 87°14'50" WEST, AN ARC DISTANCE OF 277.68 FEET; THENCE SOUTH 65°44'50" WEST CONTINUING ALONG SAID SOUTHERLY MARGIN AND SAID NORTHERLY LINE A DISTANCE OF 40.02 FEET; THENCE LEAVING SAID VACATED RIGHT OF WAY SOUTH 01°23'50" WEST A DISTANCE OF 469.43 FEET; THENCE NORTH 83°36'35" WEST A DISTANCE OF 220.95 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'E'; THENCE NORTH 86°43'37" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 256.07 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 84°09'28" WEST A DISTANCE OF 302.28 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHT OF WAYS OF RECORD.

THIS CONSOLIDATION DESCRIPTION INCLUDES PORTIONS OF BENTON COUNTY AUDITOR'S FILE NUMBERS; 2002-030719 (ROS # 3067), 2002-035350 (SP # 2666), 2002-025779 (ROS # 3056) 2009 - 025717, AND 2002-033538 (VACATED COMSTOCK ST.).

NOTES:

(1) B.O.B. = PLAT OF COLUMBIA POINT RECORDED IN VOLUME 15 OF PLATS, PAGE 51, RECORDS OF BENTON COUNTY, WASHINGTON.

(2) EQUIPMENT USED: TOPCON TOTAL STATION, 5" FIELD TRAV. PROCEDURES

(3) ○ = SET 5/8" REBAR STAMPED PERMIT #32445, UNLESS OTHERWISE NOTED.

(4) ● = FOUND AS DESCRIBED ON MAP

(3) ⊕ = EXISTING BRASS CAP IN MON CASE

(5) CONTROL POINTS DECEMBER 29, 2009.

(6) ADDRESS NUMBERS [NOTED IN BRACKETS] NUMBERS ARE SUBJECT TO CHANGE BY THE RICHLAND BUILDING DEPARTMENT

(7) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS, AND MAINTENANCE OF ELECTRICAL POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.

(8) "NO BUILDING PERMITS FOR THE PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THAT THE STRUCTURE WILL BE BUILT ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS AVAILABLE THROUGH THE CITY OF RICHLAND."

2010-003244 B: 01 P: 3234 SP
02/04/2010 02:14:56 PM Pages: 1 Fee: $128.00
City of Richland
Benton County Auditor's Office

PERMIT SURVEYING, INC.
2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123 FAX 509-371-0999

DATE:	01/22/10
SCALE:	1"=200'
DRAWN BY:	ADM
APPROVED BY:	DLS
	9037

SHORT PLAT
CITY OF RICHLAND
RICHLAND WASHINGTON

Exhibit 3

CITY OF RICHLAND
NOTICE OF APPLICATION & VIRTUAL PUBLIC HEARING (Z2021-102)

Notice is hereby given that the City of Richland is proposing to rezone two undeveloped parcels addressed as 230 and 260 Bradley Ave. The two parcels currently have two zones, the Waterfront (WF) and Parks and Public Facilities (PPF); the proposal is to rezone the parcels as only WF. The Assessor's Parcel Numbers are: 1-1498-101-3234-001 and 1-1498-101-3234-004. The parcels are located north of the golf course and southwest of the Columbia River and Riverfront Trail. The proposed rezone will result in zoning districts which implement the intent of the existing City of Richland Comprehensive Plan Land Use map.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday May 10, 2021. All interested parties are invited to attend and present testimony at the virtual public hearing.

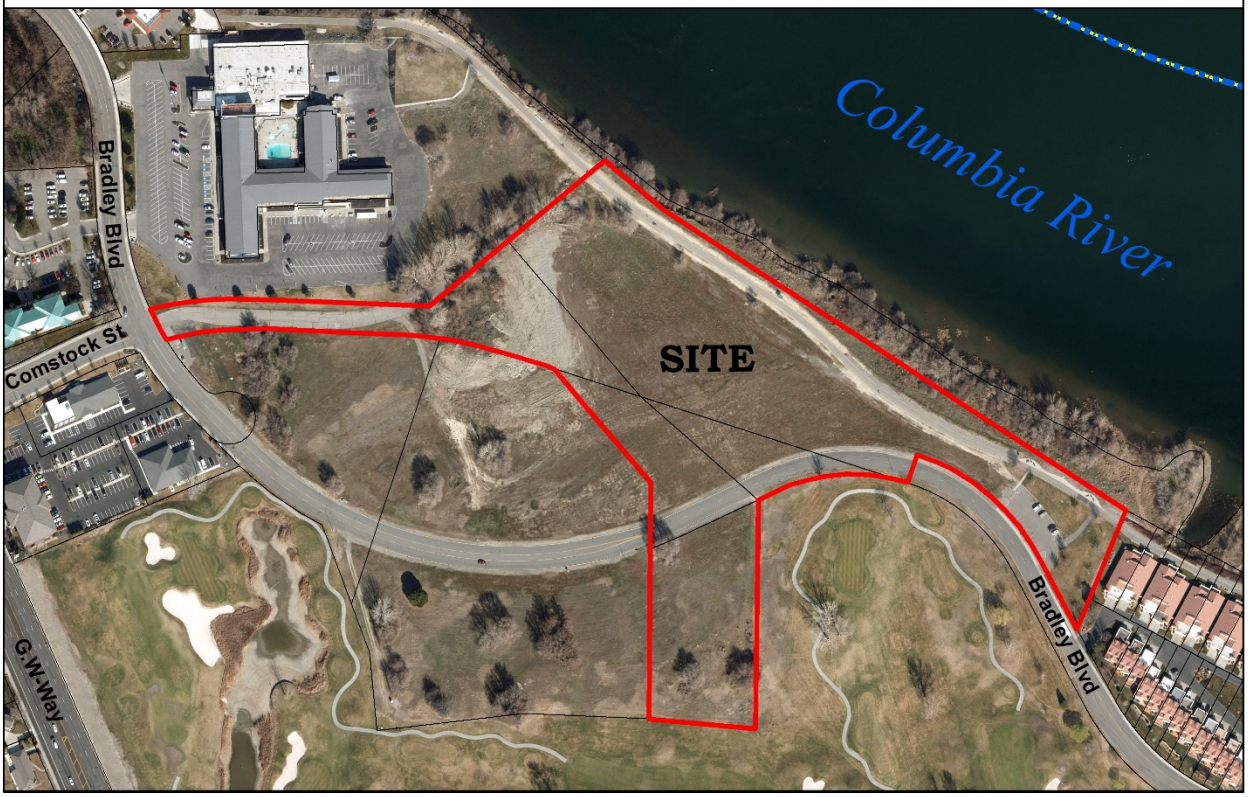
Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments regarding the proposed rezone should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

Copies of the staff report and recommendation will be available on the City of Richland website www.ci.richland.wa.us prior to the meeting.

Vicinity Map

Item: Rezone PPF/WF to WF (Waterfront)
Applicant: City of Richland
File #: Z2021-102



Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Sunday, April 4, 2021
Richland's TCH Account:	450543
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	HE PHN – Z2021-102
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jana Duncan (TF)

****

CITY OF RICHLAND
NOTICE OF APPLICATION & VIRTUAL PUBLIC HEARING
(Z2021-102)

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Copies of the staff report and recommendation will be available on the City of Richland website www.ci.richland.wa.us prior to the meeting.

Published: Sunday, April 4, 2021

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 29th day of March, 2021, I mailed a copy of the attached NOTICE OF APPLICATION & VIRTUAL PUBLIC HEARING (Z2021-102) to the attached list of individuals via regular USPS on the date indicated above. The Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m. on Monday, May 10, 2021.

Signed: Briana Ghbein

SIGNED AND SWORN to before me this 29th day of March, 2021 by Briana Ghbein.

JENNIFER SCHUSTER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 207956 4-25-23

Notary Public in and for the State of Washington,

Jennifer Schuster
Print Name
Residing at 625 Swift Blvd. Richland
My appointment expires: 4-25-23

AFFIDAVIT OF MAILING
Notice of Application & Virtual Public Hearing
Address list attached.

JENNIFER SCHUSTER
STATE OF WASHINGTON
NOTARY
PUBLIC
4-25-23
COMMISSION EXPIRES

MCCLATCHY excelerate

Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald – Rock Hill
Herald Sun – Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald/el Nuevo Herald
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star Telegram
The State - Columbia
Sun Herald – Biloxi
Sun News – Myrtle Beach
The News Tribune – Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	37393	Print Legal Ad - IPL0017261	HE PHN 2021-102	$160.42	1	6.51

Attention: Jana Duncan

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352

CITY OF RICHLAND
NOTICE OF APPLICATION & VIRTUAL PUBLIC HEARING
(Z2021-102)

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Pursuant to Richland Municipal Code (RMC) Section 19.20, the Hearing Examiner will conduct a virtual public hearing and review of the application on **Monday, May 10, 2021 at 6:00 p.m.** All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website at www.ci.richland.wa.us.

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c), the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments regarding the proposed rezone must be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Submission of written comments will be allowed up until 6:00 p.m. on Sunday, May 9, 2021. Written comments received after that date will not be accepted; however, verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

Copies of the staff report and recommendation will be available prior to the meeting on the City of Richland's website at www.ci.richland.wa.us.

Published: Sunday, April 4, 2021
IPL0017261
Apr 4 2021

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

Islamae Brown, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 04/04/2021, and ending on 04/04/2021 and that said newspaper was regularly distributed to its subscribers during all of this period.

Islamae Brown
(Signature of Legals Clerk)

Sworn to and subscribed before me this 6th day of April in the year of 2021

Amanda Grisham
Notary Public in and for the state of Texas, residing in Dallas County

AMANDA DAWN GRISHAM
My Notary ID # 132031326
Expires May 30, 2023

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 31st day of March, 2021, I posted the attached NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING (File Number Z2021-102) in the following location:

In the immediate vicinity of 230/260 Bradley Blvd, Richland, WA

Signed: Michael Stevens

SIGNED AND SWORN to before me this 31st day of March, 2021, by Michael Stevens.

BRIANA C GHBEIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 4-25-23 207960

Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County, WA

My appointment expires: 4-25-23

BRIANA C GHBEIN
NOTARY
PUBLIC
STATE OF WASHINGTON

Exhibit 4

From: Patrick Paulson
To: Stevens, Mike
Cc: Laurie Ness
Subject: PUD2021-101 and EA2020-133
Date: Tuesday, April 6, 2021 9:07:51 AM

This looks fine to us. Also the rezone on Bradley Avenue. (Just because it seems like the only time you hear from us all we do is complain…)

From: Blaine Broberg
To: Stevens, Mike
Subject: RE: Z2021-102 230 & 260 Bradley Blvd
Date: Wednesday, April 14, 2021 8:55:34 AM
Attachments: image001.png

Mr. Stevens,

KID has no comments regarding Z2021-102. It is out of our district.

Thanks,

Blaine Broberg, EIT
Staff Engineer
Kennewick Irrigation District
2015 S. Ely Street
Kennewick,WA 99337
Office: (509)586-6012 ext. 138
Cell: (509)873-2089

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Monday, March 29, 2021 3:25 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg <BBroberg@kid.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin, Ziply <gregory.goodwin@ziply.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Brad Crawford <BCrawford@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne

<mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 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>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: Z2021-102 230 & 260 Bradley Blvd

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.

Attention:

Attached to this email you will find the Notice of Application for a proposed rezone within the City of Richland (Z2021-102). Please review and submit comments back to me by 5:00 PM, Friday, April 30, 2021.

Thank you,

Richland

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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

HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 5/10/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:
PUD2021-101 Planned Unit Development at Horn Rapids
HJBT Properties

Department:
Development Services

Recommended Motion:
Staff has completed its review of the request for a preliminary PUD and change of zone to PUD (PUD2021-101) and recommends approval of the request based on the Suggested Findings and Conclusions and Suggested Conditions of Approval contained in the staff report.

Summary:
The purpose of this application request is to authorize a Planned Unit Development to be known as The Links Residence at Horn Rapids. The proposed development consists of 54 new single-family townhome units within an area of approximately 7.27 acres in size located west of River Valley Drive and south of the existing Horn Rapids Golf Course clubhouse.

Attachments:
1. PUD 2021-101 Complete Staff Report

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

GENERAL INFORMATION:

PROPOSAL NAME:	The Links Residence at Horn Rapids – Planned Unit Development
LOCATION:	The project site is generally located at 2800 Clubhouse Lane, Richland, WA upon a portion of Assessor's Parcel Number 128082000001005. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.
APPLICANT:	HJBT Properties
FILE NO.:	PUD2021-101
DESCRIPTION:	54-unit Planned Unit Development
PROJECT TYPE:	Type 3A Preliminary Planned Unit Development
HEARING DATE:	May 10, 2021
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval

Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

On December 18, 2020, HJBT Properties filed an application (Exhibit 1) with the City for a 54-unit Planned Unit Development. On December 29, 2020 the City informed the applicants that a number of items within the application packet needed to be addressed and that the application would be placed on "HOLD" until all of the updated information had been received. The applicants re-submitted their application packet on February 15, 2021.

The purpose of this application request is to authorize a Planned Unit Development to be known as The Links Residence at Horn Rapids. The proposed development consists of 54 new single-family townhome units within an area approximately 7.27 acres in size located west of River Valley Drive and south of the existing Horn Rapids Golf Course clubhouse.

SITE DESCRIPTION & ADJACENT LAND USES

The project site is relatively flat and is approximately 7.27 acres in size. The site is located south of the existing golf course club house and west of River Valley Drive. The 18th fairway of the Horn Rapids golf course borders the project site to the west while the Crosswater residential subdivision borders the project site to the south.

The existing golf course clubhouse is located to the north of the project site as is an access road which is located within city right-of-way and referred to as Clubhouse Lane. The location of the clubhouse and the adjoining golf course to the west are zoned Agriculture, while the Horn Rapids community recreational area consisting of a pool, tennis courts, basketball hoops and large grassy gathering area(s) are located east of River Valley Drive and are zoned Neighborhood Commercial (C-1). Also located east of the project site and east of River Valley Drive is the existing Horn Rapids community RV parking and storage lot. Single-family residential homes within the R-3 (High Density Residential) zone are located directly to the south while land to the southeast is located within an existing Planned Unit Development (PUD) known as Horn Creek.

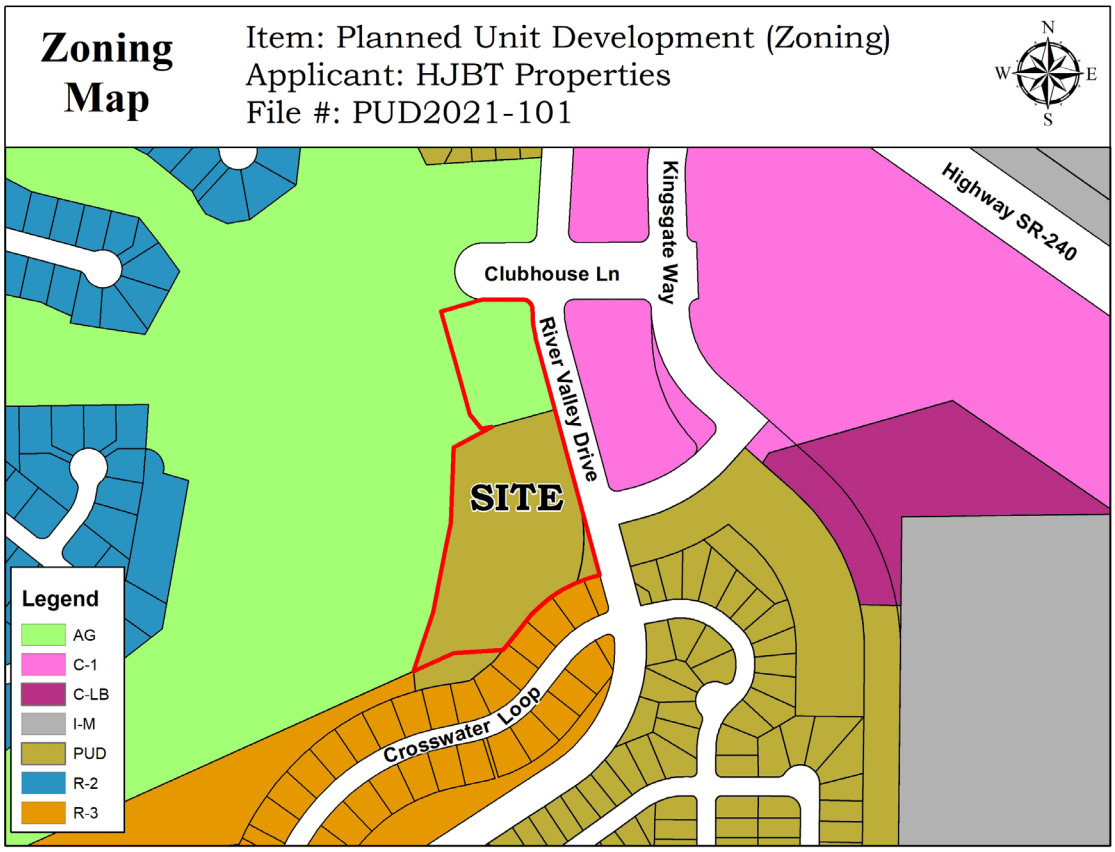


Figure 2 – Zoning Map

ZONING

The zoning map above illustrates the site's current Agricultural (AG) and Planned Unit Development (PUD) zoning together with zoning assignments of adjacent and surrounding properties as indicated in the previous section. The portion of the project site that is zoned PUD was established in 1994 via Ordinance No. 34-94 (Exhibit 2). Ordinance No. 34-94 authorized the creation of a 30-lot residential subdivision upon approximately six (6) acres on land that currently contains the existing golf cart storage shed, out of service putt-putt course, man-made pond, rock water feature, and several homes located within the Crosswater subdivision.

It is important to note that the residential PUD contemplated by Ordinance No. 34-94 was not constructed and subsequent development of the Crosswater subdivision resulted in a portion of the land governed by Ordinance No. 34-94 PUD being used for the Crosswater subdivision.

As stated in Richland Municipal Code Chapter 23.14, the Agricultural zone is primarily intended for open land uses such as grazing or pasture lands, agriculture, part-time small tract farming, cemeteries, golf courses and parks.

Chapter 23.50 RMC, Planned Unit Development, states that the purpose of a planned unit development is to provide opportunities to create a more desirable environment through the application of flexible design and development standards to tracts of land under common ownership or control. Planned unit development is intended to encourage the use of new and improved techniques and technology in community development and continued maintenance. It is intended to achieve economics in development and maintenance while providing privacy, usable open space, safe pedestrian and vehicular circulation, and compatible relationships between different uses.

REQUESTED PLANNED UNIT DEVELOPMENT

The proposed PUD consists of 54 residential townhomes, an internal road network, residential guest parking areas and landscaped open areas to be maintained by the homeowner's association. The requested PUD does not contain the area or the future modifications to the existing clubhouse. Although plans show a future Phase 3 (Clubhouse and Parking Lot Modifications) that phase of the applicant's overall development plan has been shown for reference purposes only and is not subject to the requested PUD.

The proposed development is intended to follow the current R-2S zoning standards with minimum lot sizes for one-family attached dwellings (townhomes) of 3,000 square feet, maximum lot coverage of 50%, and setbacks to property lines of 18 feet in the front, 20 feet in the rear and 6 feet on the side. The maximum height of each unit will be 30 feet and each residential unit will contain 2-car garages as well as driveway parking. It should be noted that the typical lot size that has been proposed is 3,488 square feet with an average lot size of 4,356 square feet, which exceeds the 3,000 square foot minimum lot size allowed in the R-2S zone.

Each of the proposed townhouse units would have frontage along the internal street network and not along Clubhouse Lane or River Valley Drive. It should be noted that Twenty-six (26) of the proposed residential units would have rear yards abutting the existing golf course while seventeen (17) units would have side or rear yards facing River Valley Drive. The remaining eleven (11) lots would have side and/or rear yards facing other residential development with the back yards of four (4) townhomes directly facing the existing homes belonging to the Crosswater subdivision (Lots 21 – 24).

UTILITY AVAILABILITY

City utility mapping records indicate underground utility infrastructure as illustrated in Figure 3 provided below. Written explanations of each utility service are provided in the following sections.

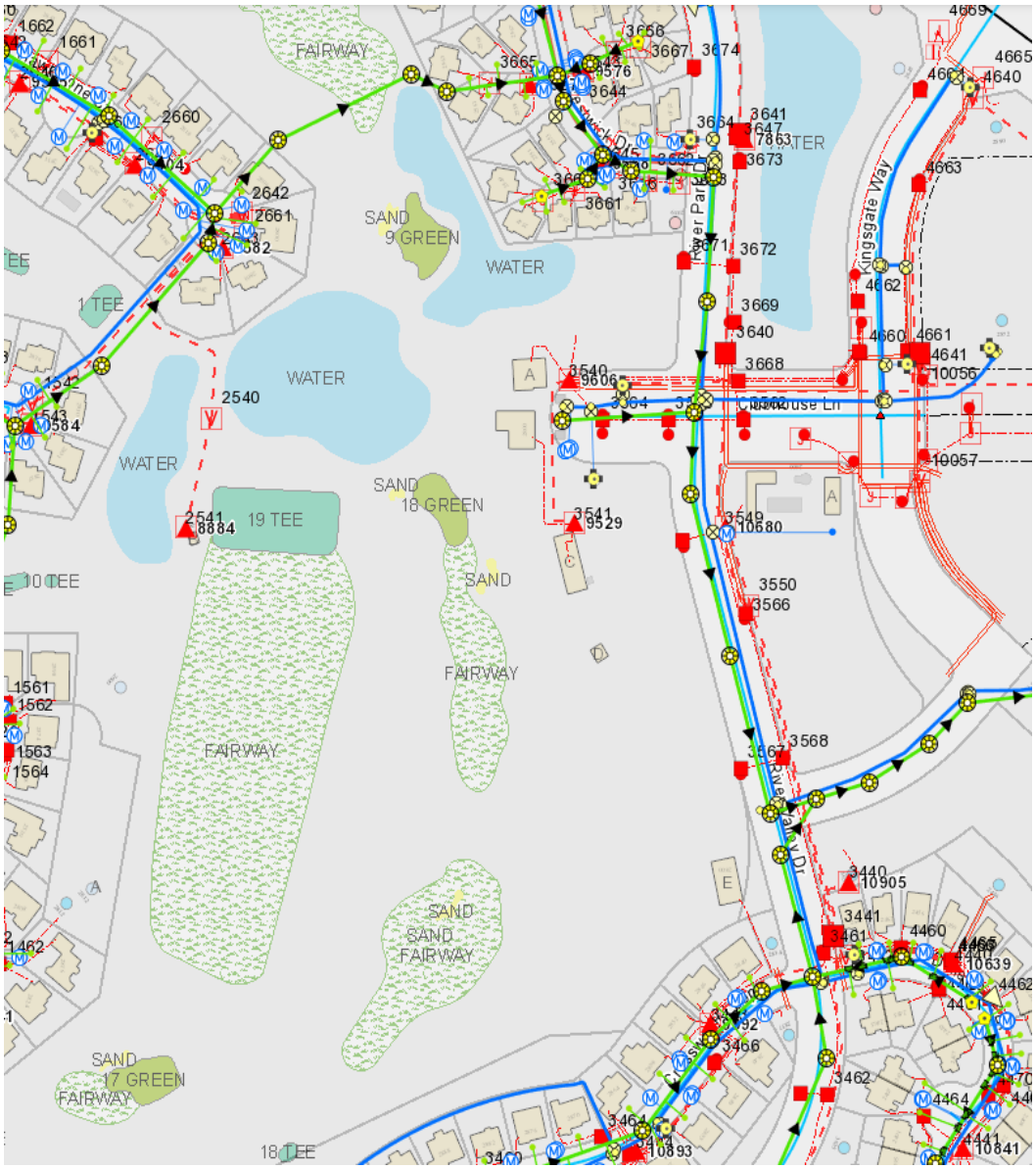


Figure 3 - Utilities Map

(Blue = water, Green = sewer, Red = electrical power)

SEWER

River Valley Drive, which is located immediately east of the project site contains an eighteen (18) inch sewer main while Clubhouse Lane, which is located north of the project site contains an 8" sewer main.

WATER

A twenty (20) inch water main is located in River Valley Drive while a twelve (12) inch water main is located within Clubhouse Lane. The subject property currently contains a fire hydrant which is serviced via a six (6) inch water line.

ELECTRICAL POWER

Richland Energy Services (RES), a municipal public utility district, will service future development on the site. Underground power lines currently provide electrical service to the site; however, it is anticipated that electrical service upgrades will be required. The proposed PUD map indicates that 10' utility easements will be provided along the frontage of each new townhome lot, thus providing adequate room for electrical services to be installed.

TRANSPORTATION

The streets within the proposed PUD are narrower than City standards. As a result, on-street parking will be prohibited on all streets narrower than 34 feet from face of curb to face of curb. Restrictive parking signage will be required to be installed at the developer's expense prior to final platting.

The applicants have proposed constructing a number of off-street parking spots for guest use; however, several of the proposed off-street parking spots are parallel parking spaces and those stalls will result in an undesirable conflict between pedestrians and vehicles and will not be permitted.

The off-site modifications to the Clubhouse Lane right-of-way (depicted as "Phase 3" on the phasing site plan) will not be permitted as part of this PUD application as the area has not been officially vacated and remains a public street right-of-way. Right-of-way vacation is a legislative action of the City Council with a specific process defined in state law and the applicants have yet to submit a petition requesting vacation of that portion of Clubhouse Lane.

Trip Generation for Multi-Family units is 7.32 trips per day which is equivalent to 395 trips for this development. Considering these units are not close to amenities they are likely to produce higher trips per day per unit, similar to single family residences, which would be closer to 510 trips. The City does not believe that these trips will cause any street or intersection to compromise the City's adopted level of service for traffic operations and, as a result, a Traffic Impact Analysis has not been required. If the City amends the municipal code to include a traffic impact fee applicable to this area this project may be subject to its requirements as a means of mitigating the incremental impact of the new trips on the street system.

PUBLIC NOTICE

Application Date:	February 15, 2021
Notice of Hearing Mailed:	March 29, 2021
Notice of Hearing Posted:	March 31, 2021
Notice of Hearing Published:	April 4, 2021
Public Hearing:	May 10, 2021

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3.

As of the date of this report, city staff has received in excess of 100 comments from the general public and governmental agencies (Exhibit 5).

SEPA

The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and reviewed the proposed project for probable adverse environmental impacts. A determination of non-significance (DNS) was issued for this project on May 3, 2021 after utilizing the optional DNS process in WAC 197-11-355 (Exhibit 4).

CRITICAL AREAS

The proposed development site does not contain, nor is it adjacent to, any critical areas as defined by the City's Critical Areas regulations, Chapter 22.10 RMC.

SHORELINE MASTER PROGRAM

The proposed development site is not located within the jurisdiction of the City of Richland's Shoreline Master Program.

COMPREHENSIVE PLAN

Richland's Comprehensive Plan designates the project site for medium density residential development such as those uses allowed by the R-2 and R-2S zoning districts. While a Planned Unit Development is not a specific zoning designation, Section 23.50.020 RMC, Uses Permitted, states that a planned unit development district may be approved for any use or combination of uses listed in Chapters 23.14 (Agriculture Zoning Districts) through 23.30 (Public Use Zoning Districts). Chapter 23.18 (Residential Zoning Districts) falls within the list of uses approved for planned unit developments. As such, the proposed development is consistent with the Comprehensive Plan.

The following land use map (Fig. 4) illustrates the city's Comprehensive Plan land use designations for the site and surrounding vicinity as depicted by the city's GIS mapping database.

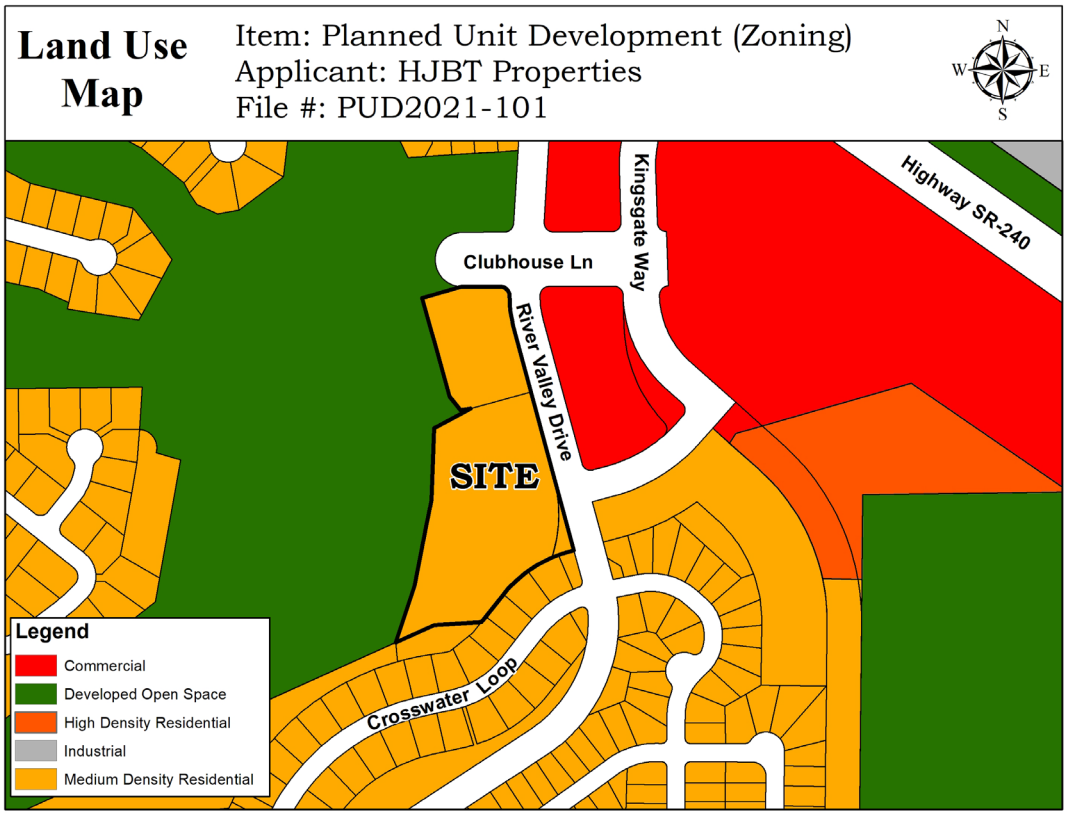


Figure 4 – Comprehensive Plan Map

The Comprehensive Plan contains the following goals and policy statements generally viewed as being in support of the proposed application:

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

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

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

Policy 1 - Maintain a variety of land use designations to accommodate appropriate residential [and] commercial… uses that will take advantage of the existing infrastructure network.

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

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

Policy 3 – Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

BACKGROUND

While this section is being added to bring understanding to a specific topic (Golf Declaration) it is not intended to outline the entire history of the Horn Rapids Development and Horn Rapids Golf Course. With that said, the Horn Rapids Development and, specifically, the Horn Rapids Golf Course have had various issues that have arisen over the years that have required cooperation between the City and the various ownership groups. The following is offered to help clarify the issues surrounding the Golf Declaration, which has been referred to in many of the comments received and will undoubtedly be referred to during the open record public hearing.

In 1992 the City entered into an agreement titled "Horn Rapids Development and Option Agreement" (D & O) with Columbia Triangle Venture, L.P. The D & O agreement was amended twice in 1993 and in 1994 the City approved Columbia Triangle Venture L.P's rezone of approximately 6 acres from Multi-Family Residential (R-3) to Planned Unit Development (PUD). This rezone and Planned Unit Development is referred to previously in this staff report as Ordinance No. 34-94. Then, in 1995 a Deed of Trust was executed by the City in favor of Columbia Triangle Venture, L.P., and that Deed of Trust was recorded with the Benton County Auditor (Auditor's Recording Number 95-21658).

Sometime during the early 2000's and prior to August 25, 2003, Columbia Triangle Venture L.P. failed to keep up on its payments and went into foreclosure. Their foreclosure led to a Commercial Licensing Agreement between the City and Columbia Golf Associates. The agreement allowed Columbia Golf Associates to operate the golf course on behalf of the City until the Court-Determined Local Improvement District foreclosure redemption period terminated. This license agreement included general maintenance and operation standards and a list of property and assets subject to the licensing agreement.

On March 29, 2004, the City of Richland was the successful bidder at a Sheriff's sale and re-acquired the golf course in a trust capacity. Then, on May 3, 2005 the City of Richland and Columbia Golf Associates agreed to cancel the Commercial Licensing Agreement and establish future requirements to limit the use of the Golf Course real property to golf course purposes ("Golf Declaration") and complete a Boundary Line Adjustment to transfer the "Golf Course Property" to Columbia Golf Associates.

On July 15, 2005, Columbia Golf Associates and the City entered into an agreement which conveyed the Golf Course Property to Columbia Golf Associates conditioned on the recording of a declaration to limit the use of the Golf Course Property. The parties executed a Declaration of Restrictive Covenant for Golf Course use. This Declaration of Restrictive Covenant indicates that the Golf Course Property, or any portion thereof, shall be used and operated *only for a regulation length, 18 hole golf course, clubhouse and related facilities* (Exhibit 6). The City and others have operated and proceeded under the assumption that this restrictive covenant bound

the owners of the golf course from changing or developing it in a manner that would be inconsistent with the language of the restrictive covenant. However, upon further investigation of the issue by the City Attorney in 2020 it was determined that the 2005 restrictive covenant executed between the City and Columbia Golf Associates ("CGA") is unenforceable against the golf course's current owner (HJBT Properties) because the land use agreement, although appearing in the public record, is missing a legal description, which is fatal to its enforceability and renders it void.

This is an important issue to be mentioned because a number of comments received during this PUD process refer to the golf course restrictive covenant and its enforceability. Staff intends to provide further detail regarding this issue and how the enforceability of the restrictive covenant plays into this discussion during the May 10, 2021 public hearing.

PLANNED UNIT DEVELOPMENT ANALYSIS

Chapter 23.50 RMC governs the approval and development of Planned Unit Developments. Section 23.50.040.A RMC, specifically indicates that the preliminary PUD plan shall include the following:

1. Relationship of the property to the surrounding area, including identification of nearby uses and peripheral treatment of the PUD to maximize compatibility and integration of the PUD with nearby existing or proposed uses;
2. Proposed land uses and approximate building locations or buildable areas;
3. Location, arrangement and width of proposed streets and pedestrian ways, and the design and arrangement of off-street parking areas, loading areas and recreation vehicle storage areas;
4. Location, layout and conceptual design of parks, playgrounds and open spaces;
5. Location and extent of trees, watercourses, rock outcrops and any other features, indicating any significant features to be removed, improved or preserved;
6. Topography at a minimum five-foot contour interval;
7. Building heights and setbacks from property lines;
8. Preliminary architectural plans and elevations of typical buildings and structures, except single-family detached dwellings;
9. Landscape plans for open space, parks, recreation facilities, streets, parking facilities and pedestrian ways;
10. Proposed ownership pattern, including preliminary subdivision plan if property is to be subdivided;
11. The proposed method of maintaining common facilities;
12. Proposed source of water supply, electric supply, sewage disposal, and storm drainage systems;
13. General timetable of development, including a phasing schedule if the project will be developed in phases; or
14. For PUDs containing residential uses, graphic and, where necessary, written description of proposed nonresidential uses and facilities. In addition, a table shall be provided showing the total site acreage, total number of dwelling units proposed, and the dwelling unit density of adjacent subdivisions.

Based upon staff's analysis of the items submitted, it appears that each of the items listed above have been adequately addressed by the applicants as part of their PUD submittal packet. Specifically, staff refers the hearing's examiner to the document titled "HJBT Responses to PUD Application – HJBT Townhome Development" located within Exhibit 1. This document clearly outlines the regulatory requirements for a PUD and provides written explanation (in red) as to how the proposed PUD complies with the various requirements.

Section 23.50.040.B states that the hearing examiner shall conduct an open record public hearing and review of the request for reclassification to PUD and preliminary PUD plan approval as required by RMC Title 19 for Type IIIA permit applications. The hearing examiner, after public hearing, shall recommend to the city council that the application be granted (with or without additional conditions) or denied. Such recommendation shall be based on the hearing examiner's determination of whether:

1. The PUD district development will be compatible with nearby developments and uses;
2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;
3. The development will be consistent with the comprehensive plan and with the purpose of the PUD district;
4. The development can be completed within a reasonable period of time.

Section 23.50.040.C indicates that the hearing examiner's recommendation shall include findings of fact with due consideration to all issues raised, pro and con, and the reasons for the hearing examiner's action referring expressly to the maps and other documents constituting the proposed plan and program, and matters of record.

Staff's review and analysis of the proposed PUD in regards to the four (4) criteria indicated above is as follows:

1. The PUD district development will be compatible with nearby developments and uses;

The proposed PUD will be residential in nature and will consists of townhomes (attached single-family units) constructed over two (2) to four (4) lots. This is similar to what currently exists in the nearby Horn Creek subdivision that is located southeast of the proposed PUD site as it consists primarily of townhomes constructed over two (2) individual lots. The proposed PUD will not contain any agricultural or commercial related uses and therefore is also consistent with the other single-family subdivisions located within the Horn Rapids Residential Development.

2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;

A 6' tall solid screen fence is proposed along a portion of the northern property line as well as along the full length of the eastern property line (River Valley Drive) and southern property line (boundary of the Crosswater subdivision). The use of fence

screening and associated landscaping (as depicted on the landscaping plan) will result in a look that is consistent with and compatible with adjacent and nearby residential areas.

3. The development will be consistent with the comprehensive plan and with the purpose of the PUD district;

As previously indicated within the Zoning and Comprehensive Plan sections of this report, the proposed development is consistent with the intent of the comprehensive plan and the purpose of the PUD district.

4. The development can be completed within a reasonable period of time.

As indicated in the application materials titled "HJBT Responses to PUD Application – HJBT Townhome Development" located within Exhibit 1 the applicants expect to complete development of the proposed PUD within three (3) years. This timeline includes completion of Phase 3 of their overall project (Golf Course Club House) which is not subject to this specific PUD application but has been shown by the applicants in order to provide assurance to the public that the club house project will also be completed in a timely manner.

STAFF RECOMMENDATION

Staff has completed its review of the request for a preliminary PUD and change of zone to PUD (PUD2021-101) and recommends approval of the request based on the following Suggested Findings and Conclusions and Suggested Conditions of Approval:

SUGGESTED FINDINGS AND CONCLUSIONS

1. HJBT Properties, LLC filed an application with the City for a 54-unit Planned Unit Development.

2. The project site is approximately 7.27 acres in size and is a portion of Assessor's Parcel Number 128082000001005. The project site is located south of the existing golf course club house and west of River Valley Drive. The 18th fairway of the Horn Rapids golf course borders the project site to the west while the Crosswater residential subdivision borders the project site to the south.

3. The project site is relatively flat.

4. The project site is currently zoned Agricultural (AG) and Planned Unit Development (PUD).

5. The portion of the project site that is zoned PUD was established in 1994 via Ordinance No. 34-94. Ordinance No. 34-94 authorized the creation of a 30-lot residential subdivision upon approximately six (6) acres of land that currently contains the existing golf cart storage shed, out of service putt-putt

course, man-made pond, rock water feature, and several homes located within the Crosswater subdivision.

6. The residential PUD contemplated by Ordinance No. 34-94 was not constructed.

7. Chapter 23.14 RMC indicates that the Agricultural zone is primarily intended for open land uses such as grazing or pasture lands, agriculture, part-time small tract farming, cemeteries, golf courses and parks.

8. Chapter 23.50 RMC indicates that the purpose of a planned unit development is to provide opportunities to create a more desirable environment through the application of flexible design and development standards to tracts of land under common ownership or control. Planned unit development is intended to encourage the use of new and improved techniques and technology in community development and continued maintenance. It is intended to achieve economics in development and maintenance while providing privacy, usable open space, safe pedestrian and vehicular circulation, and compatible relationships between different uses.

9. The proposed development is intended to follow the current R-2S zoning standards with minimum lot sizes for one-family attached dwellings (townhomes) of 3,000 square feet, maximum lot coverage of 50%, and setbacks to property lines of 18 feet in the front, 20 feet in the rear and 6 feet on the side. The maximum height of each unit will be 30 feet and each residential unit will contain 2-car garages as well as driveway parking. The typical lot size that has been proposed is 3,488 square feet with an average lot size of 4,356 square feet, which exceeds the 3,000 square foot minimum lot size allowed in the R-2S zone.

10. Public water, sanitary sewer and electrical power are all capable of handling the proposed residential development.

11. The streets within the proposed PUD are narrower than City standards. As a result, on-street parking will be prohibited on all streets narrower than 34 feet from face of curb to face of curb. Restrictive parking signage will be required to be installed at the developer's expense prior to final platting.

12. The applicants have proposed constructing a number of off-street parking spots for guest use; however, several of the proposed off-street parking spots are parallel parking spaces and those stalls will result in an undesirable conflict between pedestrians and vehicles and will not be permitted.

13. The off-site modifications to the Clubhouse Lane right-of-way (depicted as "Phase 3" on the phasing site plan) will not be permitted as part of this PUD application as the area has not been officially vacated and remains a public street right-of-way. Right-of-way vacation is a legislative action of the City Council with a specific process defined in state law and the applicants have yet to submit a petition requesting vacation of that portion of Clubhouse Lane.

14. The City does not believe that trips generated from the proposed PUD will cause any street or intersection to compromise the City's adopted level of service for traffic operations and, as a result, a Traffic Impact Analysis was not required.

15. Notice of application and public hearing was mailed to all recorded property owners within 300' of the project site on March 29, 2021.

16. Notice of public hearing was posted at the project site on March 31, 2021.

17. Notice of application and public hearing was published in the Tri-City Herald on April 4, 2021.

18. The City of Richland utilized the Optional DNS Process in WAC 197-11-355. The end of the SEPA comment period was April 30, 2021.

19. A determination of non-significance (DNS) was issued on May 3, 2021.

20. The proposed development site does not contain, nor is it adjacent to, any critical areas as defined by Chapter 22.10 RMC.

21. The proposed development site is not located within the jurisdiction of the City of Richland's Shoreline Master Program.

22. The City of Richland Comprehensive Plan designates the subject site as suitable for medium density residential land uses.

23. The Horn Rapids Golf Course and residential development have had various issues over the years that have required cooperation between the City and the various ownership groups.

24. On March 29, 2004, the City of Richland was the successful bidder at a Sheriff's sale and re-acquired the golf course in a trust capacity.

25. On July 15, 2005 the City and Columbia Golf Associates entered into an agreement which conveyed the Golf Course property to Columbia Golf Associates conditioned on the recording of a declaration (covenant) to limit the use of the Golf Course property.

26. In 2020, the Richland City Attorney determined that the 2005 restrictive covenant executed between the City and Columbia Golf Associates was unenforceable because the land use agreement, although appearing in the public record, is missing a legal description, which is fatal to its enforceability and renders it void.

27. Chapter 23.50 RMC governs the approval and development of Planned Unit Developments.

28. Section 23.50.040.A RMC outlines fourteen (14) items that shall be shown and/or indicated in a PUD application.

29. Section 23.50.040.B states that the hearing examiner shall conduct an open record public hearing and review of the request for reclassification to PUD and preliminary PUD plan approval as required by RMC Title 19 for Type IIIA permit applications. The hearing examiner, after public hearing, shall recommend to the city council that the application be granted (with or without additional conditions) or denied. Such recommendation shall be based on the hearing examiner's determination of whether:

    1. The PUD district development will be compatible with nearby developments and uses;
    2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;
    3. The development will be consistent with the comprehensive plan and with the purpose of the PUD district;
    4. The development can be completed within a reasonable period of time.

SUGGESTED CONDITIONS OF APPROVAL

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

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

3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall

pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.

4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.

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

6. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1" = 40'.

7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

8. All construction plan sheets shall include the note "CALL 811" or: http://www.call811.com/

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

Design Standards:

10. Public improvement design shall follow the following general format and shall conform to the latest edition of Public Works design standards:
    A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.

B. Any manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
C. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
D. Watermains larger than 8-inches in diameter shall be ductile iron.
E. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
F. All watermains outside areas zoned R1 shall be ductile iron.
G. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
H. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC.
I. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
J. Where appropriate, all utilities shall be extended to the adjacent property (properties) at the time of construction.
K. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets. 12% can be allowed for local streets for short distances.
L. The minimum centerline radius for local streets shall be 100-feet.
M. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
N. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
O. A detailed grading plan shall be included in the submitted plan set.
P. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
Q. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
R. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
S. All curb returns at minor intersections shall have a minimum radius of 25-feet.
T. All streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
U. All intersections of streets shall meet horizontal, vertical and intersectional design requirements for sight distance (Vision Clearance Triangle).
V. All driveways for commercial projects or intersections of private roadways shall construct City standard commercial driveways. Radius-style driveways are not allowed.
W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone

lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

X. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.

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

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

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

    Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

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

    A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of

locating and referencing any known or existing survey monuments." (RCW 58.09.130).

B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

14. All streets within this preliminary plat shall be constructed to City standards with regards to pavement section and materials. The proposed streets are narrower than City standards. As such, on-street parking will be prohibited on all streets narrower than 34 feet from face of curb to face of curb. Street signs indicating restricted parking shall be installed at the developer's expense prior to final platting. The restricted parking areas shall be indicated on the construction plans and the final plat. All street signage will be installed by the developer prior to final platting.

15. Driveway locations shall meet the requirements of RMC Chapter 12.04.070. It appears that the driveways for lots 53 and 54 do not comply with this section of code.

16. The guest parking spots proposed as parallel parking stalls behind the sidewalk will not be permitted as they create an undesirable conflict between pedestrians and vehicles.

17. The off-site modifications to the Clubhouse Lane right of way (depicted as "phase 3" on the phasing site plan) will not be permitted as proposed if the area remains as public street right of way. Right of Way vacation is a legislative decision of the City Council with the process defined in state law. At this time the City has not received a petition requesting vacation of that portion of Clubhouse Lane.

18. The provided estimate of trips-per-day under SEPA item 14.f is incorrect. Trip Generation for Multi-Family units is 7.32 trips per day which is equivalent to 395 trips for this development. Considering these units are not close to amenities they are likely to produce higher trips per day per unit, similar to

single family residences, which would be closer to 510 trips. The City does not believe that these trips will cause any street or intersection to compromise the City's adopted level of service for traffic operations. If the City amends the municipal code to include a traffic impact fee applicable to this area this project may be subject to its requirements as a means of mitigating the incremental impact of the new trips on the street system.

19. A note will be shown on the face of the final plat stating that River Valley Drive is classified as a major collector street. Subsequently, no driveways directly accessing single family lots will be allowed onto it.

20. Per RMC Chapter 12.10.035, sidewalks shall be installed along all street frontages.

21. The developer and his engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements.

22. Pedestrian ramps shall be designed to current City standard details and A.D.A. standards.

23. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

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

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

Domestic Water:

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

27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. Looping of the water system provides redundancy and helps to eliminate stagnant water.

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

29. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development.

Sanitary Sewer:

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

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

Storm Water:

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

33. Privately-owned on-site storm drainage systems shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.

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

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

36. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

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

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

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

40. Any parcel occupied by a City stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.

41. The developer should consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. City storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal, so if the developer wishes for the pond to be landscaped and visually appealing, then a homeowners association

should be considered for long-term landscape maintenance responsibilities. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

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

Solid Waste:

43. Due to limited turnaround space, lots located on dead-end streets may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting Requirements:

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

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

46. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

47. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.

48. If one does not already exist a ten-foot public utility easement along the River Valley Drive frontage shall be provided on the face of the final plat.

49. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

50. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. If deemed necessary a note shall be added to the face of the final plat that states: "*The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads*". And: "*The private drives within this plat are fire lanes and parking is restricted*. *The required no-parking signs shall be installed by the developer where applicable*."

51. Street signs indicating restricted parking areas shall be installed at the developer's expense prior to final platting. The restricted parking areas shall be indicated on the final plats.

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

53. A one-foot "No access / screening easement" will be required along the River Valley Drive Right of Way.

54. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

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

Planning requirements:

56. Phase 3 of the phasing plan showing the off-site improvements shall be removed from the phasing plan and shall be considered a stand-alone project requiring additional review and permitting from the City.

EXHIBIT LIST

1. PUD Application Materials
2. Ordinance No. 34 - 94
3. Public Notices & Affidavits
4. SEPA DNS & SEPA Checklist
5. Comments
6. Golf Course Restrictive Covenant

Exhibit 1 - Packet 1

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties have filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, May 10, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

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

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

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

Vicinity Map

Item: Planned Unit Development (Zoning)
Applicant: HJBT Properties
File #: PUD2020-101

City of Richland
Development Services

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

Planned Unit Development (PUD) Application

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

PROPERTY OWNER INFORMATION	☑ Contact Person
Owner: HJBT PROPERTIES	
Address: 1413 Sunset Street, Richland WA 99354	
Phone: 509-528-6092	Email: thera@galerew.com

APPLICANT/CONTRACTOR INFORMATION (if different)	☑ Contact Person
Company:	UBI#:
Contact: Thera M. Rew	
Address: 1413 Sunset St.	
Phone: 509-528-6092	Email: thera@galerew.com

SURVEYOR INFORMATION	
Contact: Rogers Survey	
Address: 1455 Columbia Park Trail	
Phone: 509-783-4141	Email:

ENGINEER INFORMATION	
Contact: Iason Archibald	
Address: 660 Symons, Richland WA 99354	
Phone: 509-946-4189	Email: jason@archibald.design

PROJECT DESCRIPTION

Developing a 54-unit townhome community on vacant land along hole 18 of Horn Rapids Golf Course. Horn Rapids Golf course will have a New Club House and Event center in their current location. Parking lot for Horn Rapids Golf Course will be moved to the north. Cart Barn for Horn Rapids Golf Course will be moved under Pro Shop/ Event Center.

PROPERTY INFORMATION

Parcel #: 125082000001005	Zoning: PUD

See "Legal Description of Property"
Document in Dropbox file.

Proposed Development Name: The Links Residence at Horn Rapids

Gross Acreage: 86,844 sq ft.	Number of Lots: 54	Smallest Lot Size: 3480 sf
Net Lot Area Acreage:	Avg. Lot Size: 4356 sf	Largest Lot Size: 8441sf

Domestic Water Supply: ☑ City ☐ Private Well — Sewage Disposal: ☑ City ☐ Septic

Irrigation Source: ☑ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ Other

SEPA Checklist submitted? ☑ Yes ☐ No — Title Report (Subdivision Guarantee) submitted? ☑ Yes ☐ No

APPLICATION MUST INCLUDE
1. Completed application and filing fee 2. Refer to RMC 23.50.030

UTILITY	APPROVAL RECEIVED
Power	☐ Yes ☑ No
Telephone	☐ Yes ☑ No
Natural Gas	☐ Yes ☑ No
Cable TV	☐ Yes ☑ No

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

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

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

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

Applicant Printed Name: Thera M. Rew, HJBT Properties

Applicant Signature: _____ Date 12/17/2020

HJBT Responses to PUD Application

HJBT Townhome Development

Submitted by:
Thera & Brad Rew
1413 Sunset St. Richland WA 99354
thera@galerew.com
509-528-6092

*All comments are submitted in Red.

B. Application. The applicant shall file a petition for reclassification to PUD and an application for preliminary PUD plan approval with the administrative official. The application shall be accompanied by the following:

1. Such fees as required by RMC 19.80.020;

2.
   a. A report from a title insurance company showing ownership of the property involved
      - Please see attached Title Report dated December 9, 2020.
   b. an accurate legal description of the property involved,
      - The legal description is included in the title report as Exhibit A.
   c. a list of names and addresses of all owners of property within 300 feet, exclusive of street right-of-way, of the proposed PUD. Each parcel falling wholly or partly within the 300-foot distance shall be numbered to correspond with the ownership report;
      - CROSSWATER SUBDIVISION
        1. MCCLELLAN CHARLES S & GAYLE A
           2843 CROSSWATER LOOP RICHLAND, WA 99354
           Mailing Address: 2519 HARRIS AVE RICHLAND, WA 99354
        2. KEATTS LARRY & MONICA
           2849 CROSSWATER LOOP RICHLAND, WA 99354
           Mailing Address: 1282 WHITE BLUFFS ST RICHLAND, WA 99352
        3. DORWIN JAMES EDWARD
           2855 CROSSWATER LOOP RICHLAND, WA 99354
        4. DYKEMAN RANDY G & KIM E
           2861 CROSSWATER LOOP RICHLAND, WA 99354
        5. ESP MARK JOEL
           2867 CROSSWATER LOOP RICHLAND, WA 99354
        6. WRIGHT GAVIN T
           2875 CROSSWATER LOOP RICHLAND, WA 99354
        7. BAJWA SATINDERPAL & SATINDERJIT
           2881 CROSSWATER LOOP RICHLAND, WA 99354
        8. DIXON MATTHEW D
           2887 CROSSWATER LOOP RICHLAND, WA 99354
        9. LARSON JEFF A & BELINDA K
           2893 CROSSWATER LOOP RICHLAND, WA 99354

10. BLAIR BRYAN W & KATIE G
    2899 CROSSWATER LOOP RICHLAND, WA 99354
11. GROFF COLLEEN
    2906 CROSSWATER LOOP RICHLAND, WA 99354
12. DEMYER JAMES J & ANDREA J
    2900 CROSSWATER LOOP RICHLAND, WA 99354
13. HALLER DAVID & ROBIN
    2894 CROSSWATER LOOP RICHLAND, WA 99354
14. MORRIS JOHN & TERRI
    2888 CROSSWATER LOOP RICHLAND, WA 99354
15. YANG BIN & LUCY YANPIN LU
    2882 CROSSWATER LOOP RICHLAND, WA 99354
16. MCLAIN TIMOTHY J & MICHELE
    2876 CROSSWATER LOOP RICHLAND, WA 99354
17. STEWART RICK & MICHELE
    2870 CROSSWATER LOOP RICHLAND, WA 99354
18. HUNTER JEFFREY L & SANDRA L
    2864 CROSSWATER LOOP RICHLAND, WA 99354
19. LORENCE STEPHEN M & JANAL I
    2858 CROSSWATER LOOP RICHLAND, WA 99354
20. WINTCZAK GAIL L
    2852 CROSSWATER LOOP RICHLAND, WA 99354
21. PETERS JERRY D & LOUISE S
    2846 CROSSWATER LOOP RICHLAND, WA 99354
22. LIBBY LARRY R & CAROLYN
    2840 CROSSWATER LOOP RICHLAND, WA 99354

- HORN CREEK SUBDIVISION
    1. GUNTER PETER R
       2468 DELLE CELLE DR RICHLAND, WA 99352
    2. TEWS JASON ANTHONY
       2462 DELLE CELLE DR RICHLAND, WA 99352
       Mailing Address: C/O SVN RETTER & COMPANY 329 N KELLOGG KENNEWICK, WA 99336
    3. ROBBINS RENTAL PROPERTIES LLC
       2456 DELLE CELLE DR RICHLAND, WA 99352
       Mailing Address: 17420 SW 110TH AVE TUALATIN, OR 97062
    4. LONG TAWNYA L
       2450 DELLE CELLE DR RICHLAND, WA 99352
    5. EFF MICHAEL & LINDA
       2455 DELLE CELLE DR RICHLAND, WA 99352
    6. SPEARS GERALD W & CATHY S
       2465 DELLE CELLE DR RICHLAND, WA 99352
    7. LONG AUDRI
       2411LE CELLE DR RICHLAND, WA 99352
    8. GOODEN DEBORAH D
       2407 DELLE CELLE DR RICHLAND, WA 99352
- HORN RAPIDS MASTER HOMEOWNERS ASSN
    1. 2600 CLUBHOUSE LN RICHLAND, WA 99354
    2. 2474 DELLE CELLE DR RICHLAND, WA 99352
    3. 2446 DELLE CELLE DR RICHLAND, WA 99352
    4. 2834 CROSSWATER LOOP RICHLAND, WA 99354
    5. 2837 CROSSWATER LOOP RICHLAND, WA 99354
    6. 2917 CROSSWATER LOOP RICHLAND, WA 99354

d. The report shall include an accurate key map showing the property involved and delineating the property within 300 feet of the proposed PUD.
    - Map 6 300' Map

3.

a. At least 32 copies of each of all maps drawings representing the preliminary plan
    - Is this still required because we are sending through email? Please let me know if I should make copies and submit.

b. A completed SEPA checklist on forms provided by the city
    - Attached SEPA

4. Notice of hearing shall be given in accordance with the requirements of RMC 23.70.200, with mailed notice sent to all owners of record within 300 feet, exclusive of street right-of-way, of the exterior boundaries of the proposed PUD pursuant to the title insurance company report required by subsection (B)(2) of this section. [Ord. 28-05 § 1.02].

A. Upon receipt of an application for reclassification to PUD and preliminary PUD plan approval, the administrative official shall publish a notice of hearing in a manner consistent with the requirements of Chapter 19.40 RMC and schedule the application for consideration by the hearing examiner. The preliminary PUD plan shall indicate:

1. Relationship of the property to the surrounding area, including identification of nearby uses and peripheral treatment of the PUD to maximize compatibility and integration of the PUD with nearby existing or proposed uses;

- This new PUD will be adjacent to other housing developments with single family homes. This PUD will exist in a very similar format to the surrounding areas. Horn Rapids is a residential community. This PUD will offer another type of residential living, specifically single family-owned townhomes.
- Map 3 Surrounding Area

2. Proposed land uses and approximate building locations or buildable areas;

HJBT future plans include, building a new clubhouse, redesigning the entrance into the golf course, adding townhouses, adding an event center, redesigning the cart barn and beautifying the surroundings.

- Townhome (Southern Properties) Land Use: Medium Density Residential (Change in Use)
- Pro-Shop (Northern Property) Land Use: Developed Open Space (Current Use)
- Map 4 Land Use Request
- Archibald's Plans A0.1, A0.2, A0.3

3. Location, arrangement and width of proposed streets and pedestrian ways, and the design and arrangement of off-street parking areas, loading areas and recreation vehicle storage areas;

- See Archibald's Plans A0.1, A0.2, A0.3

4. Location, layout and conceptual design of parks, playgrounds and open spaces;

- Archibald's Plans A0.1, A0.2, A0.3

5. Location and extent of trees, watercourses, rock outcrops and any other features, indicating any significant features to be removed, improved or preserved;

- Map 7 Vegetation gives current landscape.
- Shrubs, a manmade pond, trees will be removed for the development of town homes.
- The whole area will be beautified as it has not been taken care of and is currently an eyesore with lots of debris.

6. Topography at a minimum five-foot contour interval;

- Rodgers Surveying plans see:
  - Map 1 Topo of PUD
  - Map 2 Topo of Proshop
- Archibald Plans V0.1 (combined topo)

7. Building heights and setbacks from property lines;

- Archibald's Architect Plans:
  - Townhome Type A - FIRST FLOOR
  - Townhome Type A – RENDERINGS
  - Townhome Type A - SECOND FLOOR
  - Townhome Type A – SECTIONS
  - Townhome Type B – OPTION 2 PLANS
  - Townhome Type B – OPTION 2 RENDERING.

8. Preliminary architectural plans and elevations of typical buildings and structures, except single-family detached dwellings;

- Archibald's Plans
  - Townhome Type A - FIRST FLOOR
  - Townhome Type A – RENDERINGS
  - Townhome Type A - SECOND FLOOR
  - Townhome Type A – SECTIONS
  - Townhome Type B – OPTION 2 PLANS
  - Townhome Type B – OPTION 2 RENDERING.

9. Landscape plans for open space, parks, recreation facilities, streets, parking facilities and pedestrian ways;

- Archibald's Plans A0.1, A0.2, A0.3

10. Proposed ownership pattern, including preliminary subdivision plan if property is to be subdivided;

- The PUD will consist of three phases. In each phase, the property will be subdivided and townhomes will be built and sold to single families for residential use. The phases are laid out in detail on the attached maps.

- Archibald Plans: A0.4 (Phasing)

11. The proposed method of maintaining common facilities;

- Each land owner will be responsible for maintaining their own property. Common areas and common facilities will be maintained by an HOA. This PUD will either establish a HOA or they will join Horn Rapids Homeowner's Association that is already in existence.

12. Proposed source of water supply, electric supply, sewage disposal, and storm drainage systems;

- Water Supply: City of Richland
- Electric Supply: City of Richland
- Sewage Disposal: City of Richland
- Storm Drainage Systems: Designed by an engineer and implemented into development.

13. General timetable of development, including a phasing schedule if the project will be developed in phases; or

- Map 5 Phases of Development and Archibald Plans: A0.4 (Phasing)
  - Phase 1: 9 months
  - Phase 2: 6 months
  - Phase 3: 12 months
  - Phase 4: 6 months

14. For PUDs containing residential uses, graphic and, where necessary, written description of proposed nonresidential uses and facilities. In addition, a table shall be provided showing the total site acreage, total number of dwelling units proposed, and the dwelling unit density of adjacent subdivisions.

Total Site Acreage	7.28 acres (approx.)
Total Number of dwelling units proposed	54 units
Dwelling unit density of adjacent subdivisions	
Crosswater	R-3 Multiple family Residential
Horn Creek	PUD
Prestwick	PUD
Sawgrass	R-2 Medium Density Residential
Troon	R-2 Medium Density Residential
Hawkstone	R-2 Medium Density Residential

Legal Description of Property Parcel # 128082000001005

THAT PORTION OF THE FOLLOWING LEGAL DESCRIPTION LYING WITHIN SECTION 28: THAT PORTION OF THE WEST HALF OF SECTION 28 AND A PORTION OF THE EAST HALF OF THE EAST HALF SECTION 29, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89°22'08" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 210.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 240; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROUTE 240 SOUTH 52°35'15" EAST FOR A DISTANCE OF 92.39 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTHEASTERLY, ALONG THE ARC OF 10085.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°03'39", (THE RADIUS OF WHICH BEARS NORTH 37°24'45" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53°07'05" EAST, FOR A CHORD DISTANCE OF 186.73 FEET) FOR AN ARC DISTANCE OF 186.73 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROUTE 240, SOUTH 36°21'06" WEST, 255.00 FEET; THENCE SOUTH 29°38'50" EAST, 475.39 FEET; THENCE SOUTH 11°11'50" WEST 77.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET FROM THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIUS; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID RIVER PARK DRIVE, SOUTH 11°11'50" WEST, 84.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET FROM THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIVER PARK DRIVE, SOUTH 82°18'42" EAST, 101.11 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIVER PARK DRIVE, SOUTH 71°52'40" EAST, 553.94 FEET; THENCE SOUTH 26°15'46" EAST, 619.15 FEET; THENCE NORTH 86°21'24" EAST, 303.06 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY OF HORN RAPIDS DRIVE, SAID POINT BEING 42.00 FEET WESTERLY OF THE CENTERLINE OF SAID HORN RAPIDS DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY OF SAID HORN RAPIDS DRIVE THE FOLLOWING COURSES: THENCE SOUTH 03°23'49" WEST, 201.19 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°22'11" (THE RADIUS OF WHICH BEARS NORTH 86°36'11" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 46°34'55" WEST FOR A CHORD DISTANCE OF 34.22 FEET) OR AN ARC DISTANCE OF 37.69 FEET; THENCE SOUTH 89°46'00" WEST, 116.49 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 180°00'07" (THE RADIUS OF WHICH BEARS SOUTH 00°14'00" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 00°14'04" EAST FOR A CHORD DISTANCE OF 150.00 FEET) FOR AN ARC DISTANCE OF 235.62 FEET; THENCE NORTH 89°46'00" EAST, 104.46 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°11'32" (THE RADIUS OF WHICH BEARS SOUTH 00°14'00" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 45°08'14" EAST FOR A CHORD DISTANCE OF 35.41 FEET) FOR AN ARC DISTANCE OF 39.35 FEET; THENCE ALONG THE ARC OF A 342.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°04'55" (THE RADIUS OF WHICH BEARS NORTH 89°57'32" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 07°34'55" EAST FOR A CHORD DISTANCE OF 89.76 FEET) FOR AN ARC DISTANCE OF 90.02 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HORN RAPIDS DRIVE SOUTH 15°07'22"EAST, 424.60 FEET; THENCE, ALONG THE ARC OF A 388.00 FOOT RADIUS

TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 97°56’42” (THE RADIUS OF WHICH BEARS SOUTH 74°52’38” WEST, THE LONG CHORD OF WHICH BEARS SOUTH 33°50’59” WEST FOR A CHORD DISTANCE OF 585.41 FEET) FOR AN ARC DISTANCE OF 663.27 FEET; THENCE ALONG THE ARC OF A 722.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°56’50” (THE RADIUS OF WHICH BEARS SOUTH 07°10’40” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53°20’54” WEST FOR A CHORD DISTANCE OF 710.48 FEET) FOR AN ARC DISTANCE OF 742.81 FEET; THENCE SOUTH 83°56’26” WEST, 40.30 FEET; THENCE SOUTH 83°04’23” WEST, 110.04 FEET; THENCE SOUTH 77°26’48” WEST, 152.67 FEET; THENCE SOUTH 79°54’22” WEST, 126.03 FEET; THENCE SOUTH 84°26’20” WEST, 177.93 FEET; THENCE SOUTH 65°16’56” WEST, 35.54 FEET; THENCE NORTH 60°20’53” WEST, 384.38 FEET; THENCE NORTH 53°34’19” WEST, 685.29 FEET; THENCE NORTH 74°58’21” WEST, 531.27 FEET; THENCE NORTHERLY, ALONG THE ARC OF A 378.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°09’32” (THE LONG CHORD OF WHICH BEARS NORTH 08°32’50” EAST FOR A CHORD DISTANCE OF 53.78 FEET) FOR AN ARC DISTANCE OF 53.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIVER VALLEY DRIVE, SAID POINT BEING 42.00 FEET EASTERLY OF THE CENTERLINE OF SAID RIVER VALLEY DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIALLY; THENCE NORTH 12°37’36” EAST, 136.47 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 80°29’00” EAST, 779.61 FEET; THENCE SOUTH 53°23’05” EAST, 748.90 FEET; THENCE NORTH 52°06’57” EAST, 532.40 FEET; THENCE NORTH 10°05’41” EAST, 395.69 FEET; THENCE NORTH 73°32’05” WEST, 70.67 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 102°57’42” (THE RADIUS OF WHICH BEARS NORTH 73°32’05” WEST, THE LONG CHORD OF WHICH BEARS NORTH 35°00’57” WEST FOR A CHORD DISTANCE OF 78.24 FEET) FOR AN ARC DISTANCE OF 89.85 FEET; THENCE NORTH 03°30’12” EAST, 116.78 FEET; THENCE SOUTH 89°17’26” WEST, 444.69 FEET; THENCE NORTH 76°22’48” WEST, 1068.34 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVER VALLEY DRIVE, SAID POINT BEING 42.00 FEET EASTERLY OF THE CENTERLINE OF SAID RIVER VALLEY DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL; THENCE FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE THE FOLLOWING COURSES: THENCE NORTHEASTERLY, ALONG THE ARC OF A 658.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°22’18” (THE RADIUS OF WHICH BEARS SOUTH 46°56’40” EAST, THE LONG CHORD OF WHICH BEARS NORTH 48°55’18” EAST FOR A CHORD DISTANCE OF 141.80 FEET) FOR AN ARC DISTANCE OF 142.08 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A 608.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°13’09” (THE RADIUS OF WHICH BEARS SOUTH 34°53’33” EAST, THE LONG CHORD OF WHICH BEARS NORTH 60°13’02” EAST FOR A CHORD DISTANCE OF 108.30 FEET) FOR AN ARC DISTANCE OF 108.44 FEET; THENCE NORTH 65°19’36” EAST, 147.35 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A 442.00 FEET RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°20’28” (THE RADIUS OF WHICH BEARS NORTH 24°40’24” WEST, THE LONG CHORD OF WHICH BEARS NORTH 58°09’22” EAST FOR A CHORD DISTANCE OF 110.34 FEET) FOR AN ARC DISTANCE OF 110.63 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 58°25’13” EAST, 169.74 FEET; THENCE SOUTH 65°21’38” EAST, 85.61 FEET; THENCE SOUTH 77°45’45” EAST, 559.82 FEET; THENCE SOUTH 65°34’15” EAST, 90.29 FEET; THENCE SOUTH 12°02’08” WEST, 17.65 FEET; THENCE SOUTH 81°12’58” EAST, 198.99 FEET; THENCE NORTH 28°52’00” EAST, 189.93 FEET; THENCE NORTH 36°11’52” WEST, 94.26 FEET; THENCE NORTH 38°03’16” WEST, 83.31 FEET; THENCE NORTH 76°34’18” WEST, 291.05 FEET; THENCE NORTH 62°44’22” WEST, 213.55 FEET; THENCE SOUTH 81°00’01” WEST, 77.68 FEET; THENCE NORTH 86°10’15” WEST, 202.11 FEET; THENCE NORTH 54°03’41” WEST, 74.38 FEET; THENCE NORTH 23°48’47” EAST, 20.51 FEET; THENCE NORTH 57°24’01” WEST, 84.76 FEET TO A POINT ON THE EASTERLY RIGHT-

OF-WAY LINE OF SAID RIVER VALLEY DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE THE FOLLOWING COURSES: THENCE NORTHERLY, ALONG THE ARC OF A 442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°23'53" (THE RADIUS OF WHICH BEARS NORTH 78°24'22" WEST, THE LONG CHORD OF WHICH BEARS NORTH 11°23'42" EAST FOR A CHORD DISTANCE OF 3.07 FEET) FOR AN ARC DISTANCE OF 3.07 FEET; THENCE NORTHERLY, ALONG THE ARC OF A 550.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°02'03" (THE RADIUS OF WHICH BEARS NORTH 78°29'03" WEST, THE LONG CHORD OF WHICH BEARS NORTH 05°49'20" WEST FOR A CHORD DISTANCE OF 321.92 FEET) FOR AN ARC DISTANCE OF 326.71 FEET; THENCE NORTH 22°50'20" WEST, 29.53 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" (THE RADIUS OF WHICH BEARS NORTH 67°09'40" EAST, THE LONG CHORD OF WHICH BEARS NORTH 22°09'40" EAST FOR A CHORD DISTANCE OF 35.36 FEET FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 67°09'40" EAST, 206.25 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 34°06'02" EAST, 319.76 FEET; THENCE SOUTH 63°26'06" EAST, 418.39 FEET; THENCE SOUTH 53°58'44" EAST, 152.01 FEET; THENCE SOUTH 62°38'53" EAST, 67.86 FEET; THENCE SOUTH 50°41'54" EAST, 152.24 FEET; THENCE SOUTH 27°08'42" EAST, 31.99 FEET; THENCE SOUTH 33°27'22" EAST, 37.53 FEET; THENCE SOUTH 66°06'46" EAST, 62.74 FEET; THENCE NORTH 80°21'23" EAST, 60.09 FEET; THENCE NORTH 53°05'20" EAST, 153.28 FEET; THENCE NORTH 06°31'51" EAST, 144.52 FEET; THENCE NORTH 48°19'25" WEST, 376.86 FEET; THENCE NORTH 61°23'27" WEST, 508.82 FEET; THENCE NORTH 72°12'48" WEST, 60.18 FEET; THENCE NORTH 34°37'42" WEST, 136.13 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET SOUTHERLY OF THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIVER PARK DRIVE, ALONG THE ARC OF THE 658.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°29'17" (THE RADIUS OF WHICH BEARS SOUTH 17°47'59" EAST, THE LONG CHORD OF WHICH BEARS NORTH 84°56'40" EAST FOR A CHORD DISTANCE OF 290.30 FEET) FOR AN ARC DISTANCE OF 292.71 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING: 73.01 ACRES OF LAND, MORE OR LESS. TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF APPARENT OR OF RECORD. (PER RECORD SURVEY #3664, AF#2006-033490, 10/10/2006) EXCEPT ANY PORTION LYING WITHIN THE PLAT OF CROSSWATER, RECORDED IN VOLUME 15 OF PLATS AT PAGE 348, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2007-038453, 11/27/2007. EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00¦30'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 780.77 FEET; THENCE LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SOUTH 60¦20'53" EAST, 241.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 60¦06'17" EAST, 26.45 FEET; THENCE NORTH 65¦41'19" EAST, 1357.19 FEET; THENCE NORTH 86¦29'21" EAST, 211.44 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF A 388.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33¦45'47" (THE RADIUS OF WHICH BEARS NORTH 40¦56'27" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 65¦56'26" WEST FOR A CHORD DISTANCE OF 225.35 FEET) FOR AN ARC DISTANCE OF 228.64 FEET; THENCE CONTINUING, SOUTHWESTERLY, ALONG THE ARC OF A 722.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58¦56'50", (THE RADIUS OF WHICH BEARS SOUTH 07¦10'40" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53¦20'54"

WEST FOR A CHORD DISTANCE OF 710.48 FEET) FOR AN ARC DISTANCE OF 742.81 FEET; THENCE SOUTH 83¦56'26" WEST, 40.30 FEET; THENCE SOUTH 83¦04'23" WEST, 110.04 FEET; THENCE SOUTH 77¦26'48" WEST 152.67 FEET; THENCE SOUTH 79¦54'22" WEST, 126.03 FEET; THENCE SOUTH 84¦26'20" WEST, 177.93 FEET; THENCE SOUTH 65¦16'56" WEST, 35.54 FEET; THENCE NORTH 60¦20'53" WEST, 72.78 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 159883 SQUARE FEET OR 3.67 ACRES OF LAND, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A WATERLINE EASEMENT, ALSO TOGETHER WITH AND SUBJECT TO A 30-FOOT WIDE SLOPE EASEMENT. SWD, AF #2005-026862 (8/9/2005). LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LEGAL: That portion of the Northeast quarter of the Southwest quarter of Section 28, Township 10 North, Range 28 East, Willamette Meridian, Benton County, Washington described as follows: Beginning at the Northeast corner of the Southwest quarter of said Section 28; Thence South 89¦19'49" West along the North line of the Southwest quarter of said Section 28 for a distance of 1142.49 feet; Thence leaving the North line of the Southwest quarter of said Section 28, South 00¦40'11" East, 417.72 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly boundary of "Tract 3, Columbia Golf Associates parcel" as shown in Book 1 of Surveys, page 3561 and as described under Benton County Auditors File No. 2005-043675, Records of Benton County, Washington; Thence following the Southerly boundary of said "Tract 3, Northeasterly along the arc of a 388.00-foot radius non-tangent curve to the left (the radius of which bears North 13¦05'15" West) through a central angle of 58¦54'57" for an arc distance of 398.97 feet; Thence leaving the Southerly boundary of said "Tract 3", Southwesterly along the arc of a 350.00-foot radius non-tangent curve to the left (the radius of which bears North 72¦00'13" West) through a central angle of 28¦30'43" for an arc distance of 174.17 feet; Thence South 38¦20'09" West, 132.12 feet; Thence South 51¦24'52" West, 79.68 feet to the TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record. QCD, AF #2007-037392 (11/15/2007).

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

***Instructions for applicants*:**

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [help]

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

A. Background [help]

1. Name of proposed project, if applicable: [help]
The Links Residence at Horn Rapids

2. Name of applicant: [help]
Brad & Thera Rew

3. Address and phone number of applicant and contact person: [help]

1413 Sunset St. Richland WA 509-528-6092

4. Date checklist prepared: [help]
01/02/2021

5. Agency requesting checklist: [help]
City of Richland

6. Proposed timing or schedule (including phasing, if applicable): [help]
Phase 1: 6 Months
Phase 2: 6 Months
Phase 3: 9 months
Phase 4: 6 months

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

1. Build 54 Townhomes on the 18th hole of Horn Rapids Golf Course
2. New Clubhouse & Event Center (Phase 3 of Townhome plans)
3. New Cart Barn (Phase 3 of Townhome plans)
4. Parking Lot updated, expanded and moved (Phase 3 of Townhome plans)

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
We did a full environmental Evaluation on this property. It is attached in Dropbox file link (provided in Email) labeled "Environmental Evaluation".

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. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
-PUD/Zoning approval

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.) [help]
Project site: 7.27 acres
Developing a 54-unit townhome community on vacant land along hole 18 of Horn Rapids Golf Course.
Horn Rapids Golf course will have a New Club House and Event center in their current location.
Parking lot for Horn Rapids Golf Course will be moved to the north
Cart Barn for Horn Rapids Golf Course will be moved under Pro Shop/ Event Center.

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. [help]

Address: 2800 Clubhouse Lane. Richland WA 99354. The location is vacant land along the 18th hole of Horn Rapids Golf Course, south of the Pro-shop.

Dropbox files:

1. Map 3 Surrounding Areas (shows exact location of the site)
2. Map 1&2 (topo's from the surveyor)
3. Archibald PUD site plans V0.1 (a combined Topo Map)

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

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

Approximate 18%

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. [help]

Land is sandy in this region

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

no

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

Purpose: Development of a 54 Townhome Community at Horn Rapids.

Type: Excavation including grading, leveling and filling as needed/required by the building Dept. We plan to move the dirt we have to level the land as best we can. Extra fill dirt might be required by building dept.

Total Area: 7.27 acres

Total Affected area: 7.27

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

I do not believe construction and grading of the property will cause erosion. During construction we will utilize these Corrosion prevention measures: Silt fencing, watering/sprinklers, BMP's (if necessary), and a construction entrance.

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

Approximately 66% impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

During construction we will utilize these Corrosion prevention measures: Silt fencing, watering/sprinklers, BMP's (if necessary), and a construction entrance.

2. Air [help]

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

Car emissions from trucks and cars, Asphalt emissions, Paint emissions, dust blowing, and any other common construction emissions.

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

No

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

We will use water to keep down the sand in the air and dust blowing. Not leave cars and trucking idling.

3. **Water** [help]

a. Surface Water:

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

The site includes man made ponds only. There is no natural streams, ponds, or wetlands on the property or the vicinity. As noted in the environmental report "There are no flood zones or wetlands associated with the site".
Pond 1: There are 1 pond located on our proposed building site. This is a man-made pond and have to be filled by a hose every year. Most of the year it has very little water. It has not been up kept and we plan to remove it. This pond is located South of the Pro Shop.
Pond 2: There is 1 other man-made pond in the vicinity. It is a large pond on the northwest side of the pro shop. This pond will remain and will not be affected by our construction.

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. [help]

As stated in 3.a.1 Pond 1 will be removed as it has very little water and most of the plastic lining is showing due to lack of upkeep. It is not very deep and will be excavated with the rest of the property. We

plan to use the existing dirt and move dirt around the site to level it out. If fill is needed, it will be brought in. See attached document in Dropbox "Pond 1".

Pond 2 will not be affected, and work will be completed more than 200ft away from this pond.

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. [help]

When we excavate, we plan to level out the area using existing dirt and moving it around. If fill is needed, we will source fill dirt as required by COR and Geotech engineer. The amount of fill will be determined by the excavator during the grading and leveling process. The pond is very shallow approximately 3feet so it will not be much if some is needed.

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

No there will not be any withdraws or diversions.

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

No, the property is above the 100 Year floodplain

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

No waste material will be discharged into water.

b. Ground Water:

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

All new units will be hooked up to City of Richland water. No wells will be used.

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

All new 54 townhome units will be hooked up to city sewer. No septic systems will be used.

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. [help]

Stormwater will be collected and disposed of through catch basins, drainage swales and infiltration galleries. Stormwater disposal system will be designed by a Washington State licensed civil engineer and submitted for review and approval with City of Richland.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

Not that I am aware of. We will build sewer system per COR requirements.

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

No

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

Stormwater will be captured and infiltrated based on COR requirements

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__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? [help]

Proposal includes grading and removal of shrubs and grass to create multi-family housing. Most of current vegetation will not remain.

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

I do not know of any endangered species on or near the site.

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

New indigenous grasses, trees and shrubs shall be provided.
See landscaping plan in DB file.

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

unknown

I do not know of any on or near the site.

5. **Animals** [help]

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

Birds, Rabbits, Deer, Coyotes

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

none known

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

The site, as all of Tri-Cities, is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

All around the Horn Rapids Development is land where the wildlife may habitat. We plan to leave the surrounding areas untouched.

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

none known

6. **Energy and Natural Resources** [help]

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

Electric and Natural Gas will be used to heat and cool multi-family dwellings.

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

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: [help]

We abide by the Washington State Energy Codes. All dwellings will meet these criteria of energy and environmental conservation.

7. **Environmental Health** [help]

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

No

1) Describe any known or possible contamination at the site from present or past uses. [help]

None 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. [help]

There is natural gas line in the Horn Rapids community. Not sure if they are on this property but we will have gas to the townhomes

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. [help]

Natural Gas

4) Describe special emergency services that might be required. [help]

Standard local emergency services. EMS, Police and Fire, those identical to the needs

of the current Horn Rapids Development

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Call before we dig, have an environmental survey done, and have the land surveyed.

b. Noise [help]

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

Highway 240 traffic, Road traffic, Park across the street, golfing.

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. [help]

Construction would be the largest and short-term noise impact. Long term is cars and people as more dwellings are developed there will be more people and traffic.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Set construction hours to normal day work hours to keep the times when most people are home free from construction noise.

8. **Land and Shoreline Use** [help]

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

Current use of the site is vacant land. There is a Cart shed onsite that is used for cart storage. Adjacent property uses include a golf course, banquet facility, parking lot, single family homes, townhomes, and a park. The proposal will clean up the unused eyesore and build multifamily units for more to enjoy the golf course and Horn Rapids amenities. This will not affect other uses adjacent properties 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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No

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

No

c. Describe any structures on the site. [help]

Horn Rapids Pro Shop and Deli

Horn Rapids Banquet Facility

Horn Rapids Golf Cart Barn

Horn Rapids Private Cart Barn

Horn Rapids Bathrooms

d. Will any structures be demolished? If so, what? [help]

Yes

Horn Rapids Golf Cart Barn

Horn Rapids Private Cart Barn

Horn Rapids Bathrooms

Eventually the pro shop and Banquet facility will be replaced.

e. What is the current zoning classification of the site? [help]

Agriculture and PUD (Planned Unit Development)

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

Developed Open Space and Medium Density Residential

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

Not Applicable

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

No

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

Approximately 100-150

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

None

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

N/A

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

Our proposal is compatible with the current Horn Rapids Development. We will offer town homes which they have in other developments in Horn Rapids. The only difference is our townhome will not have an age limit to live here. This will be open to all age groups to purchase.

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

There is no agricultural or forest lands of long-term commercial significance in this area.

9. **Housing** [help]

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

Approximately 54 units of middle-income housing would be provided.

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

0

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

We plan to build in phases to reduce the sudden influx of so many new tenants.

10. **Aesthetics** [help]

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

The maximum building height will be 30'. Exterior will be stucco, stone, and siding.

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

Direct views of the Golf Course. Most homes in the vicinity will still have a view but it will be smaller views vs a pano view.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Build to fit in with the surrounding building/homes.

11. **Light and Glare** [help]

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

Normal housing lighting. Night time.

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

No

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

Water from the ponds could glare the sunlight.

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

Use lighting that is not too bright and flows with what is already in Horn Rapids.

12. **Recreation** [help]

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

Golfing, Swimming pool, Park, tennis courts, walking paths.

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

No

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

We will not block or hinder access to walking paths or cart paths.

13. **Historic and cultural preservation** [help]

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

No

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

No: I reached out to DAHP with this response "there are no buildings/structures/sites/cemeteries located within or immediately adjacent to the proposed project area".

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. [help]

I reached out to DAHP to find out if there was anything on our site. They suggested an Inadvertent Discovery Plan (Attached in DB file) incase we find something during construction.

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. [help]

We will notify Project Managers, Contractors, and Subcontractors, of our Inadvertent Discovery Plan so they know what to look for and how to proceed.

14. **Transportation** [help]

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

Highway 240. Clubhouse Lane, River Valley Dr.

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? [help]

No. Benton Franklin Transit does not provide service to Horn Rapids Community. The nearest route is Route 123, and the closest stop is 2.8 miles from the site.

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

Parking lot will be approved by City of Richland. Golf Course will have roughly 100 parking stalls unless city requires differently.

Each unit will include a driveway that has room for 2 parking spots and a 2-car garage. We have planned for an additional 29 guest parking spots.

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

Yes, new private roads will be created as part of the townhome development. Sidewalks will be added to the development as well.
Future plans would require us to work with COR transportation and adjust the public street (U turn into the golf course) to add a new parking lot for Horn Rapids Golf Course.

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

No

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

Residential vehicular trips would be daily, main busy hours would be before and after work. I would estimate 100-150 one-way trips per day.

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

no

h. Proposed measures to reduce or control transportation impacts, if any: [help]

We plan to work with COR for best solutions in entrance and exits that will impact transportation the least.

15. **Public Services** [help]

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

No.

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

N/A

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]

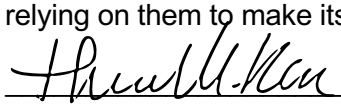
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____Well for water

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

City of Richland: Electrical, Sewer, Garbage Services, Water

C. Signature [help]

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

Signature: 

Name of signee Thera M. Rew

Position and Agency/Organization Owner

Date Submitted: 01/06/2021

Phase I Environmental Site Assessment Report

Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354

Prepared for

Gale Rew Construction
1616 Terminal Drive
Richland, WA 99352

Prepared by

BMEC
PO Box 545
Waitsburg, WA 99361
Phone: 509-520-4416

Job Number: P2019/0106
03/27/2019

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1.0 GENERAL INFORMATION

Project Information:
Horn Rapids Golf Course
Project Number:
P2019/0106

Consultant Information:
BMEC
PO Box 545
Waitsburg, WA 99361
Phone: 509-520-4416
Fax:
E-mail Address: ymeyer@bmecww.com
Inspection Date: 03/22/2019
Report Date: 03/27/2019

Site Information:
Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354
County: Benton
Latitude, Longitude: 46.322227, -119.320834
Site Access Contact: Dale Rew

Client Information:
Gale Rew Construction
Thera Rew
1616 Terminal Drive
Richland, WA 99352

Site Assessor:
Yancy Meyer
Environmental Professional

Senior Reviewer:
Peter H. Trabusiner
Engineer

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.

Yancy Meyer - Environmental Professional

AAI Certification:

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Yancy Meyer - Environmental Professional

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The subject property is located at 2800 Clubhouse Lane, in Richland, Washington, on the both sides of Clubhouse Lane, west of the intersection of Clubhouse Lane and River Valley Drive. A survey map and legal description of the property is included in Appendix F of this report. The subject property is currently occupied by a golf course, clubhouse, and outbuildings. The site is surrounded by residences.

2.2 Data Gaps

Data gaps include no prior owner interviews. These gaps are significant; however, given the known history of the site, it is reasonable and prudent to believe that this information would not alter the opinion in Section 2.4.

2.3 Environmental Report Summary

BMEC, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 2800 Clubhouse Lane, in Richland, Washington. Any exceptions to, or deletions from, this practice are described in Section 3.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property with the exception of the following:

Given the 1996 construction of the structures at the site, there are no concerns with asbestos or lead-based paint according to 29 CFR 1926.1101 or 29 CFR 1926.62.

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	**Current Use of Property**	X					
4.6	**Adjoining Property Information**	X					
6.1	**Standard Environmental Records Sources**	X					
6.4.1	**Historical Summary**	X					
6.4.6	**Other Environmental Reports**	X					
7.3.1	**Hazardous Substances**	X					
7.3.3	**USTs**	X					
7.3.4	**ASTs**	X					
7.3.5	**Other Suspect Containers**	X					
7.3.6	**Equipment Likely to Contain PCBs**	X					
7.3.11	**Stained Soil/Stressed Vegetation**	X					
9.1	**Asbestos-Containing Materials**				X		
9.2	**Lead-Based Paint**				X		
9.3	**Radon**	X					

2.4 Recommendations

During the course of the on-site visual inspection, a review of the available information at the Benton County Courthouse, the Richland City Library, and a review of the Environmental Database for the site, no potential environmental risks, recognized environmental conditions or hazards were discovered.

It is the opinion of BMEC, Inc. that it is reasonable and prudent to believe that the risk of contamination at the site is so minimal that no further investigation is warranted.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM E1527-13 as:

Recognized Environmental Condition - the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

De minimis conditions are those that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

Unless specifically noted within the text of this Report, this Phase I Environmental Site Assessment (ESA) does not include or address groundwater, soil, or extraneous materials contamination upon or under the surface soils, with respect to testing, coring, or sampling analysis.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Review of previous environmental site assessments;
- Records review;
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made.

3.3 Significant Assumptions

It is assumed that this investigation is being conducted to identify recognized environmental conditions concerning the subject property, and to permit the user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as, but not limited to, asbestos containing materials (ACM), radon, lead-based paint (LBP), lead in drinking water, mold, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and/or high voltage power lines, although, one or more may be mentioned in the report as a business environmental risk concern.

It is also assumed that the information provided by the client is accurate and that the client is not withholding any information that would alter the conclusions of this report.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None

3.4 Limitations and Exceptions (continued)

Physical Obstructions to Observations - None
Outstanding Information Requests - None
Historical Data Source Failure - No prior owner interviews
Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, BMEC, Inc. in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of BMEC, Inc. based on the data obtained from the work. Due to the nature of investigation and the limited data available, BMEC, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA with the exception of any additions noted in Detailed Scope of Services.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on January 23, 2019. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Brad Rew.

3.7 Reliance

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of BMEC, Inc. and the client. We acknowledge a third party's reliance on this report as part of the process of evaluating the risks associated with this transaction.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is located at 2800 Clubhouse Lane, in Richland, Washington, on the both sides of Clubhouse Lane, west of the intersection of Clubhouse Lane and River Valley Drive. Information obtained from the Benton County Assessor's Department indicated that the tax assessment parcel number for the subject property is 1-2808-200-000-1005, in Section 28, Township 10 N., Range 28 E.W.M. A survey map and legal description of the property is included in Appendix F of this report.

4.2 Activity/Use Limitations

No specific Activity/Use limitations were specified for the subject property.

4.3 Site and Vicinity Description

The subject property consists of approximately 6.18 acres and is developed with an approximately 2,500 square-foot clubhouse building, a 3,000 square foot clubhouse building, 2 golf cart sheds totaling approximately 6,500 square feet, and an approximately 500 square-foot outbuilding. The ground surface at the site slopes gradually to the south. The property is primarily covered with landscaped golf course. The subject property can be accessed from the east via an entrance from Clubhouse Lane.

The site is zoned commercial. The area surrounding the site is primarily residential.

4.4 Current Use of Property

The subject property is currently occupied by Horn Rapids Golf Course.

No unusual or suspicious storage, handling, or disposal was observed.

4.5 Description of Structures and Other Improvements

Structures at the site include:

Property Summary

Size of Property (approximate):	6.18 acres
General Topography of Property:	Sloped to the south
Adjoining and/or Access/Egress Roads:	Clubhouse Lane
Paved or Concrete Areas (including parking):	2%
Unimproved Areas:	10%
Landscaped Areas:	80%
Surface Water:	None
Potable Water Source:	City of Richland
Sanitary Sewer Utility:	City of Richland
Storm Sewer Utility:	None
Electrical Utility:	
Natural Gas Utility:	

Building Summary

Building Name:	Clubhouse 1
Number of Floors:	1
Total Square Feet of Space (approximate):	2500
Construction Completion Date (year):	1996
Construction Type:	Wood framed building on concrete foundation
Interior Finishes Description:	Drywall walls and ceilings, carpet, vinyl, and ceramic floors
Exterior Finishes Description:	
Cooling System Type:	Electric
Heating System Type:	Electric
Emergency Power:	

4.5 Description of Structures and Other Improvements (continued)

Building Name:	Clubhouse 2
Number of Floors:	1
Total Square Feet of Space (approximate):	3000
Construction Completion Date (year):	1996
Construction Type:	Wood framed building on concrete foundation
Interior Finishes Description:	Drywall walls and ceilings, carpet, vinyl, and ceramic floors
Exterior Finishes Description:	
Cooling System Type:	Electric
Heating System Type:	Electric
Emergency Power:	

Building Name:	2 golf cart sheds
Number of Floors:	1
Total Square Feet of Space (approximate):	6500
Construction Completion Date (year):	NA
Construction Type:	Wood framed metal buildings
Interior Finishes Description:	Unfinished
Exterior Finishes Description:	Metal walls and roof
Cooling System Type:	Electric
Heating System Type:	Electric
Emergency Power:	

Building Name:	Outbuilding
Number of Floors:	1
Total Square Feet of Space (approximate):	400
Construction Completion Date (year):	NA
Construction Type:	Wood framed structure on concrete foundation
Interior Finishes Description:	Drywall walls and ceilings, vinyl and carpet floors
Exterior Finishes Description:	Wood walls, composite shingle roof
Cooling System Type:	Electric
Heating System Type:	Electric
Emergency Power:	

4.6 Adjoining Property Information

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject property. An adjacent property is any real property located within 0.25 miles of the subject property's border. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream. All adjoining properties were inspected to the greatest extent possible given access restrictions.

Direction From Site	Occupant	Use	Comments
North		Residential	
South		Residential	
East		Residential	
West	Golf course	Commercial	

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

No specialized knowledge in connection with the subject property or facility operations was identified by the user/client.

5.2 Valuation Reduction for Environmental Issues

No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

Dale Rew is identified as the Key Site Manager, and was contacted concerning the subject property. Information regarding the site was provided by Mr. Rew. Copies of the provided documents are included in Appendix F of this report.

5.4 Reason For Performing Phase I

The Phase I ESA is being conducted as part of environmental due diligence prior to property transfer or refinancing.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

BMEC, Inc. contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

The subject site and surrounding properties are not listed on environmental databases.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		0.001	NR	NR	NR	NR	NR	0
Delisted NPL		1	0	0	0	0	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	0	0	NR	NR	NR	0
RCRA-SQG		0.25	0	0	NR	NR	NR	0
RCRA-CESQG		0.25	0	0	NR	NR	NR	0
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		0.001	NR	NR	NR	NR	NR	0
HMIRS		0.001	NR	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	0	0	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
CONSENT		1	0	0	0	0	NR	0
UMTRA		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
TRIS		0.001	NR	NR	NR	NR	NR	0
TSCA		0.001	NR	NR	NR	NR	NR	0
FTTS		0.001	NR	NR	NR	NR	NR	0
SSTS		0.001	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
DOT OPS		0.001	NR	NR	NR	NR	NR	0
ICIS		0.001	NR	NR	NR	NR	NR	0
HIST FTTS		0.001	NR	NR	NR	NR	NR	0
RADINFO		0.001	NR	NR	NR	NR	NR	0
LIENS 2		0.001	NR	NR	NR	NR	NR	0
PADS		0.001	NR	NR	NR	NR	NR	0
MLTS		0.001	NR	NR	NR	NR	NR	0
FINDS		0.001	NR	NR	NR	NR	NR	0
RAATS		0.001	NR	NR	NR	NR	NR	0
FUSRAP		1	0	0	0	0	NR	0
UXO		1	0	0	0	0	NR	0
US CDL		0.001	NR	NR	NR	NR	NR	0
US FIN ASSUR		0.001	NR	NR	NR	NR	NR	0
SCRD DRYCLEANERS		0.5	0	0	0	NR	NR	0
SEMS		0.5	0	0	0	NR	NR	0
EDR Hist Auto		0.125	0	NR	NR	NR	NR	0
US MINES		0.25	0	0	NR	NR	NR	0
COAL ASH EPA		0.5	0	0	0	NR	NR	0
COAL ASH DOE		0.001	NR	NR	NR	NR	NR	0
SEMS-ARCHIVE		0.5	0	0	0	NR	NR	0
EDR Hist Cleaner		0.125	0	NR	NR	NR	NR	0

6.1 Standard Environmental Records Sources (continued)

HIST FTTS INSP		0.001	NR	NR	NR	NR	NR	0
DEBRIS REGION 9		0.5	0	0	0	NR	NR	0
ABANDONED MINES		0.001	NR	NR	NR	NR	NR	0
USGS WATER WELLS		1	0	0	0	0	NR	0
US AIRS (AFS)		0.001	NR	NR	NR	NR	NR	0
EPA WATCH LIST		0.001	NR	NR	NR	NR	NR	0
2020 COR ACTION		0.25	0	0	NR	NR	NR	0
FEDERAL FACILITY		0.5	0	0	0	NR	NR	0
ECHO		0.001	NR	NR	NR	NR	NR	0
PRP		0.001	NR	NR	NR	NR	NR	0
ROD		1	0	0	0	0	NR	0
PCB TRANSFORMER		0.001	NR	NR	NR	NR	NR	0
RMP		0.001	NR	NR	NR	NR	NR	0
US MINES 2		0.25	0	0	NR	NR	NR	0
RCRA NonGen / NLR		0.25	0	0	NR	NR	NR	0
EDR Hist Cleaner		0.125	0	NR	NR	NR	NR	0
EDR Hist Auto		0.125	0	NR	NR	NR	NR	0
US AIRS MINOR		0.001	NR	NR	NR	NR	NR	0
LEAD SMELTER 2		0.001	NR	NR	NR	NR	NR	0
US MINES 3		0.25	0	0	NR	NR	NR	0
PWS		0.001	NR	NR	NR	NR	NR	0
US HIST CDL		0.001	NR	NR	NR	NR	NR	0
FTTS INSP		0.001	NR	NR	NR	NR	NR	0
DOCKET HWC		0.001	NR	NR	NR	NR	NR	0
FUELS PROGRAM		0.25	0	0	NR	NR	NR	0
FEMA UST		0.25	0	0	NR	NR	NR	0
LEAD SMELTER 1		0.001	NR	NR	NR	NR	NR	0
SWF/LF		0.5	0	0	0	NR	NR	0
ALLSITES		0.5	0	3	2	NR	NR	5
CSCSL		1	0	0	0	0	NR	0
HSL		1	0	0	0	0	NR	0
CSCSL NFA		0.5	0	0	0	NR	NR	0
UIC		0.001	NR	NR	NR	NR	NR	0
SWTIRE		0.5	0	0	0	NR	NR	0
LUST		0.5	0	0	0	NR	NR	0
UST		0.25	0	0	NR	NR	NR	0
AST		0.25	0	0	NR	NR	NR	0
WA MANIFEST		0.25	0	0	NR	NR	NR	0
SPILLS		0.001	NR	NR	NR	NR	NR	0
INST CONTROL		0.5	0	0	0	NR	NR	0
ICR		0.5	0	0	0	NR	NR	0
VCP		0.5	0	0	0	NR	NR	0
DRYCLEANERS		0.25	0	0	NR	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
CDL		0.001	NR	NR	NR	NR	NR	0
SEATTLE Co. LF		0.5	0	0	0	NR	NR	0
SPILLS 90		0.001	NR	NR	NR	NR	NR	0
COAL ASH		0.5	0	0	0	NR	NR	0
SWTIRE 2		0.5	0	0	0	NR	NR	0
RGA LF		0.001	NR	NR	NR	NR	NR	0
KING Co. LF		0.5	0	0	0	NR	NR	0
SEATTLE/KING Co. LF		0.5	0	0	0	NR	NR	0
Financial Assurance 2		0.001	NR	NR	NR	NR	NR	0
SWRCY		0.5	0	0	0	NR	NR	0
WELLS KITSAP		1	0	0	0	0	NR	0
NPDES		0.001	NR	NR	NR	NR	NR	0
RGA LUST		0.001	NR	NR	NR	NR	NR	0
Financial Assurance 1		0.001	NR	NR	NR	NR	NR	0
PTAP		0.5	0	0	0	NR	NR	0
ASBESTOS		0.001	NR	NR	NR	NR	NR	0
RGA HWS		0.001	NR	NR	NR	NR	NR	0

6.1 Standard Environmental Records Sources (continued)

DAY CARE		0.001	NR	NR	NR	NR	NR	0
Financial Assurance 3		0.001	NR	NR	NR	NR	NR	0
HIST CDL		0.001	NR	NR	NR	NR	NR	0
TACOMA/PIERCE Co. LF		0.5	0	0	0	NR	NR	0
INACTIVE DRYCLEANERS		0.25	0	0	NR	NR	NR	0
SNOHOMISH Co. LF		0.5	0	0	0	NR	NR	0
AIRS (EMI)		0.001	NR	NR	NR	NR	NR	0
WELLS		1	0	0	0	0	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		0.001	NR	NR	NR	NR	NR	0
EDR MGP		1	0	0	0	0	NR	0

Detail Summary
Site Name: HORN CREEK PH 3
Databases: ALLSITES
Address:
Distance: 977
Direction: Southeast
Elevation: Higher
Comments:

Site Name: LCR CONSTRUCTION
Databases: ALLSITES
Address: HWY 240
Distance: 1003
Direction: North
Elevation: Higher
Comments:

6.2 Additional Environmental Record Sources

No summary information has been entered regarding additional environmental record sources.

6.3 Physical Setting Sources

Source of reference is a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (quad) Map containing the subject property. The USGS 7.5 minute quad map has an approximate scale of 1" to 24,000 feet, shows physical features such as water bodies, and roadways. The USGS 7.5 quad map is considered to be the only Standard Physical Setting Source, and is sufficient as a single reference.

6.3.1 Topography

The property consists of two parcels of land with improvements. The site is accessible from Clubhouse Lane and River Valley Drive. The nearest major roadway is Hwy. 240, approximately 1,000 feet northwest of the site. The elevation is 394 feet above mean sea level.

6.3.2 Surface Water Bodies

The nearest major body of water is the Yakima River, approximately one mile southwest of the site. There are no flood zones or wetlands associated with the site.

6.3.3 Geology and Hydrology

Groundwater flow direction may be impacted by surface topography, hydrology, hydro-geology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. The groundwater gradient inferred from topography is to the southwest towards the Yakima River.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix C of this report and included: AERIAL PHOTOGRAPHS

Historical research indicates the site was developed in 1996 on previously undeveloped land.

6.4.2 Title Records

No title records were provided by the user/client. Please refer to the Records Review section for current and historical ownership/use of the subject property.

6.4.3 City Directories

City directories for the subject property and surrounding area were not readily available or practically reviewable.

6.4.4 Aerial Photos

Aerial photographs were available from 1952, 1964, 1973, 1976, 1982, 1988, 1991, 1996, 2006, 2009, 2013, and 2017:

Summary

Date(s)	Property Comments	Surrounding Area Comments
1952 - 1991	Subject site and surrounding properties are undeveloped.	
1996 - 2017	Current improvements at the site	

6.4.5 Sanborn/Historical Maps

Sanborn fire insurance maps for the subject property and surrounding area were not readily available or practically reviewable.

6.4.6 Other Environmental Reports

No previous environmental reports were identified by BMEC or made available by the client/user during the Phase I ESA.

6.4.7 Building Department Records

Records were reviewed at the Richland Building Department. A copy of the Building Department records is included in the Appendix.

6.4.8 Other Land Use Records

No additional land use records were available during the course of the investigation.

6.5 Environmental Liens and Activity/Use Limitations

No environmental liens or activity/use restrictions in connection with the subject property were identified by the user/client.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on March 22, 2019, by Yancy Meyer, Environmental Professional with BMEC. Weather conditions at the time of the site reconnaissance were sunny with temperatures in the 50s. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas, storage and maintenance areas. Photographs of pertinent site features identified are included in Appendix B.

7.2 General Site Setting

The subject property consists of approximately 6.18 acres and is developed with an approximately 2,500 square-foot clubhouse building, a 3,000 square foot clubhouse building, 2 golf cart sheds totaling approximately 6,500 square feet, and an approximately 500 square-foot outbuilding. The ground surface at the site slopes gradually to the south. The property is primarily covered with landscaped golf course. The subject property can be accessed from the east via an entrance from Clubhouse Lane.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

No hazardous substances were identified on the subject property.

No unusual or suspicious storage, handling, or disposal was observed.

7.3.2 Petroleum Products

Petroleum products at the subject property include gasoline stored in a 300-gallon aboveground storage tank (AST) (see Section 7.3.4).

7.3.3 USTs

No readily apparent evidence of underground storage tanks (USTs) was identified on the subject property.

7.3.4 ASTs

One gasoline AST was observed at the site:

Summary

Capacity (gals.)	Contents	Construction Materials	Comments
300	Gasoline	Steel	

7.3.5 Other Suspect Containers

No other suspect containers were identified on the subject property.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was observed on the subject property.

7.3.7 Interior Staining/Corrosion

No interior staining or corrosion was observed in the subject buildings.

7.3.8 Discharge Features

Building drains discharge to City sewer. No other discharge features (catch basins, oil/water separators, etc.) were observed on the subject property.

7.3.9 Pits, Ponds, And Lagoons

Ponds are a part of the golf course landscaping. No pits, ponds or lagoons in connection with waste treatment or disposal were observed on the subject property.

7.3.10 Solid Waste Dumping/Landfills

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property.

7.3.11 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed on the subject property.

7.3.12 Wells

No evidence of water supply or groundwater monitoring wells was observed on the subject property.

8.0 INTERVIEWS

a) Interview with Owner

HJBT Properties LLC is listed as the current owner. Dale Rew was interviewed, and said that knew of no environmental concerns with the site.

b) Interview with Site Manager

Dale Rew was identified as the Key Site Manager for the property. A questionnaire completed by Mr. Rew is included in Appendix F of this report.

c) Interviews with Occupants

Horn Rapids Golf Course occupies the site.

d) Interviews with Local Government Officials

Benton County Assessor's Office information was obtained on-line. These records indicate the site was developed in 1996 on previously undeveloped land.

e) Interviews with Others

No other interviews were conducted.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

9.1 Asbestos-Containing Materials

The term "asbestos" is applied to a group of naturally occurring fibrous, inorganic hydrated mineral silicates. Asbestos-containing building materials (ACBM) were widely used in building applications as fireproofing, insulation, and soundproofing from about 1946 until the EPA banned its use. Any material containing more than one percent asbestos is considered an ACM by the Environmental Protection Agency (EPA). Asbestos has been designated as a hazardous air pollutant under the National Emission Standard for Hazardous Air Pollutants (NESHAP). The NESHAP regulations prohibit visible asbestos emissions from mills and manufacturing plants, establish notification requirements and procedures for the demolition and renovation of all buildings containing friable asbestos, and delineate procedures to be followed in the disposal of asbestos-containing waste material. "Friable asbestos material" is any material that contains greater than one percent asbestos by weight, and can be pulverized, crumbled, or reduced to powder by hand pressure. To date, there are no federal regulations requiring the removal of asbestos from industrial or commercial buildings, even if friable.

Given the 1996 development at the subject property, there are no concerns with asbestos according to 29 CFR 1926.1101.

9.2 Lead-Based Paint

In 1978, the Federal Government banned the use of lead-based paint in residential applications; however, use in general industry continued at a decreased rate to the present. Lead-based paint presents a hazard through inhalation or ingestion of paint chips or vapor fumes. The greatest cumulative health threat is to young children, and for this reason the Department of Housing and Urban Development (HUD) has promulgated lead standards and survey requirements for buildings affected by HUD funding. This HUD regulation represents the only Federal requirement for lead-based paint hazard management applicable to privately owned structures.

Given the 1996 development of the site, there are no concerns with lead-based paint according to 29 CFR 1926.62.

9.3 Radon

Radon is emitted by the natural breakdown and radioactive decay of uranium in rocks and soils, which then enters buildings through cracks in the foundation, sump pumps, areas around drainage pipes and other openings. In addition, radon may enter a structure as a water contaminant, natural-gas contaminant, or off-gas by product of building materials. Once inside an enclosed space, radon can accumulate.
Radon has been declared by the EPA as the second leading contributor to lung cancer, after smoking. EPA guidelines for the highest acceptable level of radon are 4 picoCuries per liter (pCi/l). At this level, the estimated number of lung-cancer deaths due to radon exposure is 13-50 out of 1,000. An EPA survey of indoor radon concentrations in 11,000 homes from Arizona to Massachusetts revealed that radon levels exceeded the EPA's action level of 4 pCi/l in one out of three homes. Yet another study in 10 other states found that one in five homes exceeded the 4 pCi/l level.
No visual estimation technique exists that accurately predicts the potential radon risk within a building. The radon risk is a function of site location, soils composition, building construction, foundation integrity, and previous landfill practices. Actual physical testing of a building is the only way to accurately determine the radon levels. Radon health risks can be controlled by recognizing the potential for a problem, by testing and by reduction of radon levels in the building. The property exhibits low potential for radon contamination, based upon the visual indicators observed during the site observation.

The EPA has assigned each of the 3141 counties in the United States to one of the three Radon Zones:

Zone 1	Predicted average indoor screening level	>than 4pCi/L
Zone 2	Predicted average indoor screening level	>=2 pCi/L and<= 4pCi/L
Zone 3	Predicted average indoor screening level	< 2 pCi/L

Benton County Radon Zone Level: 2

9.4 Wetlands

This site was not listed in the environmental database as containing wetlands, and the soil did not qualify as a hydric soil. Visual on site inspection revealed no evidence of areas of standing water or wetland plant indicators.

9.4 Wetlands (continued)

It should be noted that these wetland observations are based on secondary information and conditions at the time of the site visit, and do not take into account weather variations such as season, drought, snow cover, etc. If further wetlands review is required, a wetlands delineation should be performed by a qualified hydro-geologist.

9.5 Microbial Contamination (Mold)

Since no EPA, State or Federal, threshold limits have been set for mold spores, no sampling for mold will be done to check a building's compliance with Federal or other mold standards.
The results of sampling may have limited use or application. Sampling may only help locate the source of mold contamination, identify some of the mold species present, and differentiate between mold, soot or dirt.
Air sampling for mold provides information only for the moment in which the sampling occurred, much like a snapshot. Air sampling will reveal, when properly done, what was in the air at the moment the sample was taken. Without set mold standards, sampling results are difficult to interpret, especially if there is no visible mold growth present. On the other hand, if there is visible mold growth present, sampling is unnecessary.
The building was inspected for visual evidence of mold or mildew. None was found during the inspection. There was no evidence for leaking roofs or any history for water damage to the building. Washington State currently has no official regulations concerning mold contamination.

9.6 Vapor Encroachment

BMEC, Inc. performed a Tier 1 Initial Screening for Vapor Encroachment Conditions (VECs) at the subject property. Historical and government databases were reviewed at specific search distances to identify properties contaminated by Chemicals of Concern (COCs) within the following Areas of Concern (AOC) where groundwater flow direction cannot be determined:

- One third of one mile for known or suspect contaminated sites with non-petroleum COCs
- One tenth of one mile for known or suspect contaminated sites with petroleum COCs

The following AOCs can be applied where groundwater flow direction can be determined:

- Up-gradient
    - One third of one mile for known or suspect contaminated sites with non-petroleum COCs
    - One tenth of one mile for known or suspect contaminated sites with petroleum COCs
- Down-gradient
    - One hundred feet for known or suspect contaminated sites with non-petroleum COCs
    - Thirty feet for known or suspect contaminated sites with petroleum COCs
- Cross-gradient
    - One hundred feet for known or suspect contaminated sites with non-petroleum COCs + plume width
    - Thirty feet for known or suspect contaminated sites with petroleum COCs + plume width

After conducting the VEC screen at the subject property, it is the opinion of BMEC, Inc. that:

- A VEC can be ruled out because it does not exist or is not likely to exist

9.7 Client-Specific Items

There are no client-specific items entered for the Site.

Appendix A:

Figures

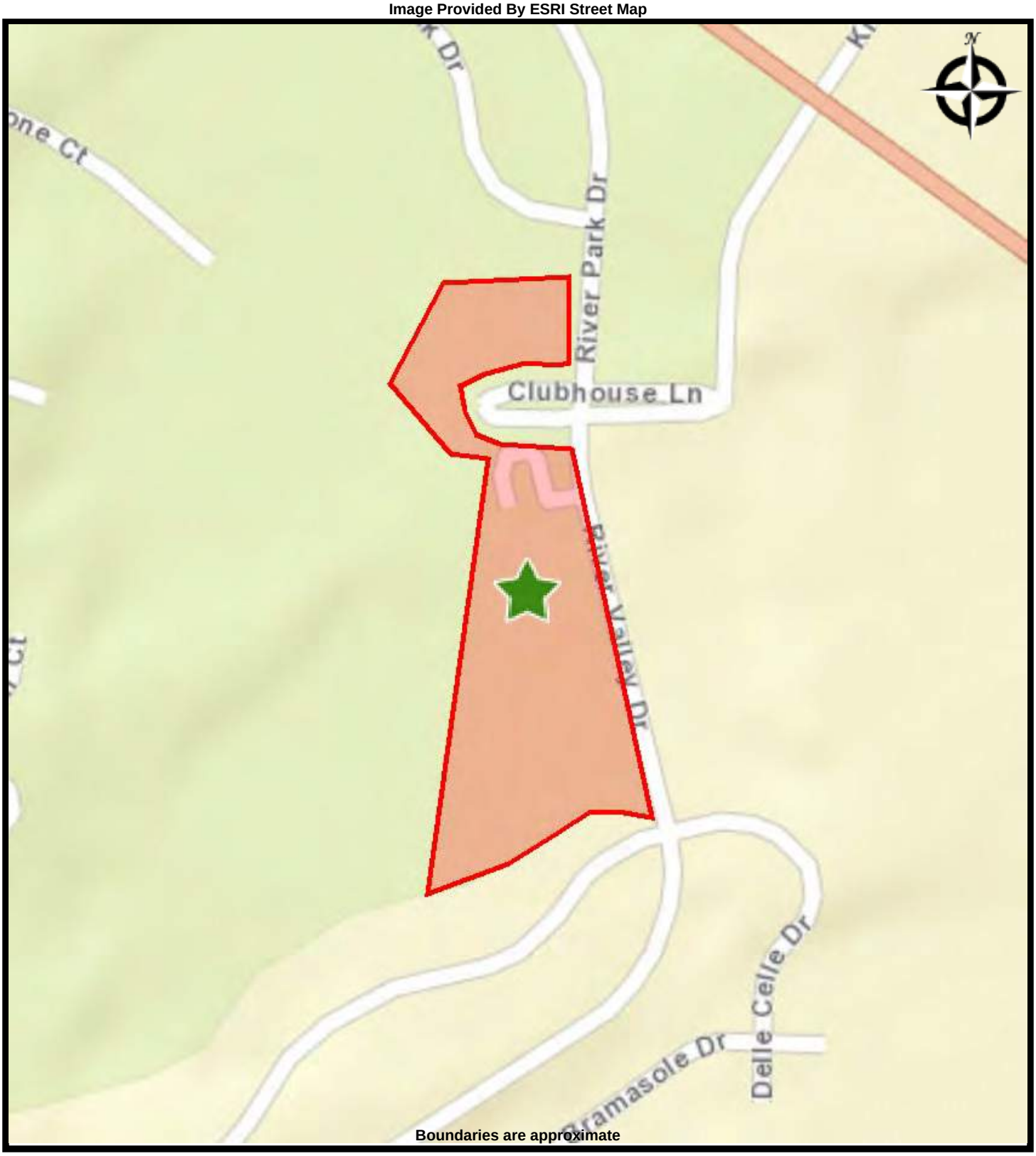
Image Provided By ESRI Street Map

DR PARCEL PLAT

AERIAL MAP
HORN RAPIDS GOLF COURSE
2800 Clubhouse Lane
Richland, Washington 99354

PREPARED FOR: Gale Rew Construction
PROJ. MGR: **DATE: 3/27/2019**
DRAWN BY: Yancy Meyer **PROJ. #: P2019/0106**

Image Provided By ESRI Street Map



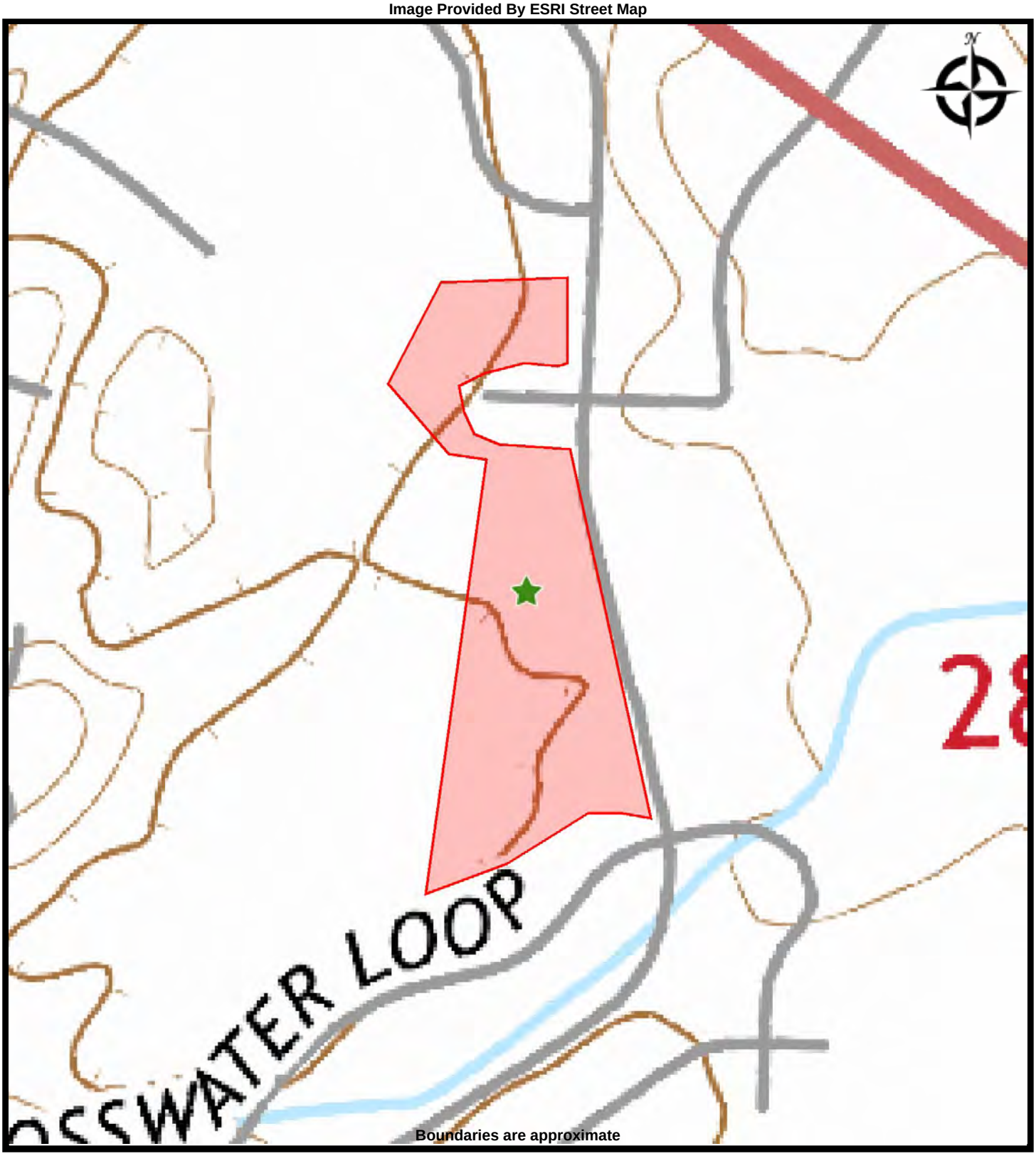
Boundaries are approximate

DR PARCEL Plat01

STREET MAP
HORN RAPIDS GOLF COURSE
2800 Clubhouse Lane
Richland, Washington 99354

PREPARED FOR: Gale Rew Construction
PROJ. MGR: **DATE: 3/27/2019**
DRAWN BY: Yancy Meyer **PROJ. #: P2019/0106**

Image Provided By ESRI Street Map



DR PARCEL Platlot

TOPO MAP
HORN RAPIDS GOLF COURSE
2800 Clubhouse Lane
Richland, Washington 99354

PREPARED FOR: Gale Rew Construction
PROJ. MGR: **DATE: 3/27/2019**
DRAWN BY: Yancy Meyer **PROJ. #: P2019/0106**

Appendix B:

Photographs

Site looking south

Site looking north

Site looking north

Park adjoining the site to the east

Residences south of the site

Golf cart shed at the site

Site looking south

Site looking west

Site looking west

Site looking northwest

Golf cart shed

Golf cart shed

Interior of shack

Gas AST at the site

Golf cart shed

Site looking southwest

Site looking south

Site looking west

Site looking southwest

Appendix C:

Historical Research

Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354

Inquiry Number: 5599400.3
March 22, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/22/19

Site Name:

Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354
EDR Inquiry # 5599400.3

Client Name:

Blue Mountain Env. Cons. Inc.
125 Main St
Waitsburg, WA 99361-0000
Contact: Yancy Meyer

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Blue Mountain Env. Cons. Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # A3F2-4338-9942

PO # NA

Project P2019/0106

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: A3F2-4338-9942

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Horn Rapids Golf Course

2800 Clubhouse Lane

Richland, WA 99354

Inquiry Number: 5599400.5

March 25, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/25/19

Site Name:

Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354
EDR Inquiry # 5599400.5

Client Name:

Blue Mountain Env. Cons. Inc.
125 Main St
Waitsburg, WA 99361-0000
Contact: Yancy Meyer

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1996	1"=500'	Acquisition Date: July 05, 1996	USGS/DOQQ
1991	1"=500'	Flight Date: July 02, 1991	USGS
1988	1"=500'	Flight Date: July 08, 1988	USGS
1982	1"=500'	Flight Date: August 01, 1982	USDA
1976	1"=500'	Flight Date: July 01, 1976	USGS
1973	1"=500'	Flight Date: May 01, 1973	USGS
1964	1"=500'	Flight Date: November 02, 1964	USGS
1952	1"=500'	Flight Date: October 17, 1952	USGS

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INQUIRY #: 5599400.5
YEAR: 2017
= 500'
N
EDR

INQUIRY #: 5599400.5
YEAR: 2013
= 500'
N
EDR

INQUIRY #: 5599400.5
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 5599400.5
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 5599400.5

YEAR: 1996

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

INQUIRY #: 5599400.5
YEAR: 1991
= 500'
N
EDR

INQUIRY #: 5599400.5

YEAR: 1988

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

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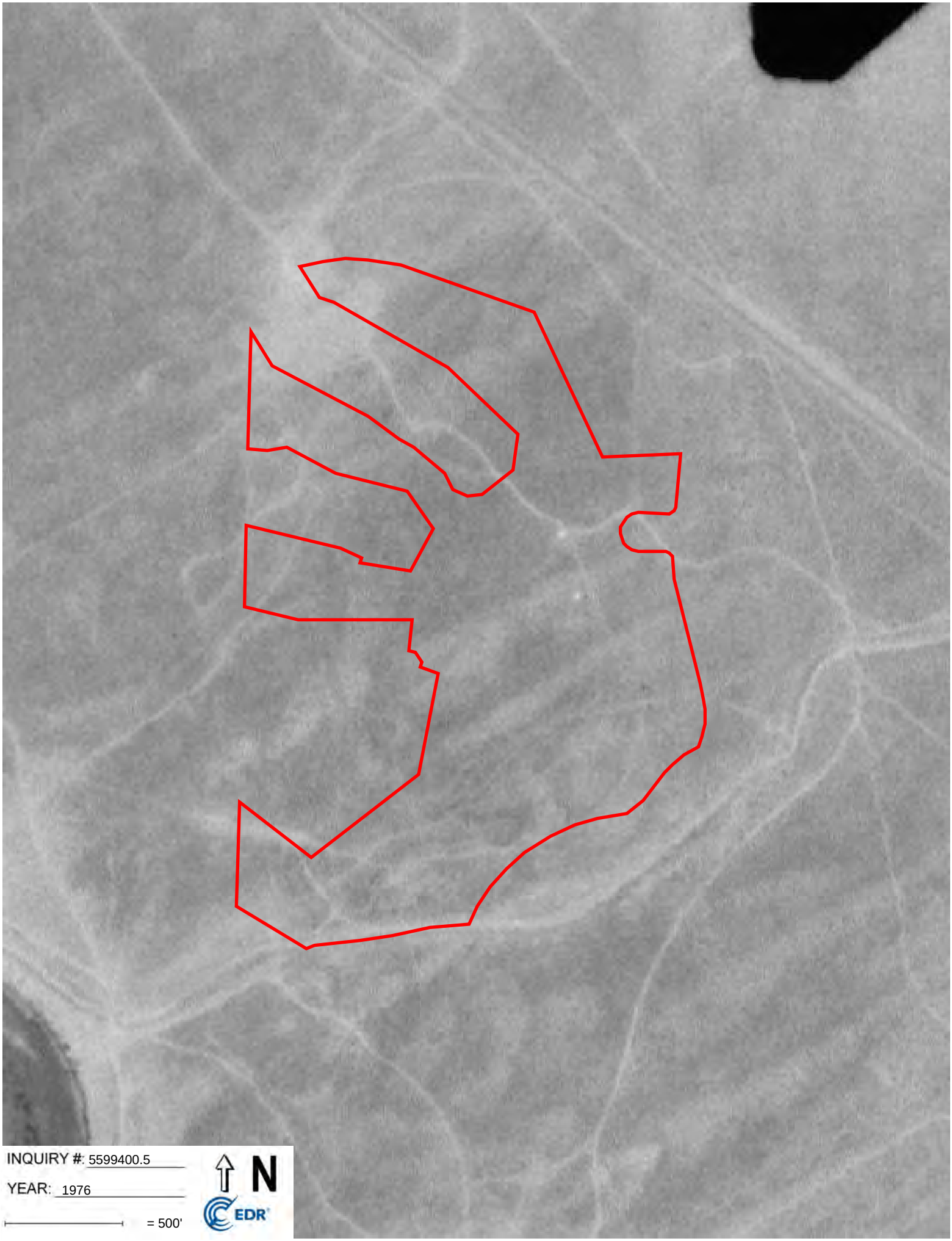
YEAR: 1982
= 500'
N
EDR


INQUIRY #: 5599400.5
YEAR: 1976
= 500'
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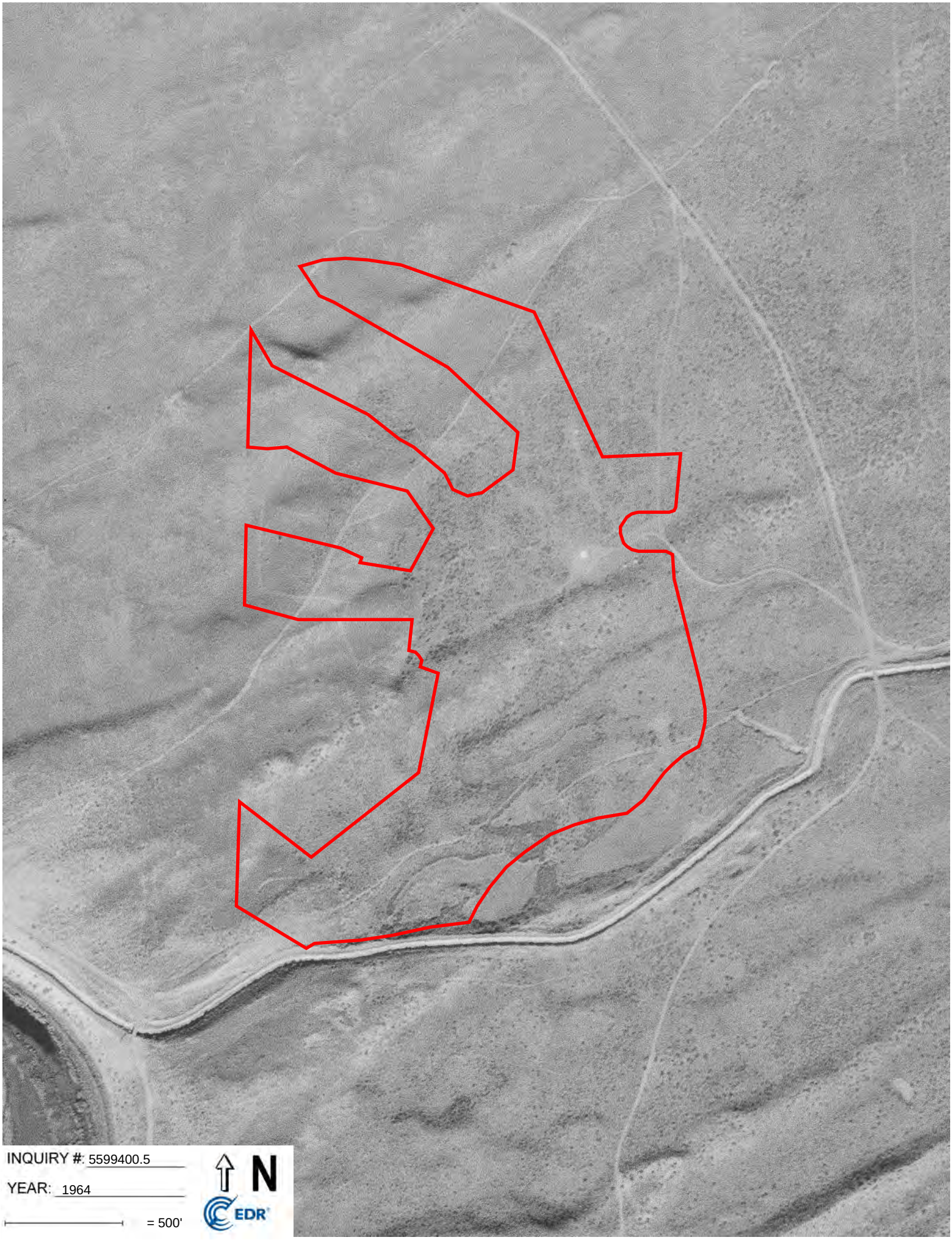
EDR

INQUIRY #: 5599400.5
YEAR: 1973
= 500'
N
EDR


INQUIRY #: 5599400.5
YEAR: 1964
= 500'
N
EDR

INQUIRY #: 5599400.5
YEAR: 1952
= 500'
N
EDR

Appendix D:

Regulatory Records

Horn Rapids Golf Course
2800 Clubhouse Lane
Richland, WA 99354

Inquiry Number: 5599400.2s
March 22, 2019

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2800 CLUBHOUSE LANE
RICHLAND, WA 99354

COORDINATES

Latitude (North):	46.3222270 - 46° 19' 20.01''
Longitude (West):	119.3208340 - 119° 19' 15.00''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	321335.2
UTM Y (Meters):	5132249.5
Elevation:	395 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6004525 RICHLAND, WA
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150625
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2800 CLUBHOUSE LANE
RICHLAND, WA 99354

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HORN CREEK PH 3		ALLSITES	Higher	977, 0.185, SE
2	COPPERLEAF PHASE 2	HORN RAPIDS	ALLSITES	Lower	990, 0.188, SSW
3	LCR CONSTRUCTION	HWY 240	ALLSITES	Higher	1003, 0.190, North
4	GREYHAWK PHASE I		ALLSITES	Higher	1829, 0.346, WNW
5	SANDPIPER 2 SUBDIVIS		ALLSITES	Higher	1964, 0.372, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

HSL ---------- Hazardous Sites List

State- and tribal - equivalent CERCLIS

CSCSL ---------- Confirmed and Suspected Contaminated Sites List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST ---------- Leaking Underground Storage Tanks Site List
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
UST ---------- Underground Storage Tank Database
AST ---------- Aboveground Storage Tank Locations
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ---------- Institutional Control Site List

State and tribal voluntary cleanup sites

ICR ---------- Independent Cleanup Reports
INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Sites
PTAP ---------- PTAP Site Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---------- Recycling Facility List

SWTIRE ..... Solid Waste Tire Facilities
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
CDL ..... Clandestine Drug Lab Contaminated Site List
HIST CDL ..... List of Sites Contaminated by Clandestine Drug Labs
CSCSL NFA ..... Confirmed & Contaminated Sites - No Further Action
US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Reported Spills
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites

LEAD SMELTERS ---- Lead Smelter Sites
US AIRS ---- Aerometric Information Retrieval System Facility Subsystem
US MINES ---- Mines Master Index File
ABANDONED MINES ---- Abandoned Mines
FINDS ---- Facility Index System/Facility Registry System
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
ECHO ---- Enforcement & Compliance History Information
UXO ---- Unexploded Ordnance Sites
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
AIRS ---- Washington Emissions Data System
ASBESTOS ---- ASBESTOS
COAL ASH ---- Coal Ash Disposal Site Listing
DRYCLEANERS ---- Drycleaner List
Financial Assurance ---- Financial Assurance Information Listing
Inactive Drycleaners ---- Inactive Drycleaners
MANIFEST ---- Hazardous Waste Manifest Data
NPDES ---- Water Quality Permit System Data
UIC ---- Underground Injection Wells Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Information on facilities and sites of interest to the Department of Ecology.

A review of the ALLSITES list, as provided by EDR, and dated 10/30/2018 has revealed that there are 5 ALLSITES sites within approximately 0.5 miles of the target property.

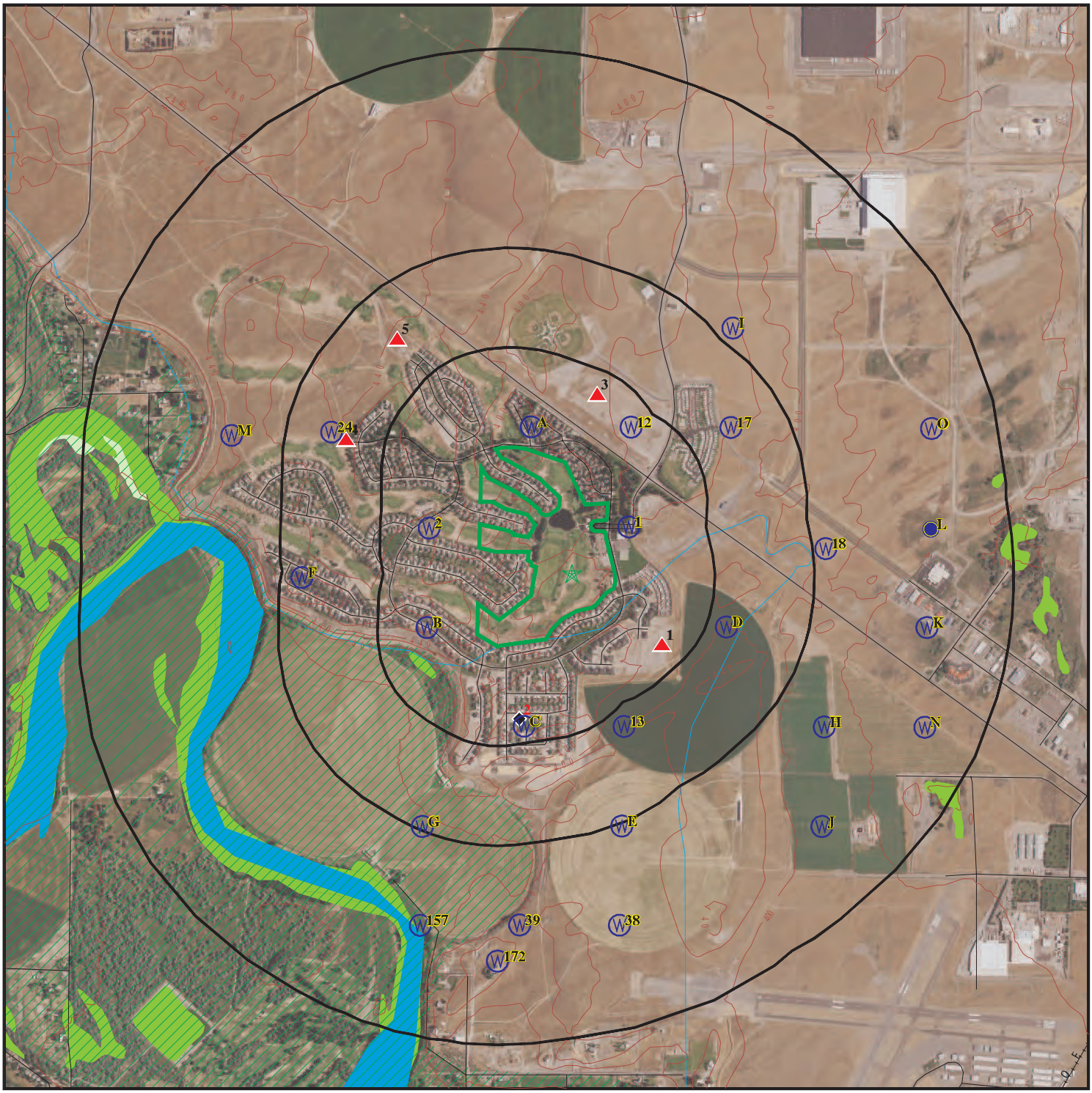
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HORN CREEK PH 3 Facility Id: 71880		SE 1/8 - 1/4 (0.185 mi.)	1	8
LCR CONSTRUCTION Facility Id: 4871	HWY 240	N 1/8 - 1/4 (0.190 mi.)	3	8
GREYHAWK PHASE I Facility Id: 15372		WNW 1/4 - 1/2 (0.346 mi.)	4	9
SANDPIPER 2 SUBDIVIS Facility Id: 20140		NW 1/4 - 1/2 (0.372 mi.)	5	9

Lower Elevation	Address	Direction / Distance	Map ID	Page
COPPERLEAF PHASE 2 Facility Id: 12392	HORN RAPIDS	SSW 1/8 - 1/4 (0.188 mi.)	2	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5599400.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Horn Rapids Golf Course	CLIENT:	Blue Mountain Env. Cons. Inc.
ADDRESS:	2800 Clubhouse Lane Richland WA 99354	CONTACT:	Yancy Meyer
		INQUIRY #:	5599400.2s
LAT/LONG:	46.322227 / 119.320834	DATE:	March 22, 2019 10:37 pm

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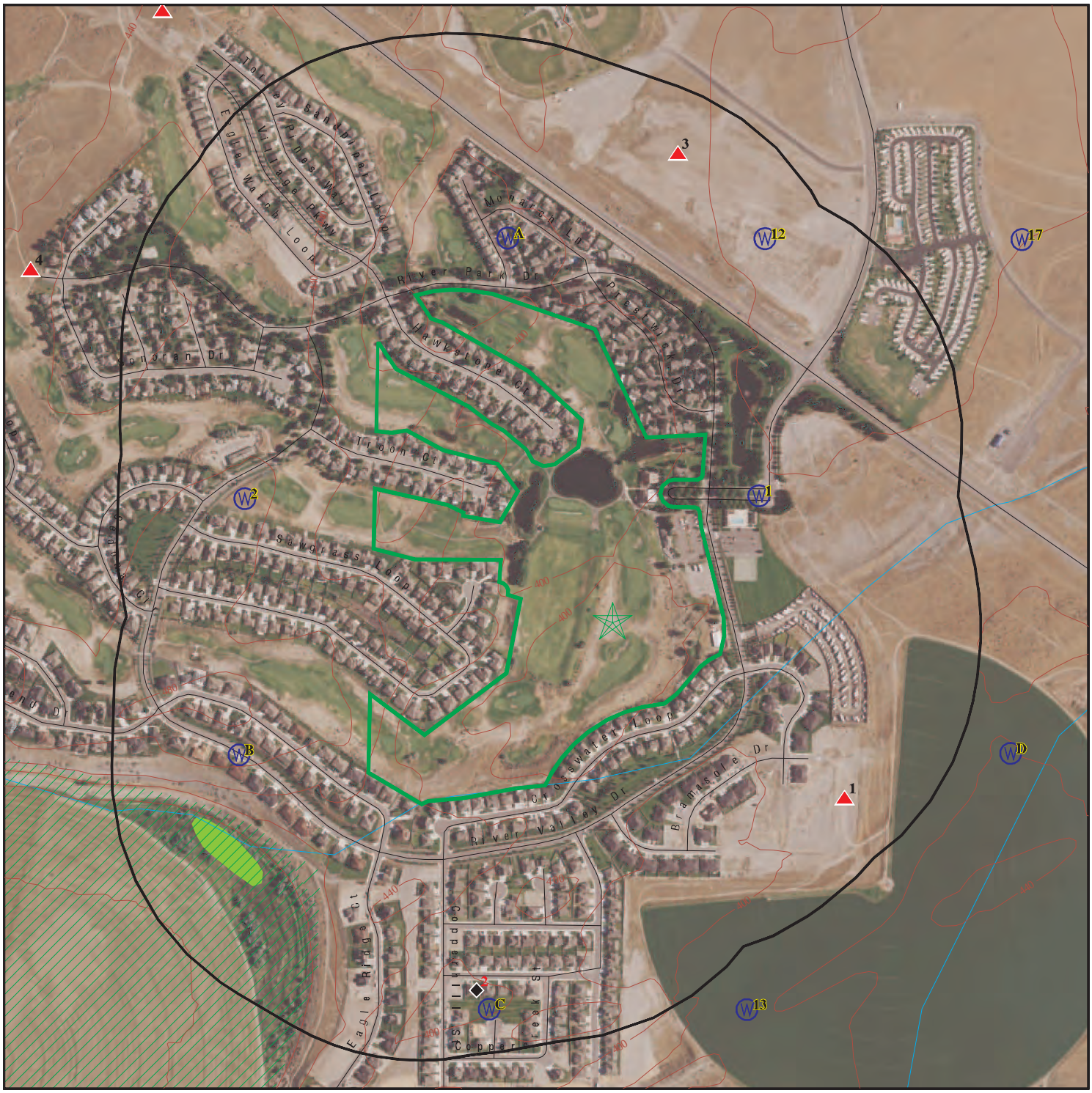
DETAIL MAP - 5599400.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/8 1/4 1/2 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Horn Rapids Golf Course	CLIENT:	Blue Mountain Env. Cons. Inc.
ADDRESS:	2800 Clubhouse Lane Richland WA 99354	CONTACT:	Yancy Meyer
		INQUIRY #:	5599400.2s
LAT/LONG:	46.322227 / 119.320834	DATE:	March 22, 2019 10:37 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
HSL	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
CSCSL	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
ICR	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
PTAP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
ALLSITES	0.500		0	3	2	NR	NR	5
CDL	0.001		0	NR	NR	NR	NR	0
HIST CDL	0.001		0	NR	NR	NR	NR	0
CSCSL NFA	0.500		0	0	0	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
Inactive Drycleaners	0.250		0	0	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	3	2	0	0	5

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SE
1/8-1/4
0.185 mi.
977 ft.

HORN CREEK PH 3
RICHLAND, WA 99352

ALLSITES **S121442520**
N/A

Relative:
Higher

Actual:
403 ft.

ALLSITES:
Facility Name: HORN CREEK PH 3
Facility Id: 71880

Interaction: 124782
Interaction 1: I
Interaction 2: CONSTSWGP
Ecology Program: WATQUAL
Program Data: PARIS
Facility Alt.: Horn Creek Ph 3
Program ID: No Permit
Date Interaction: 2017-11-21 00:00:00
Date Interaction 3: Construction SW GP
Latitude: 46.319716249000003
Longitude: -119.316112272

2
SSW
1/8-1/4
0.188 mi.
990 ft.

COPPERLEAF PHASE 2
HORN RAPIDS
RICHLAND, WA

ALLSITES **S110764489**
N/A

Relative:
Lower

Actual:
393 ft.

ALLSITES:
Facility Name: COPPERLEAF PHASE 2
Facility Id: 12392

Interaction: 96372
Interaction 1: I
Interaction 2: CONSTSWGP
Ecology Program: WATQUAL
Program Data: PARIS
Facility Alt.: COPPERLEAF PHASE 2
Program ID: WAR124847
Date Interaction: 2011-02-04 00:00:00
Date Interaction 3: Construction SW GP
Latitude: 46.316994139999998
Longitude: -119.32358590299999

3
North
1/8-1/4
0.190 mi.
1003 ft.

LCR CONSTRUCTION
HWY 240
RICHLAND, WA 99354

ALLSITES **S118821242**
N/A

Relative:
Higher

Actual:
405 ft.

ALLSITES:
Facility Name: LCR CONSTRUCTION
Facility Id: 4871

Interaction: 119137
Interaction 1: A

LCR CONSTRUCTION (Continued) **S118821242**

Interaction 2:	CONSTSWGP
Ecology Program:	WATQUAL
Program Data:	PARIS
Facility Alt.:	LCR Construction
Program ID:	WAR304481
Date Interaction:	2016-08-15 00:00:00
Date Interaction 3:	Construction SW GP
Latitude:	46.328812655999997
Longitude:	-119.319478295

4
WNW
1/4-1/2
0.346 mi.
1829 ft.

GREYHAWK PHASE I **ALLSITES** **S118493828**
RICHLAND, WA 99352 **N/A**

Relative:
Higher

Actual:
446 ft.

ALLSITES:

Facility Name:	GREYHAWK PHASE I
Facility Id:	15372
Interaction:	116266
Interaction 1:	I
Interaction 2:	CONSTSWGP
Ecology Program:	WATQUAL
Program Data:	PARIS
Facility Alt.:	Greyhawk Phase I
Program ID:	WAR303649
Date Interaction:	2015-12-31 00:00:00
Date Interaction 3:	Construction SW GP
Latitude:	46.327171362999998
Longitude:	-119.332657321

5
NW
1/4-1/2
0.372 mi.
1964 ft.

SANDPIPER 2 SUBDIVISION **ALLSITES** **S121304690**
RICHLAND, WA 99352 **N/A**

Relative:
Higher

Actual:
447 ft.

ALLSITES:

Facility Name:	SANDPIPER 2 SUBDIVISION
Facility Id:	20140
Interaction:	123423
Interaction 1:	A
Interaction 2:	CONSTSWGP
Ecology Program:	WATQUAL
Program Data:	PARIS
Facility Alt.:	Sandpiper 2 Subdivision
Program ID:	WAR305804
Date Interaction:	2017-06-30 00:00:00
Date Interaction 3:	Construction SW GP
Latitude:	46.330826999999999
Longitude:	-119.329966164

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: N/A
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: N/A
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: N/A
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 28

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 02/04/2019
Date Data Arrived at EDR: 02/08/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 28

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

HSL: Hazardous Sites List

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 09/07/2018
Date Made Active in Reports: 09/25/2018
Number of Days to Update: 18

Source: Department of Ecology
Telephone: 360-407-7200
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

State- and tribal - equivalent CERCLIS

CSCSL: Confirmed and Suspected Contaminated Sites List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-7200
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 02/12/2019
Number of Days to Update: 63

Source: Department of Ecology
Telephone: 360-407-6132
Last EDR Contact: 03/04/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tanks Site List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 01/30/2019
Number of Days to Update: 76

Source: Department of Ecology
Telephone: 360-407-7183
Last EDR Contact: 02/14/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 46
Source: Department of Ecology
Telephone: 360-407-7183
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

AST: Aboveground Storage Tank Locations
A listing of aboveground storage tank locations regulated by the Department of Ecology's Spill Prevention, Preparedness and Response Program.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 02/02/2016
Date Made Active in Reports: 05/03/2016
Number of Days to Update: 91
Source: Department of Ecology
Telephone: 360-407-7562
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Institutional Control Site List
Sites that have institutional controls.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-7170
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Sites
Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/28/2018
Number of Days to Update: 41

Source: Department of Ecology
Telephone: 360-407-7200
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

ICR: Independent Cleanup Reports
These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated by the Department of Ecology.

Date of Government Version: 12/01/2002
Date Data Arrived at EDR: 01/03/2003
Date Made Active in Reports: 01/22/2003
Number of Days to Update: 19

Source: Department of Ecology
Telephone: 360-407-7200
Last EDR Contact: 08/10/2009
Next Scheduled EDR Contact: 11/09/2009
Data Release Frequency: No Update Planned

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

PTAP: PTAP Site Listing
A list of sites accepted into the Petroleum Technical Assistance Program. The Petroleum Technical Assistance Program (PTAP) expands the state's ability to respond to the high customer demand to clean up petroleum contaminated sites. Under the PTAP, the Pollution Liability Insurance Agency (PLIA) may provide informal site-specific technical consultations and issue written opinion letters to persons conducting independent remedial actions at qualifying petroleum cleanup sites. PLIA may provide these services under the authority of RCW 70.149.040(9) and the Model Toxics Control Act (MTCA), Chapter 70.149 RCW and Chapter 173-340 WAC.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 01/30/2019
Number of Days to Update: 76

Source: Department of Ecology
Telephone: 360-407-0515
Last EDR Contact: 02/14/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Listing

A listing of brownfields sites included in the Confirmed & Suspected Sites Listing. Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-725-4030
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/19/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE: Solid Waste Tire Facilities

This study identified sites statewide with unauthorized accumulations of scrap tires.

Date of Government Version: 11/01/2005
Date Data Arrived at EDR: 03/16/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 28

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 09/08/2017
Next Scheduled EDR Contact: 12/18/2017
Data Release Frequency: Varies

SWRCY: Recycling Facility List

A llisting of recycling center locations.

Date of Government Version: 10/25/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 28

Source: Department of Ecology
Telephone: 360-407-6105
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SWTIRE 2: Solid Waste Tire Facilities 2

solid waste tire piles

Date of Government Version: 06/20/2017
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 05/30/2018
Number of Days to Update: 341

Source: Department of Ecology
Telephone: 425-649-7104
Last EDR Contact: 03/20/2019
Next Scheduled EDR Contact: 06/16/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

ALLSITES: Facility/Site Identification System Listing
Information on facilities and sites of interest to the Department of Ecology.

Date of Government Version: 10/30/2018
Date Data Arrived at EDR: 11/01/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 26
Source: Department of Ecology
Telephone: 360-407-6423
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Contaminated Site List

Illegal methamphetamine labs use hazardous chemicals that create public health hazards. Chemicals and residues can cause burns, respiratory and neurological damage, and death. Biological hazards associated with intravenous needles, feces, and blood also pose health risks.

Date of Government Version: 08/08/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/21/2018
Number of Days to Update: 37

Source: Department of Health
Telephone: 360-236-3380
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

HIST CDL: List of Sites Contaminated by Clandestine Drug Labs

This listing of contaminated sites by Clandestine Drug Labs includes non-remediated properties. The current CDL listing does not. This listing is no longer updated by the state agency.

Date of Government Version: 02/08/2007
Date Data Arrived at EDR: 06/26/2007
Date Made Active in Reports: 07/19/2007
Number of Days to Update: 23

Source: Department of Health
Telephone: 360-236-3381
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

CSCSL NFA: Confirmed and Contaminated Sites - No Further Action

This report contains information about sites that are undergoing cleanup and sites that are awaiting further investigation and/or cleanup. Sites on the Hazardous Sites List (see above) are included in this data set.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-7170
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/08/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 41

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

SPILLS: Reported Spills

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/19/2018
Date Made Active in Reports: 02/12/2019
Number of Days to Update: 55

Source: Department of Ecology
Telephone: 360-407-6950
Last EDR Contact: 03/04/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/23/2006
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2019
Date Data Arrived at EDR: 02/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/07/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 01/03/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/03/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/11/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 38

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/22/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/14/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/27/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/21/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/15/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 10

Source: EPA
Telephone: (206) 553-1200
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 03/01/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/05/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

AIRS (EMI): Washington Emissions Data System

Emissions inventory data.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/04/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-6040
Last EDR Contact: 02/25/2019
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Annually

ASBESTOS: Asbestos Notification Listing
Asbestos sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 02/12/2019
Number of Days to Update: 56

Source: Department of Labor & Industries
Telephone: 360-902-6209
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 12/07/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 02/12/2019
Number of Days to Update: 63

Source: Department of Ecology
Telephone: 360-407-6933
Last EDR Contact: 03/04/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List
A listing of registered drycleaners who registered with the Department of Ecology (using the SIC code of 7215 and 7216) as hazardous waste generators.

Date of Government Version: 10/24/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 33

Source: Department of Ecology
Telephone: 360-407-6732
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/27/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/30/2019
Number of Days to Update: 61

Source: Department of Ecology
Telephone: 360-586-1060
Last EDR Contact: 02/25/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/16/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/30/2019
Number of Days to Update: 72

Source: Department of Ecology
Telephone: 360-407-6754
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

Financial Assurance 3: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/15/2017
Date Data Arrived at EDR: 11/20/2017
Date Made Active in Reports: 01/04/2018
Number of Days to Update: 45

Source: Department of Ecology
Telephone: 360-407-6136
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: No Update Planned

INACTIVE DRYCLEANERS: Inactive Drycleaners
A listing of inactive drycleaner facility locations.

Date of Government Version: 10/24/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 33

Source: Department of Ecology
Telephone: 360-407-6732
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

WA MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/04/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 03/18/2019
Next Scheduled EDR Contact: 07/01/2019
Data Release Frequency: Annually

NPDES: Water Quality Permit System Data
A listing of permitted wastewater facilities.

Date of Government Version: 07/16/2018
Date Data Arrived at EDR: 07/20/2018
Date Made Active in Reports: 09/06/2018
Number of Days to Update: 48

Source: Department of Ecology
Telephone: 360-407-6073
Last EDR Contact: 03/08/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

UIC: Underground Injection Wells Listing
A listing of underground injection wells.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-6143
Last EDR Contact: 01/16/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

KING COUNTY:

LF KING: Abandoned Landfill Study in King County
The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/1985
Date Data Arrived at EDR: 11/07/1994
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: Seattle-King County Department of Public Health
Telephone: 206-296-4785
Last EDR Contact: 10/21/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SEATTLE COUNTY:

LF SEATTLE CITY: Abandoned Landfill Study in the City of Seattle
The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/1984
Date Data Arrived at EDR: 11/07/1994
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: Seattle - King County Department of Public Health
Telephone: 206-296-4785
Last EDR Contact: 10/21/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SEATTLE/KING COUNTY:

LF SEATTLE/KING: Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project
This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/1986
Date Data Arrived at EDR: 08/18/1995
Date Made Active in Reports: 09/20/1995
Number of Days to Update: 33

Source: Department of Public Health
Telephone: 206-296-4785
Last EDR Contact: 08/14/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SNOHOMISH COUNTY:

LF SNOHOMISH: Solid Waste Sites of Record at Snohomish Health District
Solid waste disposal and/or utilization sites in Snohomish County.

Date of Government Version: 11/16/2011
Date Data Arrived at EDR: 03/29/2012
Date Made Active in Reports: 05/03/2012
Number of Days to Update: 35

Source: Snohomish Health District
Telephone: 206-339-5250
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

TACOMA/PIERCE COUNTY:

LF TACOMA/PIERCE: Closed Landfill Survey
Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 09/01/2002
Date Data Arrived at EDR: 03/24/2003
Date Made Active in Reports: 05/14/2003
Number of Days to Update: 51

Source: Tacoma-Pierce County Health Department
Telephone: 206-591-6500
Last EDR Contact: 03/19/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/04/2019
Number of Days to Update: 20

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/30/2019
Date Made Active in Reports: 02/14/2019
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/30/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/11/2019
Next Scheduled EDR Contact: 06/24/2019
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Center Listing
Source: Department of Social & Health Services
Telephone: 253-383-1735

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Ecology
Telephone: 360-407-6121

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HORN RAPIDS GOLF COURSE
2800 CLUBHOUSE LANE
RICHLAND, WA 99354

TARGET PROPERTY COORDINATES

Latitude (North):	46.322227 - 46° 19' 20.02''
Longitude (West):	119.320834 - 119° 19' 15.00''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	321335.2
UTM Y (Meters):	5132249.5
Elevation:	395 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6004525 RICHLAND, WA
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

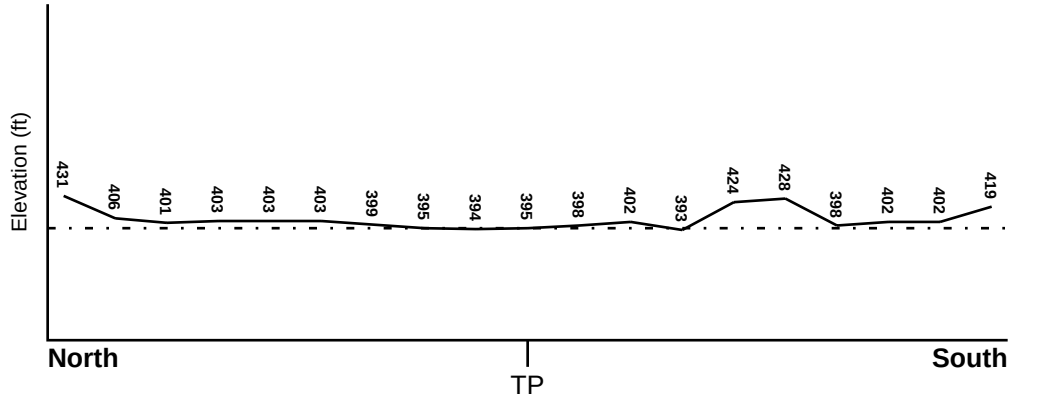
TOPOGRAPHIC INFORMATION

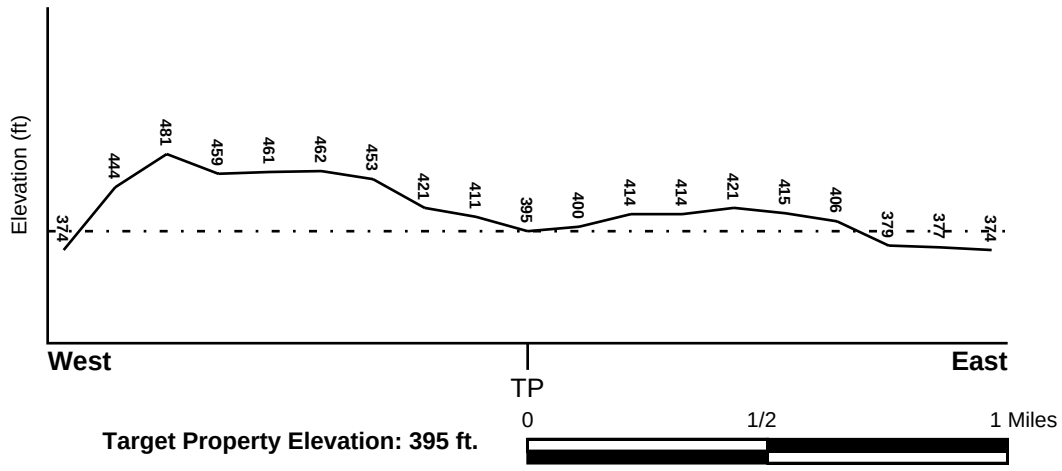
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





0 1/2 1 Miles

Target Property Elevation: 395 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
5355330010E	FEMA Q3 Flood data

Additional Panels in search area:	FEMA Source Type
5355330005E	FEMA Q3 Flood data
5302370455B	FEMA Q3 Flood data
5300140001B	FEMA Q3 Flood data
5302370465B	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
RICHLAND	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	KENNEWICK
Soil Surface Texture:	silt loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	12 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 8.40 Min: 7.40
2	12 inches	60 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 0.60 Min: 0.20	Max: 9.00 Min: 7.90

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: very stony - silt loam
fine sandy loam
loamy fine sand
fine sand
stony - fine sandy loam

Surficial Soil Types: very stony - silt loam
fine sandy loam
loamy fine sand
fine sand
stony - fine sandy loam

Shallow Soil Types: fine sandy loam
loamy fine sand
very fine sandy loam
fine sand

Deeper Soil Types: very gravelly - fine sandy loam
extremely cobbly - loam
stratified
very cobbly - loamy sand
extremely gravelly - sand
unweathered bedrock
indurated

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
18	USGS40001215388	1/2 - 1 Mile East
L154	USGS40001215403	1/2 - 1 Mile East
172	USGS40001215062	1/2 - 1 Mile South

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	WALOG1000128714	1/8 - 1/4 Mile NE
2	WALOG1000133480	1/4 - 1/2 Mile WNW
A3	WALOG1000638445	1/4 - 1/2 Mile NNW
A4	WALOG1000638469	1/4 - 1/2 Mile NNW
B5	WALOG1000588650	1/4 - 1/2 Mile WSW
B6	WALOG1000588649	1/4 - 1/2 Mile WSW
B7	WALOG1000588652	1/4 - 1/2 Mile WSW
B8	WALOG1000588655	1/4 - 1/2 Mile WSW
B9	WALOG1000588653	1/4 - 1/2 Mile WSW
C10	WALOG1000227256	1/4 - 1/2 Mile SSW
C11	WALOG1000559940	1/4 - 1/2 Mile SSW
12	WALOG1000277322	1/4 - 1/2 Mile NNE
13	WALOG1000132499	1/4 - 1/2 Mile SSE
D14	WALOG1000132497	1/4 - 1/2 Mile ESE
D15	WALOG1000638379	1/4 - 1/2 Mile ESE
D16	WALOG1000638425	1/4 - 1/2 Mile ESE
17	WALOG1000131147	1/2 - 1 Mile NE
E19	WALOG1000638438	1/2 - 1 Mile South
E20	WALOG1000638462	1/2 - 1 Mile South
F21	WA1100000003041	1/2 - 1 Mile West
F22	WA1100000003128	1/2 - 1 Mile West
F23	WA1100000003127	1/2 - 1 Mile West
24	WALOG1000134523	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
G25	WALOG1000130103	1/2 - 1 Mile SSW
G26	WALOG1000130102	1/2 - 1 Mile SSW
G27	WALOG1000230835	1/2 - 1 Mile SSW
G28	WALOG1000229933	1/2 - 1 Mile SSW
H29	WALOG1000135881	1/2 - 1 Mile ESE
H30	WALOG1000638401	1/2 - 1 Mile ESE
H31	WALOG1000638443	1/2 - 1 Mile ESE
I32	WALOG1000758060	1/2 - 1 Mile NNE
I33	WALOG1000758061	1/2 - 1 Mile NNE
I34	WALOG1000758053	1/2 - 1 Mile NNE
I35	WALOG1000758054	1/2 - 1 Mile NNE
I36	WALOG1000758052	1/2 - 1 Mile NNE
I37	WALOG1000758066	1/2 - 1 Mile NNE
38	WALOG1000132501	1/2 - 1 Mile South
39	WALOG1000131011	1/2 - 1 Mile South
J40	WALOG1000132500	1/2 - 1 Mile SE
J41	WALOG1000136267	1/2 - 1 Mile SE
J42	WALOG1000292020	1/2 - 1 Mile SE
K43	WALOG1000591220	1/2 - 1 Mile East
K44	WALOG1000591221	1/2 - 1 Mile East
K45	WALOG1000591222	1/2 - 1 Mile East
K46	WALOG1000591217	1/2 - 1 Mile East
K47	WALOG1000591218	1/2 - 1 Mile East
K48	WALOG1000591219	1/2 - 1 Mile East
K49	WALOG1000591223	1/2 - 1 Mile East
K50	WALOG1000591227	1/2 - 1 Mile East
K51	WALOG1000591228	1/2 - 1 Mile East
K52	WALOG1000591229	1/2 - 1 Mile East
K53	WALOG1000591224	1/2 - 1 Mile East
K54	WALOG1000591225	1/2 - 1 Mile East
K55	WALOG1000591226	1/2 - 1 Mile East
K56	WALOG1000591207	1/2 - 1 Mile East
K57	WALOG1000591208	1/2 - 1 Mile East
K58	WALOG1000591209	1/2 - 1 Mile East
K59	WALOG1000591204	1/2 - 1 Mile East
K60	WALOG1000591205	1/2 - 1 Mile East
K61	WALOG1000591206	1/2 - 1 Mile East
K62	WALOG1000591210	1/2 - 1 Mile East
K63	WALOG1000591214	1/2 - 1 Mile East
K64	WALOG1000591215	1/2 - 1 Mile East
K65	WALOG1000591216	1/2 - 1 Mile East
K66	WALOG1000591211	1/2 - 1 Mile East
K67	WALOG1000591212	1/2 - 1 Mile East
K68	WALOG1000591213	1/2 - 1 Mile East
K69	WALOG1000591246	1/2 - 1 Mile East
K70	WALOG1000591247	1/2 - 1 Mile East
K71	WALOG1000591248	1/2 - 1 Mile East
K72	WALOG1000591243	1/2 - 1 Mile East
K73	WALOG1000591244	1/2 - 1 Mile East
K74	WALOG1000591245	1/2 - 1 Mile East
K75	WALOG1000591249	1/2 - 1 Mile East
K76	WALOG1000591253	1/2 - 1 Mile East

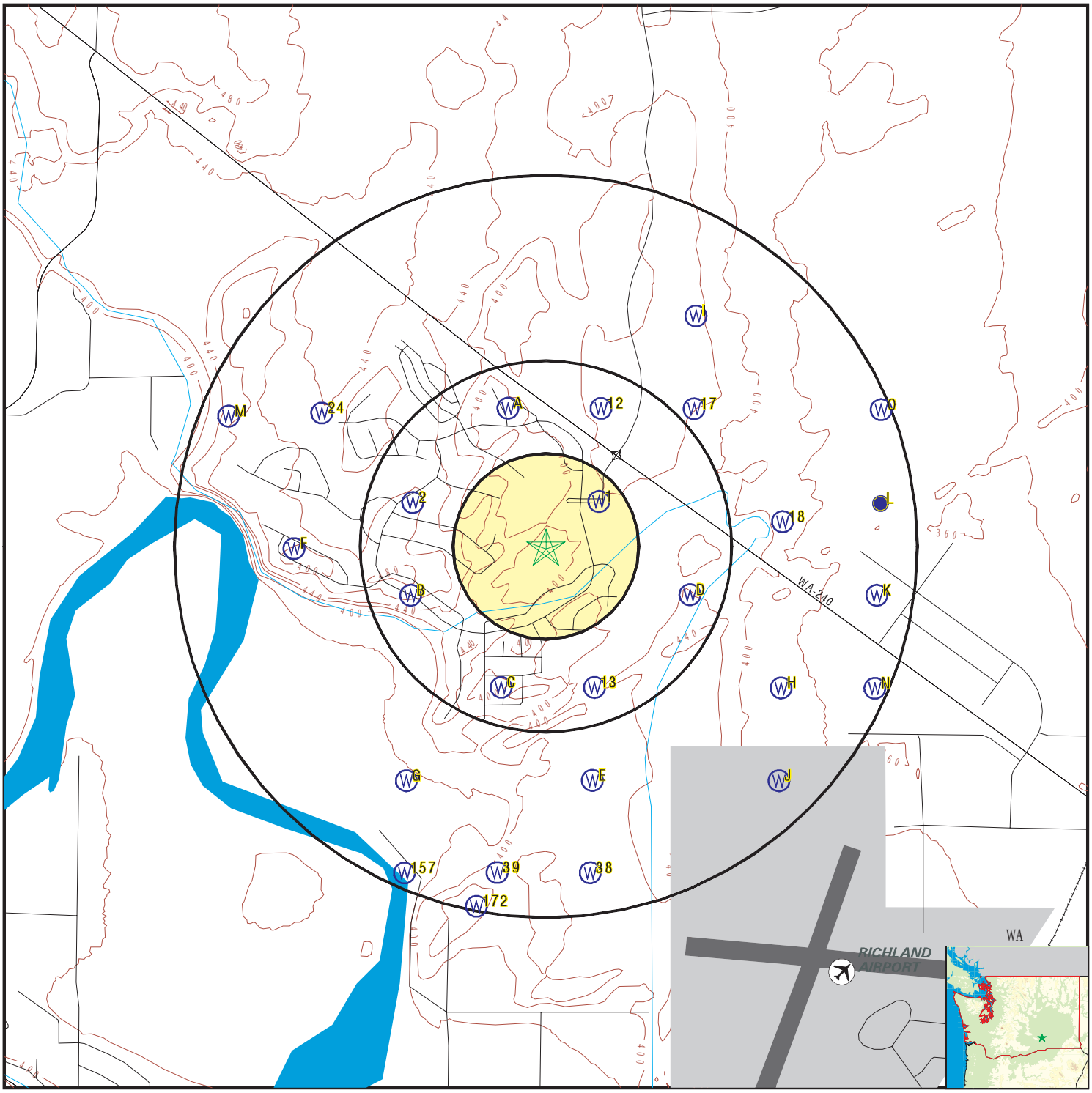
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
K77	WALOG1000591254	1/2 - 1 Mile East
K78	WALOG1000591255	1/2 - 1 Mile East
K79	WALOG1000591250	1/2 - 1 Mile East
K80	WALOG1000591251	1/2 - 1 Mile East
K81	WALOG1000591252	1/2 - 1 Mile East
K82	WALOG1000591233	1/2 - 1 Mile East
K83	WALOG1000591234	1/2 - 1 Mile East
K84	WALOG1000591235	1/2 - 1 Mile East
K85	WALOG1000591230	1/2 - 1 Mile East
K86	WALOG1000591231	1/2 - 1 Mile East
K87	WALOG1000591232	1/2 - 1 Mile East
K88	WALOG1000591236	1/2 - 1 Mile East
K89	WALOG1000591240	1/2 - 1 Mile East
K90	WALOG1000591241	1/2 - 1 Mile East
K91	WALOG1000591242	1/2 - 1 Mile East
K92	WALOG1000591237	1/2 - 1 Mile East
K93	WALOG1000591238	1/2 - 1 Mile East
K94	WALOG1000591239	1/2 - 1 Mile East
K95	WALOG1000591203	1/2 - 1 Mile East
K96	WALOG1000591166	1/2 - 1 Mile East
K97	WALOG1000591167	1/2 - 1 Mile East
K98	WALOG1000591168	1/2 - 1 Mile East
K99	WALOG1000588134	1/2 - 1 Mile East
K100	WALOG1000588135	1/2 - 1 Mile East
K101	WALOG1000588136	1/2 - 1 Mile East
K102	WALOG1000591169	1/2 - 1 Mile East
K103	WALOG1000591173	1/2 - 1 Mile East
K104	WALOG1000591174	1/2 - 1 Mile East
K105	WALOG1000591175	1/2 - 1 Mile East
K106	WALOG1000591170	1/2 - 1 Mile East
K107	WALOG1000591171	1/2 - 1 Mile East
K108	WALOG1000591172	1/2 - 1 Mile East
K109	WALOG1000588133	1/2 - 1 Mile East
K110	WALOG1000588122	1/2 - 1 Mile East
K111	WALOG1000588123	1/2 - 1 Mile East
K112	WALOG1000588124	1/2 - 1 Mile East
K113	WALOG1000584801	1/2 - 1 Mile East
K114	WALOG1000588120	1/2 - 1 Mile East
K115	WALOG1000588121	1/2 - 1 Mile East
K116	WALOG1000588125	1/2 - 1 Mile East
K117	WALOG1000588130	1/2 - 1 Mile East
K118	WALOG1000588131	1/2 - 1 Mile East
K119	WALOG1000588132	1/2 - 1 Mile East
K120	WALOG1000588126	1/2 - 1 Mile East
K121	WALOG1000588127	1/2 - 1 Mile East
K122	WALOG1000588129	1/2 - 1 Mile East
K123	WALOG1000591193	1/2 - 1 Mile East
K124	WALOG1000591194	1/2 - 1 Mile East
K125	WALOG1000591195	1/2 - 1 Mile East
K126	WALOG1000591190	1/2 - 1 Mile East
K127	WALOG1000591191	1/2 - 1 Mile East
K128	WALOG1000591192	1/2 - 1 Mile East

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
K129	WALOG1000591196	1/2 - 1 Mile East
K130	WALOG1000591200	1/2 - 1 Mile East
K131	WALOG1000591201	1/2 - 1 Mile East
K132	WALOG1000591202	1/2 - 1 Mile East
K133	WALOG1000591197	1/2 - 1 Mile East
K134	WALOG1000591198	1/2 - 1 Mile East
K135	WALOG1000591199	1/2 - 1 Mile East
K136	WALOG1000591189	1/2 - 1 Mile East
K137	WALOG1000591179	1/2 - 1 Mile East
K138	WALOG1000591180	1/2 - 1 Mile East
K139	WALOG1000591181	1/2 - 1 Mile East
K140	WALOG1000591176	1/2 - 1 Mile East
K141	WALOG1000591177	1/2 - 1 Mile East
K142	WALOG1000591178	1/2 - 1 Mile East
K143	WALOG1000591182	1/2 - 1 Mile East
K144	WALOG1000591186	1/2 - 1 Mile East
K145	WALOG1000591187	1/2 - 1 Mile East
K146	WALOG1000591188	1/2 - 1 Mile East
K147	WALOG1000591183	1/2 - 1 Mile East
K148	WALOG1000591184	1/2 - 1 Mile East
K149	WALOG1000591185	1/2 - 1 Mile East
L150	WALOG1000584863	1/2 - 1 Mile East
L151	WALOG1000584885	1/2 - 1 Mile East
L152	WALOG1000131015	1/2 - 1 Mile East
L153	WALOG1000584886	1/2 - 1 Mile East
M155	WALOG1000769625	1/2 - 1 Mile WNW
M156	WALOG1000227173	1/2 - 1 Mile WNW
157	WALOG1000584746	1/2 - 1 Mile SSW
N158	WALOG1000181895	1/2 - 1 Mile ESE
N159	WALOG1000181896	1/2 - 1 Mile ESE
N160	WALOG1000181894	1/2 - 1 Mile ESE
N161	WALOG1000132498	1/2 - 1 Mile ESE
N162	WALOG1000134485	1/2 - 1 Mile ESE
N163	WALOG1000181897	1/2 - 1 Mile ESE
N164	WALOG1000769620	1/2 - 1 Mile ESE
N165	WALOG1000769621	1/2 - 1 Mile ESE
N166	WALOG1000638461	1/2 - 1 Mile ESE
N167	WALOG1000298913	1/2 - 1 Mile ESE
N168	WALOG1000638459	1/2 - 1 Mile ESE
O169	WALOG1000584888	1/2 - 1 Mile ENE
O170	WALOG1000584887	1/2 - 1 Mile ENE
O171	WALOG1000584884	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 5599400.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Horn Rapids Golf Course	CLIENT:	Blue Mountain Env. Cons. Inc.
ADDRESS:	2800 Clubhouse Lane Richland WA 99354	CONTACT:	Yancy Meyer
		INQUIRY #:	5599400.2s
LAT/LONG:	46.322227 / 119.320834	DATE:	March 22, 2019 10:37 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

1
NE
1/8 - 1/4 Mile
Higher

WA WELLS **WALOG1000128714**

Database:	Ecology Well Logs	Well Log ID:	138173
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	22-JUN-93
Diameter:	8	Casing Depth:	50
Well Completion:	09-JUN-93	Well Owner:	COLUMBIA TRIANGLE VENTURES
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

2
WNW
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000133480**

Database:	Ecology Well Logs	Well Log ID:	143474
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	09-JAN-89
Diameter:	6	Casing Depth:	48
Well Completion:	10-NOV-88	Well Owner:	MR RIGBY
Well Type:	Water	Driller #:	0483
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

A3
NNW
1/4 - 1/2 Mile
Lower

WA WELLS **WALOG1000638445**

Database:	Ecology Well Logs	Well Log ID:	942225
Well Tag:	Not Reported	Project Tag:	FAE
Notice of Intent #:	SE52894	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	17
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Resource Protection	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

A4
NNW
1/4 - 1/2 Mile
Lower

WA WELLS **WALOG1000638469**

Database:	Ecology Well Logs	Well Log ID:	942250
Well Tag:	Not Reported	Project Tag:	FAE
Notice of Intent #:	AE29149	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	17

Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Decommisioning	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

B5
WSW **WA WELLS** **WALOG1000588650**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	853402
Well Tag:	BBJ935	Project Tag:	Not Reported
Notice of Intent #:	GE00416	Date Received:	01-APR-13
Diameter:	5	Casing Depth:	181
Well Completion:	20-MAR-13	Well Owner:	Jessica Morales | Sun River Electric
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

B6
WSW **WA WELLS** **WALOG1000588649**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	853401
Well Tag:	BBJ936	Project Tag:	Not Reported
Notice of Intent #:	GE00416	Date Received:	01-APR-13
Diameter:	5	Casing Depth:	181
Well Completion:	20-MAR-13	Well Owner:	Jessica Morales | Sun River Electric
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

B7
WSW **WA WELLS** **WALOG1000588652**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	853406
Well Tag:	BBJ934	Project Tag:	Not Reported
Notice of Intent #:	GE00416	Date Received:	01-APR-13
Diameter:	5	Casing Depth:	181
Well Completion:	20-MAR-13	Well Owner:	Jessica Morales | Sun River Electric
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

B8
WSW
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000588655**

Database:	Ecology Well Logs	Well Log ID:	853411
Well Tag:	BBJ932	Project Tag:	Not Reported
Notice of Intent #:	GE00416	Date Received:	01-APR-13
Diameter:	5	Casing Depth:	181
Well Completion:	20-MAR-13	Well Owner:	Jessica Morales | Sun River Electric
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

B9
WSW
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000588653**

Database:	Ecology Well Logs	Well Log ID:	853408
Well Tag:	BBJ933	Project Tag:	Not Reported
Notice of Intent #:	GE00416	Date Received:	01-APR-13
Diameter:	5	Casing Depth:	181
Well Completion:	20-MAR-13	Well Owner:	Jessica Morales | Sun River Electric
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

C10
SSW
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000227256**

Database:	Ecology Well Logs	Well Log ID:	296530
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	13-OCT-88
Diameter:	6	Casing Depth:	60
Well Completion:	20-DEC-87	Well Owner:	JOHN RECTOR
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

C11
SSW
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000559940**

Database:	Ecology Well Logs	Well Log ID:	795169
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	13-OCT-88
Diameter:	6	Casing Depth:	60

Well Completion:	21-DEC-87	Well Owner:	JOHN RECTOR
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

12
NNE **WA WELLS** **WALOG1000277322**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	354665
Well Tag:	ACF340	Project Tag:	Not Reported
Notice of Intent #:	R027254	Date Received:	15-JUL-99
Diameter:	0	Casing Depth:	60
Well Completion:	06-JUN-97	Well Owner:	OREGON METALLURGICAL CORP
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

13
SSE **WA WELLS** **WALOG1000132499**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	142379
Well Tag:	BIF504	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	12-NOV-92
Diameter:	8	Casing Depth:	34
Well Completion:	21-OCT-92	Well Owner:	LAMB/WESTON
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

D14
ESE **WA WELLS** **WALOG1000132497**
1/4 - 1/2 Mile
Higher

Database:	Ecology Well Logs	Well Log ID:	142377
Well Tag:	BIF506	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	12-NOV-92
Diameter:	8	Casing Depth:	61
Well Completion:	27-OCT-92	Well Owner:	LAMB/WESTON
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D15
ESE
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000638379**

Database:	Ecology Well Logs	Well Log ID:	942129
Well Tag:	Not Reported	Project Tag:	P2
Notice of Intent #:	SE52900	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	72
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Resource Protection	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

D16
ESE
1/4 - 1/2 Mile
Higher

WA WELLS **WALOG1000638425**

Database:	Ecology Well Logs	Well Log ID:	942204
Well Tag:	Not Reported	Project Tag:	P2
Notice of Intent #:	AE29155	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	72
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Decommisioning	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

17
NE
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000131147**

Database:	Ecology Well Logs	Well Log ID:	140903
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	22-OCT-92
Diameter:	2	Casing Depth:	25
Well Completion:	28-SEP-92	Well Owner:	INTERSTATE NUCLEAR SERVICES
Well Type:	Water	Driller #:	1847
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

18
East
1/2 - 1 Mile
Lower

FED USGS **USGS40001215388**

Organization ID:	USGS-WA		
Organization Name:	USGS Washington Water Science Center		
Monitor Location:	10N/28E-28H01	Type:	Well
Description:	Not Reported	HUC:	17030003

Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19490201
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1949-02-01
Feet below surface:	14.94	Feet to sea level:	Not Reported
Note:	Not Reported		

E19
South
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000638438**

Database:	Ecology Well Logs	Well Log ID:	942218
Well Tag:	Not Reported	Project Tag:	P1NE
Notice of Intent #:	AE29154	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	58
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Decommisioning	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

E20
South
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000638462**

Database:	Ecology Well Logs	Well Log ID:	942243
Well Tag:	Not Reported	Project Tag:	P1NE
Notice of Intent #:	SE52899	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	58
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Resource Protection	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

F21
West
1/2 - 1 Mile
Higher

WA WELLS **WA1100000003041**

Database:	Water Wells	PWS ID:	04171
Source #:	01	Source Name:	Well 01
Source Status:	Inactive	Source Type:	Ground Water - Well
Source Use:	Permanent	Date Source Effective:	01/01/1970
Date Source Inactive:	04/01/1986	Water Resource Inventory Area:	Lower Yakima
Well Depth:	38	Source Susceptibility:	Not Reported
System Name:	RIGBY, MARRINER #1	Public Water System Group:	A
System Type:	Community Water System	Full Time Res Pop:	23
Total Population Served:	23	Total Connections:	10
PWS Status:	Inactive	Residential Connections:	10

DOE Well Tag:	Not Reported	Capacity (GPM):	150
Influenced by Droughts:	Not Reported	Influenced by Flooding:	Not Reported
Influenced by Surface Water:	U		

F22
West
1/2 - 1 Mile
Higher

WA WELLS **WA1100000003128**

Database:	Water Wells	PWS ID:	04178
Source #:	02	Source Name:	Lourie Rigby Well
Source Status:	Inactive	Source Type:	Ground Water - Well
Source Use:	Permanent	Date Source Effective:	01/01/1970
Date Source Inactive:	03/24/2003	Water Resource Inventory Area:	Lower Yakima
Well Depth:	30	Source Susceptibility:	Not Reported
System Name:	RIGBY, MARRINER WATER SYSTEM		
Public Water System Group:	B	System Type:	Group B Water System
Full Time Res Pop:	20	Total Population Served:	20
Total Connections:	8	PWS Status:	Inactive
Residential Connections:	8	DOE Well Tag:	Not Reported
Capacity (GPM):	50	Influenced by Droughts:	Not Reported
Influenced by Flooding:	Not Reported	Influenced by Surface Water:	U

F23
West
1/2 - 1 Mile
Higher

WA WELLS **WA1100000003127**

Database:	Water Wells	PWS ID:	04178
Source #:	01	Source Name:	Carolyn Rigby Well
Source Status:	Inactive	Source Type:	Ground Water - Well
Source Use:	Permanent	Date Source Effective:	01/01/1970
Date Source Inactive:	03/24/2003	Water Resource Inventory Area:	Lower Yakima
Well Depth:	35	Source Susceptibility:	Not Reported
System Name:	RIGBY, MARRINER WATER SYSTEM		
Public Water System Group:	B	System Type:	Group B Water System
Full Time Res Pop:	20	Total Population Served:	20
Total Connections:	8	PWS Status:	Inactive
Residential Connections:	8	DOE Well Tag:	Not Reported
Capacity (GPM):	60	Influenced by Droughts:	Not Reported
Influenced by Flooding:	Not Reported	Influenced by Surface Water:	U

24
WNW
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000134523**

Database:	Ecology Well Logs	Well Log ID:	144651
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	20-JUN-91
Diameter:	6	Casing Depth:	40
Well Completion:	04-MAY-91	Well Owner:	RIGBY
Well Type:	Water	Driller #:	0483
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
G25 **SSW** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000130103**

Database:	Ecology Well Logs	Well Log ID:	139728
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	20-APR-93
Diameter:	16	Casing Depth:	20
Well Completion:	30-MAR-93	Well Owner:	EVERGREEN MOBILE COMPANY
Well Type:	Water	Driller #:	1030
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

G26
SSW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000130102**

Database:	Ecology Well Logs	Well Log ID:	139727
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	A021002	Date Received:	11-AUG-93
Diameter:	16	Casing Depth:	16
Well Completion:	29-JUL-93	Well Owner:	Evergreen Mobile Company
Well Type:	Decommisioning	Driller #:	2109
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

G27
SSW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000230835**

Database:	Ecology Well Logs	Well Log ID:	303391
Well Tag:	AGB035	Project Tag:	Not Reported
Notice of Intent #:	W136628	Date Received:	29-AUG-01
Diameter:	6	Casing Depth:	160
Well Completion:	22-AUG-01	Well Owner:	JOHN GEETING
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

G28
SSW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000229933**

Database:	Ecology Well Logs	Well Log ID:	302467
Well Tag:	AGB008	Project Tag:	Not Reported
Notice of Intent #:	W114897	Date Received:	28-APR-01
Diameter:	6	Casing Depth:	365

Well Completion:	20-APR-01	Well Owner:	ROGER DOWLE
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

H29
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000135881**

Database:	Ecology Well Logs	Well Log ID:	146198
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	28-JUN-93
Diameter:	6	Casing Depth:	89
Well Completion:	01-JUN-93	Well Owner:	VAIL MAXWEELL
Well Type:	Water	Driller #:	0483
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

H30
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000638401**

Database:	Ecology Well Logs	Well Log ID:	942163
Well Tag:	Not Reported	Project Tag:	FBW
Notice of Intent #:	SE52901	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	43
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Resource Protection	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

H31
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000638443**

Database:	Ecology Well Logs	Well Log ID:	942223
Well Tag:	Not Reported	Project Tag:	FBW
Notice of Intent #:	AE29156	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	43
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Decommisioning	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
I32 **NNE** **1/2 - 1 Mile** **Higher**	**WA WELLS**	**WALOG1000758060**

Database:	Ecology Well Logs	Well Log ID:	1615895
Well Tag:	Not Reported	Project Tag:	Hole 1
Notice of Intent #:	SE59661	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50
Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
I33 **NNE** **1/2 - 1 Mile** **Higher**	**WA WELLS**	**WALOG1000758061**

Database:	Ecology Well Logs	Well Log ID:	1615896
Well Tag:	Not Reported	Project Tag:	Hole 2
Notice of Intent #:	AE39369	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50
Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Decommisioning	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
I34 **NNE** **1/2 - 1 Mile** **Higher**	**WA WELLS**	**WALOG1000758053**

Database:	Ecology Well Logs	Well Log ID:	1615888
Well Tag:	Not Reported	Project Tag:	Hole 1
Notice of Intent #:	AE39369	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50
Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Decommisioning	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
I35 **NNE** **1/2 - 1 Mile** **Higher**	**WA WELLS**	**WALOG1000758054**

Database:	Ecology Well Logs	Well Log ID:	1615889
Well Tag:	Not Reported	Project Tag:	Hole 3
Notice of Intent #:	AE39369	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50

Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Decommisioning	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

I36
NNE
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000758052**

Database:	Ecology Well Logs	Well Log ID:	1615887
Well Tag:	Not Reported	Project Tag:	Hole 3
Notice of Intent #:	SE59661	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50
Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

I37
NNE
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000758066**

Database:	Ecology Well Logs	Well Log ID:	1615901
Well Tag:	Not Reported	Project Tag:	Hole 2
Notice of Intent #:	SE59661	Date Received:	21-FEB-17
Diameter:	8	Casing Depth:	50
Well Completion:	16-SEP-16	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	3075
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

38
South
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000132501**

Database:	Ecology Well Logs	Well Log ID:	142381
Well Tag:	BIF507	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	12-NOV-92
Diameter:	8	Casing Depth:	80
Well Completion:	27-OCT-92	Well Owner:	LAMB/WESTON
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
39 **South** **1/2 - 1 Mile** **Higher**	**WA WELLS**	**WALOG1000131011**

Database:	Ecology Well Logs	Well Log ID:	140741
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	11-JUL-80
Diameter:	6	Casing Depth:	130
Well Completion:	24-FEB-78	Well Owner:	HERBERT N PEDERSON
Well Type:	Water	Driller #:	0176
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

	Database	EDR ID Number
J40 **SE** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000132500**

Database:	Ecology Well Logs	Well Log ID:	142380
Well Tag:	BIF508	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	12-NOV-92
Diameter:	8	Casing Depth:	30
Well Completion:	23-OCT-92	Well Owner:	LAMB/WESTON
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
J41 **SE** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000136267**

Database:	Ecology Well Logs	Well Log ID:	146647
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	23-MAY-88
Diameter:	6	Casing Depth:	205
Well Completion:	15-MAY-88	Well Owner:	WILLIAM BALLARD
Well Type:	Water	Driller #:	0483
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
J42 **SE** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000292020**

Database:	Ecology Well Logs	Well Log ID:	372414
Well Tag:	AKH909	Project Tag:	Not Reported
Notice of Intent #:	W170309	Date Received:	26-NOV-03
Diameter:	6	Casing Depth:	365

Well Completion:	19-JUL-03	Well Owner:	DON KLAGES
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K43
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591220**

Database:	Ecology Well Logs	Well Log ID:	858556
Well Tag:	BHT635	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	28.3
Well Completion:	18-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K44
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591221**

Database:	Ecology Well Logs	Well Log ID:	858558
Well Tag:	BHT634	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22
Well Completion:	15-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K45
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591222**

Database:	Ecology Well Logs	Well Log ID:	858560
Well Tag:	BHT633	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	21.3
Well Completion:	19-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K46
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591217**

Database:	Ecology Well Logs	Well Log ID:	858550
Well Tag:	BHT638	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	24
Well Completion:	19-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K47
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591218**

Database:	Ecology Well Logs	Well Log ID:	858552
Well Tag:	BHT637	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	25.7
Well Completion:	18-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K48
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591219**

Database:	Ecology Well Logs	Well Log ID:	858554
Well Tag:	BHT636	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	25.3
Well Completion:	18-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K49
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591223**

Database:	Ecology Well Logs	Well Log ID:	858562
Well Tag:	BHT632	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22.7

Well Completion:	14-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K50
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591227**

Database:	Ecology Well Logs	Well Log ID:	858569
Well Tag:	BHT628	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	23
Well Completion:	13-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K51
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591228**

Database:	Ecology Well Logs	Well Log ID:	858571
Well Tag:	BHT627	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	28.5
Well Completion:	13-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K52
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591229**

Database:	Ecology Well Logs	Well Log ID:	858573
Well Tag:	BHT626	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	23.4
Well Completion:	12-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K53
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591224**

Database:	Ecology Well Logs	Well Log ID:	858564
Well Tag:	BHT631	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	23.8
Well Completion:	14-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K54
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591225**

Database:	Ecology Well Logs	Well Log ID:	858565
Well Tag:	BHT630	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22
Well Completion:	14-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K55
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591226**

Database:	Ecology Well Logs	Well Log ID:	858567
Well Tag:	BHT629	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22
Well Completion:	13-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K56
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591207**

Database:	Ecology Well Logs	Well Log ID:	858530
Well Tag:	BHT648	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	24

Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K57
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591208**

Database:	Ecology Well Logs	Well Log ID:	858532
Well Tag:	BHT647	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	21.7
Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K58
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591209**

Database:	Ecology Well Logs	Well Log ID:	858534
Well Tag:	BHT646	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22.2
Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K59
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591204**

Database:	Ecology Well Logs	Well Log ID:	858524
Well Tag:	BHT651	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	15.8
Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K60
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591205**

Database:	Ecology Well Logs	Well Log ID:	858526
Well Tag:	BHT650	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22.4
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K61
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591206**

Database:	Ecology Well Logs	Well Log ID:	858528
Well Tag:	BHT649	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	17.5
Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K62
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591210**

Database:	Ecology Well Logs	Well Log ID:	858536
Well Tag:	BHT645	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	24.4
Well Completion:	21-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K63
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591214**

Database:	Ecology Well Logs	Well Log ID:	858544
Well Tag:	BHT641	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	23

Well Completion:	20-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K64
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591215**

Database:	Ecology Well Logs	Well Log ID:	858546
Well Tag:	BHT640	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	24.6
Well Completion:	19-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K65
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591216**

Database:	Ecology Well Logs	Well Log ID:	858548
Well Tag:	BHT639	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	25.3
Well Completion:	19-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K66
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591211**

Database:	Ecology Well Logs	Well Log ID:	858538
Well Tag:	BHT644	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	20
Well Completion:	20-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
K67 **East** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000591212**

Database:	Ecology Well Logs	Well Log ID:	858540
Well Tag:	BHT643	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	19.5
Well Completion:	20-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
K68 **East** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000591213**

Database:	Ecology Well Logs	Well Log ID:	858542
Well Tag:	BHT642	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	23.2
Well Completion:	20-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
K69 **East** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000591246**

Database:	Ecology Well Logs	Well Log ID:	858607
Well Tag:	BHT609	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.9
Well Completion:	05-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

	Database	EDR ID Number
K70 **East** **1/2 - 1 Mile** **Lower**	**WA WELLS**	**WALOG1000591247**

Database:	Ecology Well Logs	Well Log ID:	858609
Well Tag:	BHT608	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22.8

Well Completion:	05-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K71
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591248**

Database:	Ecology Well Logs	Well Log ID:	858611
Well Tag:	BHT607	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.6
Well Completion:	05-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K72
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591243**

Database:	Ecology Well Logs	Well Log ID:	858601
Well Tag:	BHT612	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	21.7
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K73
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591244**

Database:	Ecology Well Logs	Well Log ID:	858603
Well Tag:	BHT611	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K74
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591245**

Database:	Ecology Well Logs	Well Log ID:	858605
Well Tag:	BHT610	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22.7
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K75
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591249**

Database:	Ecology Well Logs	Well Log ID:	858613
Well Tag:	BHT606	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.3
Well Completion:	05-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K76
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591253**

Database:	Ecology Well Logs	Well Log ID:	858621
Well Tag:	BHT602	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	12.8
Well Completion:	04-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K77
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591254**

Database:	Ecology Well Logs	Well Log ID:	858623
Well Tag:	BHT601	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	21.6

Well Completion:	04-FEB-13	Well Owner:	City Of Richland
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K78
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591255**

Database:	Ecology Well Logs	Well Log ID:	858624
Well Tag:	BHT662	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K79
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591250**

Database:	Ecology Well Logs	Well Log ID:	858615
Well Tag:	BHT605	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	20.5
Well Completion:	05-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K80
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591251**

Database:	Ecology Well Logs	Well Log ID:	858617
Well Tag:	BHT604	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	18.3
Well Completion:	04-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

K81
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591252**

Database:	Ecology Well Logs	Well Log ID:	858619
Well Tag:	BHT603	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	18.2
Well Completion:	04-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K82
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591233**

Database:	Ecology Well Logs	Well Log ID:	858581
Well Tag:	BHT622	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	21.3
Well Completion:	08-FEB-13	Well Owner:	City Of Richland
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K83
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591234**

Database:	Ecology Well Logs	Well Log ID:	858583
Well Tag:	BHT621	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	21.5
Well Completion:	07-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K84
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591235**

Database:	Ecology Well Logs	Well Log ID:	858585
Well Tag:	BHT620	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	15.4

Well Completion:	07-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K85
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591230**

Database:	Ecology Well Logs	Well Log ID:	858575
Well Tag:	BHT625	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22.7
Well Completion:	11-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K86
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591231**

Database:	Ecology Well Logs	Well Log ID:	858577
Well Tag:	BHT623	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	25
Well Completion:	13-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K87
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591232**

Database:	Ecology Well Logs	Well Log ID:	858579
Well Tag:	BHT624	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22.8
Well Completion:	13-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K88
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591236**

Database:	Ecology Well Logs	Well Log ID:	858587
Well Tag:	BHT619	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	14.6
Well Completion:	07-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K89
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591240**

Database:	Ecology Well Logs	Well Log ID:	858595
Well Tag:	BHT615	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	25
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K90
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591241**

Database:	Ecology Well Logs	Well Log ID:	858597
Well Tag:	BHT614	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K91
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591242**

Database:	Ecology Well Logs	Well Log ID:	858599
Well Tag:	BHT613	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	20.1

Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K92
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591237**

Database:	Ecology Well Logs	Well Log ID:	858589
Well Tag:	BHT618	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16.4
Well Completion:	07-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K93
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591238**

Database:	Ecology Well Logs	Well Log ID:	858591
Well Tag:	BHT617	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	12
Well Completion:	07-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K94
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591239**

Database:	Ecology Well Logs	Well Log ID:	858593
Well Tag:	BHT616	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	23
Well Completion:	06-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K95
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591203**

Database:	Ecology Well Logs	Well Log ID:	858522
Well Tag:	BHT652	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	20
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K96
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591166**

Database:	Ecology Well Logs	Well Log ID:	858449
Well Tag:	BHT690	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	15.5
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K97
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591167**

Database:	Ecology Well Logs	Well Log ID:	858451
Well Tag:	BHT689	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	17
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K98
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591168**

Database:	Ecology Well Logs	Well Log ID:	858453
Well Tag:	BHT688	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18.8

Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K99
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588134**

Database:	Ecology Well Logs	Well Log ID:	852413
Well Tag:	BHT607	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.6
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K100
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588135**

Database:	Ecology Well Logs	Well Log ID:	852415
Well Tag:	BHT606	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.3
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K101
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588136**

Database:	Ecology Well Logs	Well Log ID:	852416
Well Tag:	BHT613	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	20.1
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K102
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591169**

Database:	Ecology Well Logs	Well Log ID:	858455
Well Tag:	BHT687	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	21.6
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K103
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591173**

Database:	Ecology Well Logs	Well Log ID:	858463
Well Tag:	BHT683	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	18.8
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K104
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591174**

Database:	Ecology Well Logs	Well Log ID:	858465
Well Tag:	BHT682	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18.8
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K105
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591175**

Database:	Ecology Well Logs	Well Log ID:	858467
Well Tag:	BHT681	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	20.7

Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K106
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591170**

Database:	Ecology Well Logs	Well Log ID:	858457
Well Tag:	BHT686	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K107
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591171**

Database:	Ecology Well Logs	Well Log ID:	858459
Well Tag:	BHT685	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	16.4
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K108
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591172**

Database:	Ecology Well Logs	Well Log ID:	858461
Well Tag:	BHT684	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	20.3
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K109
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588133**

Database:	Ecology Well Logs	Well Log ID:	852411
Well Tag:	BHT608	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22.8
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K110
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588122**

Database:	Ecology Well Logs	Well Log ID:	852389
Well Tag:	BHT619	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	14.6
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K111
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588123**

Database:	Ecology Well Logs	Well Log ID:	852391
Well Tag:	BHT618	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16.4
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K112
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588124**

Database:	Ecology Well Logs	Well Log ID:	852393
Well Tag:	BHT617	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	12

Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K113
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584801**

Database:	Ecology Well Logs	Well Log ID:	845463
Well Tag:	ALJ245	Project Tag:	Not Reported
Notice of Intent #:	RE06952	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	15
Well Completion:	11-APR-12	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K114
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588120**

Database:	Ecology Well Logs	Well Log ID:	852386
Well Tag:	BHT621	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	21.5
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K115
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588121**

Database:	Ecology Well Logs	Well Log ID:	852387
Well Tag:	BHT620	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	15.4
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

K116
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588125**

Database:	Ecology Well Logs	Well Log ID:	852395
Well Tag:	BHT616	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22.4
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K117
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588130**

Database:	Ecology Well Logs	Well Log ID:	852405
Well Tag:	BHT611	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	22
Well Completion:	22-FEB-13	Well Owner:	City Of Richland
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K118
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588131**

Database:	Ecology Well Logs	Well Log ID:	852407
Well Tag:	BHT610	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	22
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K119
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588132**

Database:	Ecology Well Logs	Well Log ID:	852409
Well Tag:	BHT609	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24.9

Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K120
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588126**

Database:	Ecology Well Logs	Well Log ID:	852397
Well Tag:	BHT615	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	25
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K121
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588127**

Database:	Ecology Well Logs	Well Log ID:	852399
Well Tag:	BHT614	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	24
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K122
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000588129**

Database:	Ecology Well Logs	Well Log ID:	852403
Well Tag:	BHT612	Project Tag:	Not Reported
Notice of Intent #:	A307001	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	21.7
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K123
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591193**

Database:	Ecology Well Logs	Well Log ID:	858503
Well Tag:	BHT663	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K124
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591194**

Database:	Ecology Well Logs	Well Log ID:	858505
Well Tag:	BHT661	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	20.5
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K125
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591195**

Database:	Ecology Well Logs	Well Log ID:	858507
Well Tag:	BHT660	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	18.6
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K126
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591190**

Database:	Ecology Well Logs	Well Log ID:	858497
Well Tag:	BHT666	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	17.5

Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K127
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591191**

Database:	Ecology Well Logs	Well Log ID:	858499
Well Tag:	BHT665	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19.5
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K128
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591192**

Database:	Ecology Well Logs	Well Log ID:	858501
Well Tag:	BHT664	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	17
Well Completion:	23-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K129
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591196**

Database:	Ecology Well Logs	Well Log ID:	858509
Well Tag:	BHT659	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	17.2
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K130
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591200**

Database:	Ecology Well Logs	Well Log ID:	858517
Well Tag:	BHT655	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K131
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591201**

Database:	Ecology Well Logs	Well Log ID:	858518
Well Tag:	BHT654	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16.5
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K132
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591202**

Database:	Ecology Well Logs	Well Log ID:	858520
Well Tag:	BHT653	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K133
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591197**

Database:	Ecology Well Logs	Well Log ID:	858511
Well Tag:	BHT658	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18.7

Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K134
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591198**

Database:	Ecology Well Logs	Well Log ID:	858513
Well Tag:	BHT657	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	18.3
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K135
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591199**

Database:	Ecology Well Logs	Well Log ID:	858515
Well Tag:	BHT656	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19
Well Completion:	22-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K136
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591189**

Database:	Ecology Well Logs	Well Log ID:	858495
Well Tag:	BHT667	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16.9
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K137
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591179**

Database:	Ecology Well Logs	Well Log ID:	858475
Well Tag:	BHT677	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	17.4
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K138
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591180**

Database:	Ecology Well Logs	Well Log ID:	858477
Well Tag:	BHT676	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	17.7
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K139
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591181**

Database:	Ecology Well Logs	Well Log ID:	858479
Well Tag:	BHT675	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	19.6
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K140
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591176**

Database:	Ecology Well Logs	Well Log ID:	858469
Well Tag:	BHT680	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18.4

Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K141
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591177**

Database:	Ecology Well Logs	Well Log ID:	858471
Well Tag:	BHT679	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19.5
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K142
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591178**

Database:	Ecology Well Logs	Well Log ID:	858473
Well Tag:	BHT678	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19
Well Completion:	26-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K143
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591182**

Database:	Ecology Well Logs	Well Log ID:	858481
Well Tag:	BHT674	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	17.4
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K144
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591186**

Database:	Ecology Well Logs	Well Log ID:	858489
Well Tag:	BHT670	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	15
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K145
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591187**

Database:	Ecology Well Logs	Well Log ID:	858491
Well Tag:	BHT669	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	19.8
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K146
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591188**

Database:	Ecology Well Logs	Well Log ID:	858493
Well Tag:	BHT668	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	12	Casing Depth:	16.8
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K147
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591183**

Database:	Ecology Well Logs	Well Log ID:	858483
Well Tag:	BHT673	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	17.8

Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K148
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591184**

Database:	Ecology Well Logs	Well Log ID:	858485
Well Tag:	BHT672	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	18.4
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

K149
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000591185**

Database:	Ecology Well Logs	Well Log ID:	858487
Well Tag:	BHT671	Project Tag:	Not Reported
Notice of Intent #:	DE01227	Date Received:	04-MAR-13
Diameter:	16	Casing Depth:	16
Well Completion:	25-FEB-13	Well Owner:	City Of Richland | Rotschy Inc
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

L150
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584863**

Database:	Ecology Well Logs	Well Log ID:	845581
Well Tag:	ALJ244	Project Tag:	Not Reported
Notice of Intent #:	RE06951	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	15
Well Completion:	11-APR-12	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L151
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584885**

Database:	Ecology Well Logs	Well Log ID:	845623
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	AE17025	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	0
Well Completion:	11-APR-12	Well Owner:	City of Richland | Shannon & Wilson
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

L152
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000131015**

Database:	Ecology Well Logs	Well Log ID:	140745
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	24-FEB-78
Diameter:	6	Casing Depth:	130
Well Completion:	24-FEB-78	Well Owner:	HERBERT N PEDERSON
Well Type:	Water	Driller #:	0176
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

L153
East
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584886**

Database:	Ecology Well Logs	Well Log ID:	845625
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	SE45031	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	20
Well Completion:	11-APR-12	Well Owner:	City of Richland | Shannon & Wilson
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

L154
East
1/2 - 1 Mile
Lower

FED USGS **USGS40001215403**

Organization ID:	USGS-WA		
Organization Name:	USGS Washington Water Science Center		
Monitor Location:	10N/28E-27E01	Type:	Well
Description:	Not Reported	HUC:	17020016

Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19780201
Well Depth:	130	Well Depth Units:	ft
Well Hole Depth:	130	Well Hole Depth Units:	ft

M155
WNW
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000769625**

Database:	Ecology Well Logs	Well Log ID:	1630005
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	AE43234	Date Received:	12-JUN-17
Diameter:	0	Casing Depth:	0
Well Completion:	06-JUN-17	Well Owner:	NorthStone Richland
Well Type:	Decommisioning	Driller #:	2819
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

M156
WNW
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000227173**

Database:	Ecology Well Logs	Well Log ID:	296446
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	01-APR-93
Diameter:	2	Casing Depth:	78
Well Completion:	16-MAR-93	Well Owner:	HORN RAPIDS TRIANGLE DEVELOPMENT
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

157
SSW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584746**

Database:	Ecology Well Logs	Well Log ID:	845366
Well Tag:	BAR786	Project Tag:	Not Reported
Notice of Intent #:	W268481	Date Received:	31-JAN-13
Diameter:	8	Casing Depth:	380
Well Completion:	24-MAR-09	Well Owner:	Earl Moore
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

N158
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000181895**

Database:	Ecology Well Logs	Well Log ID:	207555
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	26-MAR-93
Diameter:	8	Casing Depth:	50
Well Completion:	25-FEB-93	Well Owner:	CITY OF RICHLAND
Well Type:	Resource Protection	Driller #:	1888
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N159
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000181896**

Database:	Ecology Well Logs	Well Log ID:	207556
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	26-MAR-93
Diameter:	8	Casing Depth:	25
Well Completion:	23-FEB-93	Well Owner:	CITY OF RICHLAND
Well Type:	Resource Protection	Driller #:	1888
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N160
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000181894**

Database:	Ecology Well Logs	Well Log ID:	207554
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	26-MAR-93
Diameter:	8	Casing Depth:	40
Well Completion:	01-MAR-93	Well Owner:	CITY OF RICHLAND
Well Type:	Resource Protection	Driller #:	1888
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N161
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000132498**

Database:	Ecology Well Logs	Well Log ID:	142378
Well Tag:	BIF509	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	12-NOV-92
Diameter:	8	Casing Depth:	20

Well Completion:	22-OCT-92	Well Owner:	LAMB/WESTON
Well Type:	Resource Protection	Driller #:	1827
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N162
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000134485**

Database:	Ecology Well Logs	Well Log ID:	144607
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	31-OCT-90
Diameter:	0	Casing Depth:	0
Well Completion:	Not Reported	Well Owner:	RICHLAND
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N163
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000181897**

Database:	Ecology Well Logs	Well Log ID:	207557
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	Not Reported
Diameter:	8	Casing Depth:	25
Well Completion:	Not Reported	Well Owner:	CITY OF RICHLAND
Well Type:	Resource Protection	Driller #:	1888
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N164
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000769620**

Database:	Ecology Well Logs	Well Log ID:	1630000
Well Tag:	BJB784	Project Tag:	Not Reported
Notice of Intent #:	GE00730	Date Received:	12-JUN-17
Diameter:	6	Casing Depth:	150
Well Completion:	02-JUN-17	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	2792
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

N165
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000769621**

Database:	Ecology Well Logs	Well Log ID:	1630001
Well Tag:	BJB783	Project Tag:	Not Reported
Notice of Intent #:	GE00730	Date Received:	12-JUN-17
Diameter:	6	Casing Depth:	150
Well Completion:	30-MAY-17	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	2792
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N166
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000638461**

Database:	Ecology Well Logs	Well Log ID:	942242
Well Tag:	Not Reported	Project Tag:	FC
Notice of Intent #:	AE29148	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	22
Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Decommisioning	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N167
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000298913**

Database:	Ecology Well Logs	Well Log ID:	379670
Well Tag:	AKH927	Project Tag:	Not Reported
Notice of Intent #:	W160923	Date Received:	12-MAY-04
Diameter:	6	Casing Depth:	40
Well Completion:	14-APR-04	Well Owner:	TED MEIR
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

N168
ESE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000638459**

Database:	Ecology Well Logs	Well Log ID:	942239
Well Tag:	Not Reported	Project Tag:	FC
Notice of Intent #:	SE52893	Date Received:	22-OCT-14
Diameter:	6	Casing Depth:	22

Well Completion:	10-OCT-14	Well Owner:	ConAgra Foods Lamb Weston
Well Type:	Resource Protection	Driller #:	3162
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

O169
ENE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584888**

Database:	Ecology Well Logs	Well Log ID:	845629
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	SE45030	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	20
Well Completion:	11-APR-12	Well Owner:	City of Richland | Shannon & Wilson
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

O170
ENE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584887**

Database:	Ecology Well Logs	Well Log ID:	845627
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	AE17024	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	0
Well Completion:	11-APR-12	Well Owner:	City of Richland | Shannon & Wilson
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

O171
ENE
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000584884**

Database:	Ecology Well Logs	Well Log ID:	845621
Well Tag:	ALJ243	Project Tag:	Not Reported
Notice of Intent #:	RE06950	Date Received:	07-JAN-13
Diameter:	8.5	Casing Depth:	15
Well Completion:	12-APR-12	Well Owner:	City of Richland
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	40

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
FED USGS	**USGS40001215062**

172
South
1/2 - 1 Mile
Higher

Organization ID:	USGS-WA		
Organization Name:	USGS Washington Water Science Center		
Monitor Location:	10N/28E-33E01	Type:	Well
Description:	Not Reported	HUC:	17030003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19780201
Well Depth:	130	Well Depth Units:	ft
Well Hole Depth:	130	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1978-02-24
Feet below surface:	10	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for BENTON County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for BENTON COUNTY, WA

Number of sites tested: 56

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.943 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.774 pCi/L	86%	10%	4%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Ecology
Telephone: 360-407-6121

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Wells
Source: Department of Health
Telephone: 360-236-3148
Group A and B well locations.

Water Well Listing
Source: Public Utility District
Telephone: 206-779-7656
A listing of water well locations in Kitsap County.

Ecology Well Logs
Source: Department of Ecology
Telephone: 360-407-7294
Point geodatabase with a record for each Ecology well report. Points are located by quarter quarter section centroid. Points contain all well report types including water wells, resource protection wells, and decommissioned wells.

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Listing
Source: Department of Natural Resources
Telephone: 360-902-1450
Locations that represent oil and gas test well sites in Washington State from 1890 to present.

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix E:

Qualifications

Mr. Meyer holds a B.S. in Chemistry from Southern Oregon University, and he is an accredited Asbestos Hazard Emergency Response Act (AHERA) Building Inspector since January 2003 (#3509-06-17-05), and a Washington and Oregon USTS Site Assessor (ICC#5226971, OR#24070) and an Oregon Soil Matrix cleanup specialist (#24270) since 2004. Mr. Meyer has also been certified as a Level II Wastewater Treatment Operator, and he has current HAZWOPER certification.

EP Certification: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.

AAI Certification: I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mr. Trabusiner holds a BS in Environmental Engineering from Nova University in Florida, and he has been an accredited Asbestos Hazard Emergency Response Act (AHERA) Building Inspector since 1993 (#3509-06-17-02), Washington and Oregon USTs Site Assessor (#14359) and certified as an Oregon Soil Matrix cleanup specialist (#14360) since 1993. Mr. Trabusiner also has been a Certified Environmental Specialist with the National Environmental Assessment Association since 1995 (#1418), and has been working in his field since 1987.

EP Certification: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.

AAI Certification: I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Peter Trabusiner, Environmental Professional

Appendix F:

Additional Documentation

Benton County Property Search

Property Search Results > 299749 HJBT PROPERTIES LLC for Year 2018 - 2019

Property

Account

Property ID:	299749	Legal Description:	THAT PORTION OF THE FOLLOWING LEGAL DESCRIPTION LYING WITHIN SECTION 28: THAT PORTION OF THE WEST HALF OF SECTION 28 AND A PORTION OF THE EAST HALF OF THE EAST HALF SECTION 29, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89°22’08” EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 210.81 FEET TO A POINT ON THE SOUTHERLY RIGHT

OF WAY LINE OF STATE ROUTE 240; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROUTE 240 SOUTH 52°35’15” EAST FOR A DISTANCE OF 92.39 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTHEASTERLY, ALONG THE ARC OF 10085.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°03’39”, (THE RADIUS OF WHICH BEARS NORTH 37°24’45” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53°07’05” EAST, FOR A CHORD DISTANCE OF 186.73 FEET) FOR AN ARC DISTANCE OF 186.73 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROUTE 240, SOUTH 36°21’06” WEST, 255.00 FEET; THENCE SOUTH 29°38’50” EAST, 475.39 FEET;

THENCE SOUTH 11°11’50” WEST 77.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET FROM THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIUS; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID RIVER PARK DRIVE, SOUTH 11°11’50” WEST, 84.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET FROM THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIVER PARK DRIVE, SOUTH 82°18’42” EAST, 101.11 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY

LINE OF SAID RIVER PARK DRIVE, SOUTH 71°52’40” EAST, 553.94 FEET; THENCE SOUTH 26°15’46” EAST, 619.15 FEET; THENCE NORTH 86°21’24” EAST, 303.06 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY OF HORN RAPIDS DRIVE, SAID POINT BEING 42.00 FEET WESTERLY OF THE CENTERLINE OF SAID HORN RAPIDS DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY OF SAID HORN RAPIDS DRIVE THE FOLLOWING COURSES: THENCE SOUTH 03°23’49” WEST, 201.19 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°22’11” (THE RADIUS OF WHICH BEARS NORTH 86°36’11” WEST, THE LONG CHORD OF WHICH BEARS SOUTH 46°34’55” WEST FOR A

CHORD DISTANCE OF 34.22 FEET) OR AN ARC DISTANCE OF 37.69 FEET; THENCE SOUTH 89°46’00” WEST, 116.49 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 180°00’07” (THE RADIUS OF WHICH BEARS SOUTH 00°14’00” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 00°14’04” EAST FOR A CHORD DISTANCE OF 150.00 FEET) FOR AN ARC DISTANCE OF 235.62 FEET; THENCE NORTH 89°46’00” EAST, 104.46 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°11’32” (THE RADIUS OF WHICH BEARS SOUTH 00°14’00” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 45°08’14” EAST FOR A CHORD DISTANCE OF 35.41 FEET)

FOR AN ARC DISTANCE OF 39.35 FEET; THENCE ALONG THE ARC OF A 342.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°04’55” (THE RADIUS OF WHICH BEARS NORTH 89°57’32” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 07°34’55” EAST FOR A CHORD DISTANCE OF 89.76 FEET) FOR AN ARC DISTANCE OF 90.02 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HORN RAPIDS DRIVE SOUTH 15°07’22”EAST, 424.60 FEET; THENCE, ALONG THE ARC OF A 388.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 97°56’42” (THE RADIUS OF WHICH BEARS SOUTH 74°52’38” WEST, THE LONG CHORD OF WHICH BEARS SOUTH 33°50’59” WEST FOR A CHORD DISTANCE OF 585.41 FEET) FOR AN ARC

DISTANCE OF 663.27 FEET; THENCE ALONG THE ARC OF A 722.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°56’50” (THE RADIUS OF WHICH BEARS SOUTH 07°10’40” EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53°20’54” WEST FOR A CHORD DISTANCE OF 710.48 FEET) FOR AN ARC DISTANCE OF 742.81 FEET; THENCE SOUTH 83°56’26” WEST, 40.30 FEET; THENCE SOUTH 83°04’23” WEST, 110.04 FEET; THENCE SOUTH 77°26’48” WEST, 152.67 FEET; THENCE SOUTH 79°54’22” WEST, 126.03 FEET; THENCE SOUTH 84°26’20” WEST, 177.93 FEET; THENCE SOUTH 65°16’56” WEST, 35.54 FEET; THENCE NORTH 60°20’53” WEST, 384.38 FEET; THENCE NORTH 53°34’19” WEST, 685.29 FEET; THENCE NORTH

74°58’21” WEST, 531.27 FEET; THENCE NORTHERLY, ALONG THE ARC OF A 378.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°09’32” (THE LONG CHORD OF WHICH BEARS NORTH 08°32’50” EAST FOR A CHORD DISTANCE OF 53.78 FEET) FOR AN ARC DISTANCE OF 53.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIVER VALLEY DRIVE, SAID POINT BEING 42.00 FEET EASTERLY OF THE CENTERLINE OF SAID RIVER VALLEY DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIALLY; THENCE NORTH 12°37’36” EAST, 136.47 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 80°29’00” EAST, 779.61 FEET; THENCE SOUTH 53°23’05” EAST, 748.90 FEET; THENCE NORTH

52°06’57” EAST, 532.40 FEET; THENCE NORTH 10°05’41” EAST, 395.69 FEET; THENCE NORTH 73°32’05” WEST, 70.67 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 102°57’42” (THE RADIUS OF WHICH BEARS NORTH 73°32’05” WEST, THE LONG CHORD OF WHICH BEARS NORTH 35°00’57” WEST FOR A CHORD DISTANCE OF 78.24 FEET) FOR AN ARC DISTANCE OF 89.85 FEET; THENCE NORTH 03°30’12” EAST, 116.78 FEET; THENCE SOUTH 89°17’26” WEST, 444.69 FEET; THENCE NORTH 76°22’48” WEST, 1068.34 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVER VALLEY DRIVE, SAID POINT BEING 42.00 FEET EASTERLY OF THE CENTERLINE OF SAID RIVER VALLEY DRIVE WHEN

MEASURED AT RIGHT ANGLES OR RADIAL; THENCE FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE THE FOLLOWING COURSES: THENCE NORTHEASTERLY, ALONG THE ARC OF A 658.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°22’18” (THE RADIUS OF WHICH BEARS SOUTH 46°56’40” EAST, THE LONG CHORD OF WHICH BEARS NORTH 48°55’18” EAST FOR A CHORD DISTANCE OF 141.80 FEET) FOR AN ARC DISTANCE OF 142.08 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A 608.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°13’09” (THE RADIUS OF WHICH BEARS SOUTH 34°53’33” EAST, THE LONG CHORD OF WHICH BEARS NORTH 60°13’02” EAST FOR A

CHORD DISTANCE OF 108.30 FEET) FOR AN ARC DISTANCE OF 108.44 FEET; THENCE NORTH 65°19’36” EAST, 147.35 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A 442.00 FEET RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°20’28” (THE RADIUS OF WHICH BEARS NORTH 24°40’24” WEST, THE LONG CHORD OF WHICH BEARS NORTH 58°09’22” EAST FOR A CHORD DISTANCE OF 110.34 FEET) FOR AN ARC DISTANCE OF 110.63 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 58°25’13” EAST, 169.74 FEET; THENCE SOUTH 65°21’38” EAST, 85.61 FEET; THENCE SOUTH 77°45’45” EAST, 559.82 FEET; THENCE SOUTH 65°34’15” EAST, 90.29 FEET; THENCE SOUTH

12°02’08” WEST, 17.65 FEET; THENCE SOUTH 81°12’58” EAST, 198.99 FEET; THENCE NORTH 28°52’00” EAST, 189.93 FEET; THENCE NORTH 36°11’52” WEST, 94.26 FEET; THENCE NORTH 38°03’16” WEST, 83.31 FEET; THENCE NORTH 76°34’18” WEST, 291.05 FEET; THENCE NORTH 62°44’22” WEST, 213.55 FEET; THENCE SOUTH 81°00’01” WEST, 77.68 FEET; THENCE NORTH 86°10’15” WEST, 202.11 FEET; THENCE NORTH 54°03’41” WEST, 74.38 FEET; THENCE NORTH 23°48’47” EAST, 20.51 FEET; THENCE NORTH 57°24’01” WEST, 84.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE THE FOLLOWING COURSES: THENCE

NORTHERLY, ALONG THE ARC OF A 442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°23’53” (THE RADIUS OF WHICH BEARS NORTH 78°24’22” WEST, THE LONG CHORD OF WHICH BEARS NORTH 11°23’42” EAST FOR A CHORD DISTANCE OF 3.07 FEET) FOR AN ARC DISTANCE OF 3.07 FEET; THENCE NORTHERLY, ALONG THE ARC OF A 550.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°02’03” (THE RADIUS OF WHICH BEARS NORTH 78°29’03” WEST, THE LONG CHORD OF WHICH BEARS NORTH 05°49’20” WEST FOR A CHORD DISTANCE OF 321.92 FEET) FOR AN ARC DISTANCE OF 326.71 FEET; THENCE NORTH 22°50’20” WEST, 29.53 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT

RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00’00” (THE RADIUS OF WHICH BEARS NORTH 67°09’40” EAST, THE LONG CHORD OF WHICH BEARS NORTH 22°09’40” EAST FOR A CHORD DISTANCE OF 35.36 FEET FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 67°09’40” EAST, 206.25 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 34°06’02” EAST, 319.76 FEET; THENCE SOUTH 63°26’06” EAST, 418.39 FEET; THENCE SOUTH 53°58’44” EAST, 152.01 FEET; THENCE SOUTH 62°38’53” EAST, 67.86 FEET; THENCE SOUTH 50°41’54” EAST, 152.24 FEET; THENCE SOUTH 27°08’42” EAST, 31.99 FEET; THENCE SOUTH 33°27’22” EAST, 37.53 FEET; THENCE SOUTH 66°06’46” EAST,

62.74 FEET; THENCE NORTH 80°21’23” EAST, 60.09 FEET; THENCE NORTH 53°05’20” EAST, 153.28 FEET; THENCE NORTH 06°31’51” EAST, 144.52 FEET; THENCE NORTH 48°19’25” WEST, 376.86 FEET; THENCE NORTH 61°23’27” WEST, 508.82 FEET; THENCE NORTH 72°12’48” WEST, 60.18 FEET; THENCE NORTH 34°37’42” WEST, 136.13 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER PARK DRIVE, SAID POINT BEING 42.00 FEET SOUTHERLY OF THE CENTERLINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIVER PARK DRIVE, ALONG THE ARC OF THE 658.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°29’17” (THE

RADIUS OF WHICH BEARS SOUTH 17°47’59” EAST, THE LONG CHORD OF WHICH BEARS NORTH 84°56’40” EAST FOR A CHORD DISTANCE OF 290.30 FEET) FOR AN ARC DISTANCE OF 292.71 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING: 73.01 ACRES OF LAND, MORE OR LESS. TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF APPARENT OR OF RECORD. (PER RECORD SURVEY #3664, AF#2006-033490, 10/10/2006) EXCEPT ANY PORTION LYING WITHIN THE PLAT OF CROSSWATER, RECORDED IN VOLUME 15 OF PLATS AT PAGE 348, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2007-038453, 11/27/2007. EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST

QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00¦30'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 780.77 FEET; THENCE LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SOUTH 60¦20'53" EAST, 241.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 60¦06'17" EAST, 26.45 FEET; THENCE NORTH 65¦41'19" EAST, 1357.19 FEET; THENCE NORTH

86¦29'21" EAST, 211.44 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF A 388.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33¦45'47" (THE RADIUS OF WHICH BEARS NORTH 40¦56'27" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 65¦56'26" WEST FOR A CHORD DISTANCE OF 225.35 FEET) FOR AN ARC DISTANCE OF 228.64 FEET; THENCE CONTINUING, SOUTHWESTERLY, ALONG THE ARC OF A 722.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58¦56'50", (THE RADIUS OF WHICH BEARS SOUTH 07¦10'40" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 53¦20'54" WEST FOR A CHORD DISTANCE OF 710.48 FEET) FOR AN ARC DISTANCE OF 742.81 FEET; THENCE SOUTH

83¦56'26" WEST, 40.30 FEET; THENCE SOUTH 83¦04'23" WEST, 110.04 FEET; THENCE SOUTH 77¦26'48" WEST 152.67 FEET; THENCE SOUTH 79¦54'22" WEST, 126.03 FEET; THENCE SOUTH 84¦26'20" WEST, 177.93 FEET; THENCE SOUTH 65¦16'56" WEST, 35.54 FEET; THENCE NORTH 60¦20'53" WEST, 72.78 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 159883 SQUARE FEET OR 3.67 ACRES OF LAND, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A WATERLINE EASEMENT, ALSO TOGETHER WITH AND SUBJECT TO A 30-FOOT WIDE SLOPE EASEMENT. SWD, AF #2005-026862 (8/9/2005). LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LEGAL: That portion of the Northeast quarter of the Southwest quarter of Section 28, Township 10

North, Range 28 East, Willamette Meridian, Benton County, Washington described as follows: Beginning at the Northeast corner of the Southwest quarter of said Section 28; Thence South 89¦19'49" West along the North line of the Southwest quarter of said Section 28 for a distance of 1142.49 feet; Thence leaving the North line of the Southwest quarter of said Section 28, South 00¦40'11" East, 417.72 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly boundary of "Tract 3, Columbia Golf Associates parcel" as shown in Book 1 of Surveys, page 3561 and as described under Benton County Auditors File No. 2005-043675, Records of Benton County, Washington; Thence following the Southerly boundary of said "Tract 3, Northeasterly

along the arc of a 388.00-foot radius non-tangent curve to the left (the radius of which bears North 13¦05'15" West) through a central angle of 58¦54'57" for an arc distance of 398.97 feet; Thence leaving the Southerly boundary of said "Tract 3", Southwesterly along the arc of a 350.00-foot radius non-tangent curve to the left (the radius of which bears North 72¦00'13" West) through a central angle of 28¦30'43" for an arc distance of 174.17 feet; Thence South 38¦20'09" West, 132.12 feet; Thence South 51¦24'52" West, 79.68 feet to the TRUE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record. QCD, AF #2007-037392 (11/15/2007).

Parcel # / Geo ID:	128082000001005	Agent Code:	
Type:	Real		

Tax Area:	R1 - R1	Land Use Code	74
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	10	Section:	28
Range:	28	Legal Acres:	54.9801

Location

Address:	2800 CLUBHOUSE LN RICHLAND, WA 99352-2189	Mapsco:	
Neighborhood:	Horn Rapids Community	Map ID:	
Neighborhood CD:	670200		

Owner

Name:	HJBT PROPERTIES LLC	Owner ID:	421485
Mailing Address:	1611 SUNSET ST RICHLAND, WA 99354	% Ownership:	100.0000000000%
		Exemptions:	

Owner

Name:	HJBT PROPERTIES LLC	Owner ID:	421485
Mailing Address:	1611 SUNSET ST RICHLAND, WA 99354	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2019 - 72797 (Balance)	$2768.15	$9.00	$0.00	$0.00	$2777.15

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 03/27/2019

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

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

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2019	72797	$2777.26	$2777.15	$0.00	$0.00	$2777.26	$2777.15
▸ Statement Details							
2018	72964	$3319.74	$3319.64	$0.00	$0.00	$6639.38	$0.00

Values

Taxing Jurisdiction

Improvement / Building

Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).

141342 - $23,182.45 - DG - 03/15/2019 - Benton County

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS DO ALL PAGES ARE FULLY COMPLETED

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	11	Primary Commercial/Indust Land	54.9800	2394929.00	0.00	0.00	$494,820	$0

Roll Value History

Deed and Sales History

Payout Agreement

Assessor Website Treasurer Website Mapping Website

Website version: 9.0.45.1012

Database last updated on: 3/27/2019 3:21 AM

© N. Harris Computer Corporation

LEGAL DESCRIPTION
PROPOSED R3 ZONING

THAT PORTION SECTION 28 TOWNSHIP 10 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, SITUATE IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 47, PLAT OF PRESTWICK AT HORN RAPIDS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 17, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF RIVER PARK DRIVE; THENCE SOUTH 03°23'22" WEST 201.23 FEET ALONG SAID WESTERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 37.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°22'11" TO THE NORTHERLY RIGHT OF WAY MARGIN OF HORN RAPIDS DRIVE; THENCE SOUTH 89°45'33" WEST 116.49 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLYLY, SOUTHERLY, AND EASTERLY 235.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" TO THE SOUTHERLY RIGHT OF WAY MARGIN OF HORN RAPIDS DRIVE; THENCE NORTH 89°45'33" EAST 104.52 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 18.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°25'47" TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTHEASTERLY 20.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°45'23" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 23°55'59" EAST 20.24 FEET;)
TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 342.00 FEET; THENCE SOUTHEASTERLY 89.90 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF RIVER VALLEY DRIVE THROUGH A CENTRAL ANGLE OF 15°03'39"; THENCE SOUTH 15°06'54" EAST 633.50 FEET ALONG SAID WESTERLY RIGHT OF WAY MARGIN TO THE NORTHEAST CORNER OF TRACT A OF THE PLAT OF CROSSWATER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 348, RECORDS OF BENTON COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY 237.37 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHWESTERLY BOUNDARY OF SAID PLAT THROUGH A CENTRAL ANGLE OF 38°51'31" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 57°45'54" WEST 232.85 FEET) THENCE SOUTH 38°20'09" WEST 132.12 FEET ALONG SAID NORTHWESTERLY BOUNARY; THENCE SOUTH 51°24'52" WEST 79.68 FEET ALONG SAID NORTHWESTERLY BOUNDARY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 388.00 FEET; THENCE SOUTHWESTERLY 15.95 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 02°21'21" (THE LONG

CHORD OF SAID CURVE BEARS SOUTH 78°05'26" WEST 15.95 FEET;)THENCE NORTH 04°52'42" WEST 992.07 FEET; THENCE SOUTH 71°24'17" EAST 68.21 FEET; THENCE NORTH 80°12'06" EAST 194.12 FEET
TO THE **TRUE POINT OF BEGINNING**.

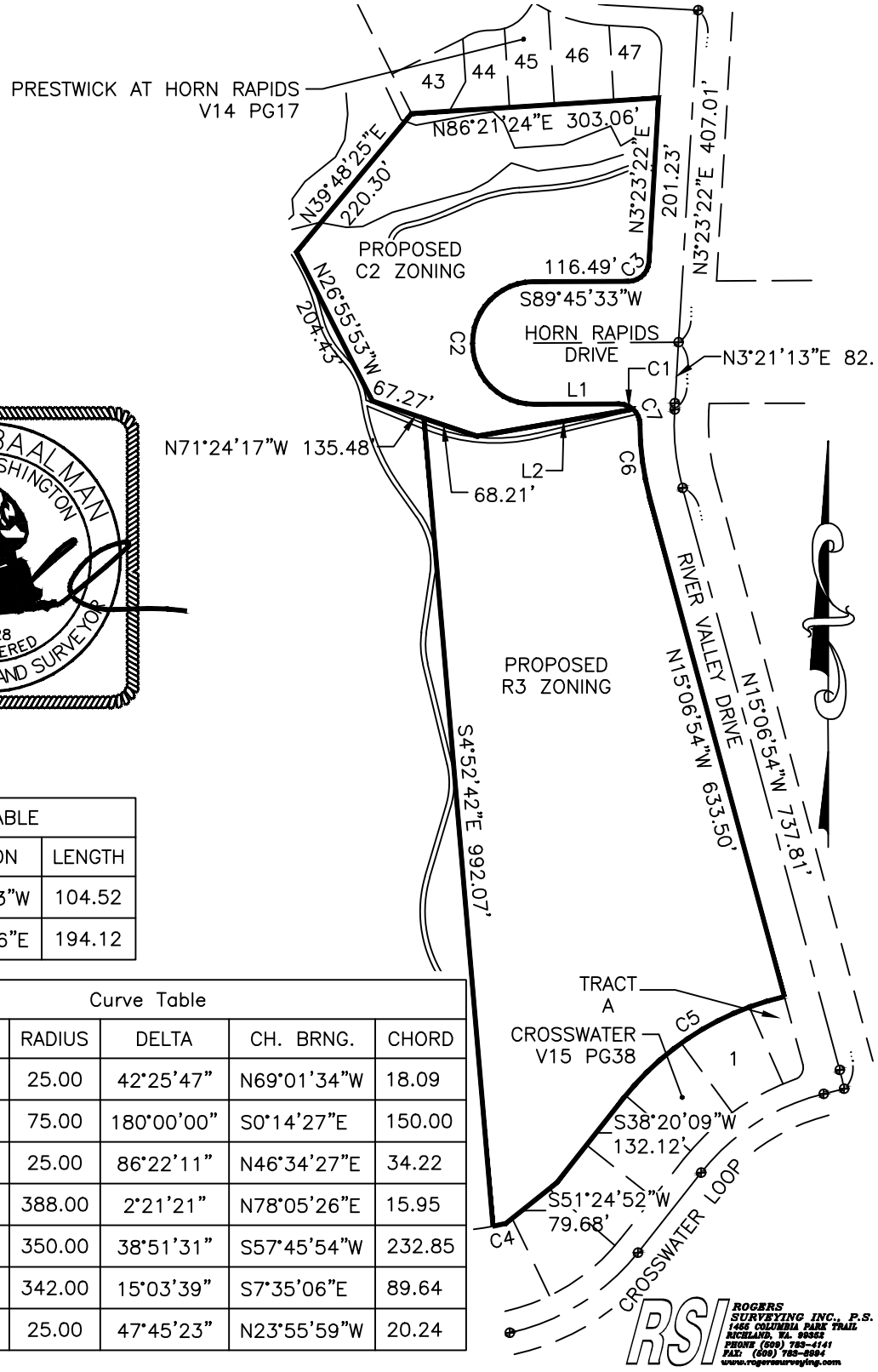
CONTAINS 6.18 ACRES, MORE OR LESS.

10-1-18

10-1-18 DPB
34818-R3

EXHIBIT MAP

PROPOSED REZONING BOUNDARIES
PTN S28 T10N R28E W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



DAVID P. BAALMAN
STATE OF WASHINGTON
41028
REGISTERED
PROFESSIONAL LAND SURVEYOR

10-1-18

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°45'33"W	104.52
L2	N80°12'06"E	194.12

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	18.51	25.00	42°25'47"	N69°01'34"W	18.09
C2	235.62	75.00	180°00'00"	S0°14'27"E	150.00
C3	37.69	25.00	86°22'11"	N46°34'27"E	34.22
C4	15.95	388.00	2°21'21"	N78°05'26"E	15.95
C5	237.37	350.00	38°51'31"	S57°45'54"W	232.85
C6	89.90	342.00	15°03'39"	S7°35'06"E	89.64
C7	20.84	25.00	47°45'23"	N23°55'59"W	20.24

34818

RSI
ROGERS SURVEYING INC., P.S.
1456 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

Environmental Site Assessment
Field Screen Questionnaire

To the best of your knowledge, do any of the following documents exist, or have you been made aware of them in the past:

___Yes_X_No__Unkwn Environmental Site Assessments

___Yes_X_No___Unkwn Environmental Assessments - Phase I Reports

___Yes_X_No___Unkwn Environmental Permits

___Yes_X_No___Unkwn Underground storage tank applications, permits, or registrations

___Yes_X_No___Unkwn Community Right-to-Know Plan, Material Safety Data Sheets, Environmental Safety Plans, Environmental Operations and Maintenance Programs

___Yes_X_No___Unkwn (1) Is the property or any adjoining property used for an industrial use?

___Yes_X_No___Unkwn (2) To the best of your knowledge, has the property or adjoining property been used for an industrial use in the past?

__Yes_X_No___Unkwn (3) Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

__Yes_X_No___Unkwn (4) To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

___Yes_X_No___Unkwn (5) Are there currently, or to the best of your knowledge have there been previously, any operations at the property or within the facility which involved the processing, storage or handling of petroleum in individual containers of greater than five gallons in volume, or fifty gallons in the aggregate.

___Yes_X_No___Unkwn (6) Are there currently, or to the best of your knowledge have there been previously, any automotive or industrial batteries in significant quantities, or pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the property or within the facility.

___Yes_X_No___Unkwn (7) Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?

___Yes_X_No___Unkwn (8) Has Fill Dirt been brought onto the property which originated from a contaminated site or which is of an unknown origin?

___Yes_X_No___Unkwn (9) Are there currently, or to the best of your knowledge have there been previously, any Pits, Ponds, Surface Impoundments or Lagoons located on the property in connection with waste treatment or waste disposal?

___Yes_X_No___Unkwn (10) Are there currently, or to the best of your knowledge have there been previously, any Incinerators, Injection Wells, Transfer Stations, Waste Recycling Operations, Waste Treatment Detoxification, or Land Disposal Areas located on the property in connection with waste treatment or waste disposal?

___Yes_X_No___Unkwn (11) Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?

_ _Yes_ X _No___Unkwn (12) Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered above or underground storage tanks located on the property?

___Yes_X_No___Unkwn (13) Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

___Yes_X_No___Unkwn (14) Are there currently, or to the best of your knowledge have there been previously installed, any urea-formaldehyde foam insulation within the property?

___Yes_X_No___Unkwn (15) Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?

NA
___Yes___No___Unkwn (16) If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental and or health agency?

___Yes_X_No__Unkwn (17) Does the Owner or Occupant of the property have any knowledge of Environmental Liens or government notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?

___Yes_X_No__Unkwn (18) Has the Owner or Occupant of the property been informed of the past or current existence of hazardous Substances or Petroleum Products or environmental violations with respect to the Property or any facility located on the property?

___Yes_X_No__Unkwn (19) Does the Owner or Occupant of the property have any knowledge of any Environmental Site Assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

___Yes_X_No__Unkwn (20) Does the Owner or Occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the property by an Owner or Occupant?

___Yes_X_No___Unkwn (21) Does the property discharge waste water other than storm water, directly to a ditch or stream on or adjacent to the property?

___Yes_X_No__Unkwn (22) To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried, and or burned on the property?

___Yes_X_No__Unkwn (23) To the best of your knowledge, have any railroad ties, telephone poles, treated lumber, wooden wire or cable storage reels or spools been dumped above grade, buried, and or burned on the property?

___Yes_X_No___Unkwn (24) To the best of your knowledge, in the past or the present have any railroad tracks or railroad right-of-ways been located on, or adjacent to the property?

___Yes_X_No___Unkwn (25) Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?

___Yes_X_No___Unkwn (26) Are there currently, or to the best of your knowledge, has the Owner or Operator of the property been required previously to submit, file, or maintain Material Safety Data Sheets (MSDS) or a written Hazard Communication Program?

___Yes_X_No___Unkwn (27) Are there currently, or to the best of your knowledge, has the Owner or Operator of the property been required previously to submit or file to Federal or State agencies a Chemical Contingency Plan, Emergency and Hazardous Chemical Inventory Form, Toxic Chemical Release Form, SARA Title III - Emergency Planning and Community Right-to-Know Act inventory, SARA Title III - Extremely Hazardous Substances inventory, or report under the Emergency Response Notification System?

___Yes_X_No___Unkwn (28) To the best of your knowledge, does the property currently fall within the auspices of Department of Housing and Urban Development (HUD) supplied funding, or is a source of income revenue directly derived from, supplied, or guaranteed by HUD?

This questionnaire was answered:

Date: 3/26/2019

Via: ___In Person

__Telephone Conversation

___Sent Registered mail

This questionnaire was answered by:

Name: Yancy Meyer

Signature:

Title: Environmental Professional

Firm: BMEC, Inc.

Date: 3/26/2019

This questionnaire was administered and completed by:

Name (Print):_____

Signature:_____

Date:_____

Blue Mountain Environmental Consulting, Inc., in reference to

Note: This Environmental Site Assessment Field Screen Questionnaire is based upon the standards in ASTM E1527-13, and the State of Washington Environmental Disclosure Document for Transfer of Real Property.

Horn Rapids Inadvertent Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected **cultural material** (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
   a) The property owner and project manager;
   b) The Department of Archaeology and Historic Preservation (DAHP) (Sydney Hanson, 360-280-7563);
   c) And must consult with appropriate tribal contacts for finds of Native American origin:
      a. Guy Mora, Tribal Historic Preservation Officer (THPO), Confederated Tribes of the Colville Reservation (509-634-2695);

2. If the discovery is **human remains**, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
   a) The property owner and project manager;
   b) The Chelan County Sheriff's Department (509-667-6851);
   c) and the Chelan County Coroner, Wayne Harris (509-667-6431) to determine if the remains are forensic in nature;
   d) If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Guy Tasa 360-586-3534, cell: 360-790-1633); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes.

NOTE: If you discover bones but are unsure if they are human, contact Guy Tasa at the DAHP.

Cultural material that may be protected by law could include but not be limited to:

1. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
2. Buried cobbles that may indicate a hearth feature;
3. Non-natural sediment or stone deposits that may be related to activity areas of people;
4. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads),
5. scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
6. Ground or pecked tools (Figure 4);
7. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces;
8. Concentrations of historical period (> 50 years old) artifacts (Figures 5-7); and
9. Human remains.

Figure 1: Shell Middens. These middens can are often found on the shoreline and can extend into the intertidal zone in areas that have undergone sea level rise during the precontact period.

Figure 2: Examples of stone and bone tools.

Figure 3: Examples of archaeological stone flakes.

Figure 4: Examples of ground and pecked stone artifacts.

Figure 5. Historical period sites (more than 50 years in age) are also protect by archaeology laws. These can include concentrations of broken ceramics, bottles, bricks, and metal objects.

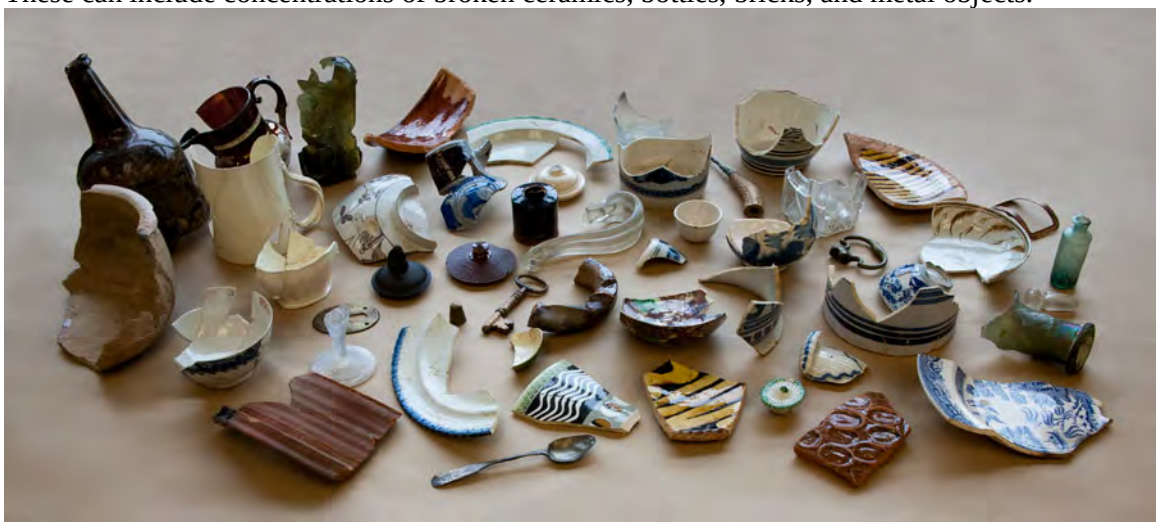


Figure 6. Example of an Excavation Pit Containing Shell Midden and Historic Debris

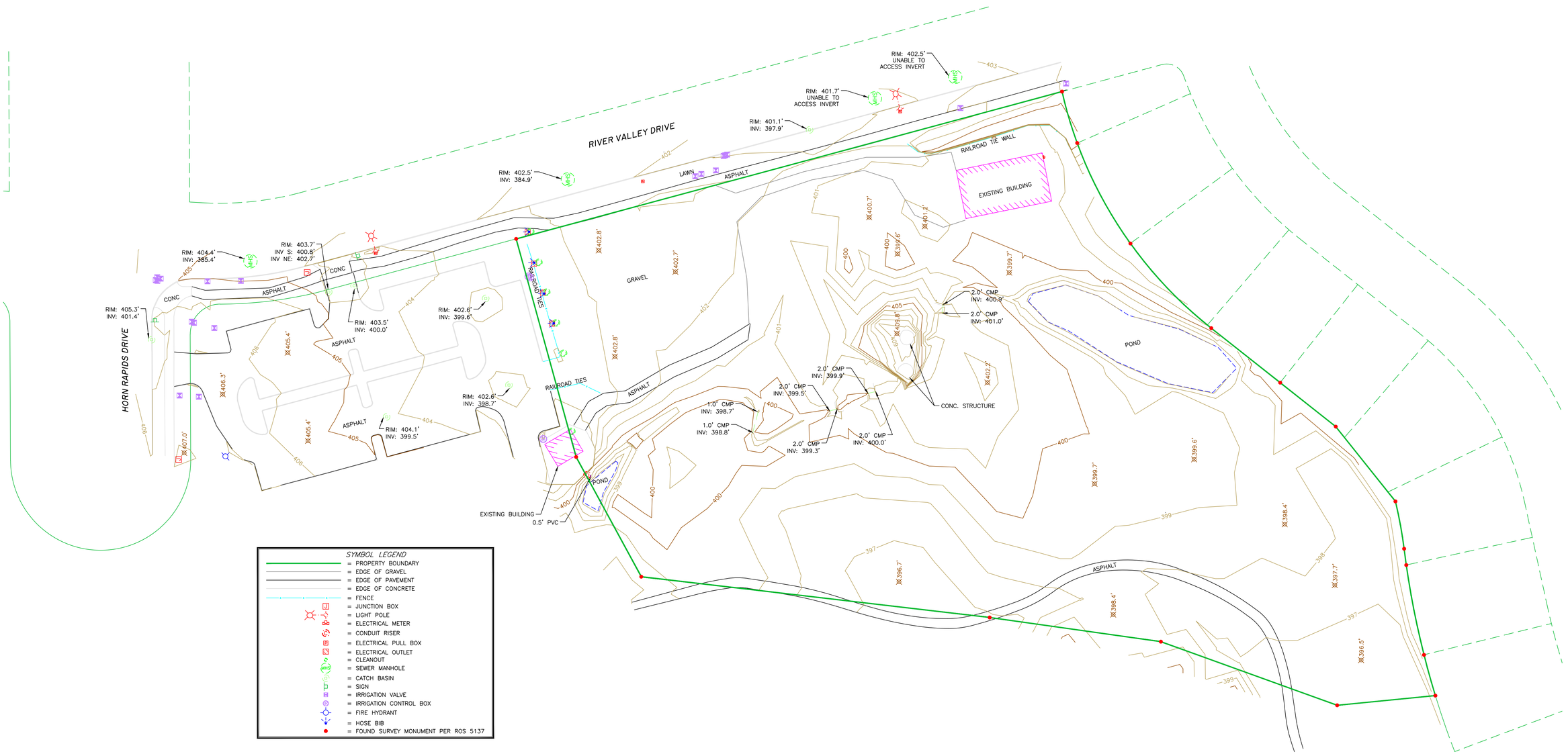
Figure 7. Example of a Buried Birck Foundation

Exhibit 1 - Packet 3

TOPOGRAPHIC SURVEY

PORTION OF HORN RAPIDS GOLF COURSE PROPERTY
SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

1" = 40'



SYMBOL LEGEND

- = PROPERTY BOUNDARY
- = EDGE OF GRAVEL
- = EDGE OF PAVEMENT
- = EDGE OF CONCRETE
- = FENCE
- = JUNCTION BOX
- = LIGHT POLE
- = ELECTRICAL METER
- = CONDUIT RISER
- = ELECTRICAL PULL BOX
- = ELECTRICAL OUTLET
- = CLEANOUT
- = SEWER MANHOLE
- = CATCH BASIN
- = SIGN
- = IRRIGATION VALVE
- = IRRIGATION CONTROL BOX
- = FIRE HYDRANT
- = HOSE BIB
- = FOUND SURVEY MONUMENT PER ROS 5137

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM IS US STATE PLANE, NAD 83/2011, WASHINGTON SOUTH ZONE, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

2. VERTICAL DATUM IS NAVD 88, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

3. TOPOGRAPHIC SURVEY PERFORMED MAY, 2019 USING A PAIR OF TRIMBLE R8 GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

4. CONTOUR INTERVAL IS 1'.

5. UTILITIES SHOWN HEREON ARE PER OBSERVED FIELD EVIDENCE. NO UNDERGROUND UTILITY LOCATES WERE REQUESTED FOR THIS SURVEY.

6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FOUND EVIDENCE & RECORD DATA FROM RECORD SURVEY VOLUME 1 PAGE 5137, RECORDS OF BENTON COUNTY, WASHINGTON.

DAVID P. BAALMAN
STATE OF WASHINGTON
41028
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 41028) HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION, AND THE CONTOURS AND PLANIMETRIC FEATURES SHOWN HEREON ARE ACCURATELY DEPICTED.

5-10-19

40 20 0 40 80 120
SCALE IN FEET

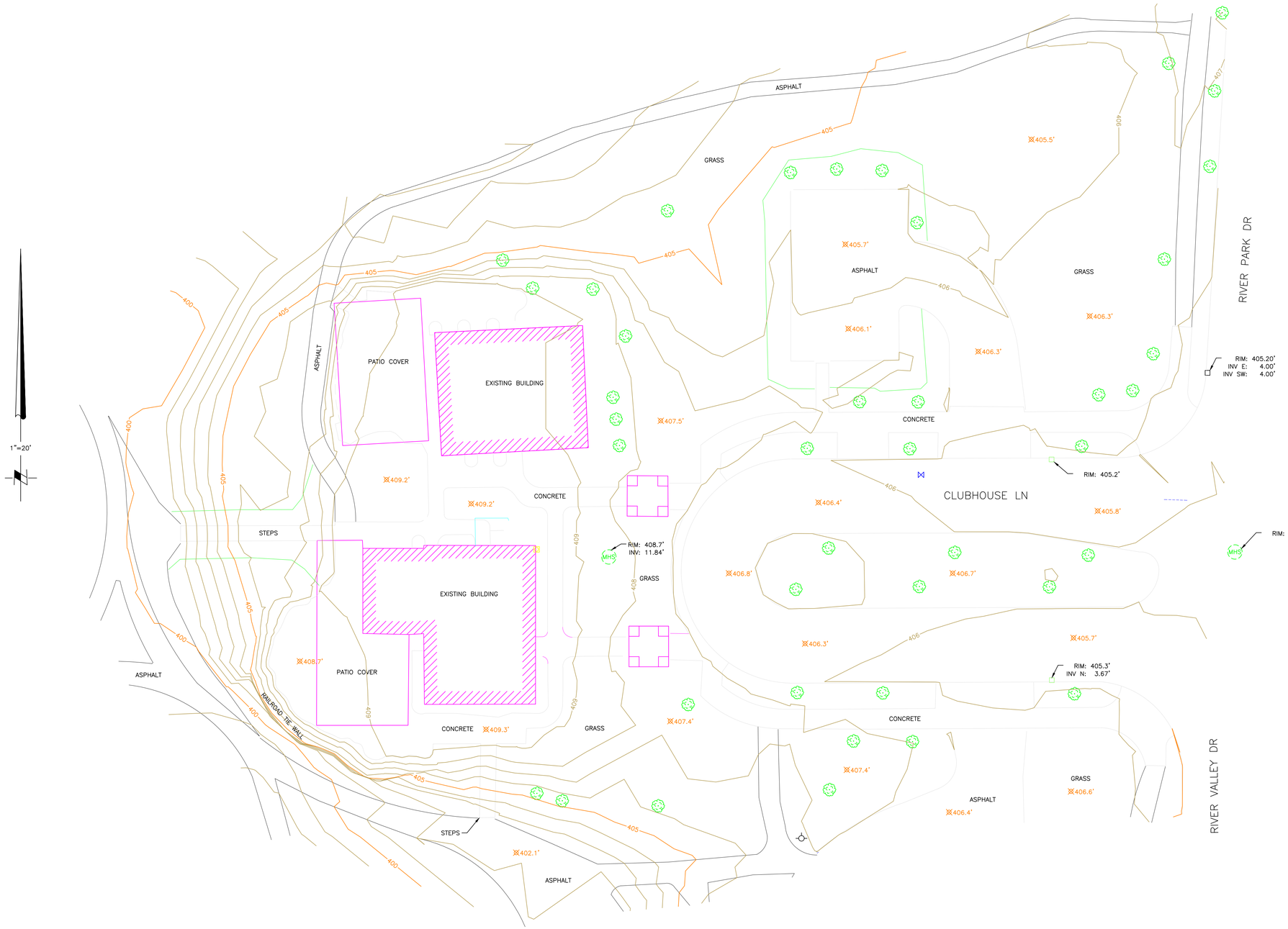
REV: 0

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GALE REW CONSTRUCTION			JOB	00819
PROJECT	TOPOGRAPHIC SURVEY HORN RAPIDS GOLF COURSE				
DRN. BY	DPB	SCALE	1"= 40'	F. B. NO.	855
APPROVED	DPB	DATE	5-9-19	ACAD VER	-2019
				FILE:	00819-TOPO
				SHEET	1
				OF	1

TOPOGRAPHIC SURVEY

PORTION OF HORN RAPIDS GOLF COURSE PROPERTY
SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY WASHINGTON.



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, SOUTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99990897 (1.000091038).

2. VERTICAL DATUM IS NAVD88, BASED ON UPON GPS STATIC OBSERVATION PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS) & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

3. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR INTERVAL IS 1.0 FEET.

4. ● =DENOTES FOUND 1 1/2" BRASS CAP IN MONUMENT CASE.

5. ⊠ =INDICATES SPOT ELEVATION.

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM UTILIZING REAL TIME KINEMATIC METHODS. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING OPUS. TOPOGRAPHICAL POINTS WERE CREATED USING A LEICA MS60 TOTAL STATION.

7. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM UNDERGROUND UTILITY LOCATE MARKS PROVIDED BY OTHERS AND ASSUMPTIONS BETWEEN ABOVE GROUND STRUCTURES.

8. THIS IS NOT A BOUNDARY SURVEY; NO ATTEMPT WAS MADE TO DETERMINE LOCATION OF PROPERTY BOUNDARIES, STREET RIGHTS OF WAY, OR EXISTING EASEMENTS.

LEGEND

- (MHS) = SANITARY SEWER MANHOLE
- = GAS METER
- = CATCH BASIN
- = FIRE HYDRANT
- = SIGN
- = WATER VALVE

- = EDGE OF CONCRETE
- = EDGE OF PAVEMENT
- = FENCE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- W = UG WATER
- = LANDSCAPE

60 30 0 60 120 180
SCALE IN FEET

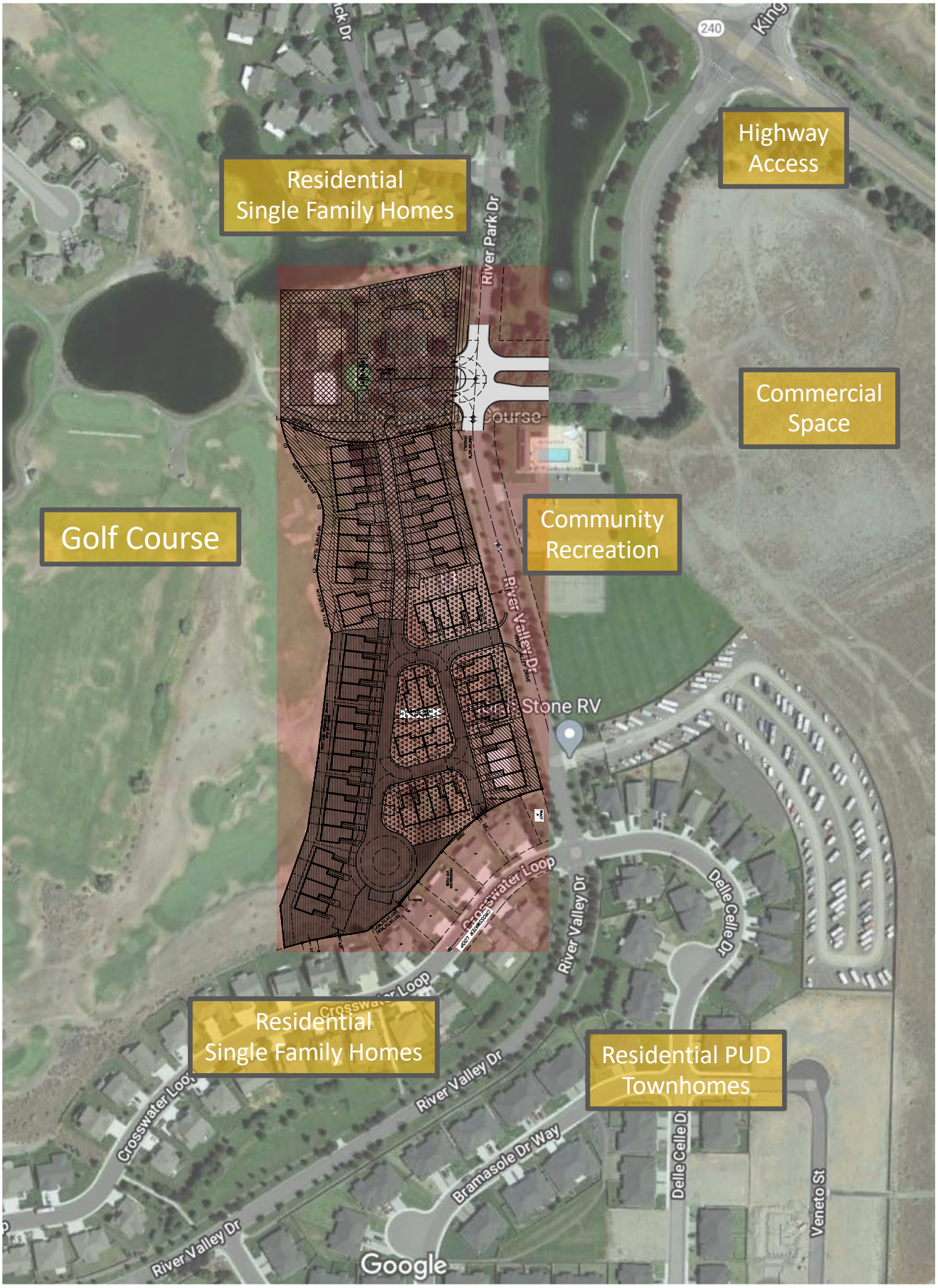
DONALD P. BALLMAN
STATE OF WASHINGTON
41029
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 10.7.2020

REV: NONE

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GALE REW CONSTRUCTION		JOB 23720
PROJECT	TOPOGRAPHIC SURVEY PTN SEC 28, T.10N., R28E., W.M.		
DRN. BY EWW	SCALE 1"= 20'	F. B. NO. BK 861 ACAD VER - C3D19	SHEET 1
APPROVED DPB	DATE 10/7/2020	FILE: 23720.DWG	OF 1


Residential
Single Family Homes
Highway
Access
Commercial
Space
Golf Course
Community
Recreation
Residential
Single Family Homes
Residential PUD
Townhomes
River Park Dr
River Valley Dr
Stone RV
Crosswater Loop
Delle Celle Dr
Bramasole Dr Way
Veneto St
240
Google

Land Use Designations Request

0 25' 50' 100'

PHASING SITE PLAN

1" = 50'-0"

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ARCHITECTS, PS

660 Symons Street
Richland WA 99354

p: 509 . 946 . 4189
f: 509 . 943 . 1796

www.archibald.design

PRE-APPLICATION REVIEW

HJBT, LLC

PLANNED UNIT DEVELOPMENT

2800 CLUBHOUSE LANE | RICHLAND, WA

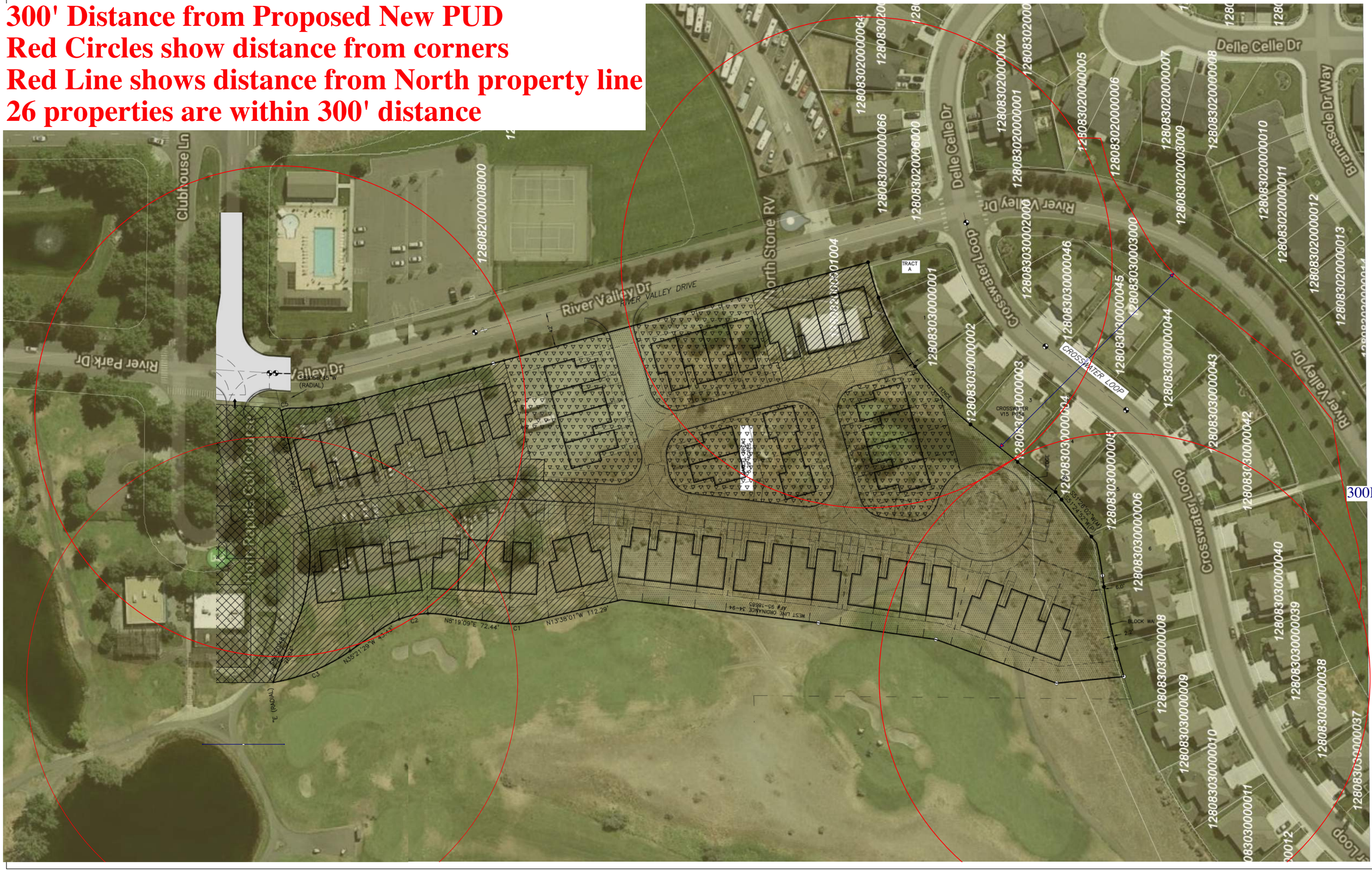
- PHASING SITE PLAN

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Aug.14
REVISION:	
DRAWING:	**A0.4**

40-18

P:\2018 Projects\4018\4018A0001_SP.dwg Layout: A0.4 Printed by: Krystal Shockey Date: 2020-Aug-14, 2:55 PM

300' Distance from Proposed New PUD
Red Circles show distance from corners
Red Line shows distance from North property line
26 properties are within 300' distance



Pro Shop and Event Center will be removed and rebuilt.
Current U-road and trees will be removed and add a new parking lot with landscaping in this location. Will work with City to remove the u-road.
River Park Dr
Clubhouse Ln
Horn Rapids Golf Course
River Valley Dr
Cart Barn and surrounding trees will be removed
Bathrooms and surronding trees will be removed
Shrubs and trees in this area will be removed
Cart Barn and surrounding trees will be Removed
Man made pond and tree will be removed
Crosswater
Google

CALLOUTS

(1) PUD TOWNHOMES PROPERTY LINE.

LEGEND

TOWNHOMES PUD LANDSCAPE: ORNAMENTAL LANDSCAPE PLANTERS AND TURF GRASS SOD. ONLY STREET TREES SHOWN ON PLAN.

PUD SCREENING: LANDSCAPE AND TREES PROVIDING ADEQUATE SCREENING FROM EXISTING PROPERTIES.

PUD/GOLF COURSE TRANSITION. ORNAMENTAL LANDSCAPE AND TURF GRASS SOD WITH TREES FOR VIEWS AND SCREENING.

6' TALL SOLID SCREEN FENCE.

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE
AR	Acer rubrum `Bowhall` / Bowhall Maple	2" Cal.
AF	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	2" Cal.
GB	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2" Cal.
PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	7-8` Tall
PS	Pinus sylvestris / Scotch Pine	7-8` Tall
QC	Quercus robur `Crimschmidt` / Crimson Spire Oak	2" Cal.
TT	Tilia tomentosa `Sterling` / Sterling Silver Linden	2" Cal.

PLANT CALLOUTS

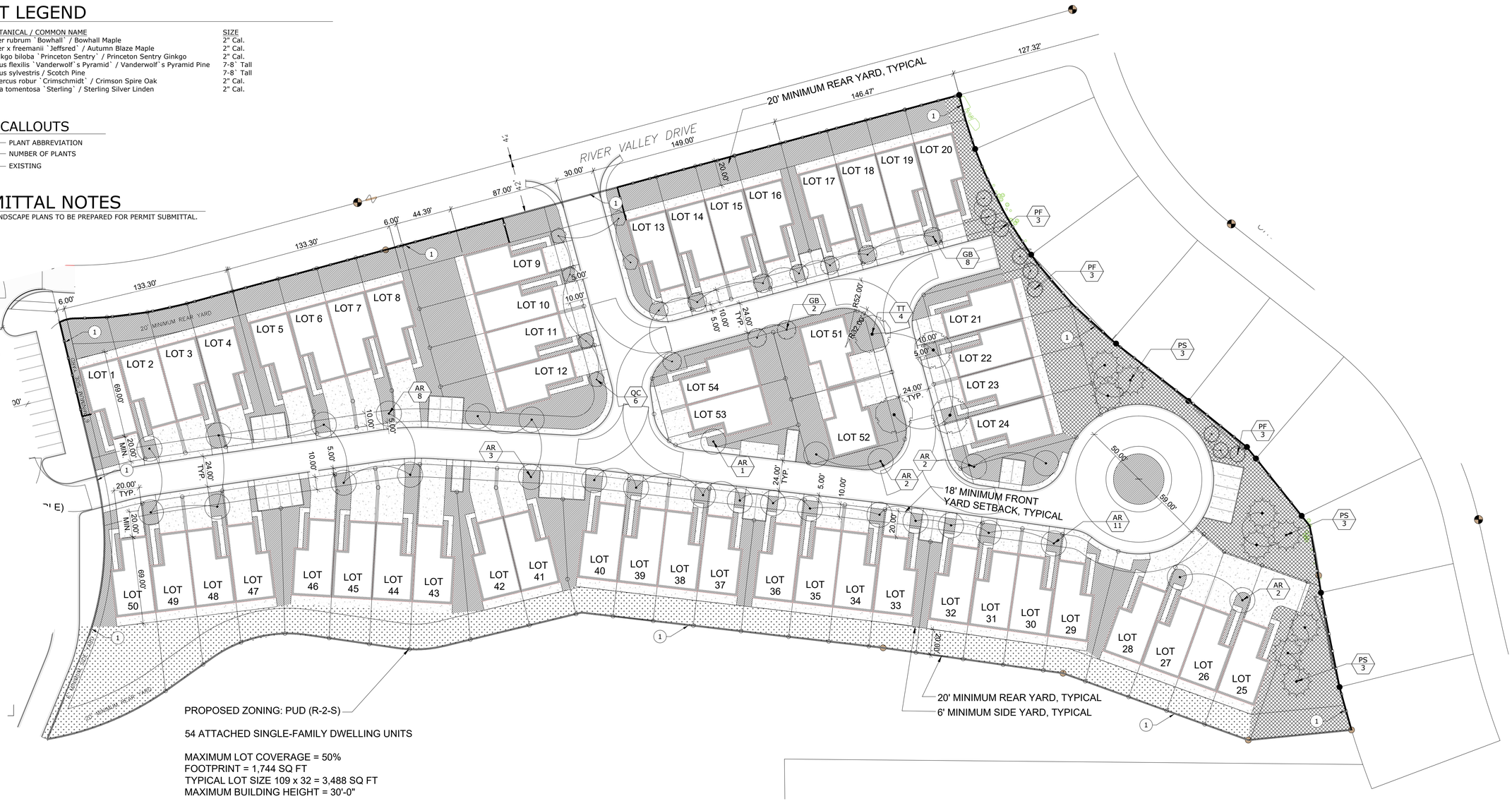
XX — PLANT ABBREVIATION

— NUMBER OF PLANTS

EX — EXISTING

SUBMITTAL NOTES

1. FINAL LANDSCAPE PLANS TO BE PREPARED FOR PERMIT SUBMITTAL.



A PUD LANDSCAPE PLAN

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHIBALD & Cº
ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

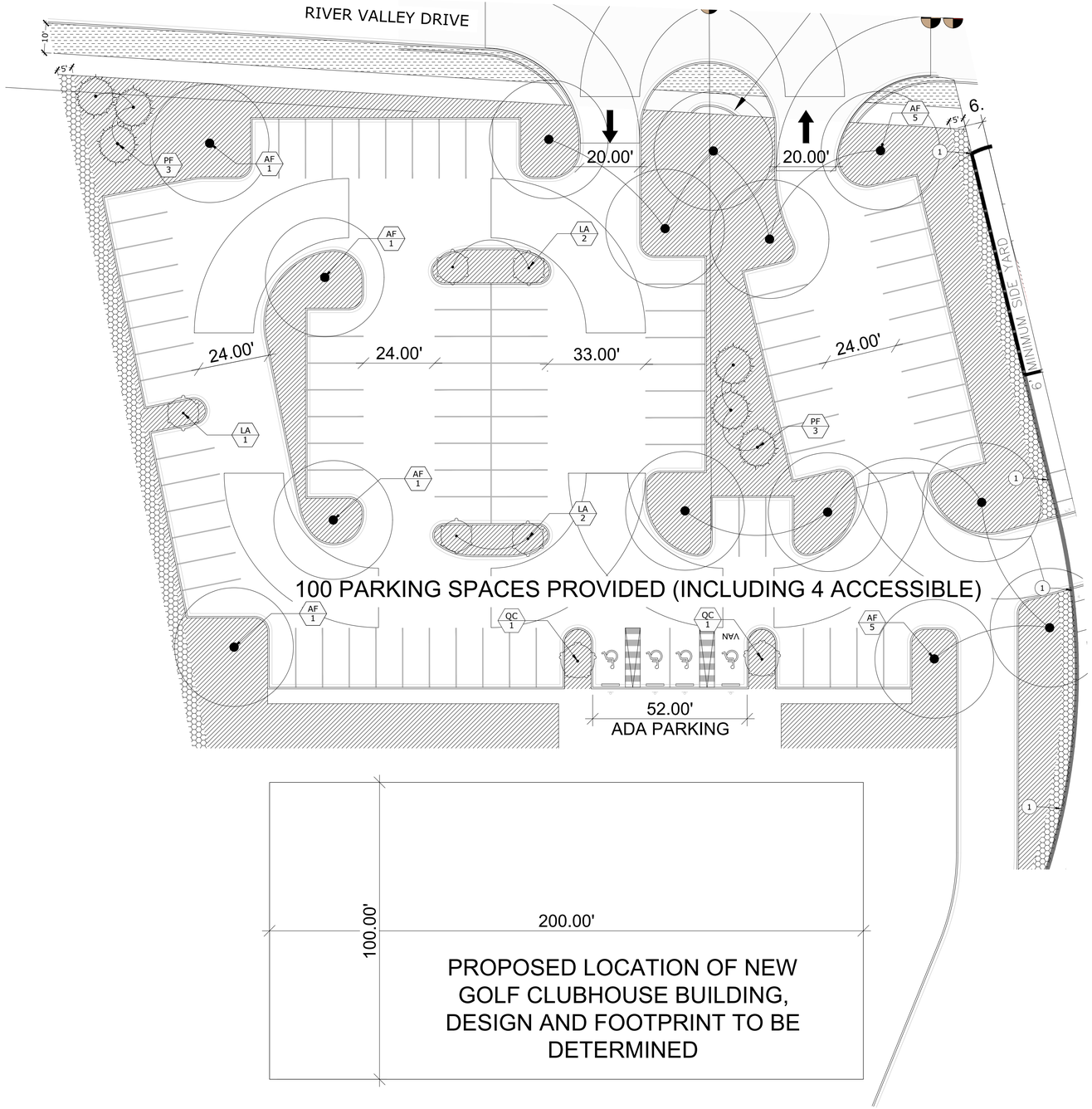
PUD LANDSCAPE PLAN
TOWNHOMES

CAD FILE: 21-1-18 Horn Rapids PUD_Landscape.dwg
DESIGNED: JCS
DRAWN: JCS
CHECKED: MDT
DATE: 2021.Jan.18
REVISION:

DRAWING: L1.0

40-18

Printed by: MTLA5610 Date: 2021-Jan-18, 1:35 PM
O:\=Projects=\21-003 Horn Rapids Golf Course PUD\DWG\SD\21-1-18 Horn Rapids PUD_Landscape.dwg Layout: PUD Townhomes Printed



CALLOUTS

(1) PUD TOWNHOMES PROPERTY LINE.

LEGEND

GOLF COURSE CLUBHOUSE PARKING LOT LANDSCAPE: ORNAMENTAL LANDSCAPE PLANTERS AND TURF GRASS SOD. TREE AND SHRUB LOCATION, QUANTITY AND TYPE TO MEET RICHLAND MUNICIPAL CODE CHAPTER 23.54, OFF-STREET PARKING AND LANDSCAPING REQUIREMENTS.

5' WIDE PERIMETER COVERAGE ADJACENT TO ABUTTING PROPERTIES TO MEET RICHLAND MUNICIPAL CODE CHAPTER 23.54, OFF-STREET PARKING AND LANDSCAPING REQUIREMENTS.

10' WIDE PERIMETER COVERAGE ADJACENT TO PUBLIC RIGHT-OF-WAY TO MEET RICHLAND MUNICIPAL CODE CHAPTER 23.54, OFF-STREET PARKING AND LANDSCAPING REQUIREMENTS.

6' TALL SOLID SCREEN FENCE (PUD TOWNHOMES).

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE
AF	Acer x freemanii `Jeffsred` / Autumn Blaze Maple	2" Cal.
LA	Liriodendron tulipifera `Arnold` / Arnold Tulip Poplar	2" Cal.
PF	Pinus flexilis `Vanderwolf's Pyramid` / Vanderwolf's Pyramid Pine	7-8` Tall
QC	Quercus robur `Crimschmidt` / Crimson Spire Oak	2" Cal.

PLANT CALLOUTS

XX — PLANT ABBREVIATION

— NUMBER OF PLANTS

EX — EXISTING

SUBMITTAL NOTES

1. FINAL LANDSCAPE PLANS TO BE PREPARED FOR PERMIT SUBMITTAL.

A LANDSCAPE PLAN

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PRELIMINARY - NOT FOR CONSTRUCTION

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ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

PUD LANDSCAPE PLAN
CLUBHOUSE PARKING

CAD FILE: 21-1-18 Horn Rapids PUD_Landscape.dwg
DESIGNED: JCS
DRAWN: JCS
CHECKED: MDT
DATE: 2021.Jan.18
REVISION:

DRAWING: L2.0

40-18

O:\~=Projects=~\21-003 Horn Rapids Golf Course PUD\DWG\SD\21-1-18 Horn Rapids PUD_Landscape.dwg Layout: PUD Golf Course Parking Lot
Printed by: MTLA5610 Date: 2021-Jan-18, 1:35 PM

Pond 1

As you can see the pond was well cared for at the beginning when the area was put put golf. The put put golf closed some time between 2006 and 2012. The pond started to decrease in size as it was not cared for and not filled regularly. By 2016 the pond was almost gone, but homeowners started filling the pond with their hoses. This is the pond that will be removed.

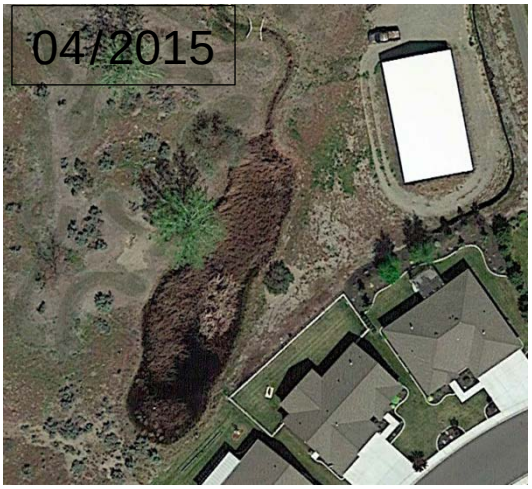


Exhibit 1 - Packet 4

LOT SIZE TABLE

LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)
1	4,634	2,890	19	3,480	1,736	37	4,133	2,389
2	3,692	1948	20	5,222	3,478	38	3,481	1,737
3	3,715	1,971	21	4,301	2557	39	3,481	1,737
4	4,176	2,432	22	3,874	1,330	40	4,380	2,636
5	4,324	2,580	23	3,874	1,330	41	4,882	3,138
6	4,084	2,340	24	4,414	2,670	42	4,973	3,229
7	4,185	2,441	25	5,088	3,344	43	5,357	3,613
8	5,045	3,301	26	4,281	2,537	44	4,621	2,877
9	6,565	4,821	27	4,244	2,500	45	4,308	2,564
10	4,037	2,293	28	5,026	3,282	46	4,679	2,935
11	4,037	2,293	29	4,345	2,601	47	4,449	2,705
12	5,768	4,024	30	3,480	1,736	48	4,041	2,297
13	4,415	2,671	31	3,480	1,736	49	4,538	2,794
14	3,480 *	1,736	32	3,972	2,228	50	8,814 **	7,070
15	3,480 *	1,736	33	3,977	2,233	51	4,678	2,934
16	4,133	2,389	34	3,481	1,737	52	5,171	3,427
17	4,133	2,389	35	3,481	1,737	53	3,631	1,887
18	3,480 *	1,736	36	4,133	2,389	54	4,087	2,343

NOTES: * DENOTES SMALLEST LOT SIZE **DENOTES LARGEST LOT SIZE LOT SIZE AVERAGE = 4,356 SQ FT

SITE ACREAGE & DENSITY

1. TOTAL RESIDENTIAL SITE ACREAGE: 316,871 SQ FT (7.27 ACRES)
2. TOTAL NUMBER OF DWELLING UNITS PROPOSED: 54
3. PROPOSED DWELLING UNIT DENSITY: 54/7.27 ACRES = 7.43 DWELLING UNITS PER ACRE, ALSO SEE KEYED NOTE 10.
4. DWELLING UNIT DENSITY OF ADJACENT SUBDIVISIONS: 65,830 SQ FT (1.51 ACRES) 8 DWELLING UNITS / 1.51 ACRES = 5.30 DWELLING UNITS PER ACRE.

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
6. 5'-0" WIDE PAVED PEDESTRIAN SIDEWALK PER CITY DESIGN STANDARDS
7. NEW 20'-0" WIDE ONE-WAY ENTRANCE/EXIT AT GOLF COURSE CLUB HOUSE PARKING LOT
8. 24'-0" MINIMUM TWO-WAY DRIVEWAY
9. GOLF CLUB HOUSE PARKING, 19' x 9' PARKING SPACES
10. NEW RESIDENTIAL TOWN HOME
    MAXIMUM LOT COVERAGE = 50%
    TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
    MAXIMUM BUILDING HEIGHT = 30'-0"
    MINIMUM FRONT YARD SETBACK = 18'-0"
    MINIMUM REAR YARD SETBACK = 20'-0"
    MINIMUM SIDE YARD SETBACK = 6'-0"
    MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
11. 59' RADIUS EMERGENCY VEHICLE ACCESS AT TURN-AROUND FOR DEAD END PRIVATE ROADWAY
12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA

0 25' 50' 100'

OVERALL ARCHITECTURAL SITE PLAN

1" = 50'-0"

ARCHIBALD & Cª ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

OVERALL ARCHITECTURAL SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.18
REVISION:

DRAWING: A0.1

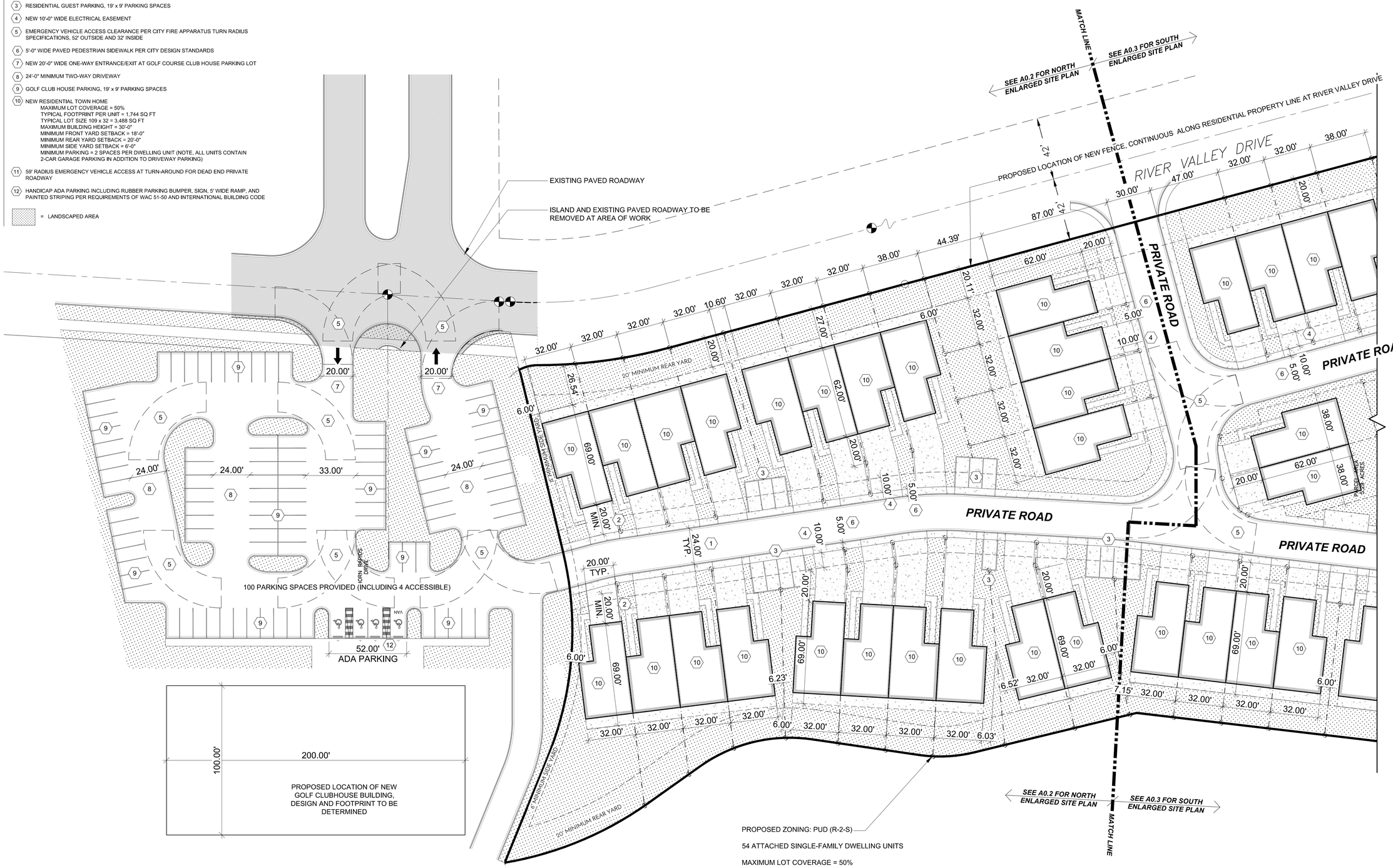
40-18

P:\2018 projects\40-18\40I8A0001_SP.dwg Layout: A0.1 Printed by: Krystal Stookey Date: 2020-Dec-18, 12:12 PM

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
6. 5'-0" WIDE PAVED PEDESTRIAN SIDEWALK PER CITY DESIGN STANDARDS
7. NEW 20'-0" WIDE ONE-WAY ENTRANCE/EXIT AT GOLF COURSE CLUB HOUSE PARKING LOT
8. 24'-0" MINIMUM TWO-WAY DRIVEWAY
9. GOLF CLUB HOUSE PARKING, 19' x 9' PARKING SPACES
10. NEW RESIDENTIAL TOWN HOME
    - MAXIMUM LOT COVERAGE = 50%
    - TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    - TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
    - MAXIMUM BUILDING HEIGHT = 30'-0"
    - MINIMUM FRONT YARD SETBACK = 18'-0"
    - MINIMUM REAR YARD SETBACK = 20'-0"
    - MINIMUM SIDE YARD SETBACK = 6'-0"
    - MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
11. 59' RADIUS EMERGENCY VEHICLE ACCESS AT TURN-AROUND FOR DEAD END PRIVATE ROADWAY
12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA



PROPOSED ZONING: PUD (R-2-S)

54 ATTACHED SINGLE-FAMILY DWELLING UNITS

MAXIMUM LOT COVERAGE = 50%
FOOTPRINT = 1,744 SQ FT
TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
MAXIMUM BUILDING HEIGHT = 30'-0"

0 15' 30' 60'

ENLARGED SITE PLAN - NORTH

1" = 30'-0"

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f: 509 . 943 . 1796
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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

ENLARGED SITE PLAN - NORTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.2
	40-18

P:\2018 Projects\40-18\4018A0001_SP.dwg Layout: A0.2 Printed by: Krystal Slockey Date: 2020-Dec-17, 1:29 PM

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
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10. NEW RESIDENTIAL TOWN HOME
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    TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
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    MINIMUM REAR YARD SETBACK = 20'-0"
    MINIMUM SIDE YARD SETBACK = 6'-0"
    MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
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12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA

0 15' 30' 60'

ENLARGED SITE PLAN - SOUTH
1" = 30'-0"

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f: 509 . 943 . 1796
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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

ENLARGED SITE PLAN - SOUTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.3
	40-18

P:\2018 Projects\40-18\4018A0001_SP.dwg Layout: A0.3 Printed by: Krystal Stuckey Date: 2020-Dec-17, 1:29 PM

LEGEND

- PHASE 1 TOWN HOMES
- PHASE 2 TOWN HOMES
- PHASE 3 GOLF COURSE CLUB HOUSE
- PHASE 4 TOWN HOMES

Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	36.97	96.50	21°57'10"
C2	78.90	103.50	43°40'38"
C3	104.28	231.61	25°47'51"
C4	139.97	225.50	35°33'51"
C5	12.34	25.00	28°16'18"
C6	89.90	342.00	15°03'38"

Curve Table						
CURVE	LENGTH(M)	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(P)
C1	28.80	722.00	2°17'09"	S71°52'50"W	28.80	
C2	35.22	722.00	2°47'42"	S74°25'16"W	35.22	
C3	76.27	722.00	6°03'10"	S78°50'42"W	76.24	76.28'
C4	13.78	722.00	1°05'38"	S82°25'06"W	13.78	13.78'
C5	40.01	388.00	5°54'30"	N79°37'37"E	39.99	40.02'
C6	97.77	350.00	16°00'16"	S46°21'17"W	97.45	97.82'
C7	95.02	350.00	15°33'18"	S62°05'27"W	94.73	94.78'
C8	44.63	350.00	7°18'24"	S73°36'07"W	44.60	44.77'

0 25' 50' 100'

PHASING SITE PLAN

1" = 50'-0"

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ARCHITECTS, PS

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HJBT, LLC
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• PHASING SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.17
REVISION:

DRAWING: **A0.4**

40-18

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TOPOGRAPHIC SURVEY

PORTION OF HORN RAPIDS GOLF COURSE PROPERTY
SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY WASHINGTON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, SOUTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99990897 (1.000091038).

2. VERTICAL DATUM IS NAVD88, BASED ON UPON GPS STATIC OBSERVATION PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS) & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

3. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR INTERVAL IS 1.0 FEET.

4. ● =DENOTES FOUND 1 1/2" BRASS CAP IN MONUMENT CASE.

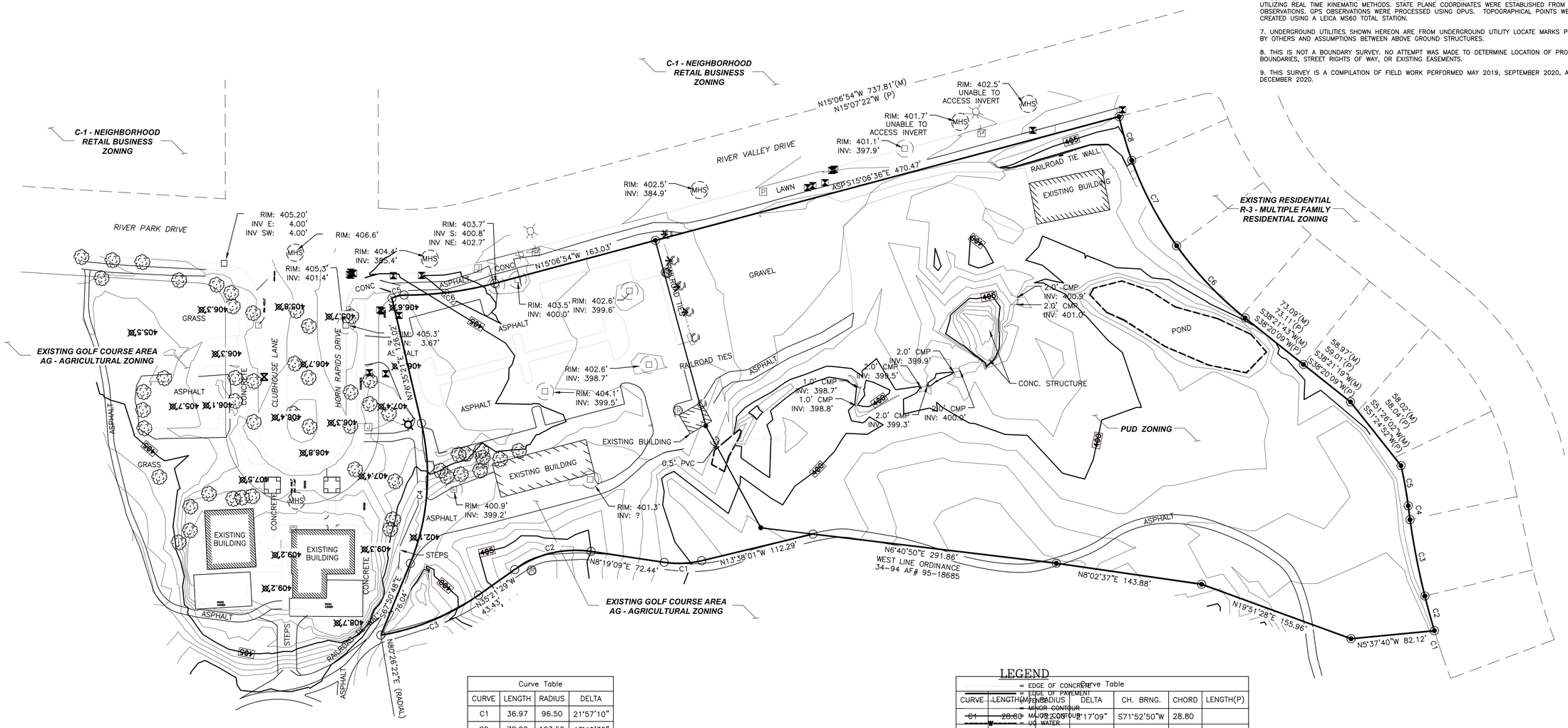
5. =INDICATES SPOT ELEVATION.

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM UTILIZING REAL TIME KINEMATIC METHODS. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING OPUS. TOPOGRAPHICAL POINTS WERE CREATED USING A LEICA MS60 TOTAL STATION.

7. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM UNDERGROUND UTILITY LOCATE MARKS PROVIDED BY OTHERS AND ASSUMPTIONS BETWEEN ABOVE GROUND STRUCTURES.

8. THIS IS NOT A BOUNDARY SURVEY. NO ATTEMPT WAS MADE TO DETERMINE LOCATION OF PROPERTY BOUNDARIES, STREET RIGHTS OF WAY, OR EXISTING EASEMENTS.

9. THIS SURVEY IS A COMPILATION OF FIELD WORK PERFORMED MAY 2019, SEPTEMBER 2020, AND DECEMBER 2020.



Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	36.97	96.50	21°57'10"
C2	78.90	103.50	43°40'38"
C3	104.28	231.61	25°47'51"
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C5	12.34	25.00	28°16'18"
C6	89.90	342.00	15°03'38"

Curve Table						
CURVE	LENGTH(M)	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(P)
~~C1~~	~~28.60~~	~~96.50~~	~~16°59'09"~~	~~S71°52'50"W~~	~~28.80~~	
~~C2~~	~~35.22~~	~~772.00~~	~~2°37'42"~~	~~S74°25'16"W~~	~~35.22~~	
C3	76.27	722.00	6°03'10"	S78°50'42"W	76.24	76.28'
C4	13.78	722.00	1°05'38"	S82°25'06"W	13.78	13.78'
C5	40.01	388.00	5°54'30"	N79°37'37"E	39.99	40.02'
C6	97.77	350.00	16°00'16"	S46°21'17"W	97.45	97.82'
C7	95.02	350.00	15°33'18"	S62°05'27"W	94.73	94.78'
C8	44.63	350.00	7°18'24"	S73°36'07"W	44.60	44.77'

LEGEND

= EDGE OF CONCRETE
= EDGE OF PAVEMENT
= MINOR CONTOUR
= MAJOR CONTOUR
= I.G. WATER
= LANDSCAPE
(MHS) = SANITARY SEWER MANHOLE
= GAS METER
= CATCH BASIN
= FIRE HYDRANT
= SIGN
= WATER VALVE
= JACKBOX
= IRRIGATION BOX
= ELECTRICAL PANEL
[P] = PHONE PEDESTAL
= SEWER CLEAN OUT
= TRANSFORMER
= LIGHT POLE

0 25' 50' 100'

EXISTING SURVEY & TOPOGRAPHY
1" = 50'-0"

12-7-2020
DATE:

REV:

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GALE REW CONSTRUCTION		JOB 28620
PROJECT	TOPOGRAPHIC SURVEY PTN SEC 28, T.10N., R28E., W.M.		
DRN. BY ALM	SCALE 1"= 60'	F. B. NO. BK 861	SHEET 1
APPROVED DPB	DATE 12/7/20	ACAD VER - C3D19 FILE: 38620.DWG	OF 1

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660 Symons Street
Richland WA 99354
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f: 509 . 943 . 1796
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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

EXISTING SURVEY AND TOPOGRAPHY

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	V0.1

40-18

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Exhibit 1 - Packet 5

FIRST FLOOR PLAN
(1,270 NET SQ FT PER UNIT)

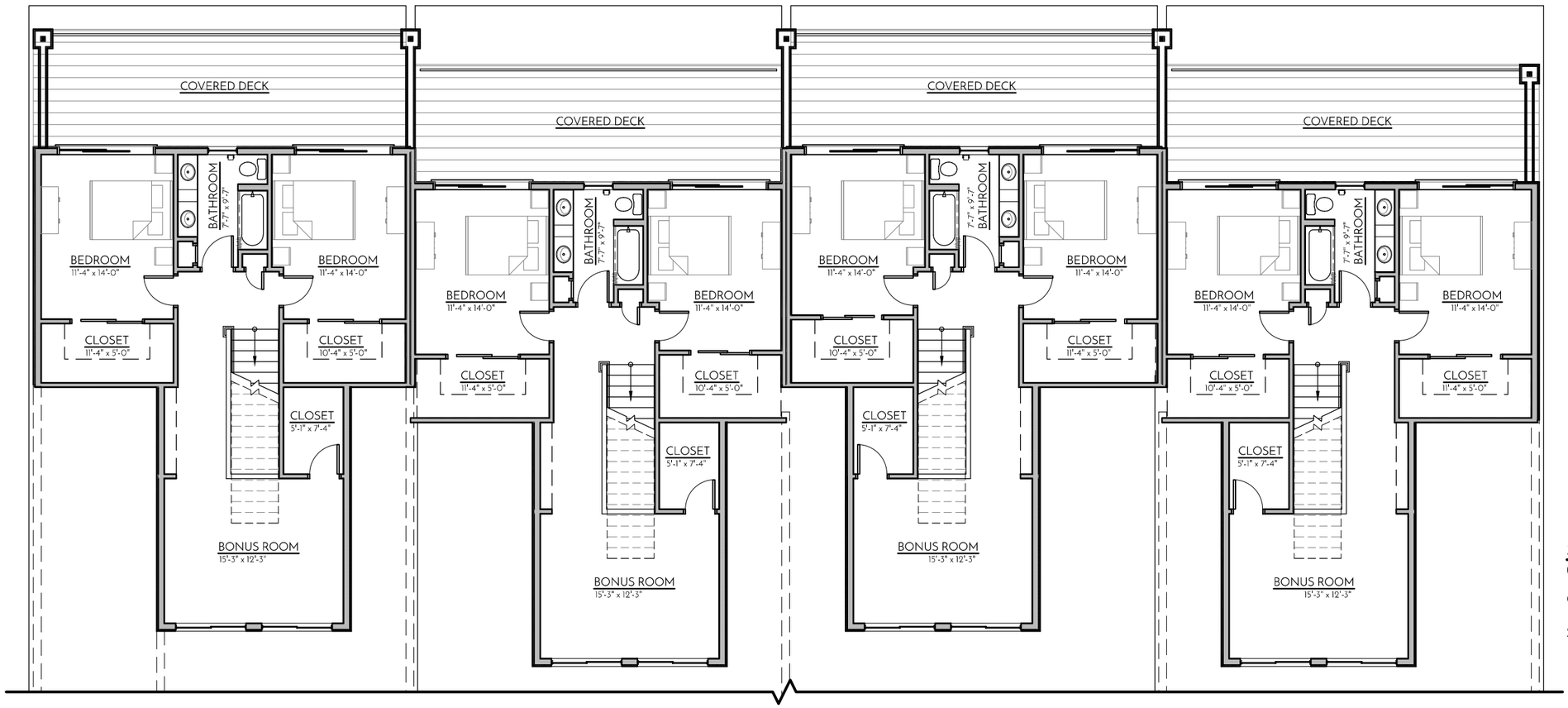
0 4' 8' 16'
SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - FIRST FLOOR PLAN

HORN RAPIDS | **RICHLAND**, WA

ARCHIBALD & Co
ARCHITECTS, PS

2019 Jul 08 40-18



SECOND FLOOR PLAN

(910 NET SQ FT PER UNIT)

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - SECOND FLOOR PLAN

HORN RAPIDS | **RICHLAND**, WA

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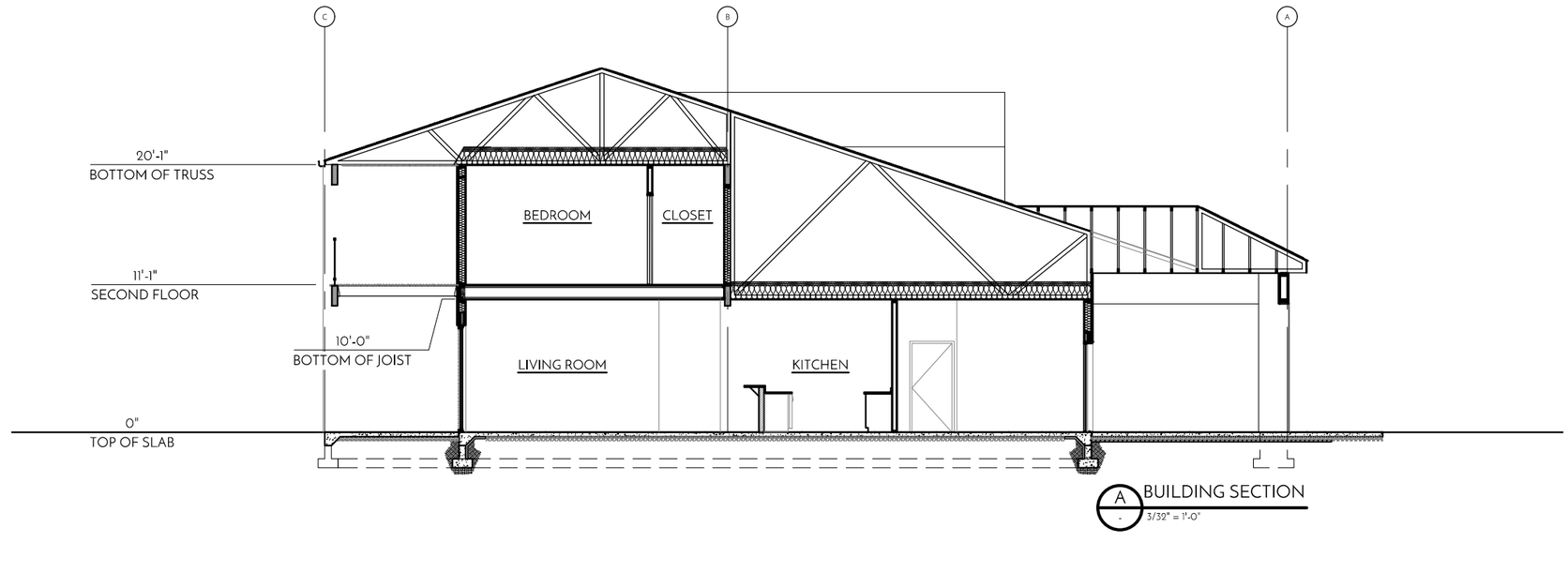
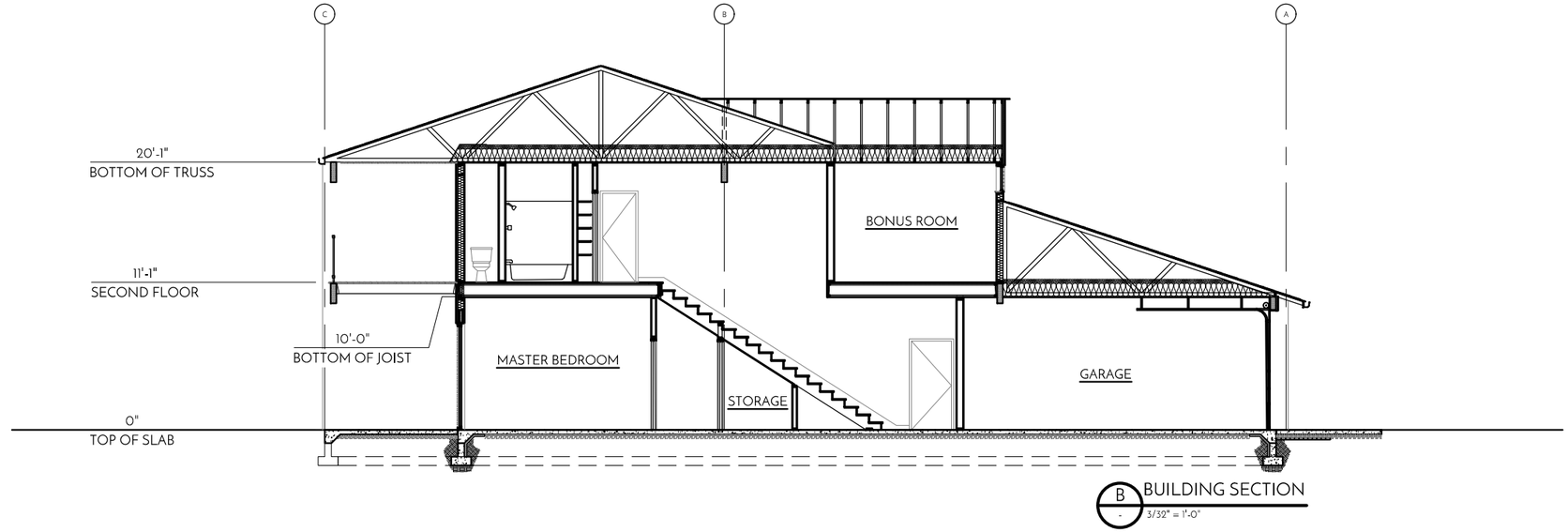
2019 Jul 08 40-18



A BUILDING SECTION
3/32" = 1'-0"



B BUILDING SECTION
3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - BUILDING SECTIONS

HORN RAPIDS | **RICHLAND**, WA

ARCHIBALD & Cº
ARCHITECTS, PS

2019 Jul 08 40-18

OPTION 1
STRAIGHT FACADE WITH BALCONIES

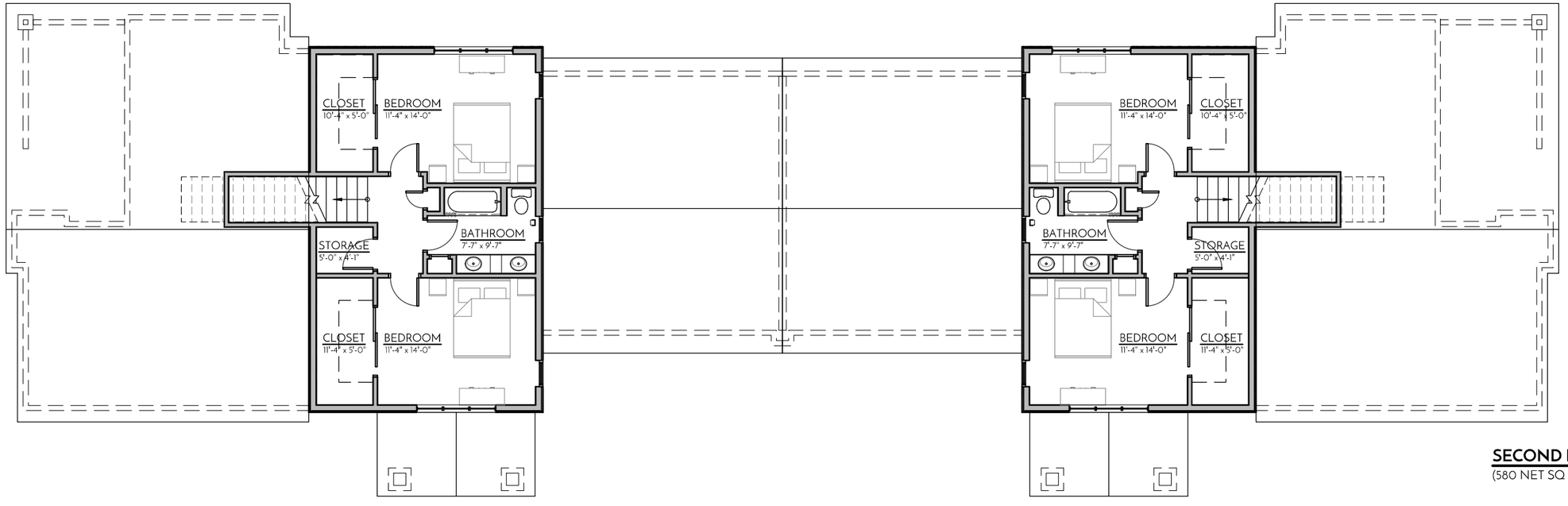
OPTION 2
STAGGERED FACADE WITH COVERED PATIOS

HORN RAPIDS TOWN HOMES - TYPE 'A' - RENDERINGS

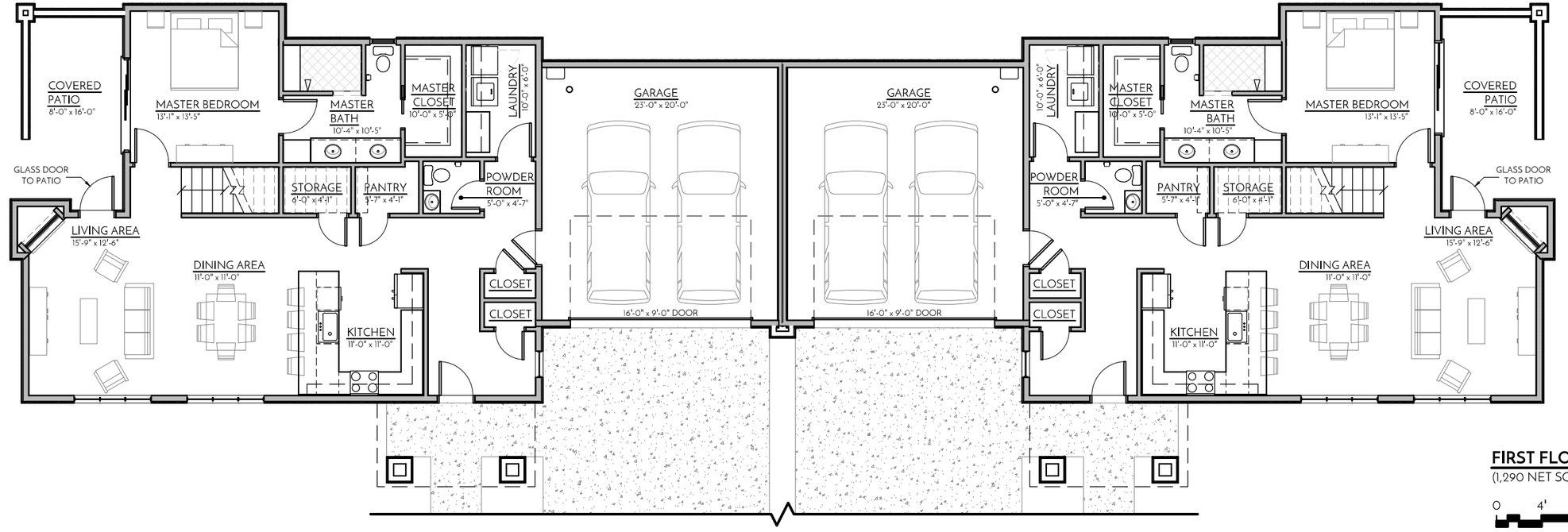
HORN RAPIDS | **RICHLAND**, WA

ARCHIBALD & Cº
ARCHITECTS, PS

2019 Jul 08 40-18



SECOND FLOOR PLAN
(580 NET SQ FT PER UNIT)



FIRST FLOOR PLAN
(1,290 NET SQ FT PER UNIT)

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'B' - FIRST & SECOND FLOOR PLANS - OPTION 1

HORN RAPIDS | **RICHLAND**, WA

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HORN RAPIDS TOWN HOMES - TYPE 'B' - RENDERING - OPTION 1

HORN RAPIDS | **RICHLAND**, WA

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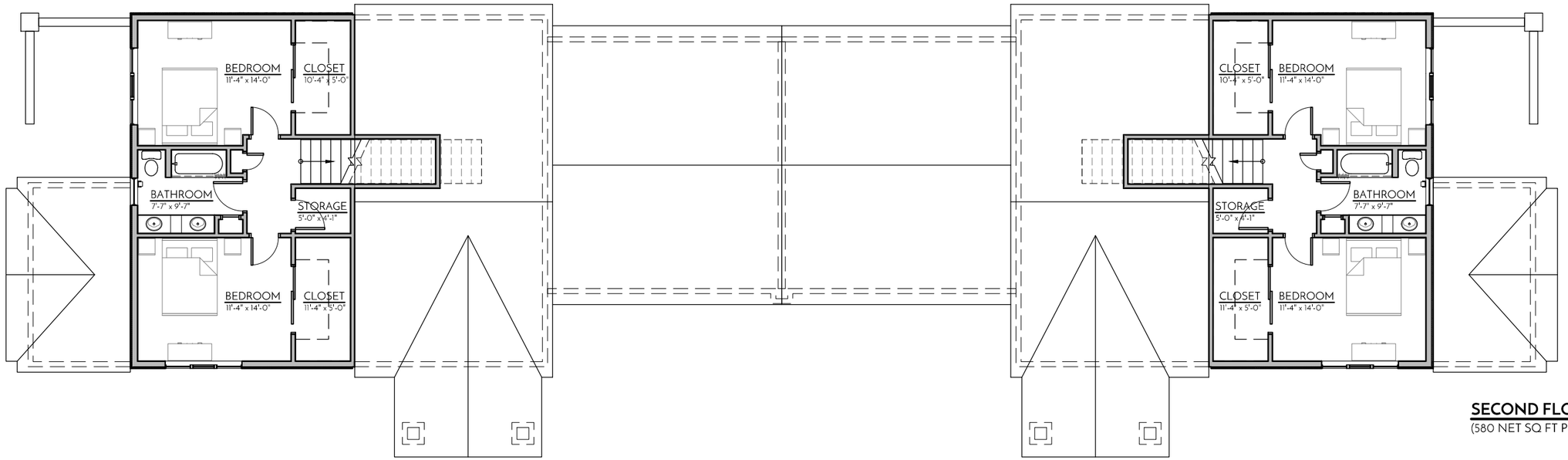
2019 Jul 08 40-18



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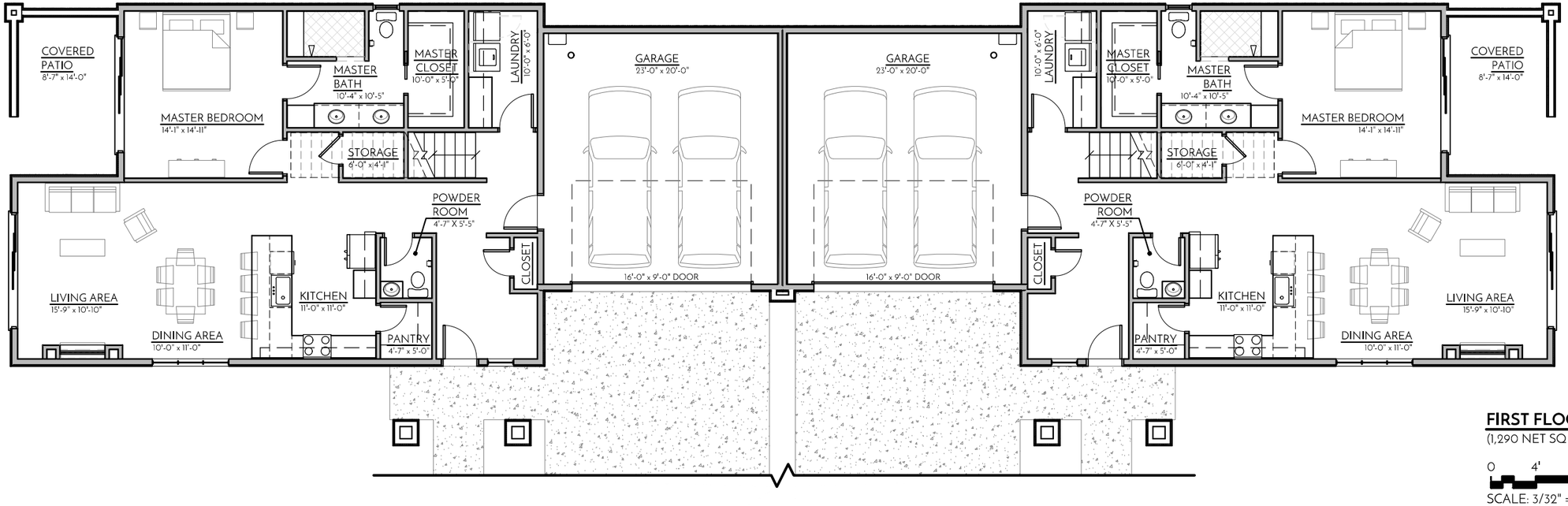
(580 NET SQ FT PER UNIT)



FIRST FLOOR PLAN
(1,290 NET SQ FT PER UNIT)

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'B' - FIRST & SECOND FLOOR PLANS - OPTION 2

HORN RAPIDS | **RICHLAND**, WA

ARCHIBALD & Co
ARCHITECTS, PS

2019 Jul 08 40-18

HORN RAPIDS TOWN HOMES - TYPE 'B' - RENDERING - OPTION 2

HORN RAPIDS | **RICHLAND**, WA

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2019 Jul 08 40-18

Exhibit 2

OFFICIAL RECORDS 95 18685

17-

VOL. 633 PAGE 521

FILED BY

AUG 22 12 20 PM '95

JOSIE GACHER
BENTON COUNTY, AUDITOR

ORDINANCE NO. 34-94

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Map No. 55B so as to change the zoning designation of an approximate 6-acre parcel located generally southwest of State Route 240, southeast of Grosscup Road and westerly of River Park Drive from Multiple Family Residential (R-3) to a Planned Unit Development (PUD) contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement (Columbia Triangle Venture).

WHEREAS, the Richland Physical Planning Commission on August 3, 1994, held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described, and said petitioners also filing an Addendum to the Horn Rapids Triangle Development Program Final EIS indicating the expected environmental impact anticipated by such zone change; and

WHEREAS, the Richland Physical Planning Commission took action at the August 3, 1994 meeting recommending approval of the requested rezone and preliminary PUD plan subject to conditions; and

WHEREAS, the City staff, prior to the Physical Planning Commission's consideration and City Council's consideration of such proposed zone change has reviewed the proposal, assessed the environmental impact expected therefrom and has determined that the proposed zone change and preliminary PUD plan approved would have no significant adverse environmental impacts beyond those identified in the Horn Rapids Triangle Development Program Final EIS and Addendum thereto dated April 18, 1993; and

CITY OF RICHLAND
PO BOX 190
RICHLAND 99352-0190

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is a Planned Unit Development (PUD) when consideration is given to the interest of the general public.

Section 1.02. Contingent upon the recording, as provided in Section 1.04 hereof, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit B, by the petitioner for rezone of the property (Columbia Triangle Venture), restricting the use and development of such property and in order to provide for a Planned Unit Development (PUD) of the approximate 6-acre parcel located generally southwest of State Route 240, southeast of Grosscup Road and westerly of River Park Drive and more particularly described in Exhibit A hereto. Such land is rezoned from Multiple Family Residential (R-3) to Planned Unit Development (PUD).

Section 1.03. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 55B, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 55B bearing the number and date of passage of this ordinance and by the

reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.04. Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 1.02 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 1.05. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Map No. 55B, duly certified by the Clerk as a true copy.

Section 1.06. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 6th day of September, 1994.

/s/James D. Hansen
JAMES D. HANSEN
Mayor

APPROVED AS TO FORM:

/s/Thomas O. Lampson
THOMAS O. LAMPSON
City Attorney

EXHIBIT A

VOL. 633 PAGE 524

OFFICIAL RECORDS

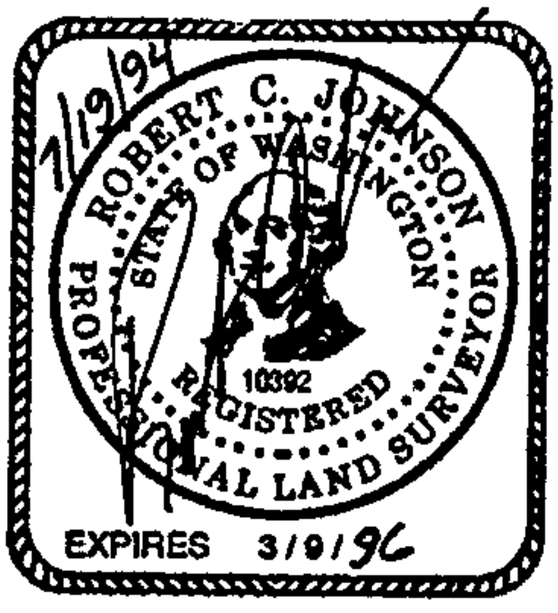
July 18, 1994

LEGAL DESCRIPTION
FOR
BIRKDALE AT HORN RAPIDS (REZONE)

That portion of the west half of Section 28, Township 10 North, Range 28 East, W.M., Benton County, Washington described as follows:

Beginning at the inter-section of the centerline of Horn Rapids Drive with the centerline of River Park Drive as shown on the Plat of Prestwick at Horn Rapids, recorded in Volume 14 of Plats, Page 170, Records of Benton County, Washington;
Thence S 03°23′49″ W along said centerline of River Park Drive, a distance of 82.40 feet to a point of curve;
Thence Southerly continuing along said centerline, along the arc of a curve to the left, said curve having a radius of 300.00 feet, through a central angle of 03°23′26″ a distance of 17.75 feet to a point on the Southerly boundary of said Prestwick at Horn Rapids;
Thence S 89°37′10″ W along said Southerly boundary, a distance of 42.00 feet to a point on the arc of a curve, the center of which bears N 89°57′32″ E;
Thence Southerly along the arc of a curve to the left, said curve having a radius of 342.00 feet, through a central angle of 15°04′55″ a distance 90.02 feet;
Thence S 15°07′22″ E a distance of 163.03 feet to the True Point of Beginning of the herein described Tract;
Thence continuing South 15°07′22″ E a distance of 261.57 feet to a point of curve;
Thence Southerly and Westerly along the arc of a curve to the right, said curve having a radius of 388.00 feet, through a central angle of 97°56′42″ a distance of 663.27 feet;
Thence S 77°50′47″ W a distance of 125.24 feet;
Thence N 05°37′40″ W a distance of 82.35 feet;
Thence N 19°51′28″ E a distance of 155.96 feet;
Thence N 08°02′37″ E a distance of 143.88 feet;
Thence N 06°40′50″ E a distance of 291.86 feet;
Thence N 61°28′30″ E a distance of 113.49 feet;
Thence N 74°38′14″ E a distance of 188.30 feet to the True Point of Beginning.

Tract contains 5.57 acres.



Prepared by: B.J.
Checked by:

Hugh G. Goldsmith & Associates, Inc.

OFFICIAL RECORDS

EXHIBIT B

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 20th day of September, 1994, by and between the CITY OF RICHLAND and COLUMBIA TRIANGLE VENTURE.

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Columbia Triangle Venture, (hereinafter "Owners") for a change of zone covering a 6-acre parcel located in Benton County, Washington (hereinafter "Property") and more particularly described in Exhibit A of Ordinance No. 34-94.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from Multiple Family Residential (R-3) to Planned Unit Development (PUD) pursuant to said application, Owners for themselves and for and on behalf of their heirs, successors and assigns, covenant and agree as follows:

1. Fire hydrants capable of supplying the required fire flow and blue reflective markers shall be provided at locations approved by the Fire and Emergency Services Department.

2. Fire hydrants capable of delivering the required fire flow shall be provided prior to combustible construction.

3. All street names shall be approved by the Fire and Emergency Services Department prior to recording of final plats for any phases.

4. Utility lines, easements and equipment shall be sized and located to the specifications of the various utility departments and companies providing services.

5. Irrigation easements shall be established along the rear of all lots.

OFFICIAL RECORDS

6. Plans for the water and sewer infrastructure shall be prepared by a licensed civil engineer and submitted to the City Engineer's office for approval.

7. Due to inadequate turn around space at the end of the dead end streets, refuse containers will be collected by the City at Birkdale Lane, requiring residents to wheel their containers from their homes to Birkdale Lane. A container pad sufficient for 5 to 7 homes' containers at each dead end street shall be constructed on Birkdale Lane.

8. All final plans for public improvements to be submitted on a 24" x 36" format. The Owners shall provide 3 mil mylar as-builts to the City. The as-builts must be submitted and approved by the City before the final punchlist inspection will be performed by the City.

9. Storm sewer system to be designed to pass a 25-year frequency storm. Owners' design to provide runoff protection to downstream property owners. The project will require a detailed erosion control plan.

10. Public improvement design shall follow the following general format:

    a. Sanitary sewer to be aligned on the north and west side of street centerlines.

    b. Storm sewer to be aligned on the south and east side of street centerlines.

    c. Waterlines to be aligned on the south and east side of street centerlines.

    d. Minimum centerline finish grade to be no less than 0.50% and maximum centerline finish grade to be no more than 12.0% for local streets.

    e. Composite utility plan to be part of the final plan set.

    f. Detailed grading plan to be part of the final plan set.

    g. Utilities not in the public street area, Owners shall provide maintenance access acceptable to the City and be centered in a 10.00 foot easement to be conveyed to the City of Richland.

    h. Final design of the public improvements to be approved at the time of the City's issuance of a public works construction permit.

OFFICIAL RECORDS

i. All on and off-site public improvements shall comply with the State of Washington and the City of Richland requirements and codes.

j. All cul-de-sacs to have a minimum of a 45.00 foot radius to face of curb to allow for adequate turning radius.

k. All public streets to meet design requirements for sight distance (horizontal, vertical and intersectional).

l. Final design plans to identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailboxes.

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

12. The proposed project is a segment of the Horn Rapids Master Plan and is subject to all conditions of approval of the Master Plan.

13. All proposed streets within the proposed cluster homes shall be private streets. The approaches to the collector street shall be built to City of Richland commercial driveway standards.

14. The proposed cluster home final subdivision shall not be recorded until all public utilities have been installed and accepted by the City of Richland.

15. The proposed cluster homes subdivision's access to public streets is by way of the proposed collector street extension of River Valley Drive as identified on the Horn Rapids Master Plan. The collector street must be constructed with all public utilities dedicated to the public and accepted by the City prior to the cluster home subdivision recordation.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Owners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the

OFFICIAL RECORDS

locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

JOSEPH C. KING
City Manager

FORM APPROVED:

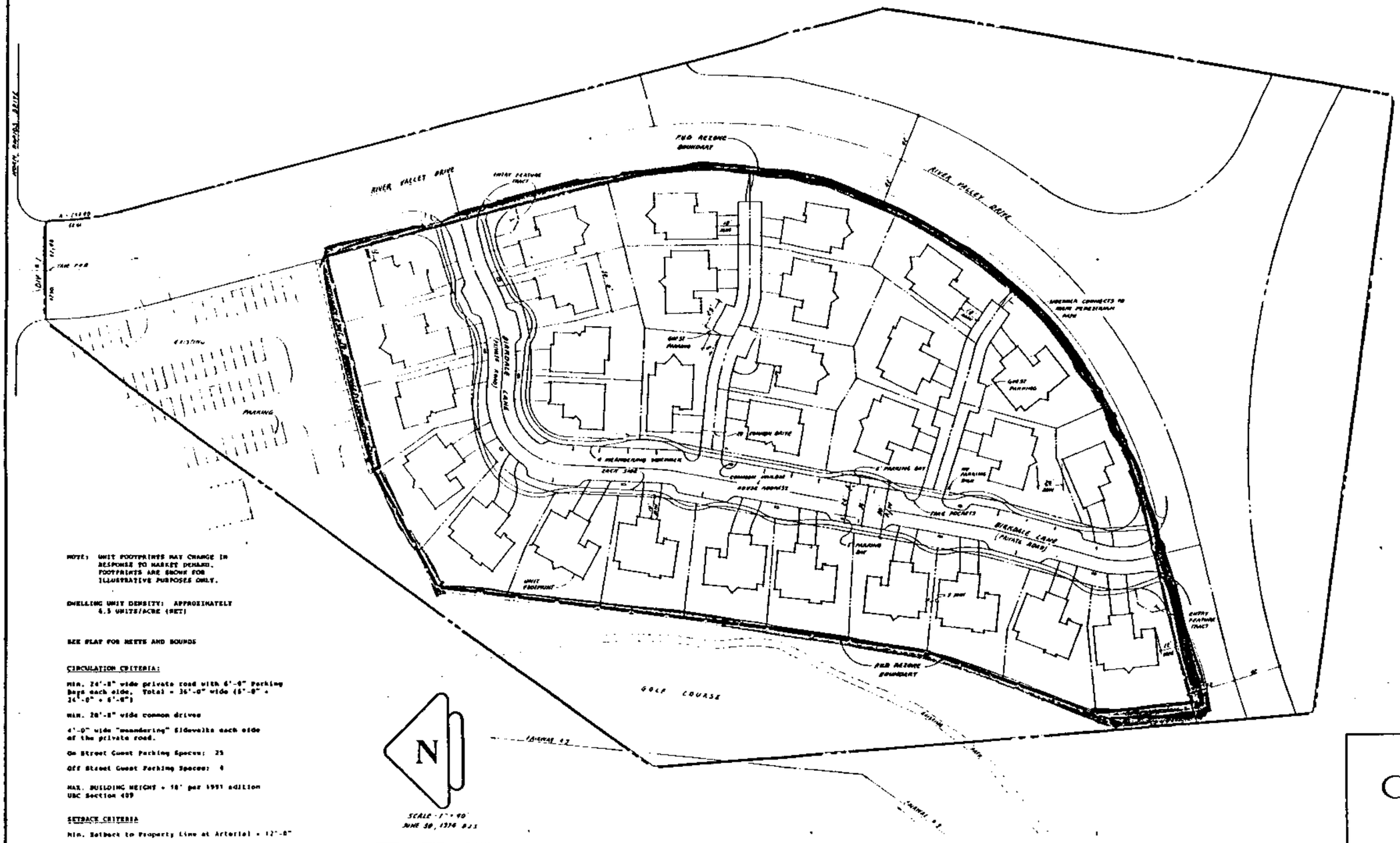
THOMAS O. LAMPSON
City Attorney

COLUMBIA TRIANGLE VENTURE

By: Robert J. Boyle, Jr.
Its: General Manager

9/20/94

Suzanne Knapp
Residing at Walla Walla
Expires: 6/10/98



NOTE: UNIT FOOTPRINTS MAY CHANGE IN RESPONSE TO MARKET DEMAND. FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

DWELLING UNIT DENSITY: APPROXIMATELY 6.5 UNITS/ACRE (NET)

SEE PLAT FOR METES AND BOUNDS

CIRCULATION CRITERIA:

Min. 24'-0" wide private road with 6'-0" Parking Bays each side. Total = 36'-0" wide (6'-0" + 24'-0" + 6'-0")

Min. 20'-0" wide common drives

4'-0" wide "meandering" Sidewalks each side of the private road.

On Street Guest Parking Spaces: 25

Off Street Guest Parking Spaces: 4

MAX. BUILDING HEIGHT = 18' per 1991 edition UBC Section 409

SETBACK CRITERIA

Min. Setback to Property Line at Arterial = 12'-0"

Min. Sideyard Setback = 5'-0"

Min. Setback from face of curb at Private Road = 15'-0"

Min. Front and Rear Setbacks = 15'-0"

Min. from Garage Doors to Common Drive (or back of Sidewalk at Private Road) = 18'-0"

Guidelines for Siting Houses:
20'-0" Min. door when facing side wall
40'-0" Avg. between houses when sited back to back

COLUMBIA TRIANGLE VENTURE
2000 S.R. 240
P.O. Box 810
Richland, WA 99352-9990
Phone: (509) 375-3501

COLUMBIA
TRIANGLE
VENTURE

PRELIMINARY
P.U.D. PLAN

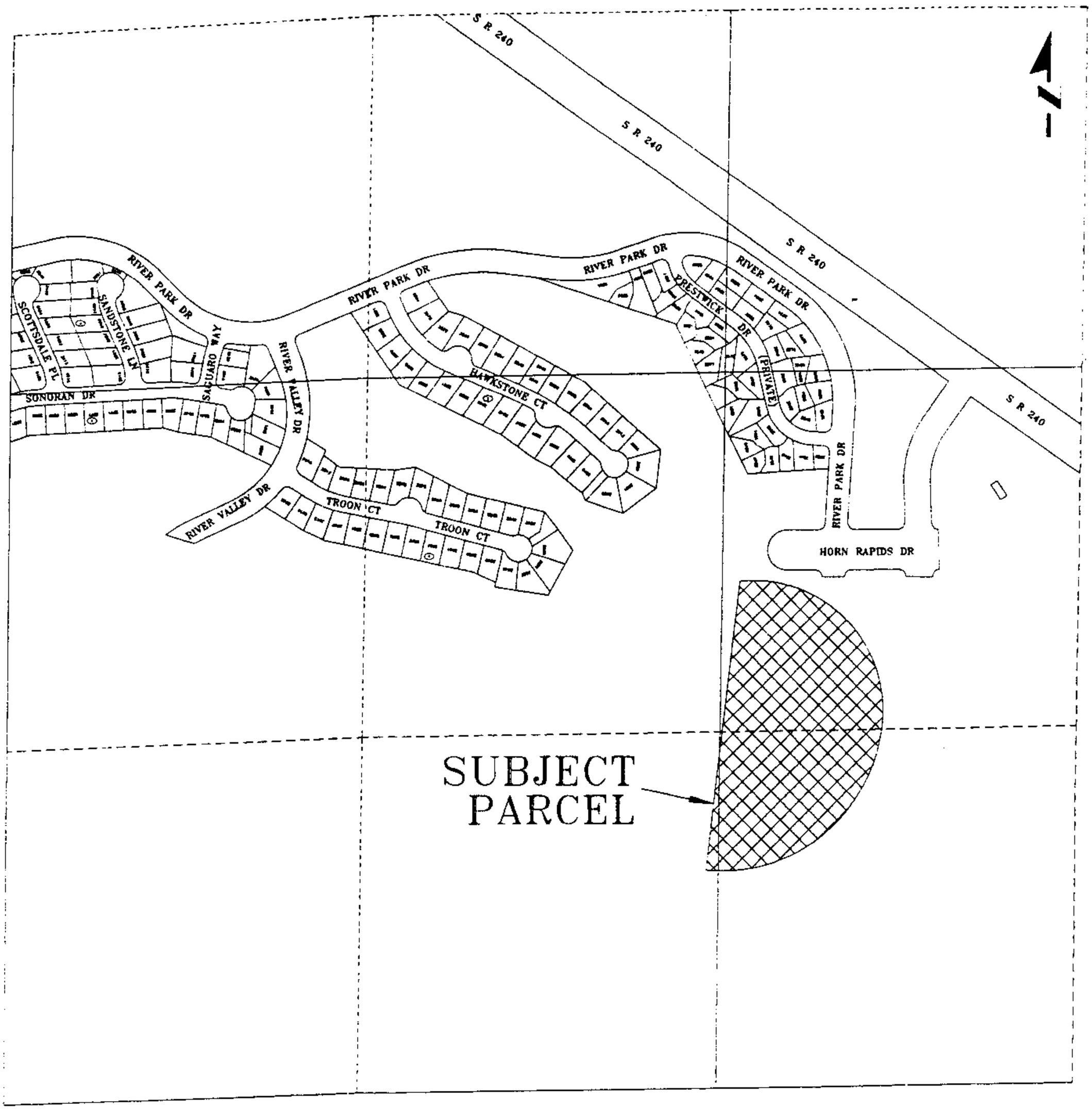
BIRKDALE AT
HORN RAPIDS

CITY OF RICHLAND, WASHINGTON

Z94-114

VOL. 633 PAGE 529

OFFICIAL RECORDS

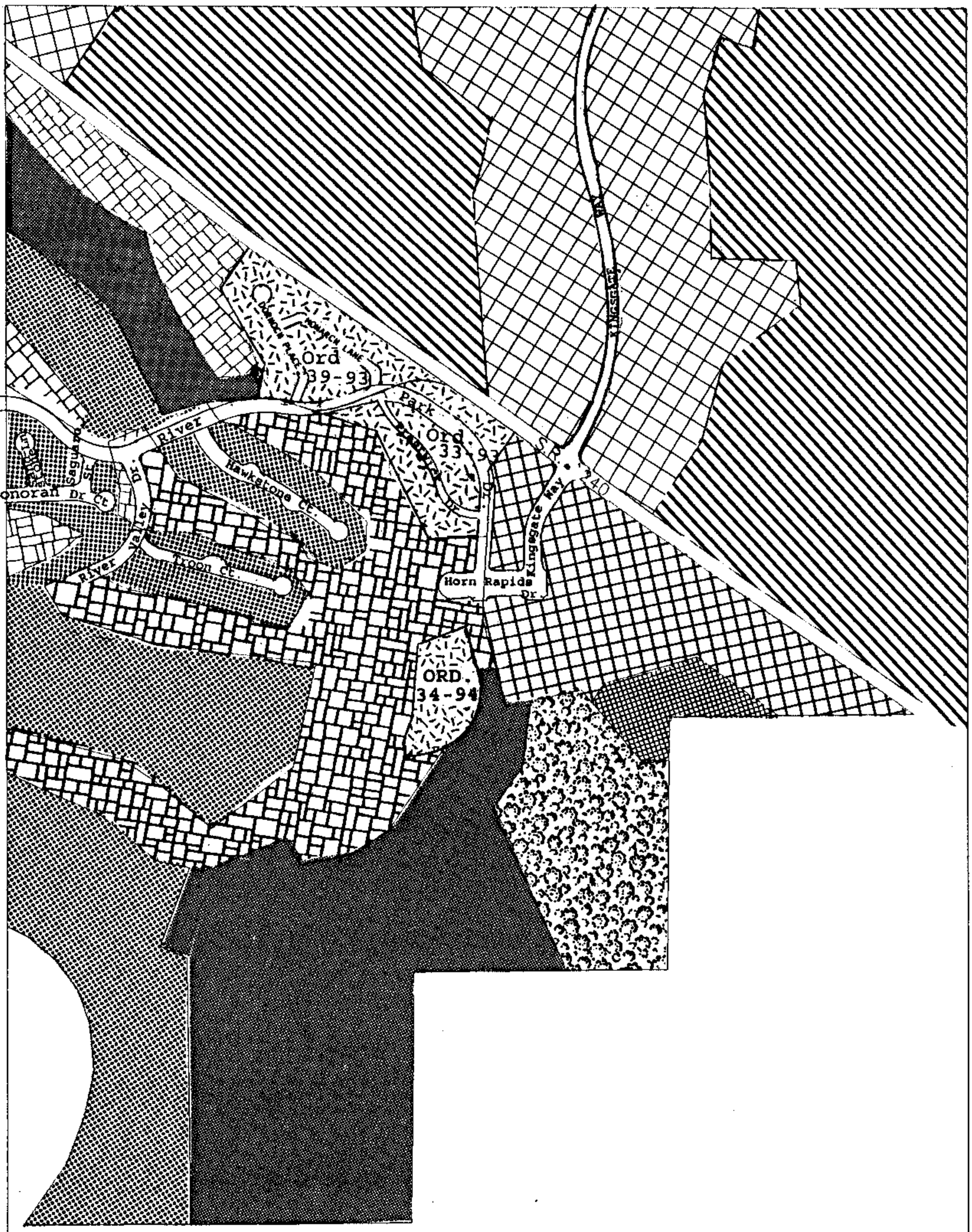


Z94-114

RICHLAND
GIS/CADD

M:\GIS\RICHLAND\ZONING\Z94-114.DWG
07/19/94

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION SHOWN HEREON OR FOR ANY INTERPRETATION(S) MADE THEREFROM. ANY USE MADE OF THIS INFORMATION IS SOLELY AT THE RISK OF THE USER. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ANY STATEMENT BY ANY EMPLOYEE OF THE CITY OR AGENTS THEREOF TO THE CONTRARY IS VOID AND ULTRA VIRES. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND GEOGRAPHIC INFORMATION SYSTEMS, AND IS PREPARED FOR PRESENTATION PURPOSES ONLY.


Ord
39-93
Ord
33-93
ORD.
34-94
River
Saguaro St
Sonoran Dr Ct
River Valley
Troon Ct
Hawkstone Ct
Horn Rapids Dr
Kingsgate Way
240

55B

Exhibit 3

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties have filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, May 10, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

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

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

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

Vicinity Map

Item: Planned Unit Development (Zoning)
Applicant: HJBT Properties
File #: PUD2020-101

Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Sunday, April 4, 2021
Richland's TCH Account:	450543
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	HE PHN – PUD2021-101
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jana Duncan (TF)

****

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING, AND OPTIONAL DNS
(PUD2021-101 & EA2020-133)

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Published: Sunday, April 4, 2021

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 29th day of March, 2021, I mailed a copy of the attached NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING, AND OPTIONAL DNS (PUD2021-101 & EA2020-133) to the attached list of individuals via regular USPS on the date indicated above. The Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m. on Monday, May 10, 2021.

Signed: Briana Ghbein

SIGNED AND SWORN to before me this 29th day of March, 2021 by Briana Ghbein.

JENNIFER SCHUSTER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 4-25-23 207956

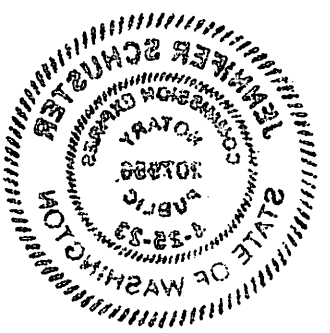
Notary Public in and for the State of Washington,

Jennifer Schuster
Print Name

Residing at 625 Swift Blvd, Richland

My appointment expires: 4-25-23

AFFIDAVIT OF MAILING
Notice of Application & Virtual Public Hearing
Address list attached.


JENNIFER SCHUSTER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
4-25-23

MCCLATCHY excelerate

Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald – Rock Hill
Herald Sun – Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald/el Nuevo Herald
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star Telegram
The State - Columbia
Sun Herald – Biloxi
Sun News – Myrtle Beach
The News Tribune – Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	37396	Print Legal Ad - IPL0017263	HE PHN PUD 2021-101	$192.45	1	7.81

Attention: Jana Duncan

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING, AND OPTIONAL DNS
(PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties has filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of the Horn Rapids Golf Course and south of the existing pro shop.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application on **Monday, May 10, 2021 at 6:00 p.m.** All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

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

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Published: Sunday, April 4, 2021
IPL0017263
Apr 4 2021

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

Islamae Brown, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 04/04/2021, and ending on 04/04/2021 and that said newspaper was regularly distributed to its subscribers during all of this period.

Islamae Brown

(Signature of Legals Clerk)

Sworn to and subscribed before me this 6th day of April in the year of 2021

Amanda Grisham

Notary Public in and for the state of Texas, residing in Dallas County

AMANDA DAWN GRISHAM
My Notary ID # 132031326
Expires May 30, 2023

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 31st day of March, 2021, I posted the attached NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING, AND OPTIONAL DNS (File Numbers: PUD2021-101 & EA2020-133) in the following location:

Along River Park Dr. at the southern entrance to the Horn Rapids Golf Course parking lot, Richland, WA

Signed: Michael Stevens

SIGNED AND SWORN to before me this 31st day of March, 2021, by Michael Stevens.

BRIANA C GHBEIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 4-25-23 207960

Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,
Residing in Benton County, WA
My appointment expires: 4-25-23

BRIANA C HIBBEN
STATE OF WASHINGTON
NOTARY
PUBLIC
COMMISSION EXPIRES
4-25-23

Exhibit 4

File No. EA2020-133

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: A 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids.

Proponent: HJBT Properties, LLC
1413 Sunset Street
Richland, WA 99354

Location of Proposal: The project site is generally located at 2800 Clubhouse Lane, Richland, WA upon a portion of Assessor's Parcel Number 128082000001005. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: May 3, 2021

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

***Instructions for applicants*:**

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

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

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

Use of checklist for nonproject proposals: [help]

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

A. Background [help]

1. Name of proposed project, if applicable: [help]
The Links Residence at Horn Rapids

2. Name of applicant: [help]
Brad & Thera Rew

3. Address and phone number of applicant and contact person: [help]

1413 Sunset St. Richland WA 509-528-6092

4. Date checklist prepared: [help]
01/02/2021

5. Agency requesting checklist: [help]
City of Richland

6. Proposed timing or schedule (including phasing, if applicable): [help]
Phase 1: 6 Months
Phase 2: 6 Months
Phase 3: 9 months
Phase 4: 6 months

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

1. Build 54 Townhomes on the 18th hole of Horn Rapids Golf Course
2. New Clubhouse & Event Center (Phase 3 of Townhome plans)
3. New Cart Barn (Phase 3 of Townhome plans)
4. Parking Lot updated, expanded and moved (Phase 3 of Townhome plans)

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
We did a full environmental Evaluation on this property. It is attached in Dropbox file link (provided in Email) labeled "Environmental Evaluation".

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. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
-PUD/Zoning approval

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.) [help]
Project site: 7.27 acres
Developing a 54-unit townhome community on vacant land along hole 18 of Horn Rapids Golf Course.
Horn Rapids Golf course will have a New Club House and Event center in their current location.
Parking lot for Horn Rapids Golf Course will be moved to the north
Cart Barn for Horn Rapids Golf Course will be moved under Pro Shop/ Event Center.

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. [help]

Address: 2800 Clubhouse Lane. Richland WA 99354. The location is vacant land along the 18th hole of Horn Rapids Golf Course, south of the Pro-shop.

Dropbox files:

1. Map 3 Surrounding Areas (shows exact location of the site)
2. Map 1&2 (topo's from the surveyor)
3. Archibald PUD site plans V0.1 (a combined Topo Map)

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

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

Approximate 18%

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. [help]

Land is sandy in this region

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

no

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

Purpose: Development of a 54 Townhome Community at Horn Rapids.

Type: Excavation including grading, leveling and filling as needed/required by the building Dept. We plan to move the dirt we have to level the land as best we can. Extra fill dirt might be required by building dept.

Total Area: 7.27 acres

Total Affected area: 7.27

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

I do not believe construction and grading of the property will cause erosion. During construction we will utilize these Corrosion prevention measures: Silt fencing, watering/sprinklers, BMP's (if necessary), and a construction entrance.

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

Approximately 66% impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

During construction we will utilize these Corrosion prevention measures: Silt fencing, watering/sprinklers, BMP's (if necessary), and a construction entrance.

2. Air [help]

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

Car emissions from trucks and cars, Asphalt emissions, Paint emissions, dust blowing, and any other common construction emissions.

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

No

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

We will use water to keep down the sand in the air and dust blowing. Not leave cars and trucking idling.

3. **Water** [help]

a. Surface Water:

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

The site includes man made ponds only. There is no natural streams, ponds, or wetlands on the property or the vicinity. As noted in the environmental report "There are no flood zones or wetlands associated with the site".
Pond 1: There are 1 pond located on our proposed building site. This is a man-made pond and have to be filled by a hose every year. Most of the year it has very little water. It has not been up kept and we plan to remove it. This pond is located South of the Pro Shop.
Pond 2: There is 1 other man-made pond in the vicinity. It is a large pond on the northwest side of the pro shop. This pond will remain and will not be affected by our construction.

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. [help]

As stated in 3.a.1 Pond 1 will be removed as it has very little water and most of the plastic lining is showing due to lack of upkeep. It is not very deep and will be excavated with the rest of the property. We

plan to use the existing dirt and move dirt around the site to level it out. If fill is needed, it will be brought in. See attached document in Dropbox "Pond 1".

Pond 2 will not be affected, and work will be completed more than 200ft away from this pond.

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. [help]

When we excavate, we plan to level out the area using existing dirt and moving it around. If fill is needed, we will source fill dirt as required by COR and Geotech engineer. The amount of fill will be determined by the excavator during the grading and leveling process. The pond is very shallow approximately 3feet so it will not be much if some is needed.

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

No there will not be any withdraws or diversions.

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

No, the property is above the 100 Year floodplain

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

No waste material will be discharged into water.

b. Ground Water:

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

All new units will be hooked up to City of Richland water. No wells will be used.

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

All new 54 townhome units will be hooked up to city sewer. No septic systems will be used.

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. [help]

Stormwater will be collected and disposed of through catch basins, drainage swales and infiltration galleries. Stormwater disposal system will be designed by a Washington State licensed civil engineer and submitted for review and approval with City of Richland.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

Not that I am aware of. We will build sewer system per COR requirements.

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

No

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

Stormwater will be captured and infiltrated based on COR requirements

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__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? [help]

Proposal includes grading and removal of shrubs and grass to create multi-family housing. Most of current vegetation will not remain.

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

I do not know of any endangered species on or near the site.

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

New indigenous grasses, trees and shrubs shall be provided.
See landscaping plan in DB file.

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

unknown
I do not know of any on or near the site.

5. **Animals** [help]

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

Birds, Rabbits, Deer, Coyotes

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

none known

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

The site, as all of Tri-Cities, is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

All around the Horn Rapids Development is land where the wildlife may habitat. We plan to leave the surrounding areas untouched.

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

none known

6. **Energy and Natural Resources** [help]

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

Electric and Natural Gas will be used to heat and cool multi-family dwellings.

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

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: [help]

We abide by the Washington State Energy Codes. All dwellings will meet these criteria of energy and environmental conservation.

7. **Environmental Health** [help]

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

No

1) Describe any known or possible contamination at the site from present or past uses. [help]

None 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. [help]

There is natural gas line in the Horn Rapids community. Not sure if they are on this property but we will have gas to the townhomes

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. [help]

Natural Gas

4) Describe special emergency services that might be required. [help]

Standard local emergency services. EMS, Police and Fire, those identical to the needs

of the current Horn Rapids Development

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Call before we dig, have an environmental survey done, and have the land surveyed.

b. Noise [help]

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

Highway 240 traffic, Road traffic, Park across the street, golfing.

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. [help]

Construction would be the largest and short-term noise impact. Long term is cars and people as more dwellings are developed there will be more people and traffic.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Set construction hours to normal day work hours to keep the times when most people are home free from construction noise.

8. **Land and Shoreline Use** [help]

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

Current use of the site is vacant land. There is a Cart shed onsite that is used for cart storage. Adjacent property uses include a golf course, banquet facility, parking lot, single family homes, townhomes, and a park. The proposal will clean up the unused eyesore and build multifamily units for more to enjoy the golf course and Horn Rapids amenities. This will not affect other uses adjacent properties 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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No

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

No

c. Describe any structures on the site. [help]

Horn Rapids Pro Shop and Deli

Horn Rapids Banquet Facility

Horn Rapids Golf Cart Barn

Horn Rapids Private Cart Barn

Horn Rapids Bathrooms

d. Will any structures be demolished? If so, what? [help]

Yes

Horn Rapids Golf Cart Barn

Horn Rapids Private Cart Barn

Horn Rapids Bathrooms

Eventually the pro shop and Banquet facility will be replaced.

e. What is the current zoning classification of the site? [help]

Agriculture and PUD (Planned Unit Development)

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

Developed Open Space and Medium Density Residential

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

Not Applicable

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

No

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

Approximately 100-150

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

None

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

N/A

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

Our proposal is compatible with the current Horn Rapids Development. We will offer town homes which they have in other developments in Horn Rapids. The only difference is our townhome will not have an age limit to live here. This will be open to all age groups to purchase.

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

There is no agricultural or forest lands of long-term commercial significance in this area.

9. **Housing** [help]

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

Approximately 54 units of middle-income housing would be provided.

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

0

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

We plan to build in phases to reduce the sudden influx of so many new tenants.

10. **Aesthetics** [help]

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

The maximum building height will be 30'. Exterior will be stucco, stone, and siding.

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

Direct views of the Golf Course. Most homes in the vicinity will still have a view but it will be smaller views vs a pano view.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Build to fit in with the surrounding building/homes.

11. **Light and Glare** [help]

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

Normal housing lighting. Night time.

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

No

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

Water from the ponds could glare the sunlight.

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

Use lighting that is not too bright and flows with what is already in Horn Rapids.

12. **Recreation** [help]

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

Golfing, Swimming pool, Park, tennis courts, walking paths.

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

No

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

We will not block or hinder access to walking paths or cart paths.

13. **Historic and cultural preservation** [help]

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

No

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

No: I reached out to DAHP with this response "there are no buildings/structures/sites/cemeteries located within or immediately adjacent to the proposed project area".

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. [help]

I reached out to DAHP to find out if there was anything on our site. They suggested an Inadvertent Discovery Plan (Attached in DB file) incase we find something during construction.

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. [help]

We will notify Project Managers, Contractors, and Subcontractors, of our Inadvertent Discovery Plan so they know what to look for and how to proceed.

14. **Transportation** [help]

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

Highway 240. Clubhouse Lane, River Valley Dr.

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? [help]

No. Benton Franklin Transit does not provide service to Horn Rapids Community. The nearest route is Route 123, and the closest stop is 2.8 miles from the site.

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

Parking lot will be approved by City of Richland. Golf Course will have roughly 100 parking stalls unless city requires differently.

Each unit will include a driveway that has room for 2 parking spots and a 2-car garage. We have planned for an additional 29 guest parking spots.

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

Yes, new private roads will be created as part of the townhome development. Sidewalks will be added to the development as well.
Future plans would require us to work with COR transportation and adjust the public street (U turn into the golf course) to add a new parking lot for Horn Rapids Golf Course.

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

No

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

Residential vehicular trips would be daily, main busy hours would be before and after work. I would estimate 100-150 one-way trips per day.

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

no

h. Proposed measures to reduce or control transportation impacts, if any: [help]

We plan to work with COR for best solutions in entrance and exits that will impact transportation the least.

15. **Public Services** [help]

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

No.

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

N/A

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]

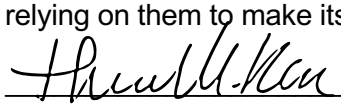
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____Well for water

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

City of Richland: Electrical, Sewer, Garbage Services, Water

C. Signature [help]

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

Signature: 

Name of signee Thera M. Rew

Position and Agency/Organization Owner

Date Submitted: 01/06/2021

Exhibit 5

From: Josh Adkins
To: Stevens, Mike
Subject: Horn Rapids Condominium plan
Date: Wednesday, April 21, 2021 6:51:30 PM

I would like to say I general sorry the project, but it is much bigger than originally presented to the community and it is severely impacting the property of some neighbors. This plan should be revised with input from the community.

From:	allworth@frontier.com
To:	Stevens, Mike
Subject:	Horn Rapids Town Homes
Date:	Thursday, April 29, 2021 3:51:34 PM

Dear City of Richland,

The development of town homes at the Horn Rapids Golf Course is long past due and deeply needed for the following reasons:

- The present field, structures and transient motor homes are a huge eyesore
- <!--[endif]-->Housing is in desperately short supply in the Tri-Cities
- Townhouses are exactly what the aging population needs as they downsize
- <!--[endif]-->Golf side townhouses will enhance the value of all properties in Horn Rapids
- <!--[endif]-->The architectural drawings reflect a thoughtful and elegant design

Yes, I do understand that some Crosswater residents object, yet the current condition is more distasteful than the beautiful proposed homes. Two years ago, we lived in rural Oregon with a view of the coastal range, then the neighbors trees grew and blocked our view. There is NO guarantee in this country that your view will always remain the same. Progress happens and we all need to roll with it.

I urge you to expedite the approvals so that we can fully enjoy our community. We have waited far too long for this development to begin.

Regards,

Karry & George Allworth
2317 Copperleaf St
Richland, WA 99454

allworth@frontier.com

From:	Tami Anderson
To:	steve norton
Cc:	steveconaway@charter.net; Aftanas, Barbara; Albro, Pat; Brausen, Pat; Burton, Julie; CMMD Properties; Conaway, Kathy; Deobald, Barbara; Drane, Gordon; Eckenberg, Kay; Ensign, Rachel & Patricia; Forsythe, Don; Goodman, Ben; Griffin, Eileen; Hart, Dan & Dana; Hobbick, Della; K Goodman; Kinker, Ron & Patsy; Lachman, Harold; Lan, Jay & Li-Chuan; Laurino, Dr. James; Ledford, Cliff; Manolopolulos, Chris; Manolopolulos, Connie; Meyer, Pat; Meyers, Robert; Mortensen, Rod & Laura; Mosley, Jon; Murphy, Nancy; Neumayer, David & Karen; Newman, David; Ralston, Maurice; Ramos, Phyllis; Ray, Jonathon S.; Rhodes, Virginia (Ginger); Rushman, Michael J.; Saltz, Scott; Santeford, Jack & Linda; Schmidt, Michael; Sweet, James & Jan; Thomas, Judy M.; Thompson, LeAnna; Van Derley, Lisa; Weier, Carrie Ann; Willson, Chris; Wyborny, Bruce & Janet; Stevens, Mike
Subject:	Re: New Condos and the golf course
Date:	Friday, April 23, 2021 10:09:53 AM

Rick & I couldn't agree more Steve! Prestwick residents need to realize all of these are very valid points you have pointed out Steve. They need to get out of the 90's and realize how much this would benefit all of us. I mean how loud is a new parking lot going to be! It would be nice to have a beautiful new clubhouse . We need to look at the pros not just the cons.

Rick & Tami Anderson

Sent from my iPhone

> On Apr 22, 2021, at 8:38 PM, steve norton <golfisme@hotmail.com> wrote:
>
> Hello all. First, I'd like to be clear that I completely understand and respect Steve's position and anyone else who holds similar views. We each have a right to our opinions and beliefs and for those opinions to be heard.
>
> I'd like to offer a different perspective of the condo/golf course development for you to consider. I'm not trying to convince you my opinion is "the right" opinion, it's just a different one.
>
> I attended and participated in all the informational meetings the new golf course owner (Brad Rew) held 2 years ago (or whenever that was, hard to measure time these days!). The condos, new club house, moving the golf course parking lot, potential improvements to the driving range, etc., were all discussed. There is nothing new that hasn't already been presented.
>
> I was born and raised in Richland. That was when "South Richland" was still north of the Yakima River and nobody locked their doors. Yes, the Tri-Cities has grown tremendously over the past 60 years and it will grow even more over the next 60 years. While we may sometimes want to stop "progress" in it's tracks and keep everything the same for the next 60 years, that's probably not going to happen. All the area east of the new roundabout is destined for building. Building continues on the west edge of Horn Rapids and hundreds, if not thousands, of

new units will be built over the years. That's just the way it is and yearning for the 1960's again won't change it.

We live in a golf course community. The quality and desirability of the golf course affects the value and desirability of our homes directly. Depending on what sources you choose to use, there are about 20% less golfers now than in 2003 and the number of golf courses closing or going bankrupt each year is more than the number of new courses being developed. When a golf course goes belly up the associated home values typically drop by 25% - 40%. The original course owner took most of the revenue out of the business and put very little back into the course (golfers here know this). The course was heading downhill, and play was declining. Not hard to imagine the outcome of 5-10 more years of that. He'd had it for sale for many years but of course there were no buyers because golf courses generally aren't a good investment.

The new owner was very upfront with us at those early information meetings. The only way this golf course could be a sound investment (by anyone) was by rezoning that small (several acre) parcel by the cart barn and developing it. Without that, there would be no reason (for anyone) to buy this golf course. Developing the condos is what made the investment worthwhile, and the only way to provide the cashflow needed to save this course from the inevitable demise it was heading for. Golfers know that the courses owned by casinos are typically some of the finest courses around. That's because the casino business subsidizes the course. Without that extra source of income, the course couldn't put the resources into itself to become or stay a nice course.

I am completely and unequivocally in support of building the condos and everything that goes with that effort. I want our golf course community to thrive, and that development will provide the necessary lifeblood. Without it, the course will be sold again (for pennies on the dollar) and it will get back onto the cow pasture trajectory it was just a few years ago. I don't want to live on a cow pasture and I certainly don't want to try and sell my house when it is in the middle of one.

Thanks for reading this and take care.

Steve Norton
Prestwick Homeowner for ~20 years

From: steveconaway@charter.net <steveconaway@charter.net>

Sent: Wednesday, April 21, 2021 3:57 PM
To: 'Aftanas, Barbara' <baftanas@gmail.com>; 'Albro, Pat' <palbro22@frontier.com>; 'Anderson, Rick' <andertam@icloud.com>; 'Brausen, Pat' <pdrausen@charter.com>; 'Burton, Julie' <janorthwest1@gmail.com>; 'CMMD Properties' <craig@chuntington.com>; 'Conaway, Kathy' <kateconaway@charter.net>; 'Conaway, Steve' <steveconaway@charter.net>; 'Deobald, Barbara' <btdeobald@gmail.com>; 'Drane, Gordon' <gordondrane@umpquabank.com>; 'Eckenberg, Kay' <jm.eckenberg@efarms.com>; 'Ensign, Rachel & Patricia' <ensignrachel@gmail.com>; 'Forsythe, Don' <forsythe.a@gmail.com>; 'Goodman, Ben' <versatileprop@aol.com>; 'Griffin, Eileen' <elois2837@gmail.com>; 'Hart, Dan & Dana' <dndhart84@gmail.com>; 'Hobbick, Della' <dhobbick@frontier.com>; 'K Goodman' <kathnelijah@yahoo.com>; 'Kinker, Ron & Patsy' <pskinker@hotmail.com>; 'Lachman, Harold' <hplach1938@gmail.com>; 'Lan, Jay & Li-Chuan' <jayshyonglan@gmail.com>; 'Laurino, Dr. James' <james_laurino@yahoo.com>; 'Ledford, Cliff' <ledfordtroy@yahoo.com>; 'Manolopolulos, Chris' <cmano@rcsothebysrealty.com>; 'Manolopolulos, Connie' <conniemano@gmail.com>; 'Meyer, Pat' <info@athomenotaryclasses.com>; 'Meyers, Robert' <rd.meyers.46@icloud.com>; 'Mortensen, Rod & Laura' <rod.mortensen22@gmail.com>; 'Mosley, Jon' <mslejohn@gmail.com>; 'Murphy, Nancy' <murphyna@frontier.com>; 'Neumayer, David & Karen' <neumayer3@charter.net>; 'Newman, David' <danman728@yahoo.com>; 'Norton, Steve & Denise' <golfisme@hotmail.com>; 'Ralston, Maurice' <mavaralston1939@gmail.com>; 'Ramos, Phyllis' <pramos1@aol.com>; 'Ray, Jonathon S.' <jsr40986@gmail.com>; 'Rhodes, Virginia (Ginger)' <ginarhoad@gmail.com>; 'Rushman, Michael J.' <rushman_m@yahoo.com>; 'Saltz, Scott' <coachscott101@icloud.com>; 'Santeford, Jack & Linda' <easymoney@seanet.com>; 'Schmidt, Michael' <mr_aj_schmidt@msn.com>; 'Sweet, James & Jan' <sweeterdreams@frontior.com>; 'Thomas, Judy M.' <thomasjdth@yahoo.com>; 'Thompson, LeAnna' <leanna_j_thompson@outlook.com>; 'Van Derley, Lisa' <lavval@hotmail.com>; 'Weier, Carrie Ann' <cweier@aol.com>; 'Willson, Chris' <cwillson51@gmail.com>; 'Wyborny, Bruce & Janet' <janetwyborny@gmail.com>
Subject: New Condos and the golf course

I'm putting on my concerned homeowner hat for this email. I hope that all of you who read this will have already read the email from Kathy Conaway, the President of the Prestwick at Horn Rapids Assoc. that included attachments.

This email is not from the Prestwick HOA, only from a very, very concerned homeowner. I truly believe that the increased traffic from 52 condos will over burden an already taxed main entrance to Horn Rapids. The intersection at Club House Ln. and River Park Dr. is hectic enough already. Imagine 52 condos just across from the swimming pool and to the left all the way to the back of the homes on Crosswater. The condos will also eliminate the present view that 8 homes on Crosswater enjoy.

A new parking lot that backs up to the rear of 2537, 2541, 2543 and 2545 Prestwick Drive has the potential for a lot of noise a few feet from a residential area, especially

during weekends, tournaments' and events and evenings.

There is also a proposal for a new Clubhouse, possibly two stories, right behind 2541 and 2543 Prestwick Drive. That has the potential for a big increase in noise for what is now the border of a residential area.

Those are just a few of my thoughts about a project that I totally oppose. In closing, I personally don't believe that Brad Rew was completely and totally upfront to the Horn Rapids Master HOA about his plans.

These are my personal thoughts and feelings.

Regards,

Steve Conaway
Prestwick homeowner

Please contact mstevens@ci.richland.wa.us with your thoughts pro or con.

From: rick anderson
To: Stevens, Mike
Subject: Horn Rapids townhomes
Date: Tuesday, April 20, 2021 2:05:17 PM

I believe the project would be a great benefit to the community as well as the much needed improvements to the golf course.

From: Robert McMinn
To: Stevens, Mike
Subject: Town homes in Horn Rapids
Date: Thursday, April 22, 2021 2:12:33 PM

As a homeowner in Horn Rapids I would like to express my STRONG support for the 54 new town homes that Brad Rew, Owner wants to build. He has done a great job in keeping his commitment to improve our golf course so far, but it was neglected for years and needs a lot more. The new Town Homes will help him make those improvements and help keep our home's value.

Thank you, Brenda McMinn

From:	Richard and Laurie Baird
To:	Stevens, Mike
Subject:	Virtual public hearing and optional DNS (PUD2021-101 & EA2020-133)
Date:	Monday, April 26, 2021 6:38:15 PM

Mr. Stevens,

I would like to speak at the Virtual Public Hearing on May, 10, 2021, referenced above. I would also like to be notified of any decisions pertaining to this application.

Thank you,
Laurie Baird
firefoxme@msn.com

Sent from my iPad

From: Joel Barber
To: Stevens, Mike
Subject: Townhomes at Horn Rapids
Date: Sunday, April 25, 2021 6:25:13 AM

My husband and I support the proposed townhouse project at Horn Rapids by Brad Rew. Please approve the project which will be a great and tasteful addition to the community and help support the continued improvements to the golf course. Thank you. Yvon and Joel Barber
2644 Sandpiper Loop
Richland, Wa 99354

Sent from my iPhone

From: Amy Barnett
To: Stevens, Mike
Subject: Horn rapids town homes
Date: Tuesday, April 20, 2021 8:11:47 PM

I would like to voice disapproval of the plan for condos in Horn Rapids on the piece of property connected to the golf course. I don't want to see another round about. And I think it is extremely unfair to the home owners most affected. They are paying higher property taxes for the view they currently have and we're sold the homes as "view" lots. To have condos 6 foot from your back yard is ridiculous. I wouldn't be happy either. It also sounds like there are some other pieces to the history of that plot that really should be considered and honored. Please vote no on the additional condos as proposed. At the very least, I think a conversation and compromise should be attempted between Mr Rew and the homeowners being directly impacted by his proposal.

Sincerely,

Amy Barnett
Copperleaf Street, Horn Rapids resident

From: Bauer
To: Stevens, Mike
Subject: Horn Rapids Town Home Project
Date: Tuesday, April 20, 2021 2:29:50 PM

This letter is to voice our support for the proposed addition of town homes to the Horn Rapids golf course property. The addition of these town homes will allow the Horn Rapids neighborhood and the golf course to achieve the Richland City Planners vision for this "Master Planned Golf Course Community."

We have been homeowners in the Horn Rapids neighborhood since 2004. We chose the Horn Rapids neighborhood over other golf course properties available in the Tri-Cities because we were attracted to the promise of a golfing focused community. This promise has not been achieved primarily because the previous out-of-town owner of the golf course had little interest to invest in the effort to develop a positive relationship with the homeowners nor to help the neighborhood grow.

Mr. Brad Rew, as the new golf course owner, has a comprehensive plan to positively grow the neighborhood. This will be accomplished by improving the housing options available to residents and by transforming the golf course and its facilities into a neighborhood asset. This will be an asset for both golfers and non-golfers, which is what it was originally intended to be.

The addition of town homes to the currently vacant property adjacent to the golf course will add an underrepresented housing option that allows a more carefree lifestyle. In addition to adding this lifestyle opportunity, the addition of these homes will eliminate what quite frankly is an eyesore at the main entrance to our neighborhood. Replacement of this eyesore with attractive landscaped townhomes that match the architectural style of the neighborhood will enhance both property values and pride in the neighborhood.

Please approve the proposal to allow the development of this property as town homes.

Roger and Sandy Bauer

2978 Redrock Ridge Loop

Richland, WA

From: GREGORY BENNETT
To: Stevens, Mike
Subject: HORN RAPIDS CONDOS
Date: Tuesday, April 20, 2021 2:27:55 PM

Please approve the construction of the Condos at Horn Rapids.

Greg Bennett

Sent from my iPad

From:	yang bin
To:	Stevens, Mike
Subject:	public hearing
Date:	Thursday, April 8, 2021 11:54:31 PM

Hi Mr. Stevens,
We are residents in Horn Rapids. We would like to participate the virtual public hearing and receive notices of any decisions regarding a planned unit development in Horn Rapids PUD2021-101 & EA2020-133.
How do we attend the virtual public hearing?
Thanks.
Lucy

From: judy bircher
To: Stevens, Mike
Subject: Townhouses in Hornrapids
Date: Sunday, April 25, 2021 8:24:26 AM

I'm sending this email to show support for the townhouses to be built in the Horn Rapids golfing community. I am not a golfer, but I think the town houses would be an asset and would help keep the course and community thriving.

Judy A. Bircher
2402 Delle Celle Drive
Sent from my iPad

From: DICK AND LINDA BOEHNING
To: Stevens, Mike
Subject: Town houses on horn rapids golf course
Date: Tuesday, April 20, 2021 1:51:51 PM

Please provide your approval for upgrade of golf course. This should be a non issue. Brad owns the golf course and is zoned appropriately.

Sent from my iPad

From:	Don Bogart
To:	Stevens, Mike
Cc:	Rosie Bogart
Subject:	Horn Rapids Golf Course Support
Date:	Tuesday, April 20, 2021 4:12:13 PM

I have lived in the Horn Rapids community for 5 years and I'm excited for the upgrades that Brad Rew will be doing to improve the golf course. I fully support the upgrades that he is planning to do.
Rosie Bogart
2266 Copperleaf

Sent from my iPhone

From: Jon Boisoneau
To: Stevens, Mike
Subject: Horn Rapids construction
Date: Thursday, April 22, 2021 8:51:37 AM

Mr. Stevens, A note to endorse the construction of the town houses proposed by Mr. Brad Rew for Horn Rapids Golf Course. My wife and I are very much in favor of this project.

Jon Boisoneau
2826 Riverbend Dr.
Richland wa

From: Ron Bouslaugh
To: Stevens, Mike
Subject: Town homes
Date: Tuesday, April 20, 2021 2:18:21 PM

As a Owner in Horn Rapids I'm totally for these 54 new Town Homes and upgrades to all systems and the course. We can't be that elite Course without all that Brad has stated. I think this would be an added increase to the communities desired lifestyle. All owners will only Prosper like the course itself.
That's a win, win!
Sent from my iPhone
Ron Bouslaugh

From: Gerry Boyd
To: Stevens, Mike
Subject: Town Homes
Date: Tuesday, April 20, 2021 1:23:38 PM

Let’s get this done! Let’s build!
Sent from my iPhone

From: Brandi Brown
To: Stevens, Mike
Subject: Townhomes
Date: Tuesday, April 20, 2021 5:07:53 PM

We are in support of the townhomes @ Horn Rapids.. we feel this is much needed in our community and will help improve the lives of people in the Tri Cities .. Thank you Brandi Brown

From:	James Buelt
To:	Stevens, Mike
Cc:	Brad Rew; Rich Quadrel; Jeff Riddelle
Subject:	Horn rapids golf course
Date:	Tuesday, April 20, 2021 3:09:52 PM

I am writing you today as a private resident who enjoys golf in this wonderful city of ours. I have been a regular player and most times annual member at horn rapids since it's inception nearly 30 years ago. You may have heard that it's condition and reputation, especially with those outside our community, is wanting due to lack of resources to convert and maintain the course into the class facility for which it was envisioned. The sale of the course to a RIchland based business run by Brad Rew has the opportunity to provide just that. He has created a business plan and long term vision for the course that I, for one, believe in and that will convert and maintain the course into a condition that will not only represent our community well but attract visitors in large numbers. Imagine a pristine course bordered by natural areas of sagebrush, cacti, and natural grasses that harbor quail, curlew, killdeer, and cotton tail. Imagine also a world class clubhouse with a quality café/restaurant, lounge area, pro shop, and event center.

But none of this can happen without the help of the city and its leadership. Mr. Rew's business plan requires the construction of approximately 50+ units of townhouses along the 18th fairway to generate the revenue for the necessary improvements. There has been opposition by some of the residents whose view of the course would be moderately impacted. But those impacts have been moderated and there is a growing voice of support and excitement by people such as myself for the overall improvements that this venture would accomplish. I ask that you thoughtfully consider Brads business plan and all the benefits that it will bring to the golf course, the horn rapids homeowners, and the city as a whole.

Please know that I fully support brads proposal and I thank you for your consideration. Please feel free to share my email with anyone on the planning commission, city council, or elsewhere that you deem appropriate.

Jim Buelt
2448 Pershing Ave
Richland
509-375-1826

Sent from my iPhone

From:	Ken Burk
To:	Stevens, Mike
Cc:	Ken Burk
Subject:	Town Houses at Horn Rapids
Date:	Tuesday, April 27, 2021 8:07:07 AM

Mr. Stevens,

For the last two or three years, residents at Horn Rapids have watched the gradual improvement to the golf course within the community. I have heard positive reviews from both golfers and non-golfers. I believe this amenity, positioned in the middle of our community, has direct impact on property values for all residents within.

For that reason, I am writing to you to say that I believe the developers application for the 54-unit Planned Unit Development should be approved. Many in the community are eager to see HJBT Properties move forward with this plan.

As Horn Rapids continues to grow, the golf course has clearly been impacted. And visa versa, the condition of the course can contribute to the growth. I watch every day new streets being constructed as the developer readies the land for 60+ more new homes in Quail Ridge. Likewise, the course must continue with its planned improvement.

I understand that it is a complicated issue, and that a very small number of existing homes will be impacted. However the overall improvement to the community, and the resulting return on investment to the golf course, will make Horn Rapids a truly desirable golf community and an asset to the greater City of Richland.

I look forward to your comments and decision. Thank you for your time!

Sincerely,
Ken Burk
Richland Resident since 1974
Horn Rapids Resident since 2014
Horn Rapids Players Club Officer

From: Bush, Benjamin Don
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Tuesday, April 20, 2021 1:24:40 PM

As a resident at Horn Rapids (2753 Walking Stick Ave) I greatly support the approval of 54 townhomes to be constructed. Please allow this to go through so the betterment of our community can continue.

Thank you
Benjamin Bush
ASWSUTC Finance Manager
Patriots Club President
USMC Veteran

"I like the stock" - Keith Gill

From: Christopher Hart
To: Stevens, Mike
Subject: Please Support Townhomes in Horn Rapids!
Date: Wednesday, April 21, 2021 7:17:17 AM

Hello,

Please do provide your support for the development of townhomes at Horn Rapids!

We believe it is crucial to keep the quality of the course and neighborhood up to standards and to maintain our property values!

Regards,
Chris Hart
3102 Wild Canyon Way

From:	Jim Cach
To:	Stevens, Mike
Subject:	Proposed town homes in the Horn Rapids area adjacent to the Horn Rapids Golf Course
Date:	Tuesday, April 20, 2021 1:18:32 PM
Attachments:	image001.jpg

I live at 2353 Eagle Ridge Court in the Horn Rapids development and I am very much in favor of this project being approved. This is going to be a wonderful addition to the area and I'm hopeful that the council approves the request. It will serve as a catalyst to some upgrades that should benefit the entire community.

Jim Cach, SW Region Operations Mgr
Coleman Oil Company
529 E. Kennewick Avenue, Kennewick, WA 99336
Direct 509.396.2177 **Toll Free** 888.799.2000 **Fax** 509.586.7039
Email jim@colemanoil.com **Web** www.colemanoil.com

From: Kelly Cameron
To: Stevens, Mike
Subject: Townhomes at Horn Rapids
Date: Tuesday, April 20, 2021 1:17:54 PM

As a homeowner in Horn Rapids I fully support the construction of the 54 townhomes project put forward by Brad Rew.

Kelly Cameron
2972 Redrock Ridge Loop
Richland

From: JUDY CARLSON
To: Stevens, Mike
Subject: Horn rapids townhomes
Date: Saturday, April 24, 2021 8:29:42 AM

We have been residents of Horn Rapids for almost 26 years and we support
The building of the townhomes.
Gary and Judy Carlson

From: Carol Libby
To: Stevens, Mike
Subject: Hearing Examiner Meeting May 10, 2021
Date: Monday, April 12, 2021 1:19:53 PM

Hi Mike, we would like to sign up to give our comments on the Horn Rapids 54 Unit Townhome Project.
It would be for either Larry or Carol Libby, 2840 Crosswater Loop.

Can you confirm that we are on the list? I don't see a place to sign up online.

We will also send our comments for the staff report to you later this month.
Thanks so much,
Carol Libby

Sent from my iPad

From: lorene castillo
To: Stevens, Mike
Subject: Town homes
Date: Tuesday, April 20, 2021 1:12:56 PM

Me and my family live at Horn Rapids and we are 100% behind supporting the townhomes for a better community we appreciate you thank you very much.

Sent from my iPhone

From: steveconaway@charter.net
To: Stevens, Mike
Subject: Horn Rapids Golf Course Condos & Parking Lot
Date: Sunday, April 25, 2021 7:47:37 AM

Mr. Stevens,

I have two quick, simple questions. 1; how many feet will there be between the edge of the proposed parking lot (not the property line) and the property lines of the houses on Prestwick Drive that will border the parking lot?

2; The same question applies. That distance between the new proposed Club House and the adjacent houses on Prestwick Drive?

Please reply, thank you very much.

Steve Conaway
A very concerned Prestwick Homeowner

From: Daniel Connell
To: Stevens, Mike
Cc: brad@hornrapidsgolfcourse.com
Subject: Horn Rapids town houses
Date: Tuesday, April 20, 2021 2:32:26 PM

Please support improvements to our community by supporting the 54 townhouses proposed for Horn Rapids. These townhouses will support improvements at the horn Rapids golf course and improve property values in and around horn Rapids. Thank you very much.
Dan Connell
Lifetime Richland Property Owner
5093665880

From:	Michael Cook
To:	Stevens, Mike
Cc:	Michael Cook; Shari Cook
Subject:	Townhomes at Horn Rapids
Date:	Wednesday, April 21, 2021 7:58:51 AM

Good morning Sir-

My wife and I would like to express our strong support for the construction of new townhomes at Horn Rapids.

My wife and I have seen many improvements to the Horn Rapids area since moving here from Kennewick three years ago: new roads, new homes, new businesses, and big improvements in infrastructure and landscaping.

This place keeps getting better. Adding the townhomes fits right in with the progress made recently.

As 50+ year citizens of Richland my wife and I strongly urge approval of these homes.

Respectfully,
Mike and Shari Cook
2707 Eagle Watch Loop

Sent from my iPad

From:	Daniel Coughlin
To:	Stevens, Mike
Subject:	Support for Horn Rapids Town Homes
Date:	Tuesday, April 20, 2021 1:25:27 PM

Dear Sirs and Madame of the Richland Planning Commission,

We would like to register our support for Brad Rew's proposed addition of town homes to the Horn Rapids golf course property. The addition of these town homes will allow the Horn Rapids neighborhood and the golf course to achieve the Richland City Planner's vision for this "Master Planned Golf Course Community."

We have been homeowners in the Horn Rapids neighborhood since we relocated to the Tri-Cities in 2016, and our house borders the golf course. We are quite concerned that Horn Rapids will become the next of 200 golf courses that fail each year, a phenomenon known as the "dead golf course". The subsequent loss of property value is often in the range of 25%, and Horn Rapids' failure would affect hundreds of properties (and their owners and tax bases) in the neighborhood. Further, if the failed course were not maintained, wild fire hazard would become extreme and pose a real threat to thousands of residents.

Mr. Rew, as the new golf course owner, has a comprehensive plan to positively grow the neighborhood that enables him to keep the golf course operational. This will be accomplished by improving the housing options available to residents and by transforming the golf course and its facilities into a neighborhood asset for golfers and non-golfers alike - as it was originally intended.

We strongly support Mr. Rew's proposed project and ask that you please approve his proposal to allow the development of this property as town homes. The plan to build townhomes in a small part of the neighborhood to ensure the entire golf course remains viable is a good one and one that we strongly support.

Thank you for your consideration,

Jessica & Dan Coughlin

3106 Bluffs Dr.

Richland, WA 99354

From: Dan Brown
To: Stevens, Mike
Subject: 54 Townhomes
Date: Tuesday, April 20, 2021 5:13:41 PM

We support the approval of the 54 Townhomes @ Horn Rapids all the way.
This is the type of growth, opportunity, and vision this community needs!

Thank you,

Dan

From: Tommy Dabling
To: Stevens, Mike
Subject: Horn Rapids town houses
Date: Friday, April 23, 2021 4:52:21 AM

To whom it may concern,

As a 4th generation Richland native i support Bradley Rew in his endeavor to create new and seemingly more affordable housing for generational locals with his plans of building 54 townhouses, by a premier home builder in or near a premium neighborhood giving access to a variety of new and exciting public accommodations. It seems that there is some outcry in regards to these plans, but it would seem that these ideas are misguided and are actually a form of housing inequality.... we deserve premium mid level accommodations in our own back yard, we're being priced out. I support Brad Rew.

Thank you.
Tommy Dabling

Sent from my Sprint Samsung Galaxy S10+.

From: Mike and Judi Dahl
To: Stevens, Mike
Subject: Town homes at Horn Rapids
Date: Tuesday, April 20, 2021 1:50:20 PM

Hello,

I am 100% in favor of the 54 town homes waiting to be built with approvals from the City of Richland for Horn Rapids Golf Course. Owner Brad Rew has worked extremely hard in getting the golf course in great shape and the town homes will only beautify our community, especially where they are planned for. The area where they are to be built has been an eyesore for many years. Please approve, as I know they will be aesthetically pleasing to the eye and will only make our own property values increase.

Thank you for your support,

Judi Dahl
2675 Stonecreek Dr.
Richland

From: Dennis Dauble
To: Stevens, Mike
Subject: Horn Rapids townhouses
Date: Tuesday, April 20, 2021 8:34:13 PM

I support the building of 54 townhouses at the Horn Rapids development. Their construction will add to options for folks who want to live in the development and don't wish to purchase a home or live in an apartment building across the highway. Profit from selling the homes will be fed into the golf course which badly needs an upgrade.
Thanks,
DDD

From: Sheri Dawson
To: Stevens, Mike
Subject: Horn Rapids townhome development
Date: Tuesday, April 20, 2021 6:40:49 PM

I am a homeowner in Horn Rapids and I would like to see the completion of these townhomes. In fact I am considering downsizing to the townhomes once they are finished.

The property owner intends to make major improvements at the golf course which in turn will increase our home values.

Sheri Dawson
3100 Bluffs Drive
Richland, WA 99354

Get Outlook for iOS

From: Davis, Deanna
To: Stevens, Mike
Subject: RE: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD
Date: Monday, March 29, 2021 1:57:50 PM
Attachments: image001.png
image002.png

Mike,

The entire area of the Horn Rapids Master Planned community to include this new PUD is within the 10 mile Emergency Planning Zone for the Columbia Generating Station. This area is designated as Section 3B of the Emergency Planning zone, and as such may be subject to evacuation in the event there is a radiological emergency at the Columbia Generation Station. Pursuant to RMC 23.28.020(B)(11) – my concern is on egress routes in the event of an evacuation – how many egress routes are there in this area now?

My office does a fair amount of emergency planning specifically for this area, there are sirens in place in the surrounding area that would warn the residents of Horn Rapids of an emergency and we provide an annual calendar to all residents in this area as well as CGS sends a quarterly newsletter with information for residents of the emergency planning zone. I really need to know **when** these homes are ready for occupancy so I can make sure the addresses are included in our database.

Thank you for your consideration,

Deanna Davis
BCEM Manager
625 Swift Blvd, MS-36 | Richland, WA 99352
(509) 628-8092 Cell (509) 380-4522

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Monday, March 29, 2021 11:41
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda

Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin, Ziply <gregory.goodwin@ziply.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <jerrod.macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdeklyne@bpa.gov>; MAP <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Gates, Sarah <S.Gates@BCES.WA.GOV>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 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>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD

Attention:

Attached to this and the following 2 emails you will find the Notice of Application, SEPA Checklist and related information for a proposed Planned Unit Development within the City of Richland named “The Links Residence at Horn Rapids PUD”. The City of Richland is utilizing the Optional DNS Process outlined in WAC 192-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written

comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

Richland

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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From: Bob and Betty Diehm
To: Stevens, Mike
Date: Wednesday, April 21, 2021 8:02:53 AM

I live in horn rapids and love our community. I am sending this in support of Brad Rew and the townhomes he wants to build. Not only will the community be developing an eyesore area, but will bring more affordable housing to a wonderful place to live. It also will make funds available to upgrade the golf course and it's surrounding. With all this, our home and community values will remain, if not increase in worth.
Thank you in advance.

From: Jo Dunn
To: Stevens, Mike
Subject: Horn Rapids Townhomes
Date: Tuesday, April 20, 2021 7:27:37 PM

I would like to enthusiastically voice my support for the new townhomes at Horn Rapids. These will be an outstanding addition to our community. A few have voiced concerns about an imaginary affect on our quality of life with these additional homes. That is such a ridiculous concern considering the 750 new homes currently being built here. I am also very curious as to why getting this project approved has taken two YEARS! I have written other letters and attended two council meetings which were packed by people supporting this project. Meanwhile, Palisch Homes doesn't seem to be having any trouble getting permits for their hundreds of homes. There are many many residents who would like an answer to that question. Again, I totally support this project. Sincerely, Jo Dunn

From: abdunning
To: Stevens, Mike
Subject: SUPPORT FOR HORN RAPIDS LAND USE CHANGE
Date: Tuesday, April 20, 2021 9:49:48 PM

My wife and I strongly support the proposed change in Land Use as necessary to allow for the construction of the proposed condominiums. The addition will allow additional golf course living opportunities which are limited in this area.

The proposed change and resulting condominiums will support the new found life of the Horn Rapids golf course. The added revenue from the construction and sale of the units will ensure the future health of the golf course. The health and future of the golf course is vital to the maintenance and increase in the property values of the 1200 properties at the Horn Rapids development.

If the proposed change is not approved and the resulting condominium not constructed the golf course and surrounding properties will be negatively impacted. The delays suffered todate have allready impacted the near term progress and improvements.

Please approve the proposed change and support the enhancement to not only Horn Rapids but additionally the city of Richland. Absent the approval of the proposed change and resulting units the future of the golf course may well resume the earlier deteriorating spiral it was in prior to the new ownership. The golf could well turn from one of being an asset to property values to that of a liability.

Respecfully,
Abel and Shula Kaye Dunning
Horn Rapids residents since 2009

Sent from my Sprint Phone.

From: dunnville@charter.net
To: Stevens, Mike
Subject: Horn Rapids condos permitting
Date: Monday, April 26, 2021 9:16:27 AM

M. Stevens,

I am writing concerning the permitting process that Brad Rew has been going through to build condos on property he owns as part of the Horn Rapids golf course. Home owners at Horn Rapids have turned out in mass, including at City Council and Planning meetings, in support of this change. This has been a two year process, so far. It is time for the City of Richland to issue the required paperwork so this can move forward.

Why has this process taken so long? Palish Homes seems to be able to get the required paperwork to build hundreds of home at Horn Rapids.

Issue the required paperwork and let's move on.

Robert Dunn
2820 Riverbend Dr
Richland, WA

From: Eileen G.
To: Stevens, Mike
Subject: Horn Rapids Golf Course Development Proposal
Date: Wednesday, April 21, 2021 10:56:30 AM

Dear Mr. Stevens,

I am writing to express my concerns about the intended golf course development. My husband and I have lived on Troon Court in Horn Rapids for nine years. While we understand the golf course owner needs to build townhouses to fund the operation, upgrades, and continued maintenance of the golf course, I believe the development plan, as it is now, is too detrimental and destructive. While we are supportive of the golf course, I am concerned about several things in the current plan, including the environmental impact.

- Destroying the trees and natural desert areas are a concern. The natural areas have allowed us to enjoy many, and unusual, birds and other interesting creatures. The trees, brush, desert life and natural wildflowers are wonderful and should be protected. These areas are home to wildlife, also deserving of protection.

- Horn Rapids is a well-planned community with some open space, but not much. Cramming 52 additional households into a very full, well developed, established community is irresponsible and unfair to current residents.

- The proposed units are not crammed into just any space, but into the front entrance of the community. This means potentially an additional 100+ individuals entering and leaving through the main entrance. Bottlenecks will occur at the entrance and hazards increase when people, racing to get to work, realize they are going to be delayed with a line getting through the exit. Some will decide to turn and race through the residential streets to get to the second entrance. That is when accidents happen.

- This main area is also where the pool, tennis courts, basketball courts, pic-nic area and green belt are located. Children ride their bikes to the pool and play on the courts and in the green belt. Kids and bikes, couples walking hand in hand, parents with strollers, dog walkers, runners. People traverse and congregate in that area that will become the community and traffic route for 52 additional households. Our common areas will become hazardous zones. We will lose the beautiful flowering trees that currently line our walk and instead of enjoying the view and scent of fragrant blossoms, be focused on dodging cars and people as we attempt to safely navigate through an overcrowded, overbuilt community.

- Along this same area where the above mentioned occurs, the plan, as proposed, includes a parking lot with 100 spaces. This expansion of the current, small lot will back right up to the backyards of the Prestwick neighborhood. With golfers, golf tournaments, banquet events, and residents, the traffic and noise of that parking lot will damage the quality of life for Prestwick residents, many of whom are senior citizens.

- The large parking lot will also be in the main area where, again, we have kids, bikes, runners, walkers, and at the far end, a pond. Senior citizens with walkers, on riders, or in wheelchairs cross that street to visit the pond. Children run around the pond watching the

ducks. The planned parking lot will be directly across from the pond and diagonally across from the pool. This is a hazardous mix of activities, particularly concerning for parents of small children. Please see the linked article from **KEPR News** regarding the hazards of parking lots for small children.

Police warn about parking lot dangers after toddler struck and killed at apartment complex | KEPR (keprtv.com)

- Many residents will suffer losses, both in terms of quality of life and home values. Crosswater residents, not two as originally planned, but now eight, will be blocked entirely from their current view and will have buildings and a roundabout at their back door. Other residents, such as those of us on Troon, Hawkstone, Sawgrass, and Boulders will have our views impacted by the buildings and, even more concerning, by the road and roundabout.

- The planned street brings street noise far closer to our homes than we could have ever anticipated when we purchased our house. We carefully considered street noise when making our home purchase. It was one of our top priorities. We never had any expectation of a golf course putting in a road and roundabout. It seems like that should be impossible in an established golf course community.

- The roundabout will not only be noisy, but the headlights at night will change our relaxing outdoor evenings. We just spent a great deal of money improving our outdoor living area. What a waste that will turn out to be if we will now look at buildings, a road, and rotating headlights as drivers pass through the roundabout.

I respectfully submit the above for consideration and request that the city ask the golf course owner for modifications to make this plan less impactful and invasive.

Respectfully,

Eileen Griffin

From: Mike Elsen
To: Stevens, Mike
Subject: Townhomes in Horn Rapids
Date: Tuesday, April 20, 2021 9:22:34 PM

I'm a Horn Rapids resident - and I am in favor of the 54 townhomes being proposed. I have lived out here for 10 years and golfed at the golf course 3 times (twice thi is year). The course is in pretty horrible shape and if the townhouse construction allows the golf course owner to raise some capital and apply that money toward course improvements - I am in favor.

If his promise turns out to be a ruse ... well then shame on me for buying into his story.

Thank you.

Mike Elsen

Sent from my iPhone

From: Casey Emery
To: Stevens, Mike
Subject: Horn Rapids Town Houses
Date: Tuesday, April 20, 2021 9:00:57 PM

I support the construction of the town houses at Horn Rapids.

Casey Emery
Horn Rapids residence

Sent from my iPhone

From: Tim Emsley
To: Stevens, Mike
Subject: New Housing Horn Rapids
Date: Tuesday, April 20, 2021 1:29:44 PM

I am writing today to express support for more new construction housing, particularly Multi-Family construction in the Richland Horn Rapids market.

Construction is important to local economies as the increase in housing supply keeps Rents and pricing in check, as well as the Construction itself creates jobs and injects spending into the local economy as these new dwellings and their families will be consuming local goods and services.

As populations grow, new residential construction plays a crucial role and our Nation's housing stock overall is in short supply. This lack of supply supports the trend to force homeowners to the outer fringe locations to find affordable housing, thus creating this super commuter population which does not support the economic efforts of the cities in which they work.

Please consider these positive points expressed when considering the request for townhome construction in the Horn Rapids development.

Thank you for your support,

Tim Emsley
President
BEL-RED ELECTRIC SERVICE, INC
(425)883-7178

From: Don Farmer
To: Stevens, Mike
Subject: Support for Town Homes To Be Built At Horn Rapids
Date: Sunday, April 25, 2021 10:40:56 AM

Good morning Mike,

I am sending you this email to let you know that I strongly support the plan to build 54 new town homes at the Horn Rapids Golf Course. I feel this will enhance the City of Richland economy. It will also help improve the Horn Rapids golf course which will draw more tourists to our City thus helping the City's economy (motels, restaurants, etc.)

Should you have any questions about this matter, please do not hesitate to contact me.

Donald Farmer
3240 Wild Canyon Drive
Richland, WA 99354
(509) 551-4922

Sent from Don and Carol's iPad

From:	Lar Bob
To:	Stevens, Mike
Subject:	Support Brad Rew's 54 Apartments Construction
Date:	Tuesday, April 20, 2021 7:59:42 PM

Mr Stevens.

I support Brad's quest to have his planned Horn Rapids Apartments approved by the City.

Two reasons:

1) Brad has put his money where his mouth is in improving his Horn Rapids Golf Course. The condition is as different as night and day from what shape the Golf Course was to now. He has spent a lot of his own money improving the Golf Course in every way.

Why is this fact important? Because my wife and I own a Condo is Florida and have noticed several Golf Courses there have failed and the holes were turned into new houses. Their existing home owners were the last to know of this sudden change which lowered their home values substantially.

We don't want that to happen to the our beautiful Horn Rapids Golf Course since our backyard faces Hole #10. I believe Brad Rew when he says he can't keep spending money on fixing up our Golf Course without the income he would receive from construction of his new Apartments. The Golf Course may someday be self sufficient but not for several years which again depends on more golfers who will mostly be Horn Rapids residences.

2). The folks on Cross Water who are doing the loudest complaining have a right to be heard. But my issue is not with them but of the Realtors who sold them Golf Course facing backyards. I have worked for the City of Idaho Falls, Idaho and I know municipalities such at the City of Richland make zoning changes all the time. I say shame on the sleazy realtors who sold a bill of goods to the Cross Water residents that they would have golf course views forever.

Its simple: as a City expands, former vacant ground becomes residential neighborhoods, which then support more high density building such as apartments as more people come to those areas. And such areas then support gas stations and new apartments like across HWY 240 to the East of Horn Rapids.

My question for the City is: What is the difference in approving zoning higher density Apartments across HWY 240 and the Apartments Brad Rew wants to construct on Golf Course lands he owns? Horn Rapids is experiencing high demand for housing and this step is inevitable.

Sincerely, Larry and Christine Felton
2557 Tilden Court
RIchland, WA

From: Bernie Femreite
To: Stevens, Mike
Subject: Town houses at Horn Rapids golf course
Date: Wednesday, April 21, 2021 11:21:32 AM

A housing development on the golf course is not consistent with the overall plan for the Horn Rapids Community. This proposed development is simply to supply cash flow to the golf course. There is a lot of land in this section of town to build on, without putting housing directly on the golf course. The location of these townhouses block views and access to the golf course for several existing properties whose owners purposely purchased view lots on the golf course. The golf course owner should not be allowed to rob these owners of what they purchased.

Regards

Bernie Femreite
Horn Rapids Community
Richland, WA

From: Damon Filan
To: Stevens, Mike
Subject: 54 town homes project
Date: Tuesday, April 20, 2021 1:19:09 PM
Attachments: image001.jpg

I support approving the 54 town home project near Horn Rapids Golf course. It would raise revenue for some major improvements to the golf course. Repair and installation of an improved irrigation system, allow improvements for cart paths and better carts.
Thanks for your consideration. Damon Filan

Damon Filan
Office 509-545-0900
600 Tank Farm Road,
Pasco,WA 99301

From:	Jim Fulton
To:	Stevens, Mike
Cc:	Jim Fulton; Sharon Fulton
Subject:	Support for Development of Horn Rapids
Date:	Thursday, April 22, 2021 6:45:21 PM

Mr. Mike Stevens
Planning Manager
City of RIchland, WA

My wife and I are writing to voice our collective support for the continued development of Horn Rapids community, including completion of the 54 town homes planned for housing expansion. We believe this addition of Town Homes will substantially and positively benefit our area's current shortage of housing and attract local and regional interest in that community. Additionally, we feel the Horn Rapids community is a great asset for the region and reflects positively on the viability of the Tri-Cities, for people looking for an area to locate.

We currently reside in Benton County and own property at 106206 E. Tripple Vista Drive. We have multiple sets of friends who live in the Horn Rapids Community and enjoy socializing with them and golfing at the Horn Rapids Golf Course. This addition of 54 residences would also benefit the course's continuing enhancements.

Thank you for considering, and reflecting our support for this expansion, in your City's planning.
Have a great day
Jim and Sharon Fulton.

From: jgearheard@charter.net
To: Stevens, Mike
Subject: Horn Rapids 54 Town Homes
Date: Thursday, April 22, 2021 1:18:20 PM

This email is written in support of Brad Rew and his plan to build 54 town homes in Horn Rapids. The Town Homes would support his plans for the golf course and we are in full support of his efforts. Please approve the construction of these homes, which will not only benefit Horn Rapids, but the City of Richland as well. Thank you.

Jim and Julie Gearheard (509-420-4219)

From:	Malena Grail
To:	Stevens, Mike
Subject:	The Links Residence at Horn Rapids
Date:	Wednesday, April 21, 2021 11:05:00 AM
Attachments:	image001.png image002.jpg image004.png image006.png image008.jpg

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Hello Mr Stevens,

I am writing you today as a home owner of two separate residences in the Horn Rapids Community.

We purchased our home here in late 2017 on the golf course, we had looked at several other golf communities throughout the area
from Canyon Lakes, Sun Willows, Meadows and Columbia Point.

In our search we found that the Horn Rapids community really fit our long term goals for a great place to retire someday.

We liked it so well we bought a home for my father a home here as well in 2019.

As a lender I truly appreciated the diversity of the community from starter homes to luxury homes.

That being said we did our due diligence, we were aware the golf course was struggling and was for sale.

We purchased despite the risk that the course might not be here …

My husband and I are very much in support of the proposals presented by HJBT Properties.

We feel adds to the diversity of the community and the best use of the space in question.

As well as an added value to the City of Richland community overall.

Thank You

Malena Grail
Loan Consultant
NMLS ID #432351
8121 w Quinault Ave. Suite a
Kennewick, WA 99336

Direct: 509-579-3312
Cell: 509-578-1255
Fax: 844-867-6804

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From: gsgraves@charter.net
To: Stevens, Mike
Subject: proposed town homes in horn rapids
Date: Wednesday, April 21, 2021 6:21:25 AM

I support the proposed town homes in horn rapids. In fact, I wonder why the approval has not already been given.

Sandy Graves
3146 River Park Drive
Richland, WA 99354

From: Stan Hages
To: Stevens, Mike
Subject: 54 Town Homes in Horn Rapids community
Date: Tuesday, April 20, 2021 9:24:03 PM

I am voicing my support for the 54 Town Homes to be built in the Horn Rapids area. A great opportunity for Richland & the Tri Cities!

From: David Haller
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Wednesday, April 28, 2021 9:15:46 AM

Mr. Stevens,

I am writing this message to voice my strong support for the proposed townhomes project at Horn Rapids. My wife and I have been residents in Horn Rapids for six years. Our home is on Crosswater Loop.

We are anxious to see the improvements to the community and the golf course. All of which will be supported by the development of these townhomes. Hopefully, we will have your support and the city of Richland's approval to move forward with the project very soon.

Thank you for your consideration.

David and Robin Haller

From: Karen Harper
To: Stevens, Mike
Subject: Horn Rapids golf course
Date: Tuesday, April 20, 2021 4:43:18 PM

I am sending this email to support Brad Rew, owner of Horn Rapids golf course. Brad is a local Richlander making his mark here. Brad has really wonderful ideas to improve this golf course to make our city proud of having it in the lineup of golf courses available to the public. The townhomes will complete one stage of his ideas and I fully support his visions. All his ideas will increase our home values after the improvements are made, and the golf course reputation grows for the better. Everyone wins with that. Please support his ideas for grooming Horn Rapids to be a great community golf course and also a great place to live. Thank you

Karen Harper
2598 Tilden Court
Richland WA

Sent from my iPhone

From: Dana Hart
To: Stevens, Mike
Subject: Horn rapids homes
Date: Tuesday, April 20, 2021 3:41:50 PM

My husband and I live in Horn Rapids and are so excited about the townhomes that could be built near the entrance. We are very much in support of them being built.
If you have any questions feel free to email.
Thank you,
Dana Hart

Sent from my iPhone

From: Dan Hester
To: Stevens, Mike
Subject: Townhomes at Horn Rapids.
Date: Wednesday, April 21, 2021 2:15:17 PM

Please add my name to the list of supporters for the townhouse project at Horn Rapids.
Sent from Yahoo Mail on Android

From: Tommy Hogg
To: Stevens, Mike; Hun Nay Nay
Subject: Horn Rapids Town Homes Support
Date: Tuesday, April 20, 2021 1:23:34 PM

My family and I recently joined Horn Rapids Golf Club after being long time members at other good courses in the area (Columbia Point and Sun Willows). We believe with additional revenue streams to support further improvements that Horn Rapids will be the premier public golf course in our region. We wholeheartedly support and embrace the additional town homes at the Horn Rapids Golf Course development to make this become a reality.

Thank you for your time and consideration.

Sincerely,
Thom and Brandee Hogg

From: Rob Holloway
To: Stevens, Mike
Subject: Horn Rapids Townhomes
Date: Wednesday, April 28, 2021 9:11:48 AM

To Whom It May Concern:

My wife and I both support the building of the townhomes in Horn Rapids. We believe these will enhance the community and the golf course we live in.

Rob and Dona Holloway
3021 Riverbend Drive
Richland WA 99354

Sent from my iPhone

From: JEFF HUNTER
To: Stevens, Mike
Subject: May 10 Public Hearing
Date: Sunday, April 25, 2021 6:04:26 PM

Mike,

My name is Jeff Hunter, I live at 2864 Crosswater Loop Richland. I would like express my views on the Links Residence at Horn Rapids development at the May 10th virtual Public Hearing meeting.

I am opposed to lifting any deed restriction that would not leave open space between Crosswater Loop and the Links development.

Thank you.

Regards,

Jeff Hunter

From: Jacqueline Simpson
To: Stevens, Mike
Subject: Town home development: Horn Rapids Golf Course
Date: Wednesday, April 21, 2021 1:45:11 PM

I support the above development, however, I have questions about traffic impacts and how congestion during construction will be handled. Thanks,

Sent from Yahoo Mail on Android
Jacqueline Simpson
2372 Copperleaf Street
Richland WA 99354
210 767-2962

From:	JD PETERS
To:	Lukson, Ryan; Kent, Sandra; Thompson, Bob; Boring, Marianne; Lemley, Phillip; Christensen, Terry; Alvarez, Michael; Stevens, Mike
Subject:	Horn Rapids Golf Course Townhome Development Update
Date:	Wednesday, April 21, 2021 3:34:56 PM
Attachments:	Notice of Application.pdf PUD2021101_ReferralPacketF Townhome layout.pdf Townhome plans.pdf September 17 2019 Council Meeting Minutes.pdf

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Richland City Council Members:

We just wanted to give you an update as to the status of the Horn Rapids Golf course townhome development. As you recall, at the September 17, 2019, City Council meeting, you approved the Comprehensive Plan amendment being sought by Brad Rew the owner of the golf course. As you may recall, the neighbors on Crosswater Loop spoke in favor of the amendment but also asked the City Council to abide by the restrictive deed that was in place to prevent townhomes from being built right in front of our golf course view properties. The council directed Brad Rew to work with the neighbors on a compromise (see pages 7 & 8 of the attached minutes for your comments). Right after that meeting, we reached out to the Rews to begin working on a plan that all of us could live with. We attempted numerous times to contact the Rews and unfortunately, we never heard from them. We were all frustrated with their lack of involvement with us. We finally quit reaching out since we believed the Rew's were not interested in reaching a compromise since they would not contact us.

So fast forward to April 1, 2021. The Crosswater Loop neighbors all received the attached notice from the City of Richland as to the application by the Rew's to move forward with the development. We thought at first it was an April's Fools Day joke but realized this was not the case. We obtained their plans and design and were shocked by what they are proposing. The plans are far worse than the original plans we had been working with the Rew's on in 2019. If you look at the layout, you now see more townhomes impacting far more neighbors. In addition, the homes are now two-story and they include a roundabout right out our backdoors that will certainly have vehicle headlights shining into our bedroom windows at all hours. I have attached their proposed layout design and the townhome design for your information.

We will all be attending the hearing on May 10th opposing the application based on the Rews current design. We were all hopeful that the Rew's would work with us, but that is not happening, so we must protect our property values and rights as best we can. We were hopeful that the compromise that Mike Stevens, your Planning Department Manager, first proposed to us and the Rew's would be acceptable to the Rew's. The Crosswater Loop neighbors are ready to accept Mike's compromise plan, but the Rews have other ideas and they have never contacted us or discussed any other options with the Crosswater Loop residents.

We know that this issue will come before the City Council at some time in the future and we are hopeful you will continue to support the compromise process.

Thanks for listening and if any of you would like to discuss this situation with me and/or the Crosswater Loop neighbors, please reach out to me and I will make this happen.

Jerry and Louise Peters
2846 Crosswater Loop
1-509-491-3833

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties have filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, May 10, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

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

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

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

Vicinity Map

Item: Planned Unit Development (Zoning)
Applicant: HJBT Properties
File #: PUD2020-101

LOT SIZE TABLE

LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)
1	4,634	2,890	19	3,480	1,736	37	4,133	2,389
2	3,692	1948	20	5,222	3,478	38	3,481	1,737
3	3,715	1,971	21	4,301	2557	39	3,481	1,737
4	4,176	2,432	22	3,874	1,330	40	4,380	2,636
5	4,324	2,580	23	3,874	1,330	41	4,882	3,138
6	4,084	2,340	24	4,414	2,670	42	4,973	3,229
7	4,185	2,441	25	5,088	3,344	43	5,357	3,613
8	5,045	3,301	26	4,281	2,537	44	4,621	2,877
9	6,565	4,821	27	4,244	2,500	45	4,308	2,564
10	4,037	2,293	28	5,026	3,282	46	4,679	2,935
11	4,037	2,293	29	4,345	2,601	47	4,449	2,705
12	5,768	4,024	30	3,480	1,736	48	4,041	2,297
13	4,415	2,671	31	3,480	1,736	49	4,538	2,794
14	3,480 *	1,736	32	3,972	2,228	50	8,814 **	7,070
15	3,480 *	1,736	33	3,977	2,233	51	4,678	2,934
16	4,133	2,389	34	3,481	1,737	52	5,171	3,427
17	4,133	2,389	35	3,481	1,737	53	3,631	1,887
18	3,480 *	1,736	36	4,133	2,389	54	4,087	2,343

NOTES: * DENOTES SMALLEST LOT SIZE **DENOTES LARGEST LOT SIZE LOT SIZE AVERAGE = 4,356 SQ FT

SITE ACREAGE & DENSITY

1. TOTAL RESIDENTIAL SITE ACREAGE: 316,871 SQ FT (7.27 ACRES)
2. TOTAL NUMBER OF DWELLING UNITS PROPOSED: 54
3. PROPOSED DWELLING UNIT DENSITY: 54/7.27 ACRES = 7.43 DWELLING UNITS PER ACRE, ALSO SEE KEYED NOTE 10.
4. DWELLING UNIT DENSITY OF ADJACENT SUBDIVISIONS: 65,830 SQ FT (1.51 ACRES) 8 DWELLING UNITS / 1.51 ACRES = 5.30 DWELLING UNITS PER ACRE.

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
6. 5'-0" WIDE PAVED PEDESTRIAN SIDEWALK PER CITY DESIGN STANDARDS
7. NEW 20'-0" WIDE ONE-WAY ENTRANCE/EXIT AT GOLF COURSE CLUB HOUSE PARKING LOT
8. 24'-0" MINIMUM TWO-WAY DRIVEWAY
9. GOLF CLUB HOUSE PARKING, 19' x 9' PARKING SPACES
10. NEW RESIDENTIAL TOWN HOME
    MAXIMUM LOT COVERAGE = 50%
    TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
    MAXIMUM BUILDING HEIGHT = 30'-0"
    MINIMUM FRONT YARD SETBACK = 18'-0"
    MINIMUM REAR YARD SETBACK = 20'-0"
    MINIMUM SIDE YARD SETBACK = 6'-0"
    MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
11. 59' RADIUS EMERGENCY VEHICLE ACCESS AT TURN-AROUND FOR DEAD END PRIVATE ROADWAY
12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA

0 25' 50' 100'

OVERALL ARCHITECTURAL SITE PLAN

1" = 50'-0"

ARCHIBALD & Cª ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

OVERALL ARCHITECTURAL SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.18
REVISION:

DRAWING: A0.1
40-18

P:\2018 projects\40-18\4018A0001_SP.dwg Layout: A0.1 Printed by: Krystal Stookey Date: 2020-Dec-18, 12:12 PM

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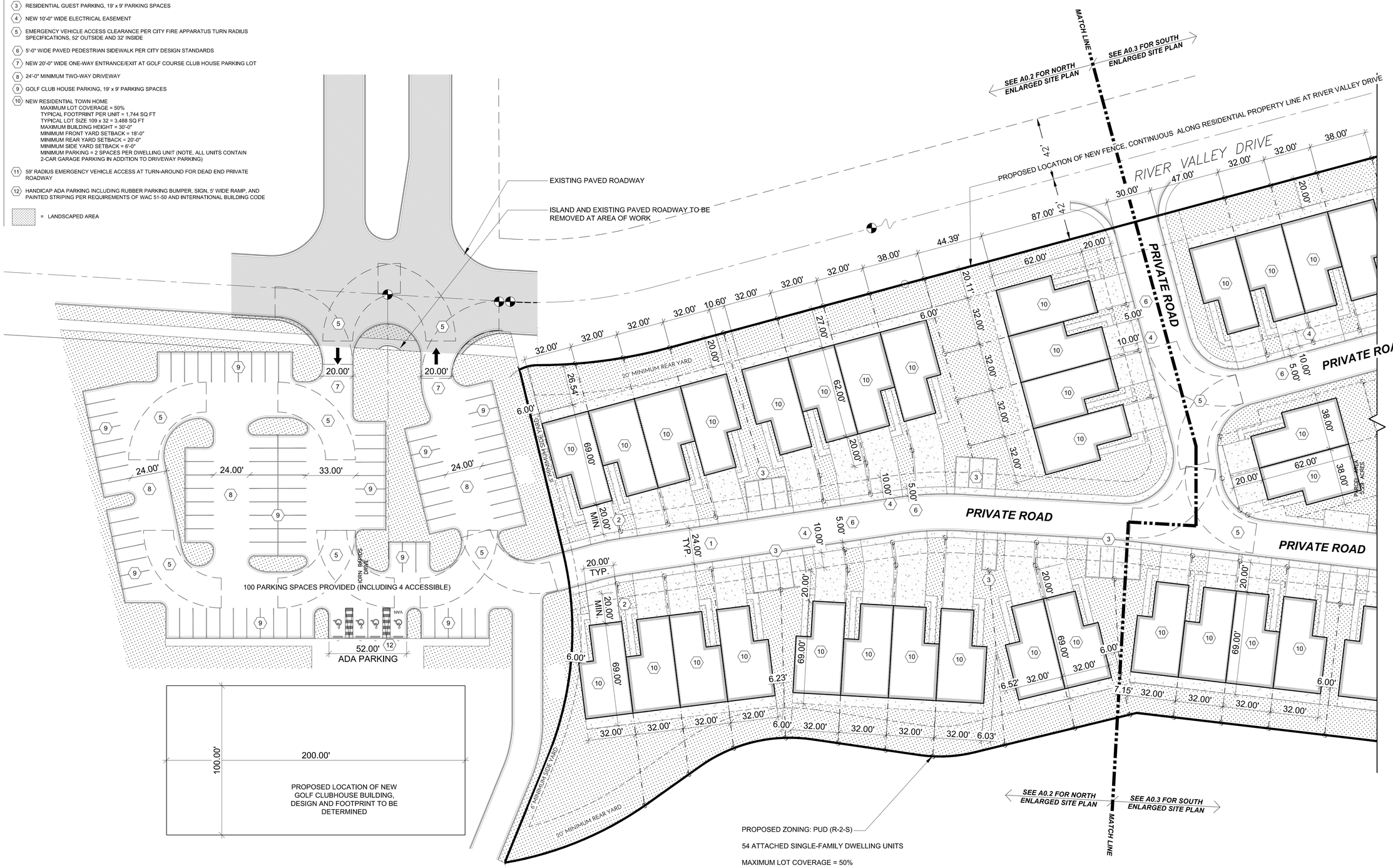

0 15' 30' 60'

ENLARGED SITE PLAN - NORTH

1" = 30'-0"

ARCHIBALD & Cª
ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

- ENLARGED SITE PLAN - NORTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.2

40-18

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KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
6. 5'-0" WIDE PAVED PEDESTRIAN SIDEWALK PER CITY DESIGN STANDARDS
7. NEW 20'-0" WIDE ONE-WAY ENTRANCE/EXIT AT GOLF COURSE CLUB HOUSE PARKING LOT
8. 24'-0" MINIMUM TWO-WAY DRIVEWAY
9. GOLF CLUB HOUSE PARKING, 19' x 9' PARKING SPACES
10. NEW RESIDENTIAL TOWN HOME
    MAXIMUM LOT COVERAGE = 50%
    TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
    MAXIMUM BUILDING HEIGHT = 30'-0"
    MINIMUM FRONT YARD SETBACK = 18'-0"
    MINIMUM REAR YARD SETBACK = 20'-0"
    MINIMUM SIDE YARD SETBACK = 6'-0"
    MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
11. 59' RADIUS EMERGENCY VEHICLE ACCESS AT TURN-AROUND FOR DEAD END PRIVATE ROADWAY
12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA

0 15' 30' 60'

ENLARGED SITE PLAN - SOUTH
1" = 30'-0"

ARCHIBALD & Cª
ARCHITECTS, PS
660 Symons Street
Richland WA 99354
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P-U-D SUBMITTAL REVIEW

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2800 CLUBHOUSE LANE | RICHLAND, WA

ENLARGED SITE PLAN - SOUTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
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DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.3

40-18

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Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	36.97	96.50	21°57'10"
C2	78.90	103.50	43°40'38"
C3	104.28	231.61	25°47'51"
C4	139.97	225.50	35°33'51"
C5	12.34	25.00	28°16'18"
C6	89.90	342.00	15°03'38"

Curve Table						
CURVE	LENGTH(M)	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(P)
C1	28.80	722.00	2°17'09"	S71°52'50"W	28.80	
C2	35.22	722.00	2°47'42"	S74°25'16"W	35.22	
C3	76.27	722.00	6°03'10"	S78°50'42"W	76.24	76.28'
C4	13.78	722.00	1°05'38"	S82°25'06"W	13.78	13.78'
C5	40.01	388.00	5°54'30"	N79°37'37"E	39.99	40.02'
C6	97.77	350.00	16°00'16"	S46°21'17"W	97.45	97.82'
C7	95.02	350.00	15°33'18"	S62°05'27"W	94.73	94.78'
C8	44.63	350.00	7°18'24"	S73°36'07"W	44.60	44.77'

0 25' 50' 100'

PHASING SITE PLAN

1" = 50'-0"

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ARCHITECTS, PS

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Richland WA 99354

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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

• PHASING SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.17
REVISION:

DRAWING: **A0.4**

40-18

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TOPOGRAPHIC SURVEY

PORTION OF HORN RAPIDS GOLF COURSE PROPERTY
SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY WASHINGTON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, SOUTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99990897 (1.000091038).

2. VERTICAL DATUM IS NAVD88, BASED ON UPON GPS STATIC OBSERVATION PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS) & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

3. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR INTERVAL IS 1.0 FEET.

4. ● =DENOTES FOUND 1 1/2" BRASS CAP IN MONUMENT CASE.

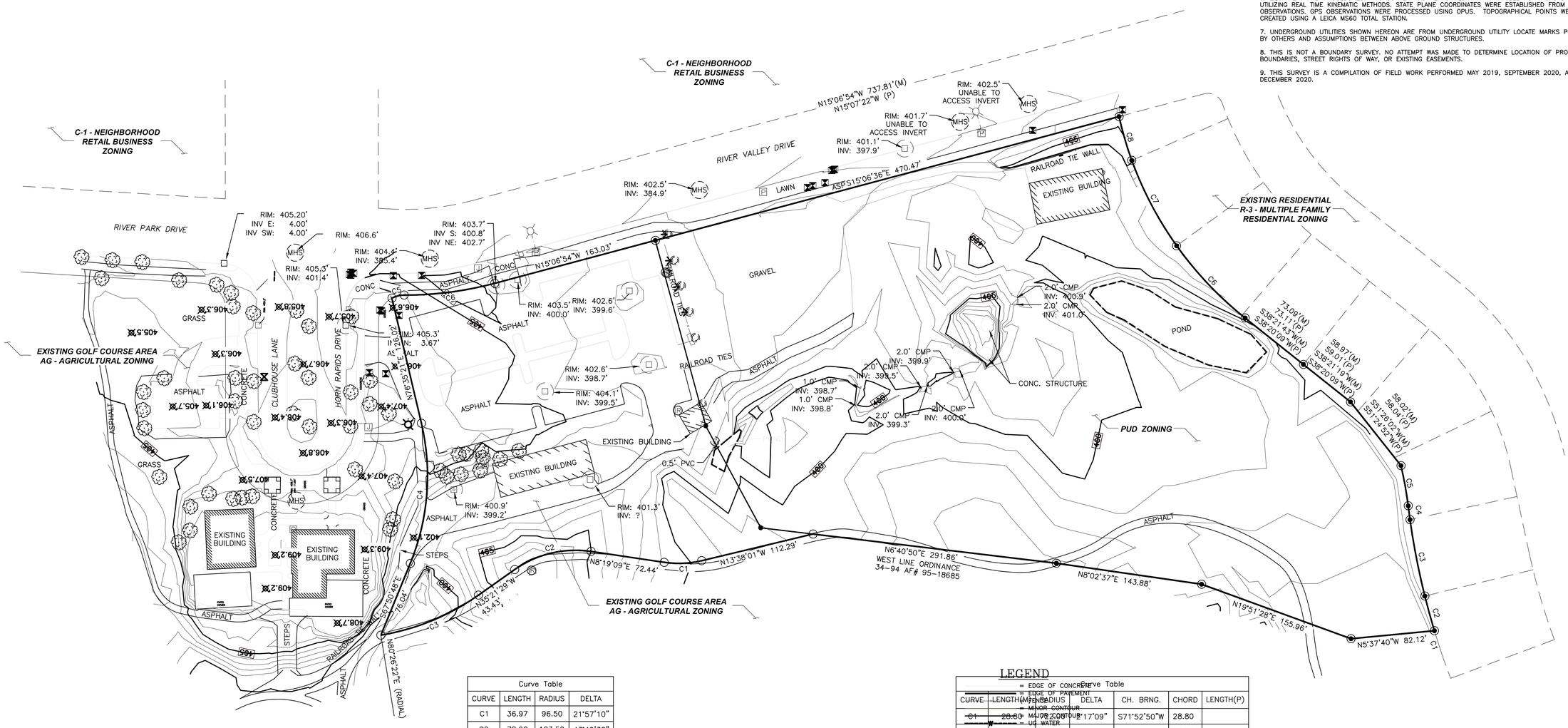
5. =INDICATES SPOT ELEVATION.

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM UTILIZING REAL TIME KINEMATIC METHODS. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING OPUS. TOPOGRAPHICAL POINTS WERE CREATED USING A LEICA MS60 TOTAL STATION.

7. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM UNDERGROUND UTILITY LOCATE MARKS PROVIDED BY OTHERS AND ASSUMPTIONS BETWEEN ABOVE GROUND STRUCTURES.

8. THIS IS NOT A BOUNDARY SURVEY. NO ATTEMPT WAS MADE TO DETERMINE LOCATION OF PROPERTY BOUNDARIES, STREET RIGHTS OF WAY, OR EXISTING EASEMENTS.

9. THIS SURVEY IS A COMPILATION OF FIELD WORK PERFORMED MAY 2019, SEPTEMBER 2020, AND DECEMBER 2020.



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C8	44.63	350.00	7°18'24"	S73°36'07"W	44.60	44.77'

LEGEND

= EDGE OF CONCRETE
= EDGE OF PAVEMENT
= MINOR CONTOUR
= MAJOR CONTOUR
= U/G WATER
= LANDSCAPE
(MHS) = SANITARY SEWER MANHOLE
= GAS METER
= CATCH BASIN
= FIRE HYDRANT
= SIGN
= WATER VALVE
= JACKBOX
= IRRIGATION BOX
= ELECTRICAL PANEL
P = PHONE PEDESTAL
= SEWER CLEAN OUT
= TRANSFORMER
= LIGHT POLE

0 25' 50' 100'

EXISTING SURVEY & TOPOGRAPHY
1" = 50'-0"

12-7-2020
DATE:

REV:

ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GALE REW CONSTRUCTION
JOB	28620
PROJECT	TOPOGRAPHIC SURVEY PTN SEC 28, T.10N., R28E., W.M.
DRN. BY	ALM
SCALE	1"= 60'
F. B. NO.	BK 861
SHEET	1
APPROVED	DPB
DATE	12/7/20
ACAD VER	C3D19
FILE:	38620.DWG
OF	1

ARCHIBALD & Co ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

EXISTING SURVEY AND TOPOGRAPHY

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	V0.1

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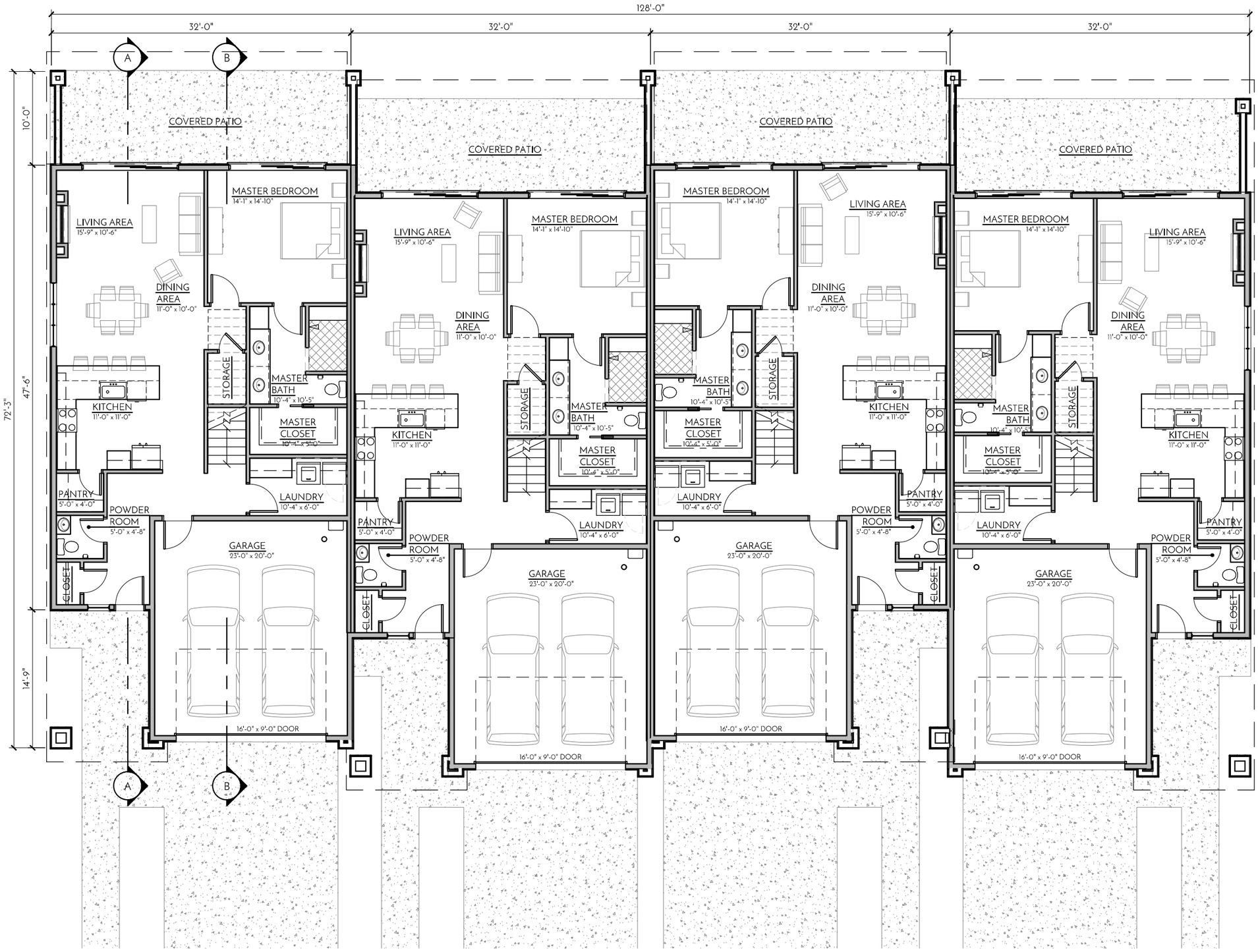

FIRST FLOOR PLAN
(1,270 NET SQ FT PER UNIT)

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - FIRST FLOOR PLAN

HORN RAPIDS | **RICHLAND**, WA

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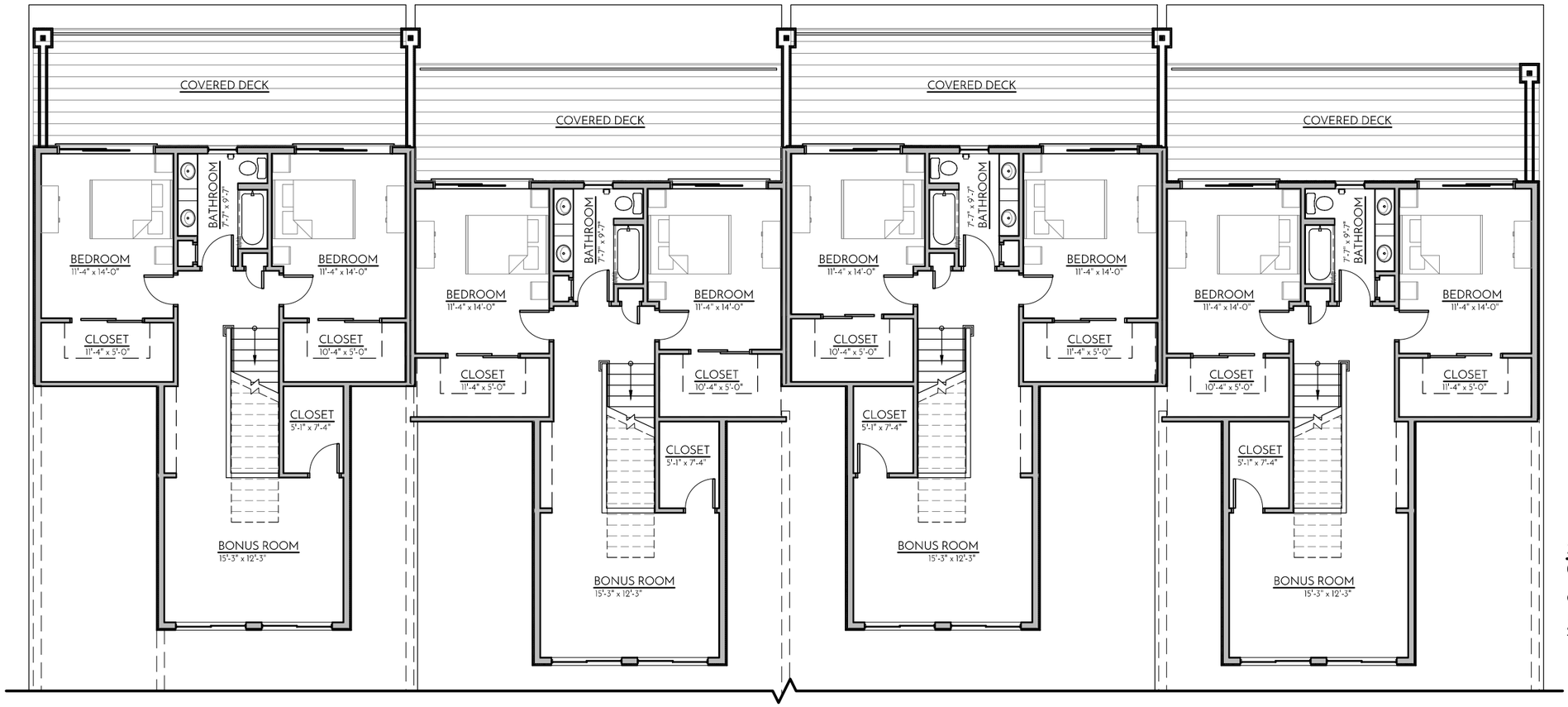
2019 Jul 08 40-18



SECOND FLOOR PLAN
(910 NET SQ FT PER UNIT)

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - SECOND FLOOR PLAN

HORN RAPIDS | **RICHLAND**, WA

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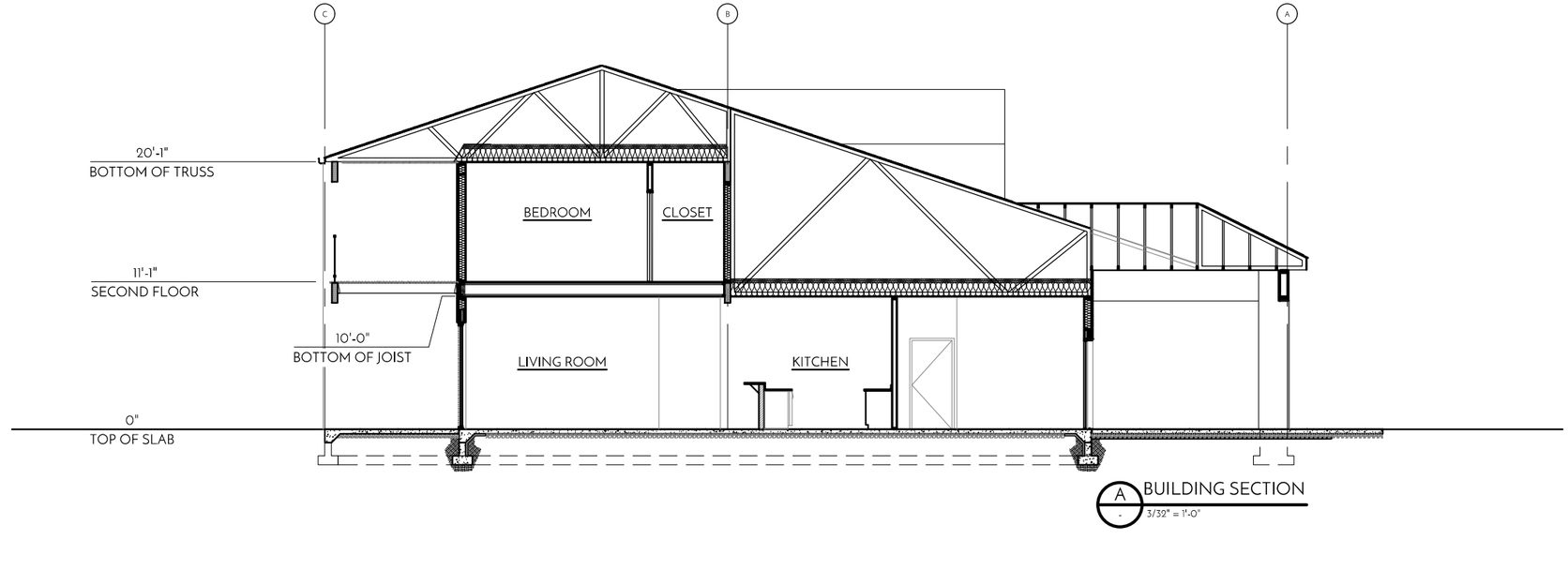
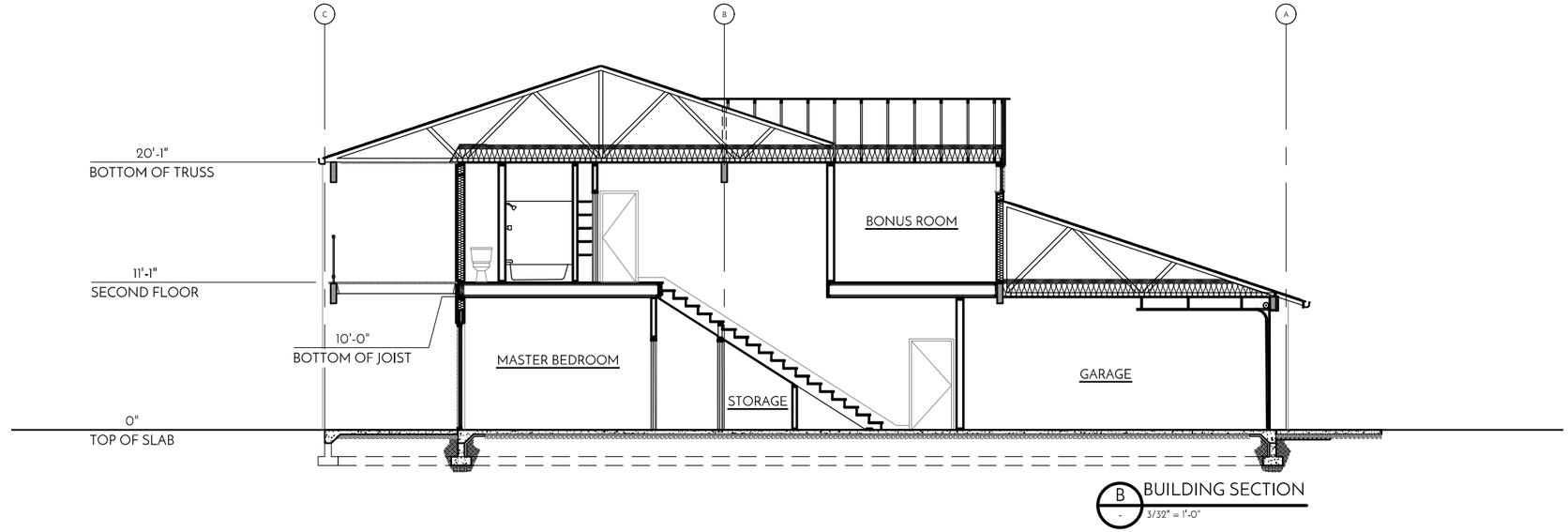
2019 Jul 08 40-18



A BUILDING SECTION
3/32" = 1'-0"



B BUILDING SECTION
3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'A' - BUILDING SECTIONS

HORN RAPIDS | **RICHLAND**, WA

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2019 Jul 08 40-18

OPTION 1
STRAIGHT FACADE WITH BALCONIES

OPTION 2
STAGGERED FACADE WITH COVERED PATIOS

HORN RAPIDS TOWN HOMES - TYPE 'A' - RENDERINGS

HORN RAPIDS | **RICHLAND**, WA

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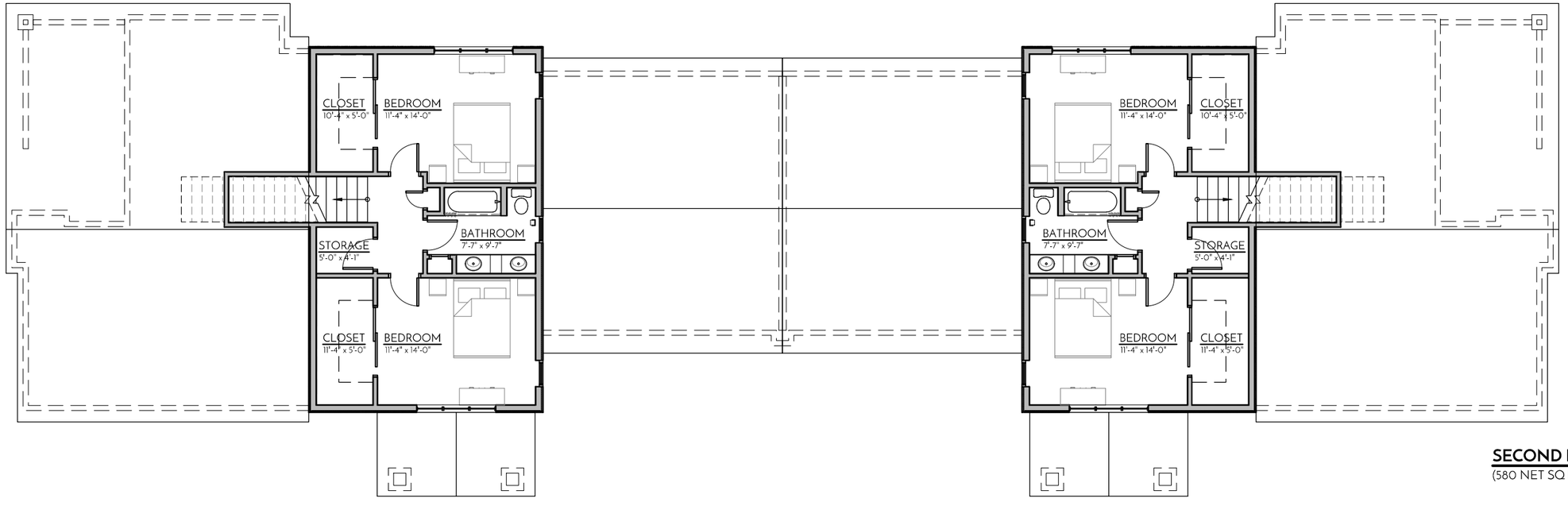
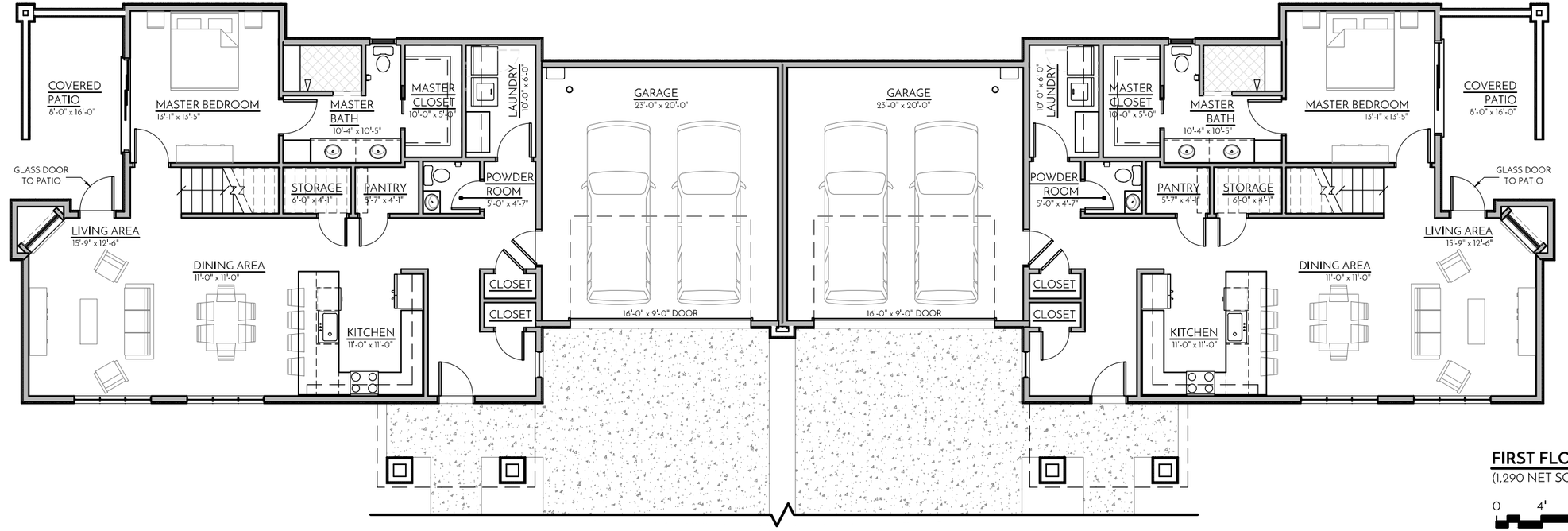
2019 Jul 08 40-18



SECOND FLOOR PLAN
(580 NET SQ FT PER UNIT)



FIRST FLOOR PLAN
(1,290 NET SQ FT PER UNIT)

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'B' - FIRST & SECOND FLOOR PLANS - OPTION 1

HORN RAPIDS | **RICHLAND**, WA

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2019 Jul 08 40-18

HORN RAPIDS TOWN HOMES - TYPE 'B' - RENDERING - OPTION 1

HORN RAPIDS | **RICHLAND**, WA

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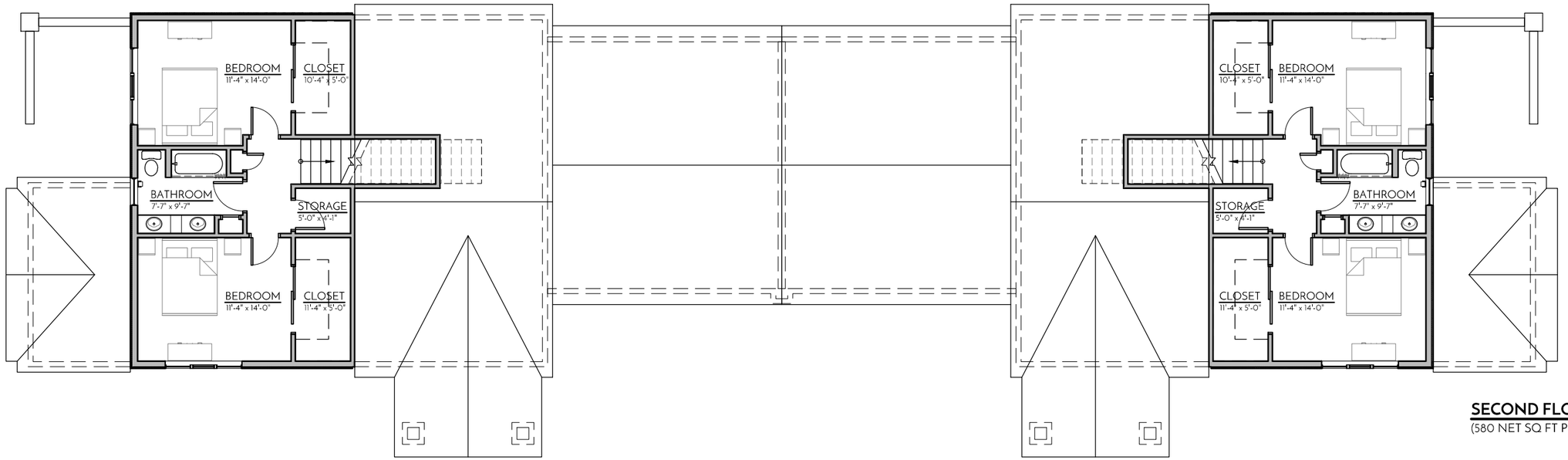
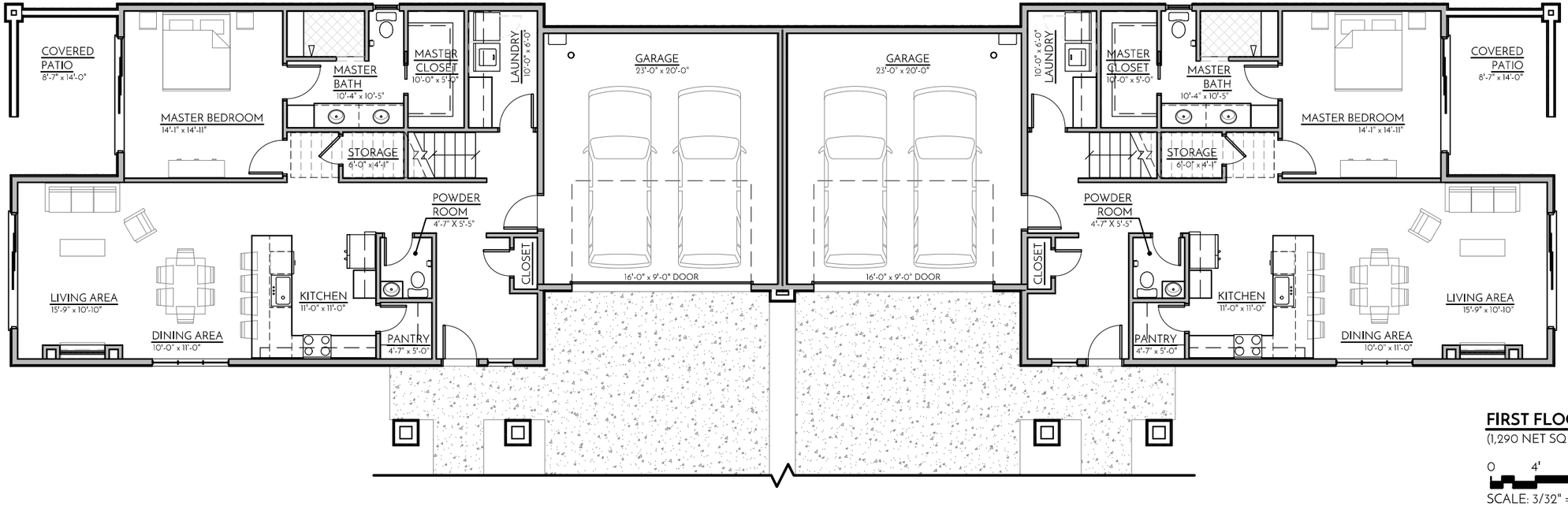
2019 Jul 08 40-18



SECOND FLOOR PLAN
(580 NET SQ FT PER UNIT)



FIRST FLOOR PLAN
(1,290 NET SQ FT PER UNIT)

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

HORN RAPIDS TOWN HOMES - TYPE 'B' - FIRST & SECOND FLOOR PLANS - OPTION 2

HORN RAPIDS | **RICHLAND**, WA

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2019 Jul 08 40-18

HORN RAPIDS TOWN HOMES - TYPE 'B' - RENDERING - OPTION 2

HORN RAPIDS | **RICHLAND**, WA

ARCHIBALD & Cº
ARCHITECTS, PS

2019 Jul 08 40-18

MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 625 Swift Boulevard
Tuesday, September 17, 2019

City Council Workshop - 6:45 p.m.

Mayor Thompson called the Council workshop to order at 6:45 p.m. in the Council Chambers at City Hall.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, and Councilmembers Alvarez, Lemley and Lukson were present. Councilmembers Anderson and Kent were absent.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Agenda Item

1. Review of the Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division

Chief Huntington discussed the proposed Improved Emergency Response Services Agreement with Battelle Memorial Institute – Pacific Northwest Division. Chief Huntington discussed the benefit to both parties, notably the significant benefit to the City of Richland by receiving the funding necessary to expedite construction of a new fire station in Richland's north zone. The proposed agreement allows the City to protect what the City is already required to product within City limits, but with improved response times to the benefit of those located in north Richland. Chief Huntington answered several questions from Council related to timing, staffing and funding.

2. Ambulance Utility Rates

Chief Huntington discussed the Utility Advisory Committee's recommendation related to increased ambulance utility rates. The UAC recommended a single increase, instead of stepping rates up over time, but acknowledged that the final decision for implementation rests with Council. The benefit to step increases is to maximize the SAFER grant funding, and to avoid carrying a large fund balance. The proposed model is predicated on a step approach. The UAC recommended approval of the 2020 ambulance utility rate increase. It also supported the notion of rate equity between residential and commercial use. The proposed 2020 ambulance utility rate increase is anticipated for first reading on October 1, 2019.

3. Discuss Meeting Agenda Items

Council was invited to share concerns related to the agenda. City Manager Reents asked Council to add a presentation item to the agenda on Atomic Frontier Day 2019. Ms. Reents also discussed the TRIDEC board membership ballot. Councilmember Alvarez shared an email received from the Confederated Tribes of the Colville Reservation with an invitation to visit. The proposed date conflicts with Council's regular meeting schedule. City Manager Reents will follow-up.

City Council Regular Meeting - 7:30 p.m.
Mayor Thompson called the Council meeting to order at 7:30 p.m. in the Council Chambers at City Hall.

Welcome and Roll Call
Mayor Thompson welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, and Councilmembers Alvarez, Lemley and Lukson were present. Councilmembers Anderson and Kent were absent.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS ANDERSON AND KENT. THE MOTION CARRIED 5-0.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Administrative Services Director Koch, Public Works Director Rogalsky, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Pledge of Allegiance
Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda
MAYOR THOMPSON ADDED A PRESENTATION ON ATOMIC FRONTIER DAY 2019 TO THE EVENING'S AGENDA. MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED TO ADD A PRESENTATION REGARDING ATOMIC FRONTIER DAY 2019. THE MOTION CARRIED 5-0.

Presentations

4. Proclamations of Appreciation: Richland Police Department Reserve Officers Martin Gilley and Clem Matylinski

Mayor Thompson read proclamations in honor of Richland Police Reserve Officers Clem Matylinski and Martin Gilley, and bestowed plaques to each in honor of their contribution to the City of Richland. Chief Bruce thanked Mr. Matylinski and Mr. Gilley for their service, and also briefly introduced Chris Lee and Brigit Clary, who were both recently promoted to Captain in the Richland Police Department.

5. Atomic Frontier Day 2019 (added by Council at start of meeting)

Assistant City Manager Jon Amundson initiated a PowerPoint of images from Atomic Frontier Day 2019 while City Manager Reents provided stats about the event, which was well-received in the community.

To accommodate a scheduling conflict, Mayor Thompson invited Mr. Steve Ashby, PNNL Laboratory Director, to comment in support of proposed Resolution No. 113-19, authorizing an Improved Emergency Response Services Agreement. Mr. Ashby spoke favorably about the agreement and recommended its approval before exiting Council Chambers to meet his next commitment.

Public Hearings
Acting Deputy City Clerk Fulton read the Public Hearing and Public Comments procedures.

6. Proposed Adoption of the 2018-2019 Comprehensive Plan Amendments - Ordinance No. 38-19

Community Development Services Director Kerwin Jensen introduced Planning Manager Mike Stevens to provide a staff report on the proposed 2018-2019 Comprehensive Plan amendments. Mr. Stevens described the Planning Commission's actions related to the proposed amendments, including its recommendation of approval for all proposed amendments (private party and City-initiated). Mr. Stevens also explained the path forward for potential removal of the deed restriction at some future date.

Mayor Thompson opened the public hearing at 8:00 p.m.

William C. Stahl, 2750 Stonecreek Drive, Richland WA commented on the benefit of Brad Rew's proposed development, overall, for the Horn Rapids Golf Course.

J. Delton Peters, 2846 Crosswater Loop, Richland WA wants the golf course to succeed, but does not want to be infringed on in the property where he lives. Mr. Peters supports the comprehensive plan amendment.

Tom Ricky, 2942 Crosswater Loop, Richland WA does not want the City to vacate its responsibly related to the golf course if it affects the immediately adjacent properties.

Rich Quadrel, 2450 Harris Avenue, Richland, WA shared that he is the President of Men's Club at Horn Rapids, and has been impressed with Brad Rew's commitment to the community and to Horn Rapids. Mr. Quadrel spoke in favor of the project and the proposed comprehensive plan amendment.

John Peterson, 2980 Sedona Circle, Richland, WA has lived in Horn Rapids for seven (7) years, and has observed slow decline of the condition of the golf course. Brad Rew, and the new owner, has increased the overall quality of the golf course. Mr. Peterson supports the proposed comprehensive plan amendment.

David Haller, 2894 Crosswater Loop, Richland WA asked City Council to support the proposed comprehensive plan amendment. Mr. Haller indicated that he was drawn to the area because of the park-like community, and while the amenities in Horn Rapids have been maintained, the golf course has declined. Mr. Haller supported the proposed comprehensive plan amendment as the predicate to the possible improvements Mr. Rew can implement.

Larry Felton, 2557 Tilden Court, Richland WA shared that his house looks down at the duck pond at Hole No. 10. Mr. Felton shared his fear that the developer will be able to eliminate the golf course and develop houses. Mr. Felton also shared that there is no such thing as a "golf course view" into perpetuity, and stated that Mr. Rew should be entitled to develop the property for the benefit of the golf course, the surrounding community, and the City of Richland.

Louise Peters, 2846 Crosswater Loop, Richland WA would ask that the deed restriction be made permanent forever. Ms. Peters believes in improving the golf course and construction of a better club house, but does not want a townhouse four (4) feet from her house.

Steve Lorence, 2858 Crosswater Loop, Richland WA shared that he is one of the eight (8) homeowners affected by Brad Rew's potential development. Mr. Lorence stated that he purchased a home that was promised a golf course view due to the deed restriction, and paid a premium for it. Mr. Lorence advised that he supports improving the golf course, but does not believe Mr. Rew's efforts demonstrate compromise as suggested. Mr. Lorence shared that he and the other affected homeowners want the golf course to be successful, but not at the cost to abutting residential properties.

Roger Bauer, 2978 Redrock Ridge Loop, Richland WA shared that changes occur when development occurs. Mr. Bauer expressed understanding for the properties impacted, but shared that the bigger impact is a positive benefit to the City and the immediate Horn Rapids community. Mr. Bauer encouraged City Council to approve the proposed comprehensive plan amendment.

Jeff Riddelle, 2930 Redrock Ridge Loop, Richland WA spoke in support of the proposed comprehensive plan amendment.

Tom Harper, 2598 Tilden Court, Richland WA spoke in support of the proposed comprehensive plan amendment, and stated that, in his opinion, Brad Rew has rescued the golf course.

Denise Ciarlo, 2563 Prestwick Drive, Richland WA shared that she spoke to Brad Rew at length about his vision for golf course. Ms. Ciarlo considers Mr. Rew's plan impressive and beneficial to the community. Ms. Ciarlo also spoke in favor of the proposed comprehensive plan amendment.

Gail Wintczak, 2852 Crosswater Loop, Richland WA spoke in support of Brad Rew investing in the Horn Rapids Golf Course, but does not want the deed restriction lifted. Ms. Wintczak also objects to filling of the pond adjacent to her house as proposed by Mr. Rew.

Jeff Hunter, 2864 Crosswater Loop, Richland WA shared that he is being asked to forfeit $20,000 to $40,000 in property value Mr. Rew's development is allowed to go forward as potentially proposed. Mr. Hunter asked the City to stay true to the original commitments it made when Horn Rapids was first developed.

Julie Cheville, 3148 Redhawk Drive, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Don Bogart, 2266 Copperleaf Street, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Jon Ray, 2837 Troon Court, Richland WA spoke about the decline of the Horn Rapids Golf Course, and the benefit to the community by introduction of Brad Rew's proposed project. Mr. Ray encouraged the City Council to approve the proposed comprehensive plan amendment.

George Kyriazis, 2766 Stonecreek Drive, Richland WA spoke in favor of local ownership of the golf course (Brad Rew), and encouraged the City Council to approve the proposed comprehensive plan amendment.

Mayor Thompson closed the public hearing at 8:35 p.m.

7. Proposed Amendment to RMC Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland - Ordinance No. 39-19

Planning Manager Mike Stevens provided the staff report on proposed Ordinance No. 39-19. Mr. Stevens reiterated the Planning Commission actions taken related to the zoning map amendments that marry with the proposed comprehensive plan amendments. Mr. Stevens pointed out that there is no zoning action associated with Mr. Rew's comprehensive plan amendment.

Mayor Thompson opened the public hearing at 8:36 p.m. The hearing was closed at 8:37. No public comment was taken.

Public Comments
No public comment was offered.

Consent Calendar
Acting Deputy City Clerk Fulton read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Minutes - Approval

8. Approve the September 3, 2019 Council Meeting Minutes

Ordinances - First Reading

9. Ordinance No. 37-19, Amending the 2019 Budget in the General Fund and General Government Construction Fund related to Atomic Frontier Day 2019 and Rural County Capital Funds

Ordinances - Second Reading/Passage

10. Ordinance No. 35-19, Amending Chapter 5.14 of the Richland Municipal Code related to Sidewalk Use Licenses

11. Ordinance No. 36-19, Establishing and Dedicating Right-of-Way for Battelle Boulevard, Logan Street, Hagen Road, Robertson Road and Snyder Street

Resolutions – Adoption

12. Resolution No. 111-19, Authorizing a Funding Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project

13. Resolution No. 112-19, Authorizing a Joint Grant Application with the Port of Benton to the Community Economic Revitalization Board for a Joint Stormwater Study

14. Resolution No. 113-19, Authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division

15. Resolution No. 114-19, Authorizing an Agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant Digester Facility Improvements

16. Resolution No. 115-19, Authorizing a Grant Application to the Washington State Department of Transportation and the Washington Utilities and Transportation Commission to Assist in Funding Kingsgate Rail Crossing Upgrades

17. Resolution No. 116-19, Authorizing a Lease Agreement with Oscar and Iliana Suarez for Operation of the Novel Café in the Richland Public Library

18. Resolution No. 118-19, Authorizing Amendment No. 11 with UtiliWorks Consulting, LLC for Phase 2 of the Advanced Metering Infrastructure (AMI) Project, and Ratifying Amendment Nos. 6 and 9

Items for Approval

19. Appointments to the Economic Development Committee: Marc Newman, Deidre Holmberg and Brad Bricker

20. Appointments to the Americans with Disabilities Citizens Review Committee: Steve Sillers and Brenda Bradley

21. Appointment to the Library Board: Karen Buxton

Expenditures - Approval

22. Expenditures from August 26, 2019 - September 6, 2019 for $4,612,050.81 including Check Nos. 271718-272168, Wire Nos. 7723-7745, Payroll Direct Deposit Nos. 155102-155645 & 155653, Payroll Check Nos. 155646-155652 & 155654, Pension Direct Deposit Nos. 5191-5224, and Payroll Wire/ACH Nos. 11125-11156

Items of Business

23. Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan

Councilmember Lukson spoke in favor of the comprehensive plan amendments and Brad Rew's vision in Horn Rapids, but cautioned about finding balance between the affected property owners and the overall benefit to the Horn Rapids community.

Councilmember Lemely expressed support for the comprehensive plan amendments, and encouraged the parties to work together to find a compromise regarding the deed restriction.

Councilmember Alvarez echoed Councilmember Lukson's comments and stated that he wants to see the development as a win-win for all involved.

Mayor Pro Tem Christensen thanked the public for attending and sharing their comments. Mr. Christensen also reassured the audience that tonight's action does not

mean that anyone is losing their view. Instead, it simply means that the process can move forward to the next step.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 38-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

24. Ordinance No. 39-19, Amending RMC Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 39-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Reents had no comments.

City Council

Councilmember Lemley commented favorably on Atomic Frontier Day 2019.

Councilmember Lukson spoke favorably about the value of attending ECA with Mayor Thompson and thanked City Council for supporting his attendance.

Mayor Pro Tem Christensen shared that September 17 is Constitution Day, which should be honored. Mayor Pro Tem Christensen also spoke favorably about Atomic Frontier Day 2019, and encouraged City Council and staff to introduce Atomic Frontier Day as a reoccurring event since it is likely to benefit tourism and economic development.

Mayor

Mayor Thompson shared the importance of paying attention to the federal environmental issues at Hanford, and spoke favorably about the value of attending ECA with Councilmember Lukson. Mr. Thompson also spoke favorably about Atomic Frontier Day 2019 and the evening’s public participation.

Adjournment

Mayor Thompson adjourned the meeting at 8:55 p.m.

APPROVED:

Robert J. Thompson, Mayor

ATTESTED:

Toni Fulton, Acting Deputy City Clerk

Date Approved: October 1, 2019

Date Published: October 2, 2019

From: James Jeffs
Date: April 28, 2021 at 2:30 PM
To: mstevens@ci.richland.wa.us
Subject: Horn Rapids Golf Course and Development

Mr. Stevens, I am a lifelong Richland resident and currently live at Horn Rapids. I first lived at Horn Rapids from 1996 to 2000 and moved back to the development in 2009.
When the development began the golf course was the center piece of the development and I believe it was owned and operated by the City of Richland. At the beginning the golf course was in great shape and attracted a lot of play both from local and out of area players. At some point the city decided to sell the golf course to an investor from the west side. The new owner did little or nothing to take care of the course and as result the property deteriorated.

The new owner Mr. Brad Rew has a plan to restore the golf course and once again make it the center piece of the Horn Rapids development. Mr. Rew has a plan before the council for the construction of townhomes along the east side of the 18th fairway. There is very limited opposition by a few home owners that live on Crosswater Loop. I've personally walked the 18th fairway and the affect on those homes view is moderate at best. I also believe that Mr. Rew's plans and vision will add value to every home at Horn Rapids including the Crosswater Loop residents and to the city of Richland.

Mr. Rew's plans are ambitious and will take time reach fruition but he, Horn Rapids residence, and the City of Richland need the councils support to make it a reality.
I strongly offer my full support for Mr. Rew's plans. Please share my thoughts with all council members.

James Jeffs
2729 Stonecreek Dr.
Richland, WA 99354
Email: jtjefffs@gmail.com
Phone: 509-727-2022

From: Mrs J
To: Stevens, Mike
Subject: Horn Rapids Town Homes Development
Date: Tuesday, April 20, 2021 4:10:36 PM

I support the development project of it'll raise capital for the golf course expansions. The course upgrades will inevitably increase the value of the property and the surrounding homes. I reside on the golf course and hope to sell my home at a competitive value some day.

Linda Johnson

From: Jon
To: Stevens, Mike
Subject: SUPPORT FOR HORN RAPIDS TOWNHOMES
Date: Tuesday, April 20, 2021 9:27:10 PM

I am writing in support of the proposed townhomes at Horn Rapids golf course. The proposed upgrades includes the perfect enhancement on the section of undeveloped land on the property. I also understand this has been opposed by a small group of homeowners who evidently were not briefed on the City of Richland's proposed future expansions in the Horn Rapids sector.

I fully support this important improvement for Horn Rapids.

Jon Juette

From:	Scott Keller
To:	Stevens, Mike
Cc:	Brad@hornrapidsgolfcourse.com
Subject:	Townhomes planned at Horn Rapids
Date:	Wednesday, April 21, 2021 6:07:38 AM

My name is Scott Keller. I live at 2885 Troon Ct. in the Horn Rapids master planned community on the golf course for over 20 years. I fully support the construction of the 54 townhomes planned at the course.

Brad Rew has done a tremendous job of improvements at our course and I know he will continue with the upgrades and plans that he has. Please approve the zoning change for these much needed townhomes.

Thank you.

Scott Keller
2885 Troon Ct.
Richland, WA 99354

509-528-8918

From: Home
To: Stevens, Mike
Subject: Horn rapids town homes
Date: Tuesday, April 20, 2021 3:39:26 PM

I am writing you to show my support for the 54/new town homes planned for Horn Rapids. I live in Wild Canyon Way development and feel the building of the project will be a huge plus for our community. Please allow the permit and building process to go as planned.
Thank-you
Terry Killian
3246 Wild Canyon Way
Richland,WA.
509-430-6483

Sent from my iPad

From: Don Kollenborn
To: Stevens, Mike
Subject: Re: Town Homes
Date: Tuesday, April 20, 2021 2:01:30 PM

I definitely support the Town Homes! Put me down as a YES vote.

Don Kollenborn
2724 Sawgrass Loop

Sent from my iPhone

From: konman
To: Stevens, Mike
Subject: Town homes
Date: Tuesday, April 20, 2021 6:04:15 PM

I am in favor of the town homes being built, not just because it would bring in money for much needed improvements to the horn rapids golf course, but also make 54 new housing opportunities in a crowded housing market.

April 26, 2021

Dear Mr. Stevens,

My husband and I have lived in Horn Rapids for over 10 years and were drawn to the area because of the location, the beauty, and a lifestyle that fit with the end of our working careers. It has grown a lot since that time and that was to be expected, but the proposed development by the golf course owner was recently brought to our attention and we have concerns. From what we understand, the proposal stuffs major changes *within an already established area*. It is being presented as an enhancement to the golf community but adding 52 townhouses with a road, round-a-bout and parking spaces will impact the quality of life for **ALL** of us who enjoy the existing views, walking areas, pool, tennis courts, picnic area, parks, ponds, trees and wildlife. There are even eight houses on one street where the changes will directly impact their property. I would also add that the additional traffic involved will cause more congestion around our main entrance and the potential for bottlenecks at certain times of the day. It will also be generating more safety concerns for walkers, bikers, joggers, children and senior citizens.

Horn Rapids is a "planned community". *Community* means that we are a group of people living in the same place, and *planned* means that we are made aware of the details in doing or achieving something. Where was the communication detailing this plan to the community?

The city needs to ask the golf course owner to meet with the Home Owner Association (HOA) representatives and discuss these concerns. I'm sure they could find some modifications, suggestions, checks and balances where all parties could benefit. Our HOA is made up of wonderful people who take pride in their community, who are reasonable people and who really want the best for everyone involved whether they golf or not.

Thank you for your consideration.

Respectfully,

Kathy Kraemer

From: jkragt34@gmail.com
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Wednesday, April 21, 2021 7:41:15 AM

Hello,

I'm writing to simply offer my support of the proposed town homes near the Horn Rapids clubhouse. I am a Horn Rapids resident and I have heard all of the arguments against it. While it may be inconvenient for a very select few, I disagree with the notion that those select few homeowners paid a premium for those lots. The proposed footprint was always designated for golf course parking or maintenance buildings. I don't believe their home values will be impacted. The golf course and Horn Rapids community will benefit greatly for years to come. I have seen the passion Brad Rew has brought as the newest course owner and I know he and his team will work tirelessly to make this a more attractive community for all of us. Thank you.

Jason Kragt
2745 Walking Stick Ave
503-709-3836

From: Linda Peters
To: Stevens, Mike
Subject: Support townhouses
Date: Thursday, April 22, 2021 3:53:17 PM

I am a resident of horn rapids and support the town house project

Sent from my iPhone

From:	Karen Leahy
To:	Stevens, Mike
Subject:	Proposed townhome development in Horn Rapids
Date:	Wednesday, April 21, 2021 9:44:47 PM

Dear Mr. Stevens,

I am writing this to express my very strong support for Brad Rew's vision to bring a number of improvements to Horn Rapids, including the townhomes. I am aware that there are a small number of homeowners on Crosswater Loop who are trying to stop this project. This has been ongoing for more than a year, and Brad has redone his plans, reducing the amount of homes by more than 30% at a substantial loss of revenue, in order to appease those 7-8 homeowners. Yet they still complain. I personally do not understand how they prefer the view of old sheds and gravel spaces to new, attractive buildings. A few of those homes already have berms or trees behind them to block the site of the existing old buildings. They claim that they are "golf course properties", yet it appears to me that the do not actually border the course, but are set back further. When we bought our home here we had a full view of Badger Mountain. However, after only two years the subdivision was expanded and we lost that view. Unfortunate, but that should always be anticipated when future development is possible. I am a widow now, and I like the option of a future townhome to eliminate outside maintenance and make life easier, while remaining in this area that I love.

I don't know how many residents we have now, but I'm sure there must be close to 1,000 homes. Please don't let 7 or 8 destroy this project. The addition of attractive new townhomes, improvements to the entrance, a new clubhouse, and further improvements to the golf course can only make this entire area more desirable and improve the overall property values. A failure to allow this progress could ultimately result in financial failure of the course, which would be devastating to the entire community.

Please give your support to this entire proposal. Thank you.

Karen Leahy
2812 Copperbutte St

April 26, 2021

Dear Hearing Officer:

In June of 2012 we purchased our home at 2840 Crosswater Loop, on the corner of River Valley and Crosswater. Our home has golf course frontage, and when we first moved in we had a view of a waterfall (actually two waterfalls—one on each side) and the Mirage Putting green. The waterfall then ran under a little bridge and connected to a stream and then into a pond behind our houses.

Because we are facing the golf course, we paid a premium for this view, and also each year have been paying real estate taxes based on a land value that is significantly more than our neighbors with larger lots across the street. Our land valuation for real estate purposes is the same as everyone else in Horn Rapids with golf course frontage. As time passed, the waterfalls were turned off and the area returned to a natural landscape, similar to many areas surrounding the golf course. We still have a pond in this area where we see numerous herons, red-tailed hawks, quail, ducks and doves around the pond, and in the area directly behind us.

The proposed plan for this new development puts a two-story townhome within six feet of the edge of our property. Our backyard will be facing this 54-unit area of townhomes, and we will be looking directly at the side of a two-story unit. Most housing developments have backyards facing each other which gives a little more space.

As Brad and Thera know, from the very beginning we have not opposed the townhome development. All we have been asking for is a fair compromise and a little more space behind us.

The city sold the land to the developer, who sold it to Pahlisch, who sold it to us as golf course frontage property. And as we have already mentioned, this has been acknowledged by the County; they have charged us the same amount of property tax as everyone else with golf course frontage.

When the City and the previous golf course owner sold this property to the developer, a deed restriction was placed on this area. The City lifted the restriction in September of 2019, apparently over a technicality in the way it had originally been recorded. Even so, we and our neighbors strongly feel that this property was misrepresented to us before we purchased our homes.

We are both in our 70s and retired, as are some of our neighbors. When we purchased this property, we purchased it as our retirement home. We have invested money into our homes and now we see the value of our homes immediately drop. And while others in our development might say, “This is for the good of the community,” we would simply reply, “Put yourself in our shoes, and let’s see what you would do in this situation.”

After coming through what we all would call a difficult year, could we not come to some reasonable compromise for the good of all? We would ask that the City come up with a mediator between the golf course owners and the Crosswater homeowners.

We do appreciate your taking time to read our letter and consider our concerns.

The attached picture is our view to the southwest, last night.

Larry and Carol Libby
2840 Crosswater Loop
Richland, WA 99354

From: Lori Lieske
To: Stevens, Mike
Subject: Town Homes at Horn Rapids
Date: Wednesday, April 21, 2021 8:33:50 PM

Dear Mr/Ms Stevens,

As a resident of the Horn Rapids development I am writing to endorse the proposed building of 54 town homes at Horn Rapids. I fully support Mr Rew's plans and believe they are in the best interest of all who live in our community.
I urge the City of Richland to approve the building of these town homes.

Sincerely,
Lorena J Lieske
llieske1116@gmail.com
2717 Stonecreek Dr
Richland, Wa 99354
509 989 5197

From: tl.liikala@frontier.com
To: Stevens, Mike
Subject: Horn Rapids Condos
Date: Friday, April 30, 2021 6:30:02 PM

I support Brad Rew's plan to build condos at Horn Rapids. This will benefit the neighborhood as well as the golf course. Thanks.

Terry Liikala
Sent from my iPhone

From: julie lingle
To: Stevens, Mike
Subject: Horn Rapids Town Home Support
Date: Sunday, April 25, 2021 1:09:44 PM

Hello Mr. Stevens,

I am sending you this email to voice my support for the 54 town homes to be built in Horn Rapids :> Please seriously consider allowing the addition of Town Homes to Horn Rapid to finance improvements on the Horn Rapids Golf Course and provide additional housing options for entry level & aging senior buyers.

" Diverse Housing Communities strengthen our City"

Thank you,
Julie Lingle
(509)438-7811

From: Timothy Lord
To: Stevens, Mike
Subject: Support of Town Homes at Horn Rapids
Date: Friday, April 30, 2021 12:01:11 PM

Dear MStevens:

We are writing to voice our support of the building of 54 Town Homes by Brad Rew in the Horn Rapids Development. Since Mr. Rew purchased the Horn Rapids Golf Course, he has demonstrated a wonderful integrity and effort to re-invest and further develop this beautiful neighborhood. Since his purchase, the Golf Course has been transformed. He has added additional renovations to the Club House and Restaurant. Everything that he has done to the present time has demonstrated a significant improvement to both the property condition and beauty of Horn Rapids. Marilyn and I hope with all of our heart that these wonderful improvement can continue!! The health of our Horn Rapids Home Owners has been improved by Mr. Rew. We understand the importance of his continuing to be able to improve our properties and financial health to the Golf Course.

Marilyn and I are most happy to be living in this well kept and beautiful neighborhood. We take very seriously the appearance, condition, and property values of Horn Rapids. Currently, there remains undeveloped land on which Mr. Rew requests to build his Town Homes. This land is not developed. Part of this land is an ugly unkept RV Parking Lot. Another is an ugly unkept Car Parking Lot. Another part of the property is an old and ugly building in which to house golf carts. Sadly, the landscaping around this undeveloped property at Horn Rapids is terrible, unkept, outdated, and not in line with the rest of the Horn Rapids Home Owners Association. Marilyn and I are tired and frustrated with this undeveloped property that represents an Eye Sore. So, with the request of Mr. Rew to develop this property into 54 Town Homes and beautiful landscaping, Marilyn and I are elated. We voice our support of Mr. Rew to be able to develop this property.

Additionally, Marilyn and I are upset and frustrated to hear that three home owners object to this further development, claiming that the development would affect their view. Well, let me say, their view now represents an old, ugly golf building, dirty, unkept RV Parking Lot, and dirty, unkept Car Parking Lot, not to mention unkept, overgrown evergreen landscaping that looks terrible. Their objection to their view being affected is Hogwash!! Their view now is terrible without the new 54 Town Home development.

I urge the City of Richland to give approval to Mr. Rew of moving forward with building the beautiful 54 Town Home Development as requested. This will help restore and add to the beauty of Horn Rapids. This will help finance and maintain the beautiful Golf Course of Horn Rapids. With the addition of 54 Town Homes, the economic membership health of the Golf Course will be improved. With the further development of 54 Town Homes in Horn Rapids, numerous jobs and positive economic impact will result to the City of Richland. The Property Tax brought in from the 54 Town Homes will gainfully impact the City of Richland with this project. Please allow for this project to occur. And, Please do not allow the self-centeredness of three homeowners currently objecting to this project to overshadow the overwhelming positive impact this development will have to Horn Rapids and the City of Richland.

Thank you again for your prompt attention and support of this project.

Respectfully Yours,

Timothy and Marilyn Lord
2242 Copperleaf St.
Richland, WA 99354

Cc: Mr. Brad Rew

From: Steve Lorence
To: Stevens, Mike
Subject: Request to Provide Comments at May 10th Hearing
Date: Monday, April 5, 2021 9:00:23 PM
Attachments: Notice of Application.pdf

Mike:

This is my official notice that I would like to speak at the May 10th hearing as directed by the attached notice. Please confirm that you have received my request and that I will be able to provide my comments. Thanks.

Steve Lorence
2858 Crosswater Loop
Richland, WA

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties have filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, May 10, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

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

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

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

Vicinity Map

Item: Planned Unit Development (Zoning)
Applicant: HJBT Properties
File #: PUD2020-101

From: Steve Lorence
To: Stevens, Mike
Cc: Kintzley, Heather; Lukson, Ryan
Subject: Crosswater Loop Golf Course Views Video
Date: Wednesday, April 21, 2021 7:24:36 PM

Mike Stevens,

Attached is a video of the backyard views of the Crosswater Loop neighborhood that is being impacted by the proposed development of the 54 unit development referred to as the Links Residence at Horn Rapids. The hearing for this development is on Monday, May 10, 2021. I would like you to include this video to the Hearing Officer for his/her consideration. The video shows the current golf course views for the 8 homes that will be impacted by the development. We want the hearing officer to know that the development will take away these views from the current homeowners.

Let me know if you you have any questions.

Thanks for sharing this video with the Hearing Officer.

Steve Lorence
2858 Crosswater Loop

Download Attachment
Available until May 21, 2021

From:	Steve Lorence
To:	Stevens, Mike
Cc:	Carol Libby; gailwintczak@yahoo.com; John and Andrea DeMyer; Michele Stewart; Rick Stewart; hunter_2006@msn.com; Janelle Lorence; Jerry and Louise Peters; Larry Libby; mclain180@me.com; Stew Stone; Lukson, Ryan; Kent, Sandra; Thompson, Bob; Boring, Marianne; Lemley, Phillip; Christensen, Terry; Alvarez, Michael; Kathy Conaway; Kintzley, Heather
Subject:	Re: Question On Horn Rapids Golf Course Parking
Date:	Sunday, April 25, 2021 7:28:37 PM
Attachments:	image002.png PUD2021101_ReferralPacketF (1).pdf

Mike:

In reviewing the plans that Brad Rew has submitted, it appears that he will be taking over the city street entrance to the golf course for parking spaces. I asked you back in 2019 about this since we had heard he was going to take the current street property and turn this into parking. You had indicated that he was just going to expand his current parking spaces to the north and encroach on the Prestwick neighborhood. Now it looks like he plans to take over the city streets and turn that into parking. I would like to let the hearing officer know that this is not acceptable. Can you make this part of the comments to the hearing officer for the May 10th hearing please? How can he just take over the public street? What is the city's plan to allow him to take over public property?

Steve Lorence
2858 Crosswater Loop.

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Tuesday, July 23, 2019 8:00 AM
To: Steve Lorence <stevelorence@hotmail.com>
Subject: RE: Question On Horn Rapids Golf Course Parking

I was told that they were going to expand the parking lot area north of the existing entrance to the clubhouse.

Mike Stevens, Planning Manager
City of Richland Development Services Dept.
625 Swift Blvd. MS#35
Richland, WA 99352
(509)942-7596
www.ci.richland.wa.us/

This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Act.

From: Steve Lorence [mailto:stevelorence@hotmail.com]

Sent: Monday, July 22, 2019 8:09 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: Question On Horn Rapids Golf Course Parking

Mr. Stevens:

The Crosswater Loop neighbors were meeting on the Comprehensive Plan Amendment that was submitted by Brad Rew. A question was raised to where he is placing the parking for the golf course. With the amendment to rezone the current parking lot to allow townhomes to be built, that raised the question as to where the golf course customers would park. A few of the neighbors heard Brad explain that his plan is to purchase the current property and street parking in front of his clubhouse and convert this to a parking lot. Do you know if this is in the plans?

Thanks.

Steve Lorence
2858 Crosswater Loop

LOT SIZE TABLE

LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)	LOT NUMBER	TOTAL AREA (SQUARE FEET)	NET AREA (SQUARE FEET)
1	4,634	2,890	19	3,480	1,736	37	4,133	2,389
2	3,692	1948	20	5,222	3,478	38	3,481	1,737
3	3,715	1,971	21	4,301	2557	39	3,481	1,737
4	4,176	2,432	22	3,874	1,330	40	4,380	2,636
5	4,324	2,580	23	3,874	1,330	41	4,882	3,138
6	4,084	2,340	24	4,414	2,670	42	4,973	3,229
7	4,185	2,441	25	5,088	3,344	43	5,357	3,613
8	5,045	3,301	26	4,281	2,537	44	4,621	2,877
9	6,565	4,821	27	4,244	2,500	45	4,308	2,564
10	4,037	2,293	28	5,026	3,282	46	4,679	2,935
11	4,037	2,293	29	4,345	2,601	47	4,449	2,705
12	5,768	4,024	30	3,480	1,736	48	4,041	2,297
13	4,415	2,671	31	3,480	1,736	49	4,538	2,794
14	3,480 *	1,736	32	3,972	2,228	50	8,814 **	7,070
15	3,480 *	1,736	33	3,977	2,233	51	4,678	2,934
16	4,133	2,389	34	3,481	1,737	52	5,171	3,427
17	4,133	2,389	35	3,481	1,737	53	3,631	1,887
18	3,480 *	1,736	36	4,133	2,389	54	4,087	2,343

NOTES: * DENOTES SMALLEST LOT SIZE **DENOTES LARGEST LOT SIZE LOT SIZE AVERAGE = 4,356 SQ FT

SITE ACREAGE & DENSITY

1. TOTAL RESIDENTIAL SITE ACREAGE: 316,871 SQ FT (7.27 ACRES)
2. TOTAL NUMBER OF DWELLING UNITS PROPOSED: 54
3. PROPOSED DWELLING UNIT DENSITY: 54/7.27 ACRES = 7.43 DWELLING UNITS PER ACRE, ALSO SEE KEYED NOTE 10.
4. DWELLING UNIT DENSITY OF ADJACENT SUBDIVISIONS: 65,830 SQ FT (1.51 ACRES) 8 DWELLING UNITS / 1.51 ACRES = 5.30 DWELLING UNITS PER ACRE.

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
6. 5'-0" WIDE PAVED PEDESTRIAN SIDEWALK PER CITY DESIGN STANDARDS
7. NEW 20'-0" WIDE ONE-WAY ENTRANCE/EXIT AT GOLF COURSE CLUB HOUSE PARKING LOT
8. 24'-0" MINIMUM TWO-WAY DRIVEWAY
9. GOLF CLUB HOUSE PARKING, 19' x 9' PARKING SPACES
10. NEW RESIDENTIAL TOWN HOME
    MAXIMUM LOT COVERAGE = 50%
    TYPICAL FOOTPRINT PER UNIT = 1,744 SQ FT
    TYPICAL LOT SIZE 109 x 32 = 3,488 SQ FT
    MAXIMUM BUILDING HEIGHT = 30'-0"
    MINIMUM FRONT YARD SETBACK = 18'-0"
    MINIMUM REAR YARD SETBACK = 20'-0"
    MINIMUM SIDE YARD SETBACK = 6'-0"
    MINIMUM PARKING = 2 SPACES PER DWELLING UNIT (NOTE, ALL UNITS CONTAIN 2-CAR GARAGE PARKING IN ADDITION TO DRIVEWAY PARKING)
11. 59' RADIUS EMERGENCY VEHICLE ACCESS AT TURN-AROUND FOR DEAD END PRIVATE ROADWAY
12. HANDICAP ADA PARKING INCLUDING RUBBER PARKING BUMPER, SIGN, 5' WIDE RAMP, AND PAINTED STRIPING PER REQUIREMENTS OF WAC 51-50 AND INTERNATIONAL BUILDING CODE

= LANDSCAPED AREA

0 25' 50' 100'

OVERALL ARCHITECTURAL SITE PLAN

1" = 50'-0"

ARCHIBALD & Cª ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509 . 946 . 4189
f: 509 . 943 . 1796
www.archibald.design

P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

OVERALL ARCHITECTURAL SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.18
REVISION:

DRAWING: A0.1
40-18

P:\2018 projects\40-18\4018A0001_SP.dwg Layout: A0.1 Printed by: Krystal Stookey Date: 2020-Dec-18, 12:12 PM

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
4. NEW 10'-0" WIDE ELECTRICAL EASEMENT
5. EMERGENCY VEHICLE ACCESS CLEARANCE PER CITY FIRE APPARATUS TURN RADIUS SPECIFICATIONS, 52' OUTSIDE AND 32' INSIDE
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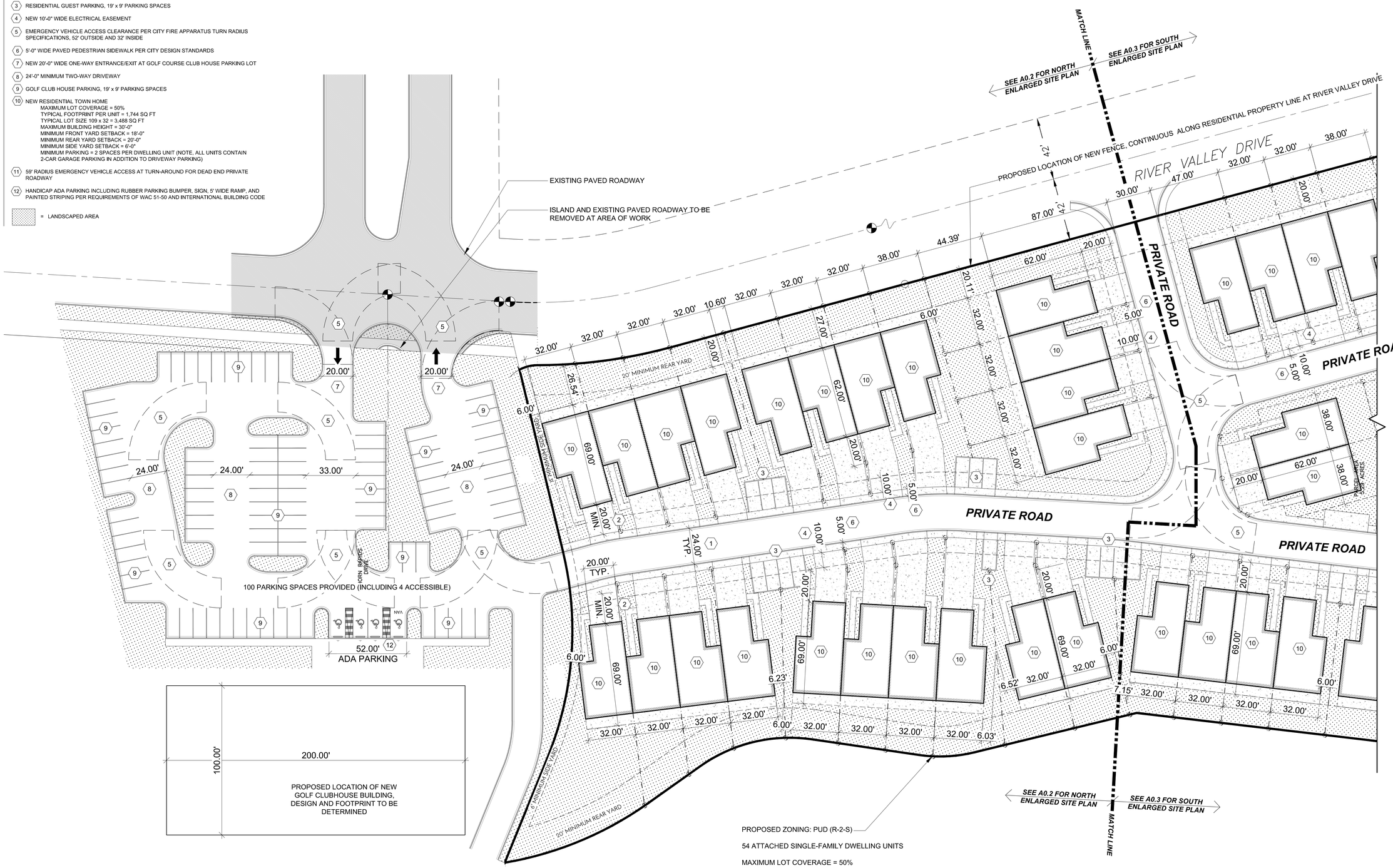
= LANDSCAPED AREA



0 15' 30' 60'

ENLARGED SITE PLAN - NORTH

1" = 30'-0"

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660 Symons Street
Richland WA 99354
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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

- ENLARGED SITE PLAN - NORTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.2

40-18

P:\2018 Projects\40-18\4018A0001_SP.dwg Layout: A0.2 Printed by: Krystal Slockey Date: 2020-Dec-17, 1:29 PM

KEYED NOTES

1. 24'-0" WIDE PRIVATE DRIVE
2. 20'-0" DEEP RESIDENTIAL DRIVEWAY, TYPICAL
3. RESIDENTIAL GUEST PARKING, 19' x 9' PARKING SPACES
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= LANDSCAPED AREA

0 15' 30' 60'

ENLARGED SITE PLAN - SOUTH
1" = 30'-0"

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P-U-D SUBMITTAL REVIEW

HJBT, LLC
PLANNED UNIT DEVELOPMENT
2800 CLUBHOUSE LANE | RICHLAND, WA

ENLARGED SITE PLAN - SOUTH

CAD FILE:	4018A0001_SP.dwg
DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	
DATE:	2020.Dec.17
REVISION:	
DRAWING:	A0.3

40-18

P:\2018 Projects\40-18\4018A0001_SP.dwg, Layout: A0.3 Printed by: Krystal Stuckey Date: 2020-Dec-17, 1:29 PM

Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	36.97	96.50	21°57'10"
C2	78.90	103.50	43°40'38"
C3	104.28	231.61	25°47'51"
C4	139.97	225.50	35°33'51"
C5	12.34	25.00	28°16'18"
C6	89.90	342.00	15°03'38"

Curve Table						
CURVE	LENGTH(M)	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(P)
C1	28.80	722.00	2°17'09"	S71°52'50"W	28.80	
C2	35.22	722.00	2°47'42"	S74°25'16"W	35.22	
C3	76.27	722.00	6°03'10"	S78°50'42"W	76.24	76.28'
C4	13.78	722.00	1°05'38"	S82°25'06"W	13.78	13.78'
C5	40.01	388.00	5°54'30"	N79°37'37"E	39.99	40.02'
C6	97.77	350.00	16°00'16"	S46°21'17"W	97.45	97.82'
C7	95.02	350.00	15°33'18"	S62°05'27"W	94.73	94.78'
C8	44.63	350.00	7°18'24"	S73°36'07"W	44.60	44.77'

0 25' 50' 100'

PHASING SITE PLAN

1" = 50'-0"

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P-U-D SUBMITTAL REVIEW

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2800 CLUBHOUSE LANE | RICHLAND, WA

• PHASING SITE PLAN

CAD FILE: 4018A0001_SP.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED:
DATE: 2020.Dec.17
REVISION:

DRAWING: **A0.4**

40-18

P:\2018 Projects\40-18\4018A0001_SP.dwg Layout: A0.4 Printed by: Krystal Steckey Date: 2020-Dec-17, 1:29 PM

TOPOGRAPHIC SURVEY

PORTION OF HORN RAPIDS GOLF COURSE PROPERTY
SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY WASHINGTON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, SOUTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99990897 (1.000091038).

2. VERTICAL DATUM IS NAVD88, BASED ON UPON GPS STATIC OBSERVATION PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS) & CONFIRMED BY FIELD TIES TO CITY OF RICHLAND CONTROL NETWORK.

3. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR INTERVAL IS 1.0 FEET.

4. ● =DENOTES FOUND 1 1/2" BRASS CAP IN MONUMENT CASE.

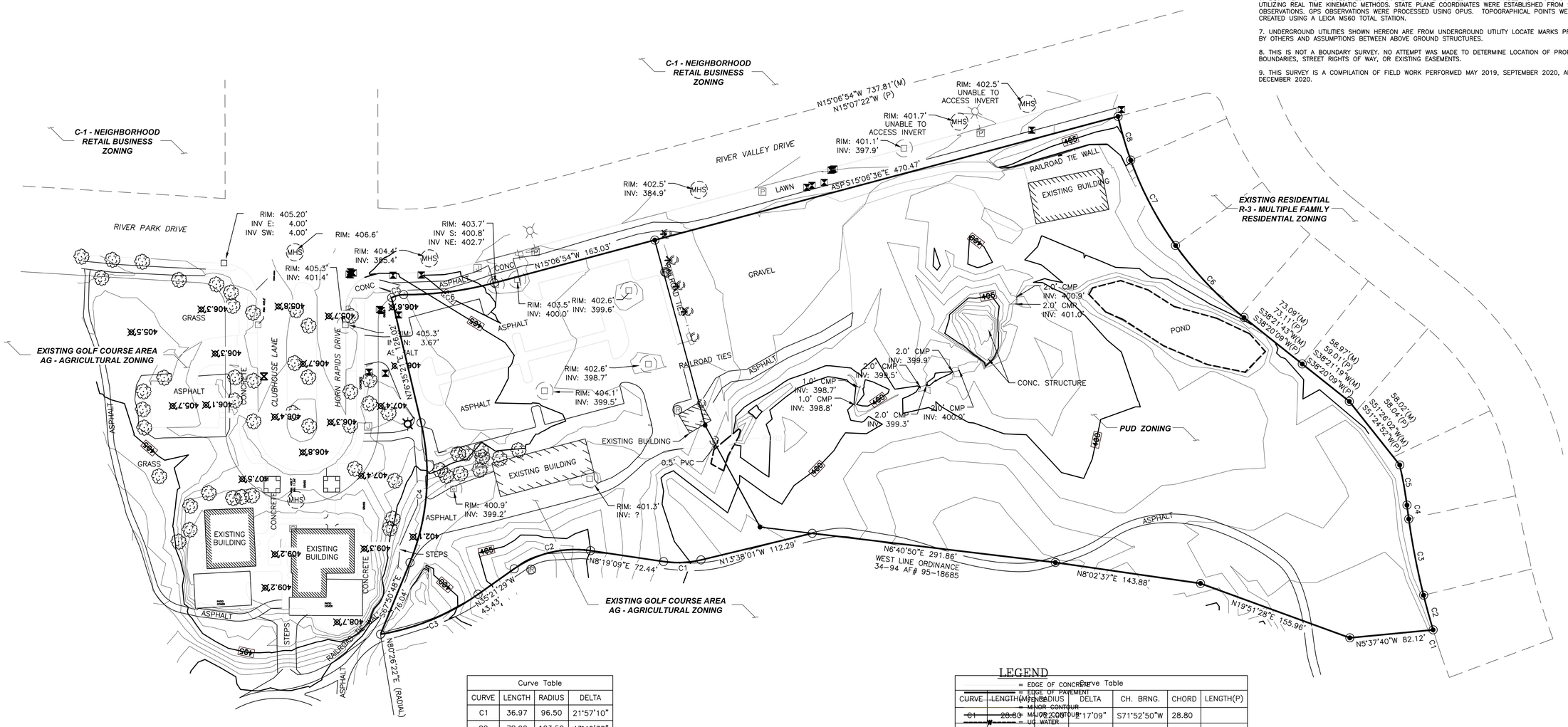
5. =INDICATES SPOT ELEVATION.

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM UTILIZING REAL TIME KINEMATIC METHODS. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING OPUS. TOPOGRAPHICAL POINTS WERE CREATED USING A LEICA MS60 TOTAL STATION.

7. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM UNDERGROUND UTILITY LOCATE MARKS PROVIDED BY OTHERS AND ASSUMPTIONS BETWEEN ABOVE GROUND STRUCTURES.

8. THIS IS NOT A BOUNDARY SURVEY. NO ATTEMPT WAS MADE TO DETERMINE LOCATION OF PROPERTY BOUNDARIES, STREET RIGHTS OF WAY, OR EXISTING EASEMENTS.

9. THIS SURVEY IS A COMPILATION OF FIELD WORK PERFORMED MAY 2019, SEPTEMBER 2020, AND DECEMBER 2020.


C-1 - NEIGHBORHOOD RETAIL BUSINESS ZONING
C-1 - NEIGHBORHOOD RETAIL BUSINESS ZONING
EXISTING RESIDENTIAL R-3 - MULTIPLE FAMILY RESIDENTIAL ZONING
EXISTING GOLF COURSE AREA AG - AGRICULTURAL ZONING
EXISTING GOLF COURSE AREA AG - AGRICULTURAL ZONING
PUD ZONING
RIVER VALLEY DRIVE
RIVER PARK DRIVE
CLUBHOUSE LANE
HORN RAPIDS DRIVE
N15°06'54"W 737.81'(M)
N15°07'22"W (P)
S15°06'36"E 470.47'
N15°06'54"W 163.03'
N6°40'50"E 291.86'
WEST LINE ORDINANCE 34-94 AF# 95-18685
N8°02'37"E 143.88'
N19°51'28"E 155.96'
N5°37'40"W 82.12'
N13°38'01"W 112.29'
N8°19'09"E 72.44'
N5°21'29"W 43.45'
S67°30'48"E 76.04'
N80°26'22"E (RADIAL)
RAILROAD TIE WALL
RAILROAD TIES
RAILROAD TIE WALL
RAILROAD TIES
RAILROAD TIE WALL
RAILROAD TIES

From: Craig MacDonald
To: Stevens, Mike
Subject: Horn Rapids townhomes
Date: Tuesday, April 20, 2021 5:15:10 PM

I support the construction of subject townhomes on the Horn Rapids golf course property. Revenue stream from the townhomes will enable the funding of much needed capital improvements to the golf course and keep it viable. A viable golf course is critical to Horn Rapids homes maiming their value.

Thank you

Sent from my iPhone

Craig

From: Tony Maki
To: Stevens, Mike
Subject: Horn Rapids Townhomes
Date: Tuesday, April 20, 2021 3:36:30 PM

I fully support the building of the 54 townhomes being built at Horn Rapids Golf Course. They will enhance the beauty of the area, allow the golf course to continue to improve and bring new residents to Richland.

Having been born and raised in Richland, the success of Horn Rapids Golf Course is critical to the success of Richland and the whole Tri-Cities.

Please approve the development.

Respectfully submitted —- Tony Maki

From:	Mark Marinaro
To:	Stevens, Mike
Subject:	Horn Rapids Golf Course Townhome Project
Date:	Wednesday, April 21, 2021 7:17:22 AM

To whom it concerns,

We are strong supporters of Mr. Rew's vision for his golf course. We are eager for the new improvements and new amenities to be completed. When he purchased the golf course he was up front with the community expressing that the townhouse project was integral to the overall development vision and funding strategy to make it all happen. We live here and are eager to see his vision completed! The townhouses will be another nice new addition, as has Grayhawk, Wild Canyon, Quail Ridge, and soon Crystal Springs.

Sincerely,
Mark and Penny Marinaro. 2655 Grayhawk Loop Horn Rapids Golf Course Community. 509-371-9577.

Sent from Mail for Windows 10

From: Terrie Marshall
To: Stevens, Mike
Subject: Horn Rapids Golf Course Townhomes project
Date: Tuesday, April 20, 2021 8:16:14 PM

I am Not in favor of the Horn Rapids Golf Course Townhome project as the plans are now. They are infringing too much on existing homeowners on Crosswater Loop who bought Golf course view lots and are now losing their entire views. Mr. Rew has not even tried to have a meeting to work with these neighbors on a compromise. If Mr. Rew would rework his plans to not infringe on our neighbors and community, then we could support some townhomes on his property.
Thank you,
Terrie Marshall

From:	William McCaffrey
To:	Stevens, Mike
Subject:	Horn Rapids Town Homes.
Date:	Saturday, April 24, 2021 1:38:02 PM

We support the building of town homes proposed to replace the cart shed adjacent to the Horn Rapids Admin Building..

Bill and Sandy McCaffrey
3258 Wild canyon Way
Horn Rapids

From: Robert McMinn
To: Stevens, Mike
Subject: Horn Rapids
Date: Tuesday, April 20, 2021 7:26:42 PM

I'm writing this email to voice My support for the townhouses Brad Rew has planned for Horn Rapids. They will be a great addition to our community.

From: Eric Mendenhall
To: Stevens, Mike
Cc: Roscoe Slade
Subject: RE: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD
Date: Monday, March 29, 2021 1:52:15 PM
Attachments: image001.png

Mike,

So, this project was included in the original SEPA review and determination? If it was, why is the City reviewing the SEPA again? I would presume that it is because it either wasn't included in the original review or is increasing density, traffic and other impacts. Since the SEPA checklist provided doesn't reference to the prior SEPA determination it is impacts, I can only presume it wasn't contemplated in the Horn Rapids Planned Development. The City of West Richland is interested in the impacts associated with traffic heading our way and our roadways. We would like to request a TIA be provided to show impacts within the COWR intersections for this new project so we can provide informed comments.

Thank you,

Eric Mendenhall
Community Development Director

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Monday, March 29, 2021 1:25 PM
To: Eric Mendenhall <emendenhall@westrichland.org>
Subject: RE: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD

They weren't required to submit one given its location within the existing Horn Rapids development and the prior environmental work that was done years ago when Horn Rapids was originally approved and developed.

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Monday, March 29, 2021 1:19 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Subject: RE: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD

Mike,

I didn't see a transportation impact analysis study included. Can you please forward over too.

Thanks,

Eric Mendenhall
Community Development Director

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Monday, March 29, 2021 11:40 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin, Ziply <gregory.goodwin@ziply.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; 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>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: Email 1 of 3 PUD2021-101 The Links Residence at Horn Rapids PUD

Attention:

Attached to this and the following 2 emails you will find the Notice of Application, SEPA Checklist and related information for a proposed Planned Unit Development within the City of Richland named “The Links Residence at Horn Rapids PUD”. The City of Richland is utilizing the Optional DNS Process outlined in WAC 192-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

Richland

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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This is an external email and did not originate from the City of West Richland’s email system.

This is an external email and did not originate from the City of West Richland’s email system.

From: Mickey Meyer
To: Stevens, Mike
Subject: Regarding request for approval of 54 new townhouses
Date: Wednesday, April 21, 2021 4:24:04 PM

I am in total agreement of these 54 new townhomes by Brad Rew in Horn Rapids.

Thank you,
Mickey Meyer
Horn Rapids

Sent from my iPhone

From:	Rd 46
To:	Stevens, Mike
Subject:	Horn Rapids condominium and new golf course clubhouse and parking expansion
Date:	Thursday, April 22, 2021 12:59:28 PM

Mr Stevens
I am writing to you because I have been made aware of future development in Horn Rapids that will severely impact my quality of life as I live less than a tenth of a mile from Clubhouse Lane in Horn Rapids!! Hence;
I am opposed to any development in Horn Rapids that will increase traffic and noise from traffic. My neighborhood already has traffic noise from SR 240. The traffic light at Kingsgate Way and SR 240 is a major contribution to traffic congestion and noise. A free right turn onto SR 240 is no longer permitted making congestion worse. The congestion and noise will only get worse with the apartments north and west of the new Shell gas station on Kingsgate Way Hence the proposed development will negatively affect the current deterioration in quality of life in Horn Rapids. By substantially increasing traffic and noise associated with the traffic. A 52 unit condo and 100 space parking lot has the potential to increase traffic to Hanford rush hour levels in a residential neighborhood. Already choking from increased traffic. Again I am opposed to these future development projects!

Sincerely,
RD Meyers
Prestwick Dr resident

Changes and Details Affecting Homeowners
- The 52 units actually extends beyond the originally planned 2 homes in back of Crosswater to the 8th house on that street.
- The development includes a road and a roundabout. The 52 units are on both sides of the road and the roundabout ends where it will be visible to owners on Crosswater, Sawgrass, Troon, and potentially anyone whose house backs towards the driving range.
- The roundabout will add noise and lights in the middle of a residential area
- The parking lot is 100 spaces backing right up to the end of Prestwick. A parking lot of this size will result in increased noise and disruption. If there are events of tournaments, all of that traffic will go into that parking lot, potentially into the night for events.
- There is nothing to stop the owner from developing more of the golf course property.
- There is an expectation that the condo owners will be part of the Horn Rapids HOA, meaning they will have access to the pool and other amenities.

From:	Vickie Moon
To:	Stevens, Mike
Subject:	Horn Rapids Town Homes
Date:	Tuesday, April 20, 2021 5:12:21 PM

We would vote NO to the town homes. The actual Horn Rapids community is not done filling up yet either. Lots more homes are going to be built.

The traffic is already getting worse because of the frozen food trucks and the amount of trains going through now. One day traffic was backed up between our Horn Rapids and the Michelles because of the train...we thought there had been an accident it took so long to get to the bypass highway.

Also the apartment buildings, across the road from Horn Rapids, are not rented yet and that alone will add to the traffic....Has anyone thought about that???

Don't forget all the Hanford workers as well.

What will it take, an elderly homeowner that NEEDs to get to the hospital and they die, because of the traffic jams and trains?

Until the road gets more lanes and there is an overpass for the train....no more people using the road.

Victoria Moon
Horn Rapids home owner.

From: Thomas Morris
To: Stevens, Mike
Subject: Townhomes at Horn Rapids
Date: Sunday, April 25, 2021 6:52:10 PM

To Whom It May Concern,

As a resident of Horn Rapids and as an avid golfer (though I golf more at other courses around the TriCities than I do at Horn Rapids) I support the proposed construction of the townhomes adjacent to the 18 hole at Horn Rapids Golf Course. I support this action for several reasons:

1- Improving the golf course will have an overall effect of improving our community. Although a few home owners will lose a portion of their view, the improvements to the course promised and allowed from the profits of the townhomes will increase the livability and value of our neighborhoods and community.
2- As an avid golfer, I am aware that the TriCities is in need of at least another quality golf course for the public to use. Currently, decent-quality public courses in the area (i.e. Columbia Point, Canyon Lakes, and Sun Willows) are very crowded in my opinion. Often it is hard to get a tee time without scheduling many days in advance.
3- Brad Rew has publicly stated that he will invest in the golf course with profits from townhome sales. If he does as he has stated, our community as well as the citizens of the TriCities will benefit greatly.

Thank you for your time and consideration.
Tom Morris

Thomas H. Morris
3081 Deserthawk Loop
Richland, WA 99354
(801) 319-8961
Professor of Geology, BYU - Retired 2018

"Be humble enough to realize that your greatest held convictions may be wrong." ... Henry B. Eyring

From: Kippy Myers
To: Stevens, Mike
Subject: New Townhouses in Horn Rapids
Date: Wednesday, April 21, 2021 8:03:04 AM

Hi! We wanted to send a quick email showing my support for the new townhouses that are planned near the golf course in the Horn Rapids community. We have lived here for three years and love this little community and the mixture of homes, condos, "patio homes, and now new townhomes. Many of the people that move here do so because it is a golf course community and we realize that without the golf course our homes' values would depreciate. Brad Rew has been extremely open about his plans for the golf course and that these townhouses are needed for more revenue to put back into the golf course. I have know Brad for many years and I know that he has his heart and soul into making Horn Rapids into a destination golf course along with making a better place for all of us here. Other developers would have just gone ahead and done whatever they wanted without trying to work with the neighbours. Brad is not that guy! He has been open, honest, willing to work with everyone so that he makes it great for all!

Please say yes to the zoning needed for the townhomes! I know the majority of the folks here want them based on the conversations on the Next Door Neighbor app. Unfortunately there will always be nay sayers but they are very much in the minority around here.

Thank you very much!!

Kippy and Greg Myers

From: Mike Neidhold
To: Stevens, Mike
Subject: Horn Rapids Townhouses
Date: Tuesday, April 20, 2021 2:02:52 PM
Attachments: image001.png

Good afternoon. I'm writing in support of the townhouses that are being planned at the Horn Rapids Golf Course. These townhomes are much needed not only for the golf course but for the city of Richland. As you are well aware there is a shortage of housing in the Tri City area, this new construction will help alleviate that problem somewhat. The new construction will also benefit the city by making the Horn Rapids Golf Course a destination golf course, bringing much needed revenue to the city as well.

After years of neglect, Horn Rapids ownership has a vision. New owners have the energy and foresight to make Horn Rapids reach its full potential. The existing land where the new townhomes are to be built is an eyesore to the community, sitting vacant and unattended for over 15 years. It's time to change that and bring the land up to its full potential and reinvest that capital back into our community.

Sincerely,

Mike Neidhold
Head Football Coach
Richland High School
"It's Time To Go To Work"

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From: steve Neill
To: Stevens, Mike
Subject: New Townhomes in Horn Rapids
Date: Wednesday, April 21, 2021 5:59:01 AM

I am in full support of Brad Rew building town homes in Horn Rapids. This process has dragged on way too long. Complaints by homeowners who should have been aware what the land was zoned for has held this up far too long. Another complaint has come from a competitive home builder Pahlisch (who runs Horn Rapids HOA) is nothing more than suppressing our community so Pahlisch can sale more homes.
The vast majority of this community is in full support of the town homes. It is past time for the city to give its approval of this project.
As a life long member of this community & retired principal of Richland High School, I feel Horn Rapids area needs this project.

Sent from my iPhone

From: Ron Nelson
To: Stevens, Mike
Subject: Horn Rapids Town Home Build
Date: Tuesday, April 20, 2021 1:34:43 PM

.As an avid golfer for many years at Horn Rapids, the 54 Town Home build by Brad Rew is an outstanding idea. Not only improves the Horn Rapids community but eliminates eyesore areas around the course. I am in total support of the added residency and continued improving of the golf course perimeter and aesthetics.

Thank you,
Ron Nelson
509-438-1201

Sent from my iPad

From:	steve norton
To:	steveconaway@charter.net; "Aftanas, Barbara"; "Albro, Pat"; "Anderson, Rick"; "Brausen, Pat"; "Burton, Julie"; "CMMD Properties"; "Conaway, Kathy"; "Deobald, Barbara"; "Drane, Gordon"; "Eckenberg, Kay"; "Ensign, Rachel & Patricia"; "Forsythe, Don"; "Goodman, Ben"; "Griffin, Eileen"; "Hart, Dan & Dana"; "Hobbick, Della"; "K Goodman"; "Kinker, Ron & Patsy"; "Lachman, Harold"; "Lan, Jay & Li-Chuan"; "Laurino, Dr. James"; "Ledford, Cliff"; "Manolopolulos, Chris"; "Manolopolulos, Connie"; "Meyer, Pat"; "Meyers, Robert"; "Mortensen, Rod & Laura"; "Mosley, Jon"; "Murphy, Nancy"; "Neumayer, David & Karen"; "Newman, David"; "Ralston, Maurice"; "Ramos, Phyllis"; "Ray, Jonathon S."; "Rhodes, Virginia (Ginger)"; "Rushman, Michael J."; "Saltz, Scott"; "Santeford, Jack & Linda"; "Schmidt, Michael"; "Sweet, James & Jan"; "Thomas, Judy M."; "Thompson, LeAnna"; "Van Derley, Lisa"; "Weier, Carrie Ann"; "Willson, Chris"; "Wyborny, Bruce & Janet"
Cc:	Stevens, Mike
Subject:	Re: New Condos and the golf course
Date:	Thursday, April 22, 2021 8:38:04 PM

Hello all. First, I'd like to be clear that I completely understand and respect Steve's position and anyone else who holds similar views. We each have a right to our opinions and beliefs and for those opinions to be heard.

I'd like to offer a different perspective of the condo/golf course development for you to consider. I'm not trying to convince you my opinion is "the right" opinion, it's just a different one.

I attended and participated in all the informational meetings the new golf course owner (Brad Rew) held 2 years ago (or whenever that was, hard to measure time these days!). The condos, new club house, moving the golf course parking lot, potential improvements to the driving range, etc., were all discussed. There is nothing new that hasn't already been presented.

I was born and raised in Richland. That was when "South Richland" was still north of the Yakima River and nobody locked their doors. Yes, the Tri-Cities has grown tremendously over the past 60 years and it will grow even more over the next 60 years. While we may sometimes want to stop "progress" in it's tracks and keep everything the same for the next 60 years, that's probably not going to happen. All the area east of the new roundabout is destined for building. Building continues on the west edge of Horn Rapids and hundreds, if not thousands, of new units will be built over the years. That's just the way it is and yearning for the 1960's again won't change it.

We live in a golf course community. The quality and desirability of the golf course affects the value and desirability of our homes directly. Depending on what sources you choose to use, there are about 20% less golfers now than in 2003 and the number of golf courses closing or going bankrupt each year is more than the number of new courses being developed. When a golf course goes belly up the associated home values typically drop by 25% - 40%. The original course owner took most of the revenue out of the business and put very little back into the course (golfers here know this). The course was heading downhill, and play was declining. Not hard to imagine the outcome of 5-10 more years of that. He'd had it for sale for many years but of course there were no buyers because golf courses generally aren't a good investment.

The new owner was very upfront with us at those early information meetings. The only way this golf course could be a sound investment (by anyone) was by rezoning that small (several acre) parcel by the cart barn and developing it. Without that, there would be no reason (for anyone) to buy this golf course. Developing the condos is what made the investment worthwhile, and the only way to provide the cashflow needed to save this course from the inevitable demise it was heading for. Golfers know that the courses owned by casinos are typically some of the finest courses around. That's because the casino business subsidizes the course. Without that extra source of income, the course couldn't put the resources into itself to become or stay a nice course.

I am completely and unequivocally in support of building the condos and everything that goes with that effort. I want our golf course community to thrive, and that development will provide the necessary lifeblood. Without it, the course will be sold again (for pennies on the dollar) and it will get back onto the cow pasture trajectory it was just a few years ago. I don't want to live on a cow pasture and I certainly don't want to try and sell my house when it is in the middle of one.

Thanks for reading this and take care.

Steve Norton
Prestwick Homeowner for ~20 years

From: steveconaway@charter.net <steveconaway@charter.net>
Sent: Wednesday, April 21, 2021 3:57 PM
To: 'Aftanas, Barbara' <baftanas@gmail.com>; 'Albro, Pat' <palbro22@frontier.com>; 'Anderson, Rick' <andertam@icloud.com>; 'Brausen, Pat' <pdrausen@charter.com>; 'Burton, Julie' <janorthwest1@gmail.com>; 'CMMD Properties' <craig@chuntington.com>; 'Conaway, Kathy' <kateconaway@charter.net>; 'Conaway, Steve' <steveconaway@charter.net>; 'Deobald, Barbara' <btdeobald@gmail.com>; 'Drane, Gordon' <gordondrane@umpquabank.com>; 'Eckenberg, Kay' <jm.eckenberg@efarms.com>; 'Ensign, Rachel & Patricia' <ensignrachel@gmail.com>; 'Forsythe, Don' <forsythe.a@gmail.com>; 'Goodman, Ben' <versatileprop@aol.com>; 'Griffin, Eileen' <elois2837@gmail.com>; 'Hart, Dan & Dana' <dndhart84@gmail.com>; 'Hobbick, Della' <dhobbick@frontier.com>; 'K Goodman' <kathnelijah@yahoo.com>; 'Kinker, Ron & Patsy' <pskinker@hotmail.com>; 'Lachman, Harold' <hplach1938@gmail.com>; 'Lan, Jay & Li-Chuan' <jayshyonglan@gmail.com>; 'Laurino, Dr. James' <james_laurino@yahoo.com>; 'Ledford, Cliff' <ledfordtroy@yahoo.com>; 'Manolopolulos, Chris' <cmano@rcsothebysrealty.com>; 'Manolopolulos, Connie' <conniemano@gmail.com>; 'Meyer, Pat' <info@athomenotaryclasses.com>; 'Meyers, Robert' <rd.meyers.46@icloud.com>; 'Mortensen, Rod & Laura' <rod.mortensen22@gmail.com>; 'Mosley, Jon' <mslejohn@gmail.com>; 'Murphy, Nancy' <murphyna@frontier.com>; 'Neumayer, David & Karen' <neumayer3@charter.net>; 'Newman, David' <danman728@yahoo.com>; 'Norton, Steve & Denise' <golfisme@hotmail.com>; 'Ralston, Maurice' <mavaralston1939@gmail.com>; 'Ramos, Phyllis' <pramos1@aol.com>; 'Ray, Jonathon S.'

<jsr40986@gmail.com>; 'Rhodes, Virginia (Ginger)' <ginarhoad@gmail.com>; 'Rushman, Michael J.' <rushman_m@yahoo.com>; 'Saltz, Scott' <coachscott101@icloud.com>; 'Santeford, Jack & Linda' <easymoney@seanet.com>; 'Schmidt, Michael' <mr_aj_schmidt@msn.com>; 'Sweet, James & Jan' <sweeterdreams@frontier.com>; 'Thomas, Judy M.' <thomasjdth@yahoo.com>; 'Thompson, LeAnna' <leanna_j_thompson@outlook.com>; 'Van Derley, Lisa' <lavval@hotmail.com>; 'Weier, Carrie Ann' <cweier@aol.com>; 'Willson, Chris' <cwillson51@gmail.com>; 'Wyborny, Bruce & Janet' <janetwyborny@gmail.com>
Subject: New Condos and the golf course

I'm putting on my concerned homeowner hat for this email. I hope that all of you who read this will have already read the email from Kathy Conaway, the President of the Prestwick at Horn Rapids Assoc. that included attachments.

This email is not from the Prestwick HOA, only from a very, very concerned homeowner. I truly believe that the increased traffic from 52 condos will over burden an already taxed main entrance to Horn Rapids. The intersection at Club House Ln. and River Park Dr. is hectic enough already. Imagine 52 condos just across from the swimming pool and to the left all the way to the back of the homes on Crosswater. The condos will also eliminate the present view that 8 homes on Crosswater enjoy.

A new parking lot that backs up to the rear of 2537, 2541, 2543 and 2545 Prestwick Drive has the potential for a lot of noise a few feet from a residential area, especially during weekends, tournaments' and events and evenings.

There is also a proposal for a new Clubhouse, possibly two stories, right behind 2541 and 2543 Prestwick Drive. That has the potential for a big increase in noise for what is now the border of a residential area.

Those are just a few of my thoughts about a project that I totally oppose. In closing, I personally don't believe that Brad Rew was completely and totally upfront to the Horn Rapids Master HOA about his plans.

These are my personal thoughts and feelings.

Regards,

Steve Conaway
Prestwick homeowner

Please contact mstevens@ci.richland.wa.us with your thoughts pro or con.

From: Pat O"Neill
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Tuesday, April 20, 2021 4:47:32 PM

I am in support of building the 54 Town Homes.
Please approve this project.
Thank you,
Patricia O'Neill

From: O"Rorke, Kevin
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Thursday, April 22, 2021 3:06:20 PM
Attachments: image001.jpg

Mr. Stevens,
I am writing to you today to express my support for the proposed townhomes project at Horn Rapids Golf Course. As a resident of Horn Rapids and a community leader, I cannot express to you enough the need for the influx of development growth and capital that this project will infuse into our community. Mr. Rew has invested much in the course and community since his acquisition, but much more needs to be done to bring the entire plan up to par for it's original vision and beyond. It has the opportunity to be a gem and source of pride for our community as well as a great revenue generator for the city. Please give the project your support and approval.

Warmest Regards,

Kevin O'Rorke
VP / Market Manager
Cherry Creek Media
Tri-Cities, Washington
2823 West Lewis Street
Pasco, WA 99301
(509) 547-1618

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From: Lara Ortega
To: Stevens, Mike
Subject: Support Town Homes at Horn Rapids
Date: Wednesday, April 21, 2021 5:20:20 PM

I support the town homes to be built in Horn Rapids.

Thank you,
Lara Ortega

From: Patrick Paulson
To: Stevens, Mike
Cc: Laurie Ness
Subject: PUD2021-101 and EA2020-133
Date: Tuesday, April 6, 2021 9:07:51 AM

This looks fine to us. Also the rezone on Bradley Avenue. (Just because it seems like the only time you hear from us all we do is complain…)

From: A Perri
To: Stevens, Mike
Subject: Support of Horn Rapids Townhomes
Date: Tuesday, April 20, 2021 6:44:57 PM

I am sending this email in support of the new town homes planned to be built in Horn Rapids. As Richland continues to become a favored destination for both families and retirees, certainly the addition of these town homes, and Horn Rapids evolving into a premier community golf course, will do nothing but benefit the City of Richland. Brad Rew's vision to transform HR into a true Master Planned Community will support the revitalization of Richland's downtown corridor, assisting in the success of it's businesses and providing tax revenue. It's a win, win, for both the HR community and the City of Richland.

Thank you,
Al Perri

Sent from Mail for Windows 10

From: JA P
To: Stevens, Mike
Subject: Horn Rapids Golf/ Brad Rew
Date: Tuesday, April 20, 2021 3:01:29 PM

To whom it may concern
The building of Town homes will make the quality of life in Horn Rapids so much better as well as attracting more businesses and golfers to the area!!!! Let’s move forward with this project!!!!
Jim & JoAnn Perry
2349 Copperhill

Sent from my iPhone

From: Kathy Pessein
To: Stevens, Mike
Subject: Request for Approval of 54 New Townhomes in Horn Rapids by Brad Rew
Date: Tuesday, April 20, 2021 6:24:21 PM

I am in total agreement of these new 54 townhomes by Brad Rew being built in Horn Rapids. I believe they will improve and add value to our community and property values.

Thank you,
Bernice Pessein
Horn Rapids Copperleaf Division

From:	JD PETERS
To:	Stevens, Mike
Cc:	stevelorence@hotmail.com
Subject:	May 10th Hearing Examiner Meeting
Date:	Friday, April 30, 2021 7:36:47 PM
Attachments:	Image.jpeg

Our names are Jerry D. and Louise S. Peters and we reside at 2846 Crosswater Loop, Richland, WA

We purchased our home, which is located in the Horn Rapids area in 2012. Our home is adjacent to the Horn Rapids Golf Course (HRGC) and we purchased this house to be our retirement home. We are golfers and do enjoy the golf course as Annual Pass holders. This particular home was purchased because it was adjacent to the HRGC and advertised to have a view of the golf course. From our backyard we can view holes 16, 17 and 18. We paid a higher price for our home and have been assessed and taxed at a higher rate, because it is adjacent to and has a view of the HRGC. It was also our understanding that there was a Deed Restriction that did not allow for anything other than golf course property behind our home.

We do not understand how this Deed Restriction could be lifted with no notification or recourse to the homeowners on Crosswater Loop. It also appears that now this applies to the entire golf course and there may be other places the Rews could build. We feel that the Deed Restriction with the intent of the City of Richland not to have other than golf course buildings on the golf course, should not have been determined to be unenforceable due to lack of complete description. This Deed Restriction should have been amended to include a more thorough description and been enforced because the intent, longevity and the fact that homes all over the HRGC were sold with this Deed Restriction in places believed to be valid and enforceable.

We support the Rews being successful with the HRGC and their Townhome project, but not at the expense of their Crosswater Loop neighbors. As the Rews plans are now, eight of the Crosswater Loop homeowners will lose all or most of their view, which will result in a large personal and financial loss. These Townhomes will be very intrusive of the backyards and privacy of the Crosswater Loop homeowners.

Since the City Council Meeting, September 17, 2019 when the council concluded by saying that a compromise was needed by the Rews with the Crosswater neighbors, there was one email by the Rews which contained a drawing. The response by the Crosswater Loop neighbors was to make a couple of changes to the drawing and return it to the Rews. These Crosswater Loop neighbors tried to compromise with the Rews, and tried to contact them several times but have been ignored and in fact the Rews drawing that is now being presented to the City of Richland was made worse than first presented to Crosswater Loop neighbors with even less view and more intrusive.

We do not support the application by the Rews as it stands. We are ready to work with the Rews on a compromise.

Thank you and please include our letter in the report.

Jerry D. And Louise S.

From: John Price
To: Stevens, Mike
Subject: I support the 54 town homes at Horn Rapids
Date: Wednesday, April 21, 2021 4:26:26 AM

John Price
2326 Benton Ave
Richland
509-947-4148

Sent from my iPhone

CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: April 29, 2021

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR

PROJECT NAME: THE LINKS AT HORN RAPIDS (PUD2021-101)

PROJECT LOCATION: WEST OF RIVER VALLEY DRIVE

The Public Works Engineering Division has reviewed the PUD application received in this office on March 29, 2021 for the above referenced property and has the following conditions.

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

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

3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.

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

to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.

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

6. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"=40'.

7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

8. All construction plan sheets shall include the note "CALL 811" or: http://www.call811.com/

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

Design Standards:

10. Public improvement design shall follow the following general format and shall conform to the latest edition of Public Works design standards:
    - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    - B. Any manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    - C. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - D. Watermains larger than 8-inches in diameter shall be ductile iron.
    - E. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - F. All watermains outside areas zoned R1 shall be ductile iron.
    - G. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - H. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC.
    - I. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - J. Where appropriate, all utilities shall be extended to the adjacent property (properties) at the time of construction.
    - K. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets. 12% can be allowed for local streets for short distances.
    - L. The minimum centerline radius for local streets shall be 100-feet.
    - M. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - N. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
    - O. A detailed grading plan shall be included in the submitted plan set.
    - P. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.

Q. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
R. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
S. All curb returns at minor intersections shall have a minimum radius of 25-feet.
T. All streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
U. All intersections of streets shall meet horizontal, vertical and intersectional design requirements for sight distance (Vision Clearance Triangle).
V. All driveways for commercial projects or intersections of private roadways shall construct City standard commercial driveways. Radius-style driveways are not allowed.
W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
X. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
Y. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

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

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

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

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

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).

B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

Traffic & Streets:

14. All streets within this preliminary plat shall be constructed to City standards with regards to pavement section and materials. The proposed streets are narrower than City standards. As such, on-street parking will be prohibited on all streets narrower than 34 feet from face of curb to face of curb. Street signs indicating restricted parking shall be installed at the developer's expense prior to final platting. The restricted parking areas shall be indicated on the construction plans and the final plat. All street signage will be installed by the developer prior to final platting.

15. Driveway locations shall meet the requirements of RMC Chapter 12.04.070. It appears that the driveways for lots 53 and 54 do not comply with this section of code.

16. The guest parking spots proposed as parallel parking stalls behind the sidewalk will not be permitted as they create an undesirable conflict between pedestrians and vehicles.

17. The off-site modifications to the Clubhouse Lane right of way (depicted as "phase 3" on the phasing site plan) will not be permitted as proposed if the area remains as public street right of way. Right of Way vacation is a legislative decision of the City Council with the process defined in state law. At this time the City has not received a petition requesting vacation of that portion of Clubhouse Lane.

18. The provided estimate of trips-per-day under SEPA item 14.f is incorrect. Trip Generation for Multi-Family units is 7.32 trips per day which is equivalent to 395 trips for this development. Considering these units are not close to amenities they are likely to produce higher trips per day per unit, similar to single family residences, which would be closer to 510 trips. The City does not believe that these trips will cause any street or intersection to compromise the City's adopted level of service for traffic operations. If the City amends the municipal code to include a traffic impact fee applicable to this area this project may be subject to its requirements as a means of mitigating the incremental impact of the new trips on the street system.

19. A note will be shown on the face of the final plat stating that River Valley Drive is classified as a major collector street. Subsequently, no driveways directly accessing single family lots will be allowed onto it.

20. Per RMC Chapter 12.10.035, sidewalks shall be installed along all street frontages.

21. The developer and his engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements.

22. Pedestrian ramps shall be designed to current City standard details and A.D.A. standards.

23. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in

a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

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

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

Domestic Water:

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

27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. Looping of the water system provides redundancy and helps to eliminate stagnant water.

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

29. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development.

Sanitary Sewer:

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

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

Storm Water:

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

33. Privately-owned on-site storm drainage systems shall be designed following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the

current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.

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

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

36. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

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

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

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

40. Any parcel occupied by a City stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.

41. The developer should consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. City storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal, so if the developer wishes for the pond to be landscaped and visually appealing, then a homeowners association should be considered for long-term landscape maintenance responsibilities. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

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

Solid Waste:

43. Due to limited turnaround space, lots located on dead-end streets may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting Requirements:

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

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

46. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

47. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.

48. If one does not already exist a ten-foot public utility easement along the River Valley Drive frontage shall be provided on the face of the final plat.

49. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

50. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. If deemed necessary a note shall be added to the face of the final plat that states: "*The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads*". And: "*The private drives within this plat are fire lanes and parking is restricted*. *The required no-parking signs shall be installed by the developer where applicable*."

51. Street signs indicating restricted parking areas shall be installed at the developers expense prior to final platting. The restricted parking areas shall be indicated on the final plats.

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

53. A one-foot “No access / screening easement” will be required along the River Valley Drive Right of Way.

54. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

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

From: Rich Quadrel
To: James Buelt
Cc: Stevens, Mike; Brad Rew; Jeff Riddelle
Subject: Re: Horn rapids golf course
Date: Tuesday, April 20, 2021 9:09:34 PM

Great letter Jim, thanks!

Brad - what are the next steps? What approvals yet need to be made and what can the community do to help?
Rich.

_____

Rich Quadrel

On Tue, Apr 20, 2021 at 3:09 PM James Buelt <jimchat46@aol.com> wrote:

> I am writing you today as a private resident
> who enjoys golf in this wonderful city of ours. I have been a regular
> player and most times annual member at horn rapids since it's
> inception nearly 30 years ago. You may have heard that it's condition and reputation,
> especially with those outside
> our community, is wanting due to lack of resources to convert and maintain the
> course into the class facility for which it was envisioned. The sale of the course to a
> RIchland based business run by
> Brad Rew has the opportunity to provide just that. He has created a
> business plan and long term vision for the course that I, for one,
> believe in and that will convert and maintain the course into a
> condition that will not only represent our community well but attract
> visitors in large numbers. Imagine a pristine course bordered by
> natural areas of sagebrush, cacti, and natural grasses that harbor
> quail, curlew, killdeer, and cotton tail. Imagine also a world class
> clubhouse with a quality café/restaurant, lounge area, pro shop, and
> event center.
>
> But none of this can happen without the help of the city and its
> leadership. Mr. Rew's business plan requires the construction of
> approximately 50+ units of townhouses along the 18th fairway to
> generate the revenue for the necessary improvements. There has been opposition by some
> of the residents whose view of
> the course would be moderately impacted. But those impacts have been moderated and
> there is a growing
> voice of support and excitement by people such as myself for the
> overall improvements that this venture would accomplish.
> I ask that you thoughtfully consider Brads
> business plan and all the benefits that it will bring to the golf
> course, the horn rapids homeowners, and the city as a whole.
>
> Please know that I fully support brads proposal and I thank you for your consideration.
> Please feel free to share my email with anyone on the planning commission, city
> council, or elsewhere that you deem appropriate.

Jim Buelt
2448 Pershing Ave
Richland
509-375-1826

Sent from my iPhone

From: Robert Quirk
To: Stevens, Mike
Subject: Thoughts on the proposed town homes in Horn Rapids
Date: Tuesday, April 20, 2021 9:35:29 PM

Mr. Stevens,

As a long term resident of Horn Rapids (2848 Sawgrass Loop since early 2006), I wish to express my deep concerns with the plans to build 54 town homes near Clubhouse Lane. These homes are inconsistent with the other fine homes in Horn Rapids. Fortunately, I am not impacted like the homeowners of Crosswater who can expect the values of their homes to drop significantly if these town house are built. For example, they would be blocking their views of the golf course. Additionally, my understanding is he plans to build a traffic circle which would mean headlights from cars on the circle would be shining in the windows of existing homeowners.

My understanding is that Mr. Rew, the gold course owner, appears to want to take advantage of the benefits provided by the planned community that surrounds these new homes, yet does not want these new homes to be part of the home owners' association (HOA), nor comply with the associations rules, or even contribute to HOA funds. Now he is saying that all the great plans he had for the course when he purchased it will depend on the City of Richland approving his townhouse plans.

I strongly disagree with Mr. Rew's plans and request your assistance in stopping them.

Robert G. Quirk

From: PHYLLIS RAMOS
To: Stevens, Mike
Subject: Horn Rapids Golf Course Changed
Date: Friday, April 23, 2021 7:52:45 AM

From: PHYLLIS RAMOS <pramos1@aol.com>
Date: April 23, 2021 at 7:41:08 AM PDT
Subject: Horn Rapids Golf Changes

I'm a home owner who has issues regarding the changes to golf course in horn rapids.

The Prestwick Drive the home owner pay for paving and up keep on our street. Horn Rapids HOA doesn't cover the upkeep, we have additional HOA we pay to upkeep our street. This mean more cars will be driving down our street and more golf carts. Is the city going to cover the additional cost to keep our street safe and paved, or is the Golf course going to pay for the paving. This needs to be answered before any changes made.

Additional we cover the repairs to the side walk will the Golf course cover the wear and repairs to our side walk because additional traffic. With 52 new condos this will effect our street.

If the changes are made if there is problems will the police department staff be able to cover the additional calls. Most people who live on our block are senior with additional changes our lives will be changed. Not happy will the golf course owner guarantee no additional noise. No night parties or events?

Street traffic on the express way. Have you done a study to see what happens when you have additional 100 cars on the express way. What about when the train stops traffic for 20 minutes or more. Their was a accident a few weeks about traffic was stopped for an hour, couldn't enter hours rapids. I know because I was one of those cars stop and could not move, had these issues been answered.

Also I noticed that the gold course maintenance to their property is not done well. The course is ok, the land they owned is not cut etc like it use too. They use to trim plants remove plants yet this is not careful. Is this the type of service we get. If they can't keep up with what they have today what happens down the road

These are a few of the issues I have, I'm not a email person but I'm doing this because it's important. This is few issues I have.

Phyllis Ramos
Prestwick home owner

Sent from my iPhone

From: Julie Reddick
To: Stevens, Mike
Subject: Town Homes at Horn Rapids
Date: Thursday, April 29, 2021 6:15:01 PM

Hi - I saw the land use notice for Horn Rapids town homes. We have lived at Horn Rapids for about 10 years. I think the town homes are a good idea. They will provide more housing alternatives and options and improve the area. Mr. Rew has been a good neighbor - working very hard to ensure we can keep our golf course community, so I would like to support this effort.

Sincerely,

Julie Reddick

From: Mike Reynolds
To: Stevens, Mike
Subject: Homes
Date: Tuesday, April 20, 2021 1:38:15 PM

Build the homes,they will come

Sent from my iPhone

From: Tom Rickey
To: Stevens, Mike
Subject: comment on proposed change in Horn Rapids
Date: Friday, April 30, 2021 2:13:02 PM

April 30, 2021

Dear Mr. Stevens,

Here are some comments for the hearing examiner to consider related to the proposed development of town homes on and adjacent to the Horn Rapids golf course. I live in Horn Rapids and on Crosswater Loop, though I am not one of the homeowners affected directly by these proposed town homes.

A strong, robust golf course is a widely shared goal in this community. It's the core of our community. The course has improved greatly since Mr. Rew bought it, thanks to his extensive efforts.

Yet, while many residents have been quite vocal in their support of the construction of the town homes, some facts have been forgotten or minimized, while other bits of information have become confused. I'm hoping the hearing examiner and the city council consider these.

One opinion in circulation holds that these town homes have been permitted for many years, that their construction is a logical next step in a long-established development plan. My understanding is that this is not true, otherwise, why would the city be holding a hearing now? There is a change proposed – the creation of a new planned unit development or PUD.

Another view, widely publicized, is that the construction of town homes is necessary for the financial health of the golf course. I'm sure only a few people can address that issue with knowledge, from a financial standpoint, and I'm not one of them. But there might be alternatives. One might be to charge each homeowner in the Horn Rapids community a yearly assessed fee to support the golf course. While that would be painful for many, including myself, at least the pain would be spread fairly among hundreds of households and golfers, instead of having it borne completely by a very small handful of residents.

There is an opinion in circulation that the affected homeowners must not have done their due diligence before purchasing their properties.

- It's my understanding that, when these homeowners purchased their properties, there was a deed restriction that all parties involved at the time – golf course owner, developer, residents, real estate agents and attorneys for the purchasers – believed was valid. This deed restriction assured that only activities and structures related to the golf course would occur on the golf course. The deed was later found to be invalid (I'm sure you know more than I do) but that doesn't negate the fact that everyone involved at the time believed the restriction was valid.
- When one's home borders "a golf course," when one's yard is mere feet from "a golf course," and one looks out and sees "a golf course" – one's first thought is not, "What other physical structure might be built between my home and the golf course?" I doubt there are many, if any, residents in Horn Rapids, in properties not affected in the current situation, who asked that question before purchase.

I hope the concerns of the affected homeowners remain central to the discussion. Many residents of Horn Rapids have voiced their support of the proposal – residents who stand only to gain from it, at no cost to themselves. It's easy to support a project that only benefits you and hurts only others.

I hope that Mr. Rew and the affected homeowners will meet directly to further discuss the concerns of both parties and how to proceed. Perhaps the city can strongly encourage the individuals to do.

Fundamentally, we are all lucky to live in such a beautiful community. Thanks to Mr. Rew for bringing added vitality to the area. I hope these issues can be worked through fairly, allowing the golf course to thrive, in a manner that maintains the viability of our community and respects the rights of every member.

Sincerely,

Tom Rickey

From: Oscar Rickman
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Friday, April 23, 2021 7:30:49 AM

Mr. Stevens:

We have lived in Horn Rapids for over 25 years and are committed to the community feel. The addition of town homes at the golf course will enhance the community. Please take the necessary action to allow the project to proceed.

Oscar & Cynthia Rickman

From: Mobile@charter.net
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Wednesday, April 28, 2021 2:28:28 PM

Good Afternoon,
I would like to express my support of the Town Homes to be built in Horn Rapids.

Thank you,

Cheryl Riddelle

Sent from my iPhone

From: Marcus Romero
To: Stevens, Mike
Subject: Townhomes
Date: Monday, April 26, 2021 12:55:06 PM

I just wanted to send you an email voicing my support as a resident out at Horn Rapids for the townhomes!!!!!

--
Marcus Romero | Manager
Les Schwab Tire Center #333
Richland, Washington 99352
Cell # 509-412-5338
Store # 509-943-1185

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From: Kevin Rowe
To: Stevens, Mike
Date: Tuesday, April 20, 2021 1:47:04 PM

We do not support the construction of these 54 homes. The blockage of the golf course from the original homes built on the edge of the golf course is wrong. The number of new folks utilizing the entrance road will Increase as well the pool and tennis court use will be over crowded.

This also gives Mr. Rew the start to build homes throughout Horn rapids on his golf course, this creating a number of additional problems.

Kevin & Sandi Rowe

From: booksr4bk2@charter.net
To: Stevens, Mike; "cleocat2@msn.com"
Subject: Townhomes at Horn Rapids
Date: Tuesday, April 27, 2021 2:26:23 PM

To whom it may concern:
We are homeowners at Horn Rapids and would like to share our support of Brad Rew's planned project of building 54 town homes at Horn Rapids. Brad has revised his original plan significantly to lessen the impact of these homes on the home owners who objected to the project when it was first presented for approval. The building of this project would enable Brad to make major improvements to the golf course and other amenities so that the entire community would benefit. We are in favor of the project.

Bob & Kay Rozendal
2736 Grayhawk Loop
Richland, WA 99354

From: steve norton
To: Stevens, Mike
Subject: Horn Rapids Development
Date: Monday, April 26, 2021 8:09:36 PM

I want you to know that I am fully supportive of the development. The golf course owner was completely above board early on with the entire homeowners association and anybody that wanted to show up to learn about it. Most of the people were too busy, or perhaps too lazy, to show up at the early information meetings. Now they are passing along a bunch of misinformation. I've lived at Horn Rapids for 20 years and this will be great for the community.
Steve Norton
2563 Prestwick Dr
509-430-1690

Sent from my iPhone

From: Patrick Sand
To: Stevens, Mike
Subject: Townhomes in Horn Rapids
Date: Friday, April 23, 2021 10:40:55 AM

We are in favor of adding the townhomes in Horn Rapids. This will benefit the community overall and allow the golf course to continue to improve. I'm at a loss as to why this has taken so long since it was first proposed almost 3 years ago. Pahlisch home builders have been building out here almost continuously over the past 2+years without a problem with permits. Brad Rew has a vision for the community and would be a great partner with the HOA.

Sincerely,
Pat and Karolyn Sand

Sent from my iPhone

From: Linda Santeford
To: Stevens, Mike
Subject: Horn Rapids
Date: Tuesday, April 20, 2021 1:34:17 PM

To Whom it may concern,

As a homeowner in the Horn Rapids golf community, I want to express my approval for the proposed 54 townhomes within our community. I believe that this will improve Horn Rapids and draw much interest in our golf course. I encourage you to approve of this project.

Thank you.

Linda Santeford
2575 Prestwick Dr.
Richland, WA 99354
classyivories@gmail.com

From: gerald shelton
To: Stevens, Mike
Subject: Horn Rapids GC
Date: Tuesday, April 20, 2021 3:31:48 PM

Support the Town Homes.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

From: Mike & Joanne Simmons
To: Stevens, Mike
Subject: 54 town homes to be built at Horn Rapids Golf Course
Date: Tuesday, April 27, 2021 10:56:07 AM

We want to lend our support for the above. The Horn Rapids development has grown wonderfully well. The golf course needs funds to upgrade it after many years of neglect. Mr Brad Rew has indicated that his building of the town homes would assist in this endeavor. We support this effort. We live off the first tee at 2843 Hawkstone court. Regards. Mike and Joanne Simmons

From: Michael Simpson
To: Stevens, Mike
Subject: horn rapids golf course town homes
Date: Tuesday, April 20, 2021 1:52:48 PM

I support the building of the town homes Brad Rew has proposed. This golf course has been in sorry shape for many years. Brad really wants to improve things but needs capital. His plan to sell the townhomes to raise the needed funds is a good idea. I wish the horn rapids homeowners development had bought the course but they had their chance and did not pursue this option. Thank you.

Mike Simpson

Foster Garvey

1111 Third Avenue
Suite 3000
Seattle, WA 98101

Main: 206.447.4400
Fax: 206.447.9700
foster.com

Direct Phone (206) 447-5942
Direct Facsimile (206) 749-1946
steve.gillespie@foster.com

April 30, 2021

Via Email and U.S. Mail
Mr. Mike Stevens
Planning Manager
City of Richland – Development Services
625 Swift Blvd. MS-35
Richland, WA 99352

Re: Public comment for SEPA checklist for Project No. EA 2020-133

Dear Mr. Stevens:

Thank you for the opportunity to provide public comment on the Notice of Application and anticipated determination of non-significance (DNS) for the proposed 54-unit Planned Unit Development known as The Links Residence at Horn Rapids (the "Project"), generally located at 2800 Clubhouse Lane, Richland, WA along the easterly boundary of the 18th hole of Horn Rapids Golf Course (the "Property"). This law firm represents a coalition of neighbors who live on Crosswater Loop in the Horn Rapids development immediately surrounding the proposed Project. This letter details our clients' serious concerns about the probable significant environmental impacts of this 54-unit Planned Unit Development, all currently left unaddressed. We also request that you make the Crosswater Neighbors, including this law firm, a party of record for this project. As this project goes through the permitting process, we would like to receive notice when the applicant submits additional materials, and also receive notice of any additional opportunities for public comment and appeal.

The Crosswater Neighbors support the Applicant's desire to build townhomes and preserve the vibrancy of the Horn Rapids Golf Course and surrounding community, but cannot support the current layout, particularly the elimination of the pond and the development of proposed lots 19-32. Accordingly, the Crosswater Neighbors are not advocating for the outright denial of the Project, but for an approval conditioned to mitigate the environmental impacts that a thorough SEPA checklist would have revealed. However, this SEPA checklist does not meet that standard. It does not fully and adequately address the probable environmental impacts of the Project that result from the total transformation of 85,000 square feet of open space into a dense, 54-unit townhome community.

SEPA requires the City to "carefully consider the range of probable impacts," including examination of all "direct and indirect impacts caused by a proposal." WAC 197-11-060(4)(c), (d). A project of this scale proposed for an area previously restricted to golf course use and open space requires careful examination, which can only come from review of a thorough, accurate, and complete SEPA Checklist. The checklist submitted by the Applicant, however, provides

only a cursory overview of Project impacts and does not meet the standards required by SEPA. At a minimum, the City should require the applicant to submit a complete checklist that addresses the impacts from the entire project, including impacts identified by the Neighbors below. Additionally, the Crosswater Neighbors respectfully request that the City impose mitigating conditions under its substantive SEPA authority as informed by adopted SEPA policies and SEPA itself.

1. **For fifteen years, Richland's policy has been to preserve the Property as open space**

The Property at issue in this application is predominated by open space, with the exception of a golf cart shed and parking associated for the adjacent golf course. Its use as open space is not the result of coincidence or accident. In 2005, the City of Richland and Columbia Golf Associates executed a Declaration of Restrictive Covenant for Golf Course Use, imposing a Golf Use Covenant. *See* Exhibit 1. The Golf Use Covenant restricts the Property's use and operation to a regulation length, 18-hole golf course, clubhouse, and related facilities. In further recognition of the Property's agricultural land zoning, the Restrictive Covenant expressly excludes commercial uses such as lodging, gaming, restaurants and entertainment, and other non-golf related uses. Accordingly, notwithstanding the parking and cart shed, the Property has remained largely undeveloped open space for at least 15 years, allowing for growth of natural vegetation and providing habitat for various birds and other animals, including the presence of a large pond.

Just one year ago, City staff determined that the Restrictive Covenant is unenforceable as matter of law due to the Restrictive Covenant's failure to contain a legal description of the property it encumbered. *See* Exhibit 2. However, the policy expressed in the Restrictive Covenant, as recognized by the City Council as recently as last year, is not destroyed due to the alleged technical flaw of the Restrictive Covenant. The Restrictive Covenant memorialized the City's intent 15 years ago that the Property remain devoted to golf course uses, including primarily open space, which restriction was to run with the land and bind all future parties. City Council has taken no action to reverse its policy in favor of open space at this location.

2. **The SEPA Checklist fails to adequately identify probably adverse impacts**

Siting 54 new residential units in an area that has always been preserved as open space merits careful consideration, but the checklist submitted by the applicant does not provide the City with enough information to meaningfully evaluate the environmental impacts. These types of environmental unknowns are exactly what SEPA was designed to identify <u>before adverse impacts occur</u>. The City must thoroughly study the probable significant environmental impacts of this project as currently designed.

The Crosswater Neighbors are deeply concerned that the proposed Project will adversely impact the built and natural environment, yet the SEPA checklist for the proposal does not inform the SEPA Responsible Official or City decision makers about potential conflicts. Among the environmental impacts that require more in-depth study are:

A. **Water** (Paragraph 3)

Paragraph 3.a.1 fails to accurately describe the existence and nature of a pond on the Property. Dismissing it as "man made," the Checklist proposes the removal of the pond without acknowledging whether it may constitute a wetland, which is separately regulated under the City's critical areas code section. *See* Richland Municipal Code Chapter 22.10 (Critical Areas). The Applicant's own Phase I Environmental Site Assessment Report notes that a visual onsite inspection did not reveal evidence of standing water or wetland plant indicators, but further stated: "[i]t should be noted that these wetland observations are based on secondary information and conditions at the time of the site visit, and do not take into account weather variations such as season, drought, snow cover, etc. If further wetlands review is required, a wetlands delineation should be performed by a qualified hydro-geologist." *See* Phase I, p. 16.

On this same point, the local Washington Department of Fish and Wildlife official, Mr. Mike Ridder, advised that even though the pond was manmade, WDFW would classify it as a wetland. Photos taken by the Crosswater Neighbors demonstrate the pond has been "kept up" and is in fact full and supporting wildlife at the Property. *See* Exhibit 3. The Applicant's response in Paragraph 3.a.1 is insufficient to allow City decision-makers to adequately evaluate the Project's impacts. The City should require the Applicant to prepare and provide a wetlands delineation of the Property to ensure no wetlands are present, and if they are, that the City mitigate the Project accordingly.

B. **Animals** (Paragraph 5)

Regardless of whether or not the pond can be regulated as a wetland under City Code, it provides habitat for a number of plant and animal species. Habitat is habitat, even if it was "manmade"; migrating birds in search of rest do not pass up a pond because it is filled by a hose rather than a spring. SEPA requires review of the environmental impacts of proposed action, and the proposed action here will destroy this habitat.

Yet, the Checklist understates the significance and the diversity of the plant and animal life on or near the Property. For example, the Checklist states that the property has "birds." Our clients have observed at the Property: Robins, Great Blue Herons, California Quail, Sharpshined Hawks, Morning Doves, Yellow Headed Blackbirds, Red Winged Blackbirds, Northern Flickers, White Crowned Sparrows, Red House Finches, American Gold Finches, White Egrets, Owls, Mallards, Geese, Merganser Ducks and Badgers.

The Applicant's answers in the Checklist are inadequate to inform City decision-makers whether and how the Project may impact the above-referenced wildlife. *See also* Exhibits 4 and 5. Before issuing a DNS for the Project, the Department should require the Applicant to engage appropriate consultants, including a biologist and wetlands biologist, to study the impacts of pond removal.

C. **Land Use** (Paragraph 8)

The Applicant's response to Paragraph 8 inaccurately and subjectively describes the Property's current land use in a manner that does not assist the City decision-maker with evaluating the probable adverse impacts of the Project. Contrary to the Applicant's assertion, "vacant land" is not a land use – the property's current use is golf course property and open space. By describing the Property's open space as an "unused eyesore," the Applicant lays bare that their intent in filling out the checklist was to prejudice the decision maker in favor of the proposal, rather to provide a disinterested review of environmental impacts. Open space is not an "unused eyesore" any more than a wetland is a "bog." Just as wetlands provide valuable ecological functions, open space provides visual relief from the housing development to the south, and gives space between the golfers and existing houses.

The SEPA checklist is not the place to put an applicant's value judgments about the ecological functions of open space. The Checklist does not provide the City decision-maker with the information it needs to make an informed evaluation of the Project's impact.

Furthermore, the Checklist's conclusory statement that the Project "will not affect other uses adjacent property use" is simply not accurate. The Crosswater Loop homes were designed specifically to respond to the preservation of the Property as open space. They are all oriented to the north and west to take advantage of the golf course views the City itself required the Deed Restriction to preserve, and they were priced accordingly. For fifteen years, all parties, including the Applicant, believed that the Deed Restriction was enforceable (which it still is, if the City chooses to enforce it), and the impacts of abandoning this open space in favor of dense housing are not only significant, but unaddressed in the Checklist.

In paragraph 8.l, the Applicant asserts that the Project is consistent with existing land uses because Horn Rapids has townhomes. But this misstates the impact of the proposed action, which is to replace open space with townhomes. The Horn Rapids development, including the townhomes, was built in reliance on the existence of the open space that the City preserved through the Restrictive Covenant. Residential development, especially dense residential development, needs common open space to allow residents room to breathe. The existing townhouses work in Horn Rapids because the impacts of the density are balanced by the open space, but building over that open space with yet more townhomes will create unexamined land use impacts.

D. **Aesthetics** (Paragraph 10)

The Project dramatically alters existing views from those properties surrounding the Property, for our clients, golfers, and the general public. Contrary to the assertion in Paragraph 10(b) of the Checklist that views will be "smaller," the Project puts a wall of townhouses between Crosswater Loop and the golf course, blocking any view, in the exact location the City wanted open space to be preserved in perpetuity. The Project also includes two-story townhomes, which is a significant change from prior project descriptions including single-story homes, and which would have had a smaller impact on existing and protected views.

E. **Light and glare** (Paragraph 11)

The Project will introduce 54 households and a roundabout at the southern end of the Property, each of which will introduce light and glare to adjacent properties, and none of which was discussed in the Checklist. Residents and their visitors will use the roundabout daily to come and go from the Project, which is located within a few feet of the Crosswater Neighbors' homes. That vehicular traffic will cause headlights to shine light directly into Crosswater Neighbors' bedrooms at night, in contrast to the existing condition of open space with minimal to no artificial light intrusion.

F. **Transportation** (Paragraph 14)

The Checklist contains no meaningful study of trip generation or transportation impacts. When asked how many vehicular trips the Project will generate, and what data or transportation models were used to make trip estimates, the Checklist responds: "I would estimate 100-150 one-way trips per day." The Applicant's estimate is otherwise unsupported by data or modeling, despite the specific request in the checklist. The Applicant provides no data or analysis of the background conditions and makes no attempt to quantify the impact of these additional trips on intersections in the area. At what level of service are area intersections currently operating? How much will service degrade with the addition of trips associated with the project?

It is not even clear what the Applicant means by 100-150 one-way trips: 50-75 outbound and 50-75 inbound trips? 150 trips to work and 150 home? How many trips will occur during the AM and PM peak hour?

The Project as described will include 54 townhomes, each with a two-car garage and driveway large enough for two additional parked cars, plus 29 additional spaces for guests. Accordingly, the Project can support well over 200 cars. This volume of vehicles was unanticipated until one year ago when City staff accepted the Applicant's view that the Restrictive Covenant was unenforceable, and there are no studies that analyze the impacts of this additional traffic. The Applicant's estimate does not provide the SEPA Responsible Official sufficient information to evaluate whether the Project will have probable adverse traffic impacts, and it does not provide City Council enough information to evaluate the Project on the merits.

The City should require the Applicant to hire a licensed transportation engineer to study traffic impacts and submit a report to support the Checklist.

In light of the fact that none of these environmental impacts have been studied, and many are ignored or only cursorily mentioned in the applicant's SEPA checklist, the City should first require the Applicant to complete and re-submit the SEPA checklist. Only after review of such a completed checklist should the City issue a threshold determination, which we believe a complete checklist will reveal should be a determination of significance. At that point, we will recommend that the City exercise its substantive SEPA authority to impose conditions on the project that will address some of its environmental impacts, whether significant or not.

3. Assuming, After Review of a Complete SEPA Checklist, the City Issues a DNS, the City Has Broad Authority to Impose Conditions Under SEPA

The City has the authority under SEPA to impose conditions to mitigate impacts that a strict application of its zoning code would allow. *See, e.g., Victoria Tower Partnership v. City of Seattle*, 59 Wn. App. 592, 597, 800 P.2d 380 (1990) ("There is no longer any question that SEPA policies can restrict projects otherwise permitted under zoning regulations."). Here, the unique circumstance of the Restrictive Covenant coupled with the Project's design warrant the City's exercise of its substantive SEPA authority to ensure the Project complies with SEPA's policy statements seeking to protect the built and natural environment. *See generally* RCW 43.21C.020.

Victoria Tower is instructive. In that case, the applicant sought to construct a 16-story apartment tower that complied with Seattle's zoning code—in particular, its proposed height of the sixteen-story building (174 feet) was well under the allowed height of 239 feet. *Victoria Tower*, 59 Wn. App. at 594. The planning director found that the proposed building was out-of-character with the neighborhood, despite the fact that the immediate neighboring building was a nine-story condominium. *Id.* at 595. The director denied the permit, and the hearing examiner affirmed. *Id*. The Seattle City Council approved the permit subject to a condition limiting the project to eight stories, which the superior court affirmed. *Id.* at 595-96, 602. The appellate court agreed that the mitigation imposed by the City Council was appropriate and within its very broad substantive SEPA authority. *Id.* at 600.

As the Seattle City Council did in *Victoria Tower*, here the City can and should impose conditions under its substantive SEPA authority to mitigate the significant adverse impacts to the Horn Rapids development. The City may attach conditions to a permit or proposal so long as those conditions are necessary to mitigate specific probable adverse environmental impacts, are reasonable and capable of being accomplished, and based on adopted City policies. *See* RMC 22.09.210.B.1-5. The City may exercise its substantive SEPA authority to ensure "healthful, productive, and aesthetically and culturally pleasing surroundings," to "attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences," and to "achieve a balance between population and

resource use which will permit high standards of living and wide sharing of life's amenities." *See* RMC 22.09.210.D.1.

Here, while it may strictly comply with the Code, the Project is proposed on open space that the City expressly preserved. In order to achieve a balance between population and resource use, to ensure aesthetically pleasing surroundings, and in order to attain the widest range of beneficial uses of the environment, the City should exercise its substantive SEPA authority and condition the project to require the Applicant to (a) reduce the footprint of the Project by removing Townhomes numbers 19-32, (b) preserve the pond, and (c) require a view corridor between Crosswater Loop and the golf course. These revisions to the Project footprint ensure that the Project can proceed with forty townhomes on property that for fifteen years City policy has been to keep entirely unbuildable for homes. It also maintains balance between open space, golf course, and residential uses by preserving open space and views as contemplated by the Restrictive Covenant.

A DNS "must be based upon information reasonably sufficient to determine the environmental impact of a proposal." *Ellensburg Cement Prods., Inc v. Kittitas Cty.*, 171 Wn. App. 691, 712, 287 P.3d 718 (2012) (quoting *Pease Hill Comty. Grp. v. County of Spokane*, 62 Wn. App. 800, 810, 816 P.2d 37 (1991). Because the SEPA checklist submitted by the Applicant does not give the City sufficient information to determinate the environmental impact of the proposal, we respectfully request that the County delay its threshold determination until the applicant submits an amended SEPA checklist that addresses the concerns set forth in this letter. If that means the Hearing Examiner must delay making a recommendation (i.e., taking "action" as defined by SEPA), then so be it. The Hearing Examiner and City Council are entitled to a full understanding of the project's environmental impacts before taking any action.

Sincerely,

FOSTER GARVEY PC

Steven J. Gillespie

Enclosures

Exhibit 1

2011-024381 MULTI
08/30/2011 12:01:54 PM Pages: 12 Fee: $135.00
Cascade Title
Benton County, Benton County Auditor's Office

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY B Murray DEPUTY
EASEMENT 8/30/11

AFTER RECORDING MAIL TO:
RECORDED AT THE REQUEST OF:

CASCADE TITLE CO.

Joel R. Comfort
Miller, Mertens, Comfort,
Wagar & Kreutz, PLLC
1020 N. Center Parkway, Suite B
Kennewick, WA 99336

MISC 11-412 (1) 135.

Reference numbers of related documents:

Grantors: Columbia Golf Associates, a Washington partnership;
North Stone Richland, LLC

Grantees: Columbia Golf Associates, a Washington partnership;
North Stone Richland, LLC

Abbreviated Legal Description: A portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 10 North, Range 28 East, W.M., Benton County, Washington

Additional legal description: See Exhibit "A"

Assessor's Tax Parcel ID Numbers: 128082000001001; 128083000001003

DECLARATION OF RESTRICTIVE COVENANT FOR CARETAKER/GROUNDSKEEPER/SECURITY WATCHMAN ACCOMODATIONS and ACCESS AND UTILITY EASEMENT

WHEREAS, Columbia Golf Associates, a Washington partnership ("CGA") and the City of Richland executed a Declaration of Restrictive Covenant for Golf Course Use on July 15, 2005 (a true and correct copy of which is attached hereto as Exhibit C), which permitted CGA to construct a single residential unit on the Golf Course Property for caretaker/groundskeeper/security watchman accommodations; and

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WHEREAS, North Stone Richland, LLC is the property developer for the residential developments surrounding the Golf Course Property, and needs to have certainty regarding the building site for the caretaker/groundskeeper/security watchman accommodations for planning purposes, and to give notice to future purchasers of the affected residential lots which may be impacted by the caretaker/groundskeeper/security watchman accommodations;

WHEREAS, North Stone Richland, LLC and CGA have conferred regarding the building site for the caretaker/groundskeeper/security watchman accommodations, and North Stone Richland has set aside land to serve as a private driveway to provide CGA with access to the building site and future residence;

NOW, THEREFORE, the parties agree, covenant, and declare as follows:

Section 1. Building Site Covenant. In addition to the covenants set forth in the Declaration of Restrictive Covenant for Golf Course Use, dated July 15, 2005, CGA agrees and covenants to locate the building site for the caretaker/groundskeeper/security watchman accommodations on the Golf Course Property in the location described in Exhibit A hereto, and depicted on Exhibit B. CGA may not relocate the building site without the express written consent of North Stone Richland, LLC.

Section 2. Access Easement. In consideration for CGA's covenant to locate the building site as described on Exhibit A, and depicted on Exhibit B, North Stone Richland, LLC hereby conveys to CGA a 20-foot easement for ingress and egress and for utilities between Lot 27 and Lot 28, as depicted on the Plat of Desert Summit, Records of Benton County, and depicted as "Tract B" on Exhibit B hereto. The cost of constructing, maintaining, and improving the easement shall be borne by CGA.

Section 3. Covenant to Run With the Land. The covenants provided for herein shall run with the land and be binding upon the parties, their successors in interest, and all persons acquiring the Golf Course Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise.

Section 3. Enforcement. The parties shall have the right to enforce by any proceedings at law or in equity all rights, duties, obligations, and covenants now or hereafter imposed by this Declaration. Failure to enforce any right, duty, obligation, or covenant herein contained shall not be deemed a waiver of the right to do so thereafter. In the event of litigation with respect to the enforcement or interpretation of this Declaration, including appeals, the prevailing party in such litigation shall be entitled to recover from the nonprevailing party the prevailing party's reasonable attorneys fees, costs, and disbursements.

Unofficial Copy

DATED this 25 day of Aug, 2011.

COLUMBIA GOLF ASSOCIATES ,
A Washington Partnership

By: Robert L. Soushek
Robert L. Soushek, Managing Partner

NORTH STONE RICHLAND, LLC
See attached

By: _____
Stew Stone, Member

By: _____
Ronald Bochsler, Managing Member of
Santiam Development Company, LLC

STATE OF WA)
) ss.
COUNTY OF King)

On this 25 day of Aug, 2010, before me, the undersigned Notary Public in and for the State of WA duly commissioned and sworn, personally appeared ROBERT SOUSHEK, to me known to a partner of Columbia Golf Associates, the Washington partnership that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of partnership, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said partnership.

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

Nonie Coby
NOTARY PUBLIC in and for the State of WA, residing at Black Diamond
My Commission Expires: July 1 2014

NONIE COBY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 1, 2014

Unofficial Copy

DATED this 25th day of August, 2011.

COLUMBIA GOLF ASSOCIATES ,
A Washington Partnership

By:_____
Robert L. Soushek, Managing Partner

NORTH STONE RICHLAND, LLC

By: Stew Stone
Stew Stone, Member

By: Ronald Bochsler
Ronald Bochsler, Managing Member of
Santiam Development Company, LLC

STATE OF _____)
) §
COUNTY OF _____)

On this _____ day of _____, 2010, before me, the undersigned Notary Public in and for the State of _____ duly commissioned and sworn, personally appeared ROBERT SOUSHEK, to me known to a partner of Columbia Golf Associates, the Washington partnership that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of partnership, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said partnership.

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

_____
NOTARY PUBLIC in and for the State of
_____, residing at _____
My Commission Expires:_____

Unofficial Copy

STATE OF Oregon)
) §
COUNTY OF Marion)

On this 25 day of August, 2011, before me, the undersigned Notary Public in and for the State of Oregon duly commissioned and sworn, personally appeared STEW STONE, to me known to a Member of NORTH STONE RICHLAND, LLC, the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

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

OFFICIAL SEAL
NICHOLE L OVERTURF
NOTARY PUBLIC-OREGON
COMMISSION NO. 421841
MY COMMISSION EXPIRES DECEMBER 15, 2011

Nichole L Overturf
NOTARY PUBLIC in and for the State of Oregon, residing at Salem
My Commission Expires: December 15, 2011

STATE OF Oregon)
) §
COUNTY OF Linn)

On this 26th day of August, ~~2010~~ 2011 (RV), before me, the undersigned Notary Public in and for the State of Oregon duly commissioned and sworn, personally appeared RONALD BOCHSLER, to me known to Managing Member of Santiam Development Company, LLC, the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

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

OFFICIAL SEAL
KAY E VORPAHL
NOTARY PUBLIC - OREGON
COMMISSION NO. 447653
MY COMMISSION EXPIRES MARCH 21, 2014

Kay E. Vorpahl
NOTARY PUBLIC in and for the State of Oregon, residing at Silverton, Oregon
My Commission Expires: 3/21/14

Unofficial Copy

August 01, 2011

EXHIBIT A
GOLF COURSE RESIDENCE LOCATION

A parcel of land lying in a portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 28 as shown in Desert Summit, according to the Plat thereof, recorded in Volume 15 of Plats, page 344, Records of Benton County, Washington;

Thence South 00°30'06" West along the West line of the Southwest quarter of said Section 28 for a distance of 780.77 feet to a point on the Northerly boundary of Lot 29, Desert Summit (15-344);

Thence leaving the West line of the Southwest quarter of said Section 28, South 60°23'53" East along the Northerly boundary of said Desert Summit (15-344) for a distance of 222.63 feet;

Thence leaving the Northerly boundary of said Desert Summit (15-344), North 82°33'19" East, 13.10 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing North 82°33'19" East, 179.98 feet;

Thence North 06°17'32" West, 98.40 feet;

Thence South 81°37'15" West, 210.61 feet;

Thence South 24°13'08" East, 99.16 feet to **TRUE POINT OF BEGINNING.**

Containing: 18,899.46 square feet, (0.43 acres), more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

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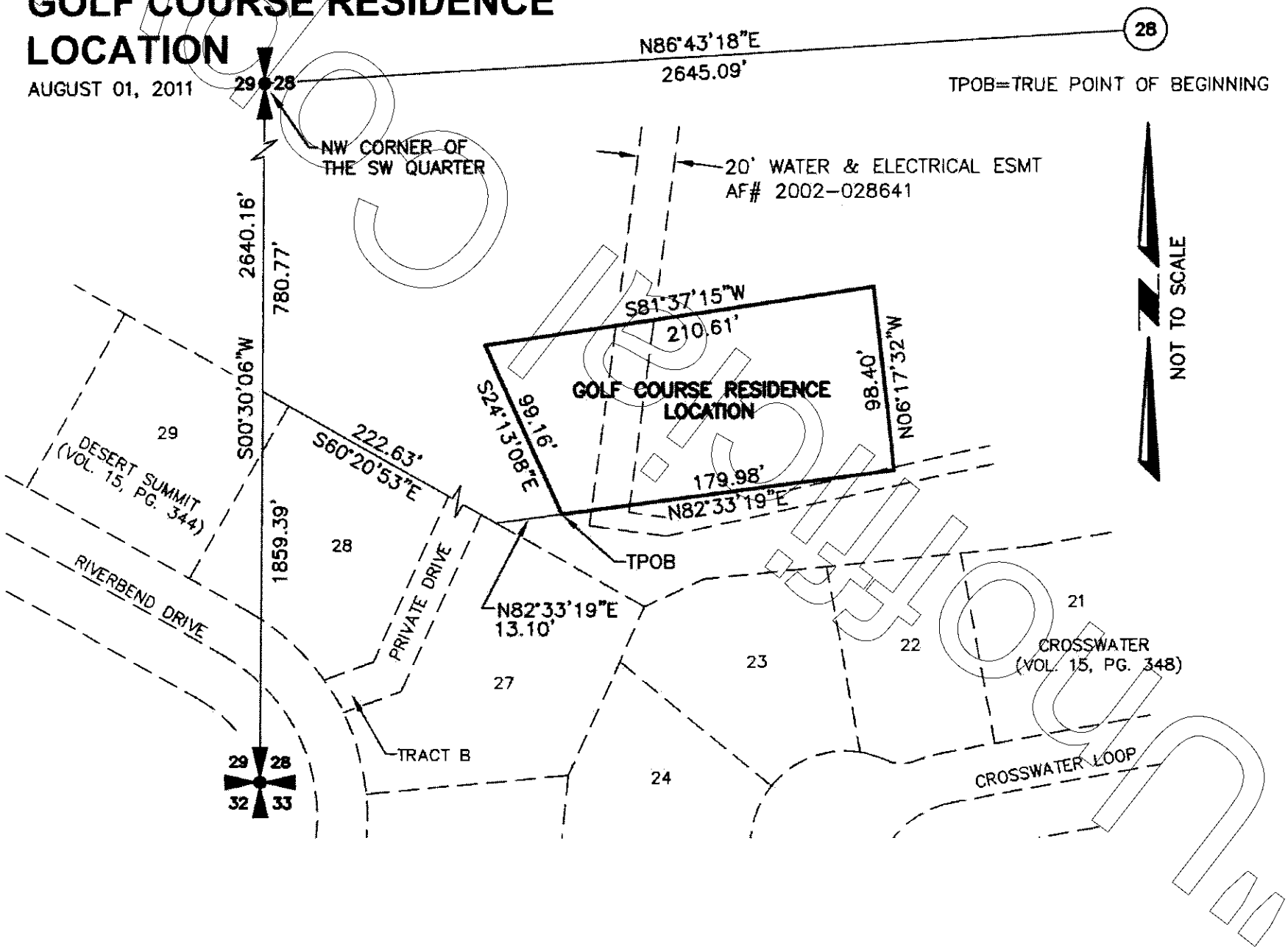
2011-024381
08/30/2011 12:01:54 PM Page 7 of 12

EXHIBIT "B"

GOLF COURSE RESIDENCE LOCATION

AUGUST 01, 2011



After Filing Return To:
Davis Wright Tremaine LLP
2600 Century Square
1501 Fourth Avenue
Seattle, Washington 98101-1688
Attention: Thomas A. Goeltz

EXHIBIT C

DECLARATION OF RESTRICTIVE COVENANT FOR GOLF COURSE USE

Grantor(s):	Columbia Golf Associates, a Washington partnership City of Richland, a Washington municipality
Grantee(s):	Columbia Golf Associates, a Washington partnership City of Richland, a Washington municipality
Abbreviated Legal Description:	[Insert]
Additional legal description	See Exhibit A
Assessor's Property Tax Parcel Account Number(s):	[Insert]
Related Documents:	N/A

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") dated as of 7-15-05, 2005, is made by THE CITY OF RICHLAND, a Washington municipality (the "City"), and COLUMBIA GOLF ASSOCIATES, a Washington partnership ("CGA").

RECITALS

A. The City is in possession and control of that certain property commonly known as the Horn Rapids Golf Course, which is more particularly described in Exhibit A attached hereto (the "Golf Course Property"), in a trust capacity as the successful

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bidder of a sheriff's sale resulting from a local improvement district lien foreclosure proceeding.

B. The sheriff's certificate is subject to a redemption period of two years from the sale date of March 26, 2004, which redemption rights are held by CGA, the last owner of the Golf Course prior to foreclosure.

C. CGA and the City entered into that certain Final Agreement (Including Redemption Option) dated 7-15-_____, 2005, pursuant to which the parties agreed to convey the Golf Course Property to CGA conditioned on the recording of a declaration to limit the use of the Golf Course Property, as provided herein.

DECLARATION

NOW, THEREFORE, the parties agree, covenant, and declare as follows:

1. Golf Use Covenant. The Golf Course Property, or any portion thereof, shall be used and operated only for a regulation length, 18 hole golf course, clubhouse and related facilities. For the purposes of this Declaration of Restrictive Covenant, "related facilities" shall include, but not necessarily be limited to, putting greens, driving ranges, satellite restrooms, cart barns, storage for golf related equipment/supplies, golf course maintenance buildings and yards, irrigation system infrastructure, caretaker/groundskeeper/security watchman accommodations, satellite food and beverage vending and service/concession facilities (fixed and mobile), conference, banquet, and food and beverage (including alcohol) service and dining facilities. No more than five overnight/short stay recreational vehicle parking and hook-ups to be used to support golf related activities (these hook-ups are not intended for commercial use unrelated to golf course activities), and complimentary accessory recreational facilities such as exercise/fitness center facilities. Permitted scope of "clubhouse" ancillary operations include, but are not limited to, providing a venue and catering for indoor and outdoor social and business functions, weddings, receptions, homeowner's association meetings, concert events, and otherwise functioning as a privately operated social club or community center. The parties also acknowledge that the Golf Course Property provides incidental easements for utilities, drainage, and access in support of residential housing in the vicinity of the Property, all as incidental permitted uses of the Property. Commercial uses expressly excluded within the intent of this covenant include, but are not limited to, providing overnight motel/hotel-type guest accommodations, ongoing gaming requiring permanent casino-type licensing, and operating as a tavern, bar, adult entertainment venue, or pool hall. The parties to this covenant acknowledge that the Golf Course Property is zoned as agricultural land and, if rezoned, the Golf Course Property could become a legal, non-conforming use under said new zoning scheme. In the event any of the uses expressly permitted by this Golf Course use covenant were legal uses when developed and should hereafter be deemed to be unpermitted uses under the agricultural zoning applicable to the property, such uses shall either be grandfathered uses if existing and legal at the time of this covenant,

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or shall be uses requiring conditional use permit if proposed. Any proposed caretaker/groundskeeper/security watchman accommodations shall be classified as agricultural occupancies and expressly limited to a single residential unit or occupancy for the entire Golf Course Property, may not be segregated, platted, or conveyed separate from the Golf Course Property, and may not be offered as public accommodations or otherwise occupied except by current Golf Course employees and immediate families of current employees.

2. **Covenant to Run With the Land.** The covenant provided for herein shall run with the land and be binding upon the parties and all persons acquiring the Golf Course Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise. The covenant provide for herein shall be for the benefit of the City, as a municipality with an interest in appropriate land uses and as the owner of adjoining or nearby property within the Horn Rapids area and development.

3. **Enforcement.** The City shall have the right to enforce by any proceedings at law or in equity all rights, duties, obligations, and covenants now or hereafter imposed by this Declaration. Failure to enforce any right, duty, obligation, or covenant herein contained shall not be deemed a waiver of the right to do so thereafter.

4. **Attorneys' Fees.** In the event of litigation with respect to the enforcement or interpretation of this Declaration, including appeals, the prevailing party in such litigation shall be entitled to recover from the nonprevailing party the prevailing party's reasonable attorneys' fees, costs, and disbursements.

5. **No Dedication or Gift; No Third Party Beneficiaries.** Nothing in this Declaration shall be deemed a dedication or gift of any portion of the Golf Course Property to or for the benefit of the general public or for any public purpose whatsoever. This Declaration shall not be interpreted or construed in any way to create any third-party beneficiary rights in any person not a party hereto.

6. **Entire Agreement.** This Declaration constitutes the entire agreement of the parties as of the date hereof with respect to any matter described in this Declaration. No prior agreement, correspondence, or understanding pertaining to any such matter shall be effective to interpret or modify the terms hereof.

7. **Amendment.** No amendment or termination of this Declaration shall become effective until signed by the City and the owner of the Golf Course Property, acknowledged, and recorded in the real property records of Benton County, Washington.

8. **Miscellaneous.** The captions set forth in this Declaration are included for convenience of reference only and shall not in any way limit or affect the meaning or

Unofficial Document

interpretation of any terms or provisions of this Declaration. This Declaration shall be interpreted and construed under and governed by the laws of the State of Washington. Time is of the essence of this Declaration.

THE CITY OF RICHLAND, a Washington municipality	COLUMBIA GOLF ASSOCIATES, a Washington partnership
	By: Richland Golf Associates, a Washington general partnership Its: Managing Partner
William King	Robert L. Soucheck
By: William King	By: Robert L. Soucheck
Its: Acting City Manager for JOR	Its: Gen.

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 15th day of July, 2005 before me, a Notary Public in and for the State of Washington, personally appeared Robert Soucheck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he/she was authorized to execute the instrument as President of COLUMBIA GOLF ASSOCIATES, a Washington partnership; and acknowledged said instrument to be his/her free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC
MAGGIE V. SAENZ
STATE OF WASHINGTON
My Commission Expires April 3, 2006

Maggie V. Saenz
NOTARY PUBLIC in and for the State of Washington, residing at Black Diamond
My appointment expires 4/3/06
Print Name MAGGIE V SAENZ

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STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this 18th day of July, 2005, before me, a Notary Public in and for the State of Washington, personally appeared William King, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he/she was authorized to execute the instrument as CITY MANAGER of THE CITY OF RICHLAND; and acknowledged said instrument to be the free and voluntary act and deed of the City for the uses and purposes therein mentioned.

Acting

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Ellen E. Kuklinski
NOTARY PUBLIC in and for the State of Washington, residing at Richland
My appointment expires 5-21-08
Print Name Ellen E. Kuklinski

ELLEN E. KUKLINSKI NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-21-08

Unofficial Copy

Exhibit 2

2005 Horn Rapids Golf Course Deed Restriction

Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Fri 5/1/2020 3:18 PM

To: Brad Rew <brad@galerew.com>; Craig Walker <cwalker@walkerheye.com>; Steve Lorence <stevelorence@hotmail.com>

1 attachments (70 KB)

2005 Horn Rapids Covenant.pdf;

Brad, Craig & Steve:

Attached to this email you will find a letter addressing the 2005 Horn Rapids Golf Course Deed Restriction.

Steve: Please provide a copy to the other Crosswater Loop residents as I do not have email contacts for each of them.

Thank you,

Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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

CITY OF RICHLAND
DEVELOPMENT SERVICES DEPARTMENT
625 Swift Boulevard
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764
CI.RICHLAND.WA.US · 509-942-7390

May 1, 2020

HJBT Properties
Attn: Brad Rew
1413 Sunset St.
Richland, WA 99354

Craig Walker
Walker Heye Meehan Eisinger, PLLC
1333 Columbia Park Trail, Suite 220
Richland, WA 99352

RE: 2005 Horn Rapids Golf Course Restrictive Covenant

Dear Mr. Rew:

The City of Richland had recent occasion to evaluate the legal enforceability of the 2005 restrictive covenant encumbering the Horn Rapids Golf Course (the "Golf Course"). The City concludes that the 2005 restrictive covenant executed between the City and Columbia Golf Associates ("CGA") is unenforceable against the Golf Course's current owner because the land use agreement, although appearing in the public record, is missing a legal description, which is fatal to its enforceability and renders it void.

If you have any questions regarding this matter, please feel free to contact me at (509) 942-7596 or via email at mstevens@ci.richland.wa.us .

Sincerely,

Mike Stevens
Planning Manager
City of Richland
(509)942-7596
mstevens@ci.richland.wa.us

C: Steve Lorence
2858 Crosswater Loop
Richland, WA 99352

Exhibit 3

Exhibit 4

Exhibit 5

Wetlands Area - Crosswater Loop

Steve Lorence <stevelorence@hotmail.com>

Tue 4/2/2019 9:27 PM

To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Cc: Brian Blair <foz1011@hotmail.com>; Carol Libby <cdcollins@charter.net>; gailwintczak@yahoo.com <gailwintczak@yahoo.com>; John and Andrea DeMyer <ajanjj@aol.com>; Justin Swanson <justinrswanson@gmail.com>; Michele Stewart <michele@casastewart.com>; Rick Stewart <rick@casastewart.com>; ONeill, Shane <soneill@CI.RICHLAND.WA.US>; Steve Gillespie <steve.gillespie@foster.com>; hunter_2006@msn.com <hunter_2006@msn.com>; Janelle Lorence <snackag@hotmail.com>; Jerry and Louise Peters <jlpet40@msn.com>; Larry Libby <llibby@charter.net>

1 attachments (1 MB)

https www.google.com maps @46.3212287,-119.pdf;

Mike:

Sorry to bug you again. I know that the new Horn Rapids Golf course owner, Brad Rew has not filed any rezoning plans, but I wanted to provide you with some information regarding the property he plans on rezoning. I know you may have met with one of our neighbors, Carol Libby regarding this rezoning and she has provided you with some valuable information as to the impacts that may occur with his rezoning request.

I have attached a google satellite map that shows the location of the wetlands pond that is located behind our homes. The pond has been there for about 30 years and is home to many different wild life. We have the following types of animals and birds that frequent the the pond year round:

- Great Blue Herons
- White Egrets
- Many types of ducks, mallards
- Owls
- Hawk
- Merganser ducks
- Yellow headed blackbirds
- Frogs
- Muskrats
- Badgers
- Quayle
- Robins
- Morning doves
- Geese

Brad Rew had a meeting with some of us last week and informed us that one option he is considering is to fill in the pond and build townhomes on top of that property. He believes that he can do this now without any rezoning request to the city. We have a hard time accepting this from Brad and believe that he may have issues with doing this because it is a wetlands area. We would expect that the City of Richland would want to be sure that he is not violating any wetlands areas.

I just wanted to pass this along to you for your information and consideration.

Also, I know you will be contacting us if you get any rezoning requests from Brad, but is it possible to provide us with any timeline? I know he will be requesting to amend the City's Comprehensive Plan, but I heard that he may have missed the March 31st deadline to do that for 2019. Can you confirm that?

He also informed us that he is planning on requesting a rezoning of the PUD, but we understand that this may not be possible due to the designation by the city that the PUD is actually golf course property. Can you confirm that? I know I sent you the Commercial Licensing Agreement and the Final Agreement that may show that the PUD zoning is not accurate and the property in question is designated as golf course property.

If you would like, I can come to your office to discuss in person. If you prefer that, please call my cell at 851-3761.

Thanks for your attention to this Mike and I look forward to hearing from you.

Steve Lorence
2858 Crosswater Loop

LOCATION OF POND

Google Maps

Imagery ©2019 DigitalGlobe, Map data ©2019 Google 50 ft

Measure distance

Total distance: 184.12 ft (56.12 m)

From:	Dennis Smith
To:	Stevens, Mike
Subject:	Horn Rapids Townhome Development On Golf Course Property
Date:	Wednesday, April 21, 2021 3:24:01 PM

To whom it may concern,

I am a homeowner in Horn Rapids and as such I am voicing my opinion by sending my 'vote of confidence' in support of Brad Rew (owner of Horn Rapids Golf Course) to be allowed to proceed with developing his property as it pertains to the 54 Town Homes proposed on the SE side of hole #18.

I understand there has been some contention amongst certain home owners regarding 'loss of view' and 'value' if this project moves forward. Now while I do sympathize with any homeowner who 'loses value' in their home/property due to development or whatever, I must side with the property owner's rights to develop their land if it is zoned appropriately to do so.

I feel that Mr. Rew has a good vision for the golf course community and I have seen him struggle for 2 yrs to get permitted to move forward with Townhomes construction while a huge apartment complex is being built across the street.

Bottom Line: If there was some shady realtor that told these view effected homeowners there would never be anything obstructing their view (on someone elses property) - they were being untruthful and the buyers were naive. As it stands, these homeowners would likely have the same complaint if there were trees planted along the golf course.

Please show us property owners still have rights in our community by allowing Mr. Brad Rew to move forward on his Townhome project as soon as possible.

Thanks for listening,
Dennis Smith

From: Kelvin and Megan
To: Stevens, Mike
Subject: Horn Rapids Golf Course
Date: Tuesday, April 20, 2021 1:26:02 PM

I am in full support of Brad Rew's plans to construct 54 Townhouses at Horn Rapids. The golf course is in dire need of upgrades and Brad Rew has bent over backwards to accommodate some pretty unreasonable requests by 3 home owners and the delays inflicted by the bureaucratic morass of City Hall. Do the right thing and give him the green light.

Kelvin Soldat

From: Adele Sorensen
To: Stevens, Mike
Subject: Horn rapids town homes
Date: Tuesday, April 20, 2021 4:39:52 PM

Thank you for allowing those of us that support the construction of these much wanted town homes to voice our feelings. Many of us went to council meetings when Brad Rew sought permission to build the town homes. We own our second home in Horn Rapids and first built 27 years ago. There was lots of construction early on, then a decline and very little growth for several years. We were so excited when construction began again, There was new life and new friends. We are energized by this new growth. As golfers, from the beginning of horn rapids the course has gone through rough times but came alive when Brad Rew finally bought the course and showed an interest in this most interesting course. I can't tell you how thrilled we were to see his plans for the course. It most definitely when enhance the development and increase the value for nearly all property owners. The quality of life in the community we love so much will be improved and consequently enjoyed by so many families. Even our grand children play golf and swim and play here. Please allow the construction of the homes to go forward as planned. We have many friends who have wanted to live there , it's a perfect addition to our Horn Rapids community that we have loved for so many years.

Sincerely, Adele Sorensen
3007 Riverbend Dr., Richland ,Wa
Adeles123@msn.com
509-521-2553

Get Outlook for iOS

From: Jeanette Standley
To: Stevens, Mike
Subject: Townhouses at Horn Rapids Community
Date: Wednesday, April 21, 2021 8:47:32 PM

We aren't golfers, but we both agree town homes would not only bring a little extra income to Horn Rapids, people like us, that are getting older, and either can no longer take care of our lawns like we used to when younger, or would just for one reason or another would like to financially downsize to a smaller condo size unit to live in. It would also give a nicer look to the area now used as a parking lot covered in weeds.
John and Jeanette Standley, 2236 Copperleaf Street, in Horn Rapids
Sent from my iPad

From:	Merri Steward
To:	Stevens, Mike
Cc:	Brad@hornrapidsgolfcourse.com
Subject:	Horn Rapids 54 Townhome Project
Date:	Monday, April 26, 2021 9:54:13 AM

City of Richland,

We support construction of the Horn Rapids Townhome Project as proposed by Brad Rew (54 Town Homes at Horn Rapids Golf Course.)

A master planned Golf Course Community is the sign that greets you when entering the main entrance of the Horn Rapids Community off Highway 240. Being advertised as a Golf Course Community one expects a prestigious golf course.

For years, the Horn Rapids Golf Course has not even been close to a prestigious golf course. One could almost say it was an eyesore of a golf course. Then along came Brad Rew, his vision of what can be is inspiring. His video on the Horn Rapids Golf Course website, is an excellent plan to make Horn Rapids Golf Couse a prestigious course.

We fully support his efforts to enhance and upgrade the Horn Rapids Golf course and Clubhouse. The improvements he has already started have helped the golf course, but much, much more is needed and by the building of these townhomes and using those profits from their sale will make Horn Rapids Golf Course the “jewel in the desert” as was originally planned.

Meanwhile, the City of Richland is supporting and permitting new housing developments all over the Horn Rapids Golf Course. More new houses will mean more players using the course/facilities. The City needs to support and permit this Townhome Project as designed to ensure the Horn Rapids Golf Community can continue to grow.

We support Brad Rew and his Townhome Project Plan.

Sincerely,

Bill and Merri Steward
2376 Delle Celle Dr
Richland

From: Rick Stewart
To: Stevens, Mike
Subject: Request to Provide Comments at May 10th Hearing
Date: Monday, April 26, 2021 12:21:06 PM
Attachments: Notice of Application.pdf

Mike:

This is our official notice that I would like to speak at the May 10th hearing as directed by the attached notice. Please confirm that you have received my request and that we will be able to provide my comments. Thanks.

Also can you confirm that we have until 5/9/2021 6:00pm for written comments?

Rick & Michele Stewart
2870 Crosswater Loop
Richland, WA

CITY OF RICHLAND
NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Notice is hereby given that HJBT Properties have filed an application for a 54-unit Planned Unit Development referred to as The Links Residence at Horn Rapids. The site is generally located at 2800 Clubhouse Lane, Richland, WA. The specific location of the proposed development is along the eastern boundary of the 18th hole of Horn Rapids Golf Course and south of the existing pro-shop.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, May 10, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

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

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments regarding the SEPA DNS and/or the Planned Unit Development should be received no later than 5:00 p.m. on Friday, April 30, 2021 to be incorporated into the staff report. Written comments will be allowed to be submitted up to 6:00 p.m., Sunday, May 9, 2021. Written comments received after the cut-off time will not be accepted; however verbal comments may still be presented during the virtual public hearing (www.ci.richland.wa.us).

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

Vicinity Map

Item: Planned Unit Development (Zoning)
Applicant: HJBT Properties
File #: PUD2020-101

From: Linda Strand
To: Stevens, Mike
Subject: Support for New Town Homes in Horn Rapids
Date: Thursday, April 22, 2021 1:58:46 PM

We are in favor of having the 54 town homes built in Horn Rapids by Brad Rew and Company. We have been impressed with the progress and improvements that he has made since purchasing the golf course however know that the town homes are needed to provide additional funds for more improvements. The area in which they are planned will greatly improve the entrance to our Horn Rapids community.

Please approve this request.

Linda and David Strand
3080 Bluffs Dr.
Richland, WA

From:	Tom Harper
To:	Stevens, Mike
Cc:	brad@galerew.com
Subject:	Support for Horn Rapids Townhomes
Date:	Friday, April 23, 2021 10:53:32 AM

Mr. Stevens,

I support Brad Rew's plan for building 54 town homes at Horn Rapids.

This development will enhance the HR community and support the financial viability of the golf course both of which are positive for the City of Richland.

As I previously testified in public hearings this plan makes good business sense aligning perfectly with the City of Richland commercial and residential plans for this sector of Richland.

Thanks in advance for your consideration and support.

Thomas Harper
2598 Tilden Court
Richland, WA 99354
(509) 554-7116

From: Terrie Marshall
To: Stevens, Mike
Subject: Speaking at the May 10th Public Hearing
Date: Monday, April 26, 2021 3:22:43 PM

I would like to speak at the May 10th Public Hearing PUD2021-101 & EA2020-133. I would also like to be notified of any decisions pertaining to this application.
Thank you,
Terrie Marshall

From: R Traeger
To: Stevens, Mike
Subject: Horn Rapids Town homes
Date: Tuesday, April 20, 2021 2:01:17 PM

As a resident of the Horn Rapids community I would like to voice my support for the proposed town homes to be built on golf course property.

Sincerely,

Richard Traeger
2985 Sawgrass Loop
Richland, Wa. 99354

From: Shelly TUCKER
To: Stevens, Mike
Subject: Horn Rapids Town Homes
Date: Thursday, April 29, 2021 4:41:59 PM

I would like to voice my support for the proposed town home development at Horn Rapids. I support Brad's decision to build where the current parking lot and shop are. With the new entrance and the new round-about, I think the community can support the extra traffic, etc.

As a side note, because of additional commercial traffic, I think the speed limit needs to be lowered from 55 to 45 mph from the city dump into Richland.

Thank you,
Michele Tucker
2931 Tuscanna Dr (Horn Rapids)

From: Charles Wagner
To: Stevens, Mike
Subject: horn rapids golf course
Date: Thursday, April 22, 2021 12:15:06 PM

---

this is in support of brad rew building his/our townhouses chuck wagner

From: lee walmsley
To: Stevens, Mike
Subject: townhouses
Date: Tuesday, April 20, 2021 7:21:09 PM

---

54 townhouses! Where are these going to be built? The original concept of the townhouses did not appear to encompass that many building sites. That much growth will impact the traffic, the fairly comfortable atmosphere of Horn Rapids at this juncture.

From: Robert Watkins
To: Stevens, Mike
Subject: New Town Homes at Horn Rapids
Date: Saturday, April 24, 2021 12:17:01 PM

Mr. Stevens -

I want to voice my support for Brad Rew's proposed town home development at Horn Rapids. I have lived in Horn Rapids for the past 10 years, and I think the new town homes would be a great addition to the housing choices in our neighborhood. I may even consider one for myself going forward.

Sincerely,

Robert Watkins
2940 Sedona Circle
Richland, WA 99354

360-531-4840

From: Ron Webb
To: Stevens, Mike
Subject: New Town Homes at Horn Rapids
Date: Saturday, April 24, 2021 10:43:46 AM

Dear Mr. Stevens,

Just letting you know that I'm against the new changes for this development. When the idea was originally brought to the residents, I was in agreement. However now with the newer plan, way too many people will be negatively impacted, especially those living on Crosswater. The excessive traffic at the front of this community is also a great concern. I do not live on this road, but I am a resident of Horn Rapids.

Kind Regards,

Ron Webb

From: Mark Wilk
To: Stevens, Mike
Subject: Horn Rapids Town Home Project
Date: Friday, April 23, 2021 7:30:00 AM

Good morning,

As a resident in Horn Rapids since November 2017, first as a renter and now as a homeowner, I would like to voice my support for allowing this project moving forward. I have seen both good and bad conditions here in Horn Rapids and while significant progress has been made on the bad conditions there is still more work to be done. It is my belief that this project would assist in this area.

Thank you,

Mark A. Wilk
wilkm@uw.edu
(682) 220-3584
3167 Wild Canyon Way

From: Gail Wintczak
To: Stevens, Mike
Subject: Crosswater Loop
Date: Wednesday, April 7, 2021 2:23:26 PM

Good afternoon,Mike.
This Gail Wintczak, 2852 Crosswater. I would like to be kept informed as to what is happening behind my house...
Thank you.
Gail

Sent from my iPhone

From: Thomas Wright
To: Stevens, Mike
Subject: Horn Rapids town homes
Date: Wednesday, April 21, 2021 2:56:27 PM

We want to express our support for the building of the town homes proposed at the Horn Rapids golf club as per the plan by Mr. Rew. We believe the improved amenities at the course as a result of these homes will improve values of homes in Horn Rapids.

Tom and Joan Wright
3095 Deserthawk Loop (Grayhawk subdivision in Horn Rapids)
Richland WA 99354

Washington State Department of Transportation

Aviation Division
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 26, 2021

City of Richland Development Services
625 Swift Blvd, MS-35
Richland,WA 99352

RE: NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (PUD2021-101 & EA2020-133)

Dear Mr. Stevens

Thank you for allowing the Washington State Department of Transportation (WSDOT) Aviation Division to provide input on the PUD2021-101 & EA2020-133 application.

The Links Residence at Horn Rapids is in the airport influence area of the Richland Municipal Airport and is within Zone 6 of the WSDOT Land-Use Compatibility zones. Residential developments are allowed in Zone 6. However, development plans in this zone should be reviewed to ensure that they will not create a height hazard obstruction, smoke, glare, electronic, wildlife attractants or other airspace hazards.

We appreciate the opportunity to offer written comments. Our office is available for any questions or further discussions. Please don't hesitate to contact me at 360-890-5258 or plattst@wsdot.wa.gov.

Sincerely,

Thomas S. "Max" Platts
Aviation Planner
360-890-5258
plattst@wsdot.wa.gov

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 29, 2020

City of Richland
625 Swift Blvd.
Richland, WA 99352

Attn: Mike Stevens, Planning Manager

RE: PUD2021-101 – The Links Residence at Horn Rapids
SR 240 MP 26.91 Rt. – Kingsgate Way

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

- The subject property is in the vicinity of State Route 240 (SR 240), a partially controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Direct access is restricted solely to the SR 240/Kingsgate Way intersection or other public road intersections.

- Currently, the SR 240/Kingsgate Way intersection operates within acceptable safety and operational thresholds. It is to the benefit of the city, state, and future residents to preserve this intersection's efficiency.

- The proponent is proposing residential development in an area with existing traffic noise. SR 240 is an existing facility and the proponent and future residents should expect traffic noise to continue into the future. Further, as an essential public facility, SR 240 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,

Paul Gonseth

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp

cc: SR 240, File #2021_002
Kara Shute, Area 3 Maintenance Superintendent

Exhibit 6

2011-024381 MULTI
08/30/2011 12:01:54 PM Pages: 12 Fee: $135.00
Cascade Title
Benton County, Benton County Auditor's Office

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY B Murray DEPUTY
EASEMENT 8/30/11

AFTER RECORDING MAIL TO:
RECORDED AT THE REQUEST OF:

CASCADE TITLE CO.

Joel R. Comfort
Miller, Mertens, Comfort,
Wagar & Kreutz, PLLC
1020 N. Center Parkway, Suite B
Kennewick, WA 99336

MISC 11-412(1) 135.

Reference numbers of related documents:

Grantors: Columbia Golf Associates, a Washington partnership;
North Stone Richland, LLC

Grantees: Columbia Golf Associates, a Washington partnership;
North Stone Richland, LLC

Abbreviated Legal Description: A portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 10 North, Range 28 East, W.M., Benton County, Washington

Additional legal description: See Exhibit "A"

Assessor's Tax Parcel ID Numbers: 128082000001001; 128083000001003

DECLARATION OF RESTRICTIVE COVENANT FOR CARETAKER/GROUNDSKEEPER/SECURITY WATCHMAN ACCOMODATIONS and ACCESS AND UTILITY EASEMENT

WHEREAS, Columbia Golf Associates, a Washington partnership ("CGA") and the City of Richland executed a Declaration of Restrictive Covenant for Golf Course Use on July 15, 2005 (a true and correct copy of which is attached hereto as Exhibit C), which permitted CGA to construct a single residential unit on the Golf Course Property for caretaker/groundskeeper/security watchman accommodations; and

Unofficial Copy

WHEREAS, North Stone Richland, LLC is the property developer for the residential developments surrounding the Golf Course Property, and needs to have certainty regarding the building site for the caretaker/groundskeeper/security watchman accommodations for planning purposes, and to give notice to future purchasers of the affected residential lots which may be impacted by the caretaker/groundskeeper/security watchman accommodations;

WHEREAS, North Stone Richland, LLC and CGA have conferred regarding the building site for the caretaker/groundskeeper/security watchman accommodations, and North Stone Richland has set aside land to serve as a private driveway to provide CGA with access to the building site and future residence;

NOW, THEREFORE, the parties agree, covenant, and declare as follows:

Section 1. Building Site Covenant. In addition to the covenants set forth in the Declaration of Restrictive Covenant for Golf Course Use, dated July 15, 2005, CGA agrees and covenants to locate the building site for the caretaker/groundskeeper/security watchman accommodations on the Golf Course Property in the location described in Exhibit A hereto, and depicted on Exhibit B. CGA may not relocate the building site without the express written consent of North Stone Richland, LLC.

Section 2. Access Easement. In consideration for CGA's covenant to locate the building site as described on Exhibit A, and depicted on Exhibit B, North Stone Richland, LLC hereby conveys to CGA a 20-foot easement for ingress and egress and for utilities between Lot 27 and Lot 28, as depicted on the Plat of Desert Summit, Records of Benton County, and depicted as "Tract B" on Exhibit B hereto. The cost of constructing, maintaining, and improving the easement shall be borne by CGA.

Section 3. Covenant to Run With the Land. The covenants provided for herein shall run with the land and be binding upon the parties, their successors in interest, and all persons acquiring the Golf Course Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise.

Section 3. Enforcement. The parties shall have the right to enforce by any proceedings at law or in equity all rights, duties, obligations, and covenants now or hereafter imposed by this Declaration. Failure to enforce any right, duty, obligation, or covenant herein contained shall not be deemed a waiver of the right to do so thereafter. In the event of litigation with respect to the enforcement or interpretation of this Declaration, including appeals, the prevailing party in such litigation shall be entitled to recover from the nonprevailing party the prevailing party's reasonable attorneys fees, costs, and disbursements.

Unofficial Copy

DATED this 25 day of Aug, 2011.

COLUMBIA GOLF ASSOCIATES ,
A Washington Partnership

By: Robert L. Soushek
Robert L. Soushek, Managing Partner

NORTH STONE RICHLAND, LLC
See attached

By: _____
Stew Stone, Member

By: _____
Ronald Bochsler, Managing Member of
Santiam Development Company, LLC

STATE OF WA)
) ss.
COUNTY OF King)

On this 25 day of Aug, 2010, before me, the undersigned Notary Public in and for the State of WA duly commissioned and sworn, personally appeared ROBERT SOUSHEK, to me known to a partner of Columbia Golf Associates, the Washington partnership that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of partnership, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said partnership.

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

Nonie Coby
NOTARY PUBLIC in and for the State of WA, residing at Black Diamond
My Commission Expires: July 1 2014

NONIE COBY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 1, 2014

Unofficial Copy

DATED this 25th day of August, 2011.

COLUMBIA GOLF ASSOCIATES ,
A Washington Partnership

By:_____
Robert L. Soushek, Managing Partner

NORTH STONE RICHLAND, LLC

By: Stew Stone
Stew Stone, Member

By: Ronald Bochsler
Ronald Bochsler, Managing Member of
Santiam Development Company, LLC

STATE OF _____)
) §
COUNTY OF _____)

On this _____ day of _____, 2010, before me, the undersigned Notary Public in and for the State of _____ duly commissioned and sworn, personally appeared ROBERT SOUSHEK, to me known to a partner of Columbia Golf Associates, the Washington partnership that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of partnership, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said partnership.

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

_____
NOTARY PUBLIC in and for the State of
_____, residing at _____
My Commission Expires:_____

Unofficial Copy

STATE OF Oregon)
) §
COUNTY OF Marion)

On this 25 day of August, 2011, before me, the undersigned Notary Public in and for the State of Oregon duly commissioned and sworn, personally appeared STEW STONE, to me known to a Member of NORTH STONE RICHLAND, LLC, the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

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

OFFICIAL SEAL
NICHOLE L OVERTURF
NOTARY PUBLIC-OREGON
COMMISSION NO. 421841
MY COMMISSION EXPIRES DECEMBER 15, 2011

Nichole L Overturf
NOTARY PUBLIC in and for the State of Oregon, residing at Salem
My Commission Expires: December 15, 2011

STATE OF Oregon)
) §
COUNTY OF Linn)

On this 26th day of August, ~~2010~~ 2011 (RV), before me, the undersigned Notary Public in and for the State of Oregon duly commissioned and sworn, personally appeared RONALD BOCHSLER, to me known to Managing Member of Santiam Development Company, LLC, the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument on behalf of said limited liability company.

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

OFFICIAL SEAL
KAY E VORPAHL
NOTARY PUBLIC - OREGON
COMMISSION NO. 447653
MY COMMISSION EXPIRES MARCH 21, 2014

Kay E. Vorpahl
NOTARY PUBLIC in and for the State of Oregon, residing at Silverton, Oregon
My Commission Expires: 3/21/14

Unofficial Copy

August 01, 2011

EXHIBIT A
GOLF COURSE RESIDENCE LOCATION

A parcel of land lying in a portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 28 as shown in Desert Summit, according to the Plat thereof, recorded in Volume 15 of Plats, page 344, Records of Benton County, Washington;

Thence South 00°30'06" West along the West line of the Southwest quarter of said Section 28 for a distance of 780.77 feet to a point on the Northerly boundary of Lot 29, Desert Summit (15-344);

Thence leaving the West line of the Southwest quarter of said Section 28, South 60°23'53" East along the Northerly boundary of said Desert Summit (15-344) for a distance of 222.63 feet;

Thence leaving the Northerly boundary of said Desert Summit (15-344), North 82°33'19" East, 13.10 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing North 82°33'19" East, 179.98 feet;

Thence North 06°17'32" West, 98.40 feet;

Thence South 81°37'15" West, 210.61 feet;

Thence South 24°13'08" East, 99.16 feet to **TRUE POINT OF BEGINNING.**

Containing: 18,899.46 square feet, (0.43 acres), more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

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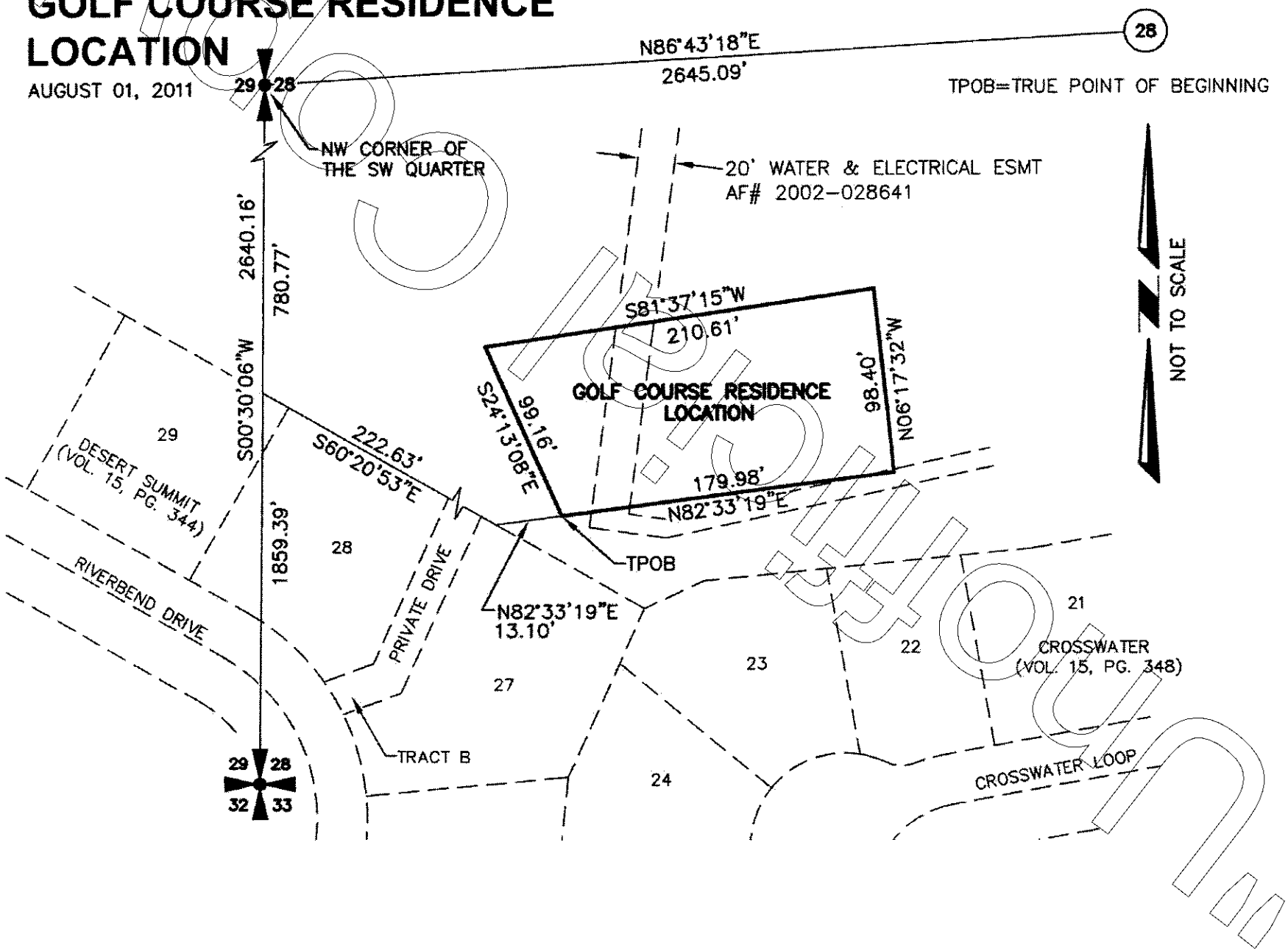
EXHIBIT "B"

GOLF COURSE RESIDENCE LOCATION

AUGUST 01, 2011



After Filing Return To:
Davis Wright Tremaine LLP
2600 Century Square
1501 Fourth Avenue
Seattle, Washington 98101-1688
Attention: Thomas A. Goeltz

EXHIBIT C

DECLARATION OF RESTRICTIVE COVENANT FOR GOLF COURSE USE

Grantor(s):	Columbia Golf Associates, a Washington partnership City of Richland, a Washington municipality
Grantee(s):	Columbia Golf Associates, a Washington partnership City of Richland, a Washington municipality
Abbreviated Legal Description:	*[insert]*
Additional legal description	See Exhibit A
Assessor's Property Tax Parcel Account Number(s):	*[insert]*
Related Documents:	N/A

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") dated as of 7-15-05 ____, 2005, is made by THE CITY OF RICHLAND, a Washington municipality (the "City"), and COLUMBIA GOLF ASSOCIATES, a Washington partnership ("CGA").

RECITALS

A. The City is in possession and control of that certain property commonly known as the Horn Rapids Golf Course, which is more particularly described in Exhibit A attached hereto (the "Golf Course Property"), in a trust capacity as the successful

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bidder of a sheriff's sale resulting from a local improvement district lien foreclosure proceeding.

B. The sheriff's certificate is subject to a redemption period of two years from the sale date of March 26, 2004, which redemption rights are held by CGA, the last owner of the Golf Course prior to foreclosure.

C. CGA and the City entered into that certain Final Agreement (Including Redemption Option) dated 7-15-____, 2005, pursuant to which the parties agreed to convey the Golf Course Property to CGA conditioned on the recording of a declaration to limit the use of the Golf Course Property, as provided herein.

DECLARATION

NOW, THEREFORE, the parties agree, covenant, and declare as follows:

1. Golf Use Covenant. The Golf Course Property, or any portion thereof, shall be used and operated only for a regulation length, 18 hole golf course, clubhouse and related facilities. For the purposes of this Declaration of Restrictive Covenant, "related facilities" shall include, but not necessarily be limited to, putting greens, driving ranges, satellite restrooms, cart barns, storage for golf related equipment/supplies, golf course maintenance buildings and yards, irrigation system infrastructure, caretaker/groundskeeper/security watchman accommodations, satellite food and beverage vending and service/concession facilities (fixed and mobile), conference, banquet, and food and beverage (including alcohol) service and dining facilities. No more than five overnight/short stay recreational vehicle parking and hook-ups to be used to support golf related activities (these hook-ups are not intended for commercial use unrelated to golf course activities), and complimentary accessory recreational facilities such as exercise/fitness center facilities. Permitted scope of "clubhouse" ancillary operations include, but are not limited to, providing a venue and catering for indoor and outdoor social and business functions, weddings, receptions, homeowner's association meetings, concert events, and otherwise functioning as a privately operated social club or community center. The parties also acknowledge that the Golf Course Property provides incidental easements for utilities, drainage, and access in support of residential housing in the vicinity of the Property, all as incidental permitted uses of the Property. Commercial uses expressly excluded within the intent of this covenant include, but are not limited to, providing overnight motel/hotel-type guest accommodations, ongoing gaming requiring permanent casino-type licensing, and operating as a tavern, bar, adult entertainment venue, or pool hall. The parties to this covenant acknowledge that the Golf Course Property is zoned as agricultural land and, if rezoned, the Golf Course Property could become a legal, non-conforming use under said new zoning scheme. In the event any of the uses expressly permitted by this Golf Course use covenant were legal uses when developed and should hereafter be deemed to be unpermitted uses under the agricultural zoning applicable to the property, such uses shall either be grandfathered uses if existing and legal at the time of this covenant,

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or shall be uses requiring conditional use permit if proposed. Any proposed caretaker/groundskeeper/security watchman accommodations shall be classified as agricultural occupancies and expressly limited to a single residential unit or occupancy for the entire Golf Course Property, may not be segregated, platted, or conveyed separate from the Golf Course Property, and may not be offered as public accommodations or otherwise occupied except by current Golf Course employees and immediate families of current employees.

2. **Covenant to Run With the Land.** The covenant provided for herein shall run with the land and be binding upon the parties and all persons acquiring the Golf Course Property, or any portion thereof, or any interest therein, including a leasehold interest, whether by operation of law or otherwise. The covenant provide for herein shall be for the benefit of the City, as a municipality with an interest in appropriate land uses and as the owner of adjoining or nearby property within the Horn Rapids area and development.

3. **Enforcement.** The City shall have the right to enforce by any proceedings at law or in equity all rights, duties, obligations, and covenants now or hereafter imposed by this Declaration. Failure to enforce any right, duty, obligation, or covenant herein contained shall not be deemed a waiver of the right to do so thereafter.

4. **Attorneys' Fees.** In the event of litigation with respect to the enforcement or interpretation of this Declaration, including appeals, the prevailing party in such litigation shall be entitled to recover from the nonprevailing party the prevailing party's reasonable attorneys' fees, costs, and disbursements.

5. **No Dedication or Gift; No Third Party Beneficiaries.** Nothing in this Declaration shall be deemed a dedication or gift of any portion of the Golf Course Property to or for the benefit of the general public or for any public purpose whatsoever. This Declaration shall not be interpreted or construed in any way to create any third-party beneficiary rights in any person not a party hereto.

6. **Entire Agreement.** This Declaration constitutes the entire agreement of the parties as of the date hereof with respect to any matter described in this Declaration. No prior agreement, correspondence, or understanding pertaining to any such matter shall be effective to interpret or modify the terms hereof.

7. **Amendment.** No amendment or termination of this Declaration shall become effective until signed by the City and the owner of the Golf Course Property, acknowledged, and recorded in the real property records of Benton County, Washington.

8. **Miscellaneous.** The captions set forth in this Declaration are included for convenience of reference only and shall not in any way limit or affect the meaning or

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interpretation of any terms or provisions of this Declaration. This Declaration shall be interpreted and construed under and governed by the laws of the State of Washington. Time is of the essence of this Declaration.

THE CITY OF RICHLAND, a Washington municipality	COLUMBIA GOLF ASSOCIATES, a Washington partnership
	By: Richland Golf Associates, a Washington general partnership Its: Managing Partner
William King	Robert L. Soucheck
By: William King	By: Robert L. Soucheck
Its: Acting City Manager for JOR	Its: Pres.

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 15th day of July, 2005 before me, a Notary Public in and for the State of Washington, personally appeared Robert Soucheck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he/she was authorized to execute the instrument as President of COLUMBIA GOLF ASSOCIATES, a Washington partnership; and acknowledged said instrument to be his/her free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC
MAGGIE V. SAENZ
STATE OF WASHINGTON
My Commission Expires April 3, 2006

Maggie V. Saenz
NOTARY PUBLIC in and for the State of Washington, residing at Black Diamond
My appointment expires 4/3/06
Print Name MAGGIE V SAENZ

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STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this 18th day of July, 2005, before me, a Notary Public in and for the State of Washington, personally appeared William King, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he/she was authorized to execute the instrument as CITY MANAGER of THE CITY OF RICHLAND; and acknowledged said instrument to be the free and voluntary act and deed of the City for the uses and purposes therein mentioned.

Acting

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Ellen E. Kuklinski
NOTARY PUBLIC in and for the State of Washington, residing at Richland.
My appointment expires 5-21-08
Print Name Ellen E. Kuklinski

ELLEN E. KUKLINSKI NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-21-08

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