



Agenda
Planning Commission Meeting
Wednesday, October 27, 2021
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Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 939 0409 3882

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom and broadcast live on CityView Channel 192. If you would like to provide testimony for a Public Hearing Item(s) or provide comments for the Public Comments portion of the meeting, please submit testimony/comments by 4:00 p.m. on the day of the meeting. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.

Commission Members: Chair Maier, Vice-Chair Townsend, and Commissioners Eadie, Mealer, Palmer, Ridley and Smith

Liaisons: Council Liaison Alvarez
Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m. (City Hall Council Chambers)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

Meeting Minutes for the May 12, 2021 Workshop and the September 8, 2021 and October 13, 2021 Special Meetings.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Public Hearing Explanation: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

New Business - Public Hearing:

- I. 2021 Comprehensive Plan and Development Regulations Update

Communications:

Adjournment

The next Planning Commission Workshop is November 10, 2021

The next Planning Commission Meeting is November 24, 2021

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

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.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 10/27/2021

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

Meeting Minutes for the May 12, 2021 Workshop and the September 8, 2021 and October 13, 2021 Special Meetings.

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission May 12, 2021 workshop, and the September 8, 2021 and October 13, 2021 special meetings.

Summary:

Meeting Minutes

Attachments:

1. 2021-05-12 Planning Commission Workshop Minutes DRAFT
2. 2021-09-08 Planning Commission Special Meeting Minutes DRAFT
3. 2021-10-13 Planning Commission Special Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION WORKSHOP
VIA ZOOM
WEDNESDAY, MAY 12, 2021
6:00 P.M.**

Call to Order:

Chairwoman Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairwoman Maier, Vice Chair Townsend, Commissioners Eadie, Mealer, Smith, and Ridley. Council Liaison Alvarez, Development Services Director Jensen, Public Works Director Pete Rogalsky and Planning Manager Stevens were also present.

Agenda Item:

1. 2022-2027 Transportation Improvement Program (TIP)

Mr. Rogalsky presented the proposed 2022-2027 TIP and pointed out key changes and additions. Commissioners discussed the proposed amendments and provided feedback.

2. CA2021-102 Text Amendment to RMC 23.22.030

Mr. Stevens provided an overview of the proposed amendments. Commissioners offered feedback and provided comments.

3. CA2021-105 Text Amendment to RMC 22.10

Mr. Stevens presented the proposed amendments and notes the amendments were in response to comments received from the Washington State Department of Health. Commissioners asked questions and discussed the proposed changes.

4. CA2021-106 Text Amendment to RMC 23.70.070 - 23.70.110

Mr. Stevens outlines the proposed changes and discussed the reasons for administrative variances. He also clarified that these changes are needed to provide a clear process to what is already authorized by the code. Commissioners asked questions and provided feedback.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:18 p.m.

PREPARED BY:

Lynne Follett, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Francesca Maier, Chairwoman

DRAFT



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, SEPTEMBER 8, 2021
VIA ZOOM MEETINGS
6:00 p.m.**

Call to Order:

Vice-chair Townsend called the meeting to order at 6:01 p.m. and welcomed attendees.

Attendance:

Present: Chairperson Maier (arrived during presentations), Vice-Chair Townsend, Commissioners Mealer, Smith, Palmer and Ridley. Commissioner Eadie was absent. Also present were Council liaison Alvarez, Director Jensen, CDBG Administrator Burden and Administrative Assistant II Follett.

Approval of Minutes:

Vice-chair Townsend presented the minutes from the July 28th meeting for approval.

COMMISSIONER MEALER NOTED THAT HE HAD TECHNICAL DIFFICULTIES AT THE END OF THE MEETING AND DID NOT THINK HE VOTED ON THE FINAL MOTION. IN ORDER TO CHECK THE RECORD AND MAKE CHANGES AS NEEDED, COMMISSION MEALER MOTIONED AND COMMISSIONER PALMER SECONDED THE MOTION TO TABLE APPROVAL OF THE JULY 28TH MEETING MINUTES UNTIL THE NEXT MEETING. MOTION PASSED 5-0

Vice-chair Townsend presented the minutes from the August 25th meeting for approval.

COMMISSIONER MEALER MOTIONED AND COMMISSIONER SMITH SECONDED THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 25, 2021 MEETING. THE MOTION PASSED 5-0.

New Business:

1. 2022 CDBG APPLICANT PRESENTATIONS

Vice-Chair Townsend asked staff for a brief overview and direction. Ms. Follett provided framework for presentation times, followed by questions from the Commission.

Ms. Burden gave further instruction and then introduced the first applicant.

The following representatives gave presentations outlining their public service project and amount of grant funding requested.

Grant Baynes – Sr. Life Resources
Donna Tracy – The Arc of the Tri-Cities
Matthew West – Elijah Family Homes
Brian Newberry – Girl Scouts, Eastern Washington & Northern Idaho

The following representatives gave presentations outlining their Public Facility project and amount of grant funding requested.

Diana Izaguirre – Domestic Violence Services
Carlo D'Alessandro – Public Works
Ruvim Tyutyunnik – Parks & Public Facilities

At the conclusion of each presentation, commissioners asked questions. At the conclusion of all presentations, commissioners discussed local priorities and provided project rankings to CDBG Administrator Burden. After providing priority rankings, Commissioners debated funding amounts and strategies.

CHAIRMAN MAIER MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO RECOMMEN COUNCIL APPROVE 2022 CDBG PROJECT FUNDING IN THE AMOUNTS AND TO THE RECIPIENTS AS DEFINED BY THE COMMISSION PRRIORITY RANKINGS. AFTER A SHORT DISCUSSION, THE MOTION PASSED 6-0.

CHAIRMAN MAIER MADE AN ADDITIONAL MOTION AND COMMISSIONER MEALER SECONDED THE MOTION TO RECOMMEND THAT ANY ADDITIONAL FUNDING BE GIVEN TO THE ARC OF THE TRI-CITIES. MOTION CARRIED 6-0.

Communications:

Councilman Alvarez thanked commissioners for their work on the funding recommendations.

Adjournment:

Vice-Chair Townsend adjourned the meeting at 8:23 p.m.

PREPARED BY: _____
Lynne Follett, Administrative Assistant II

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Phillip Townsend, Vice-Chairman



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
VIA ZOOM
WEDNESDAY, OCTOBER 13, 2021
6:00 P.M.**

Call to Order:

Chairwoman Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairwoman Maier, Vice Chair Townsend, Commissioners Eadie, Mealer, and Smith. Councilmember Ridley was excused. Planning Manager Stevens and Administrative Assistant Follett were also present.

Approval of Agenda:

Vice Chair Townsend moved and Commissioner Mealer seconded the motion to approve the agenda as presented. Motion carried.

Approval of Minutes:

Commissioner Mealer moved and Commissioner Smith seconded the motion to approve the amended minutes of the July 28th meeting. Motion passed unanimously.

Public Comments:

Chair Maier asked Ms. Follett to read the Public Comment procedure. After, Chair Maier opened the public comment period at 6:04 p.m. Having no one request to address the Commission, Chair Maier closed the public comment period at 6:04 p.m.

New Business – Public Hearing

Chair Maier asked Ms. Follett to read the Public Hearing procedure and then recognized Mr. Stevens to give the staff report on the first item.

1. ANX2021-101 Badger Mountain Estates – Zoning Determination

Mr. Stevens gave a brief presentation on the annexation request from seven (7) property owners. He noted they were requesting annexation as a condition of receiving city water service. Chair Maier opened the public hearing at 6:16 p.m., at the conclusion of Mr. Stevens presentation.

Eric Van Mason, 1620 Brantingham Road, spoke in favor of the annexation in general and the staff recommended zoning of Suburban Agriculture (SAG).

Chair Maier closed the public hearing at 6:17 p.m. and opened the floor to commission discussion. Commissioners discussed the zoning options and current uses as well as allowed used in the SAG zone.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER EADIE SECONDED THE MOTION FOR THE PLANNING COMMISSION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT ANX2021-101 AND RECOMMEND THE CITY COUNCIL ASSIGN SAG (SUBURBAN AGRICULTURE) ZONING. MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE.

2. ANX2021-102 PNNL North Campus – Zoning Determination

Mr. Stevens gave a brief presentation on the annexation request from the Department of Energy - PNNL. He noted they are requesting annexation of 300 acres that is already included in the Urban Growth Boundary. Chair Maier opened the public hearing at 6:35 p.m., at the conclusion of Mr. Stevens presentation.

Ryan Kilbury, representing PNNL, spoke in support of the annexation. He noted a portion of the PNNL campus is already inside the city limits.

Aaron Lambert, also representing PNNL, introduced himself for the record and offered to answer any questions.

Commissioner Smith and Chair Maier disclosed connections to PNNL and stated they had not personal gain from this action and felt they did not need to recuse themselves. The other commissioners agreed. During discussion, commission members asked questions about the burden on city services and taxes as well as future development plans for the general area.

COMMISSIONER MEALER MOVED AND VICE-CHAIR TOWNSEND SECONDED THE MOTION FOR THE PLANNING COMMISSION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS CONTAINED IN THE STAFF REPORT AND RECOMMEND COUNCIL THE ASSIGNMENT OF BUSINESS RESEARCH DISTRICT AND NATURAL OPEN SPACE. MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Items of Business:

1. Rules of Procedure Update

Mr. Stevens gave the staff report and pointed out these updates were drafted to bring the current Planning Commission Rules of Procedure inline with current practices and updated RMC codes.

During discussion, commissioners asked question about specific sections to clarify meaning and intent of draft changes.

Chairwoman Maier moved and Commission Smith seconded the motion to adopt the draft Planning Commission Rules of Procedure as written. Motion passed 5-0.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:01 p.m.

PREPARED BY:

Lynne Follett, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Francesca Maier, Chairwoman

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 10/27/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

2021 Comprehensive Plan Amendment Docket and Associated Rezones

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Motion to recommend adoption of the 2021 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments.

Summary:

City of Richland 2021 Comprehensive Plan Amendment Docket and Associated Rezones. The City received five private-party applications and SEPA Checklists for map amendments. The items have been consolidated into the 2021 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on June 1, 2021) and is file number CPA2021-101.

Attachments:

1. 2021 Planning Commission FULL Comprehensive Plan Staff Report

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2021-101

PREPARED BY: MIKE STEVENS
HEARING DATE: OCTOBER 27, 2021

This report includes detailed analyses and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline *and* Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of the Sienna Hills Development Application (CPA2021-102 & Z2021-101)
- Analysis of the City of Richland/Pahlich Homes Application (CPA2021-103 & Z2021-103)
- Analysis of the NC Ventures Application (CPA2021-104 & Z2021-104)
- Analysis of the Hayden Homes Application (CPA2021-105 & Z2021-105)
- Analysis of the New Heights Baptist Church (Tim Bush) Application (CPA2021-106 & Z2021-106)
- Analysis of the Associated Rezones
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

BACKGROUND

In accordance with RMC 19.90.060; the City Council shall consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to ensure smart growth and desirable development occurs. The document conveys policy and plans to accommodate 20 years of growth and development, looking to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff; and most importantly should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2020 Docket.

- March 1, 2021: Deadline for Private Party Application submission
 - Five (5) private party applications were received and deemed complete
- April 27, 2021: City Council Workshop to review the 2021 Comprehensive Plan Amendment Docket
- June 1, 2021: City Council Public Hearing Establishing the 2021 Comprehensive Plan Amendment Docket and forwarding the docket to the Planning Commission for processing

- September 1, 2021: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department
- September 24, 2021: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Community Development Department
- September 28, 2020: Notice of Public Hearing
 - Notice of the October 27 Planning Commission, 2021 Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration.
 - A notice of public hearing was published in the newspaper and posted at City Hall and the City's website.
- Pending Land Use Action signs were posted at the properties on October 6, 2021.

NEXT STEPS REQUIRED FOR PROCESSING

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to consider to recommend the docket as proposed or with changes to the City Council and thereby forward the docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW

The 2021 Comprehensive Plan Docket includes the following changes; *staff evaluation including findings and conclusions for the proposed amendments are provided later in this report:*

2021 Applications	
<u>APPLICANT: Sienna Hills Development, LLC</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR).	The applicant would like the comprehensive plan designation changed from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan - Medium Density Residential and (BMMDR). The site is currently undeveloped. Staff recommends an associated rezone to change the zoning for the site from Commercial Limited Business (C-LB) to Medium Density Residential (R-2).
<u>APPLICANT: City of Richland (Economic Development Dept) and Pahlisch Homes.</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 21 acres from Public Facility to High Density Residential.	The City of Richland Economic Development Dept. in cooperation with Pahlisch Homes is requesting to change the comprehensive plan designation on approximately 21 acres from Public Facility to High Density Residential. Staff recommends an associated rezone to change the zoning for the site from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3).

<u>APPLICANT: AHBL on behalf of NC Ventures, LLC</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation to be all Commercial. The parcel is approximately 6.9 acres in size and the northern portion of the property is designated Commercial, while the southern portion of the property is currently designated Agriculture.	The applicant would like the comprehensive plan designation changed to result in the entire property being designated Commercial (currently half of the site is designated Agriculture). Staff recommends an associated rezone to make the entire site zoned General Business (C-3). Currently, the majority of the property is zoned Agriculture.
<u>APPLICANT: Hayden Homes, LLC (Clearwater Creek)</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 10.43 acres from Commercial to Medium Density Residential.	The applicant is requesting to change the comprehensive plan designation on approximately 10.43 acres from Commercial to Medium Density Residential Small (R-2S). Staff recommends an associated rezone to change the zoning for the site from Neighborhood Retail Business (C-1) to Medium Density Residential (R-2S).
<u>APPLICANT: New Heights Baptist Church (Tim Bush)</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 0.44 acres from Low Density Residential to High Density Residential.	The applicant would like the comprehensive plan designation changed from Low Density Residential to High Density Residential. Staff recommends an associated rezone to change the zoning for the site from Low Density Residential – 12,000 (R-1-12) to Multiple-Family Residential (R-3).

ANALYSIS: SIENNA HILLS DEVELOPMENT, LLC – SIENNA HILLS (CPA2021-102).

DESCRIPTION OF PROPOSAL

Sienna Hills Development, LLC is the owner of the subject property and is requesting to change the comprehensive plan land use designation on the site from its current Badger Mountain Subarea Plan – Commercial (BMC) designation to Badger Mountain Subarea Plan - Medium Density Residential (BMMDR).

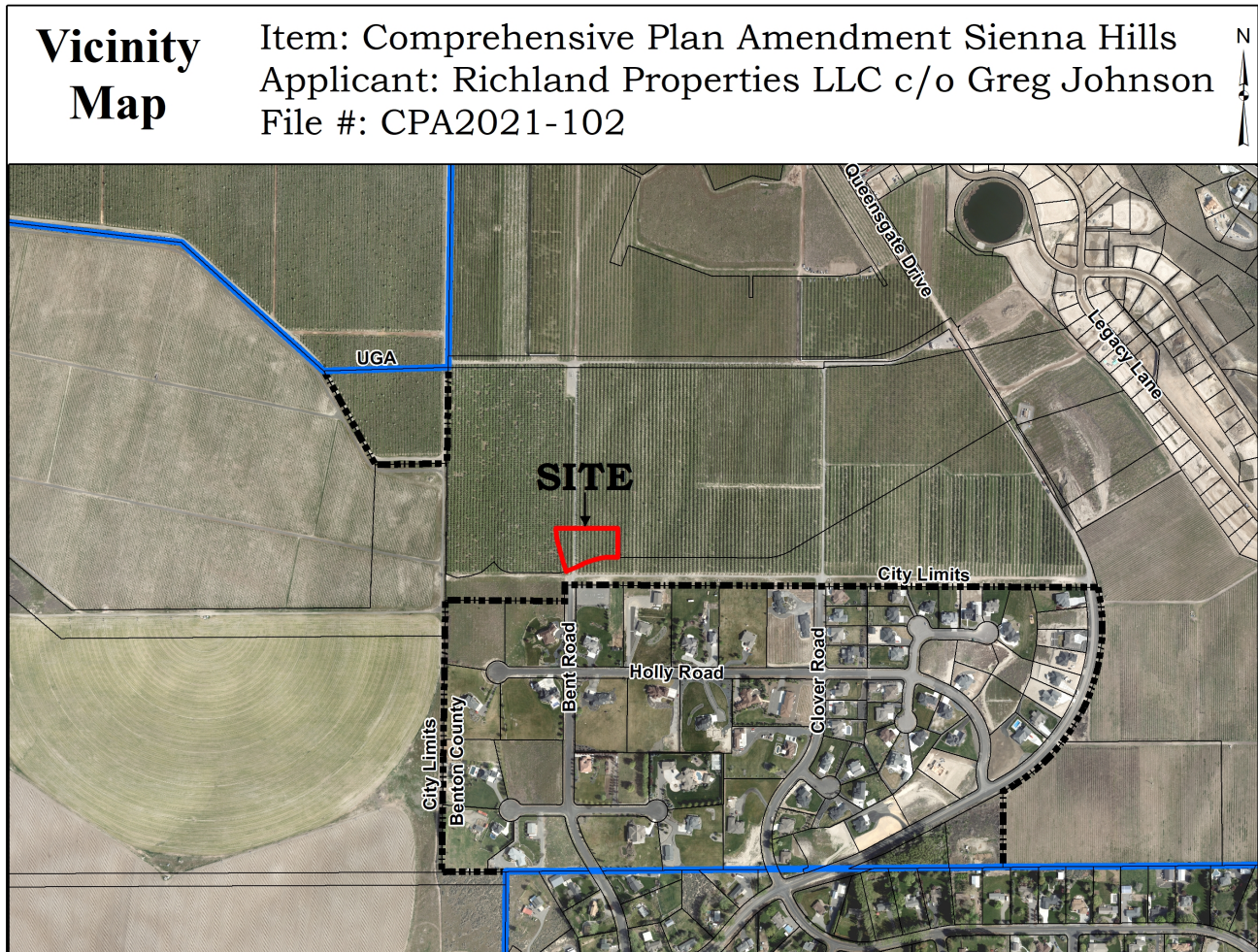


Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The subject site is approximately 1.82 acres and is included within the preliminary plat of Sienna Hills (approved in March 2020, File S2019-101), a 285-lot subdivision. The preliminary plat design assumed the approval of this application; therefore, no re-configuration of the approved preliminary plat is necessary. The assumption was included in the staff report as presented to the Hearing Examiner.

The developer desires to build 6 single-family homes in the 1.82 acre portion, which would be consistent with what is allowed in the other areas of the preliminary plat. The developer does not wish to develop the 1.82 acre area as commercial and desires to forgo their entitled development rights to provide commercial development opportunities at this location. This desire to change the land use designation may indicate that the current market conditions induce a higher demand for housing over providing retail, service, or other commercial offerings at the site. The proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic that currently permitted development would allow.

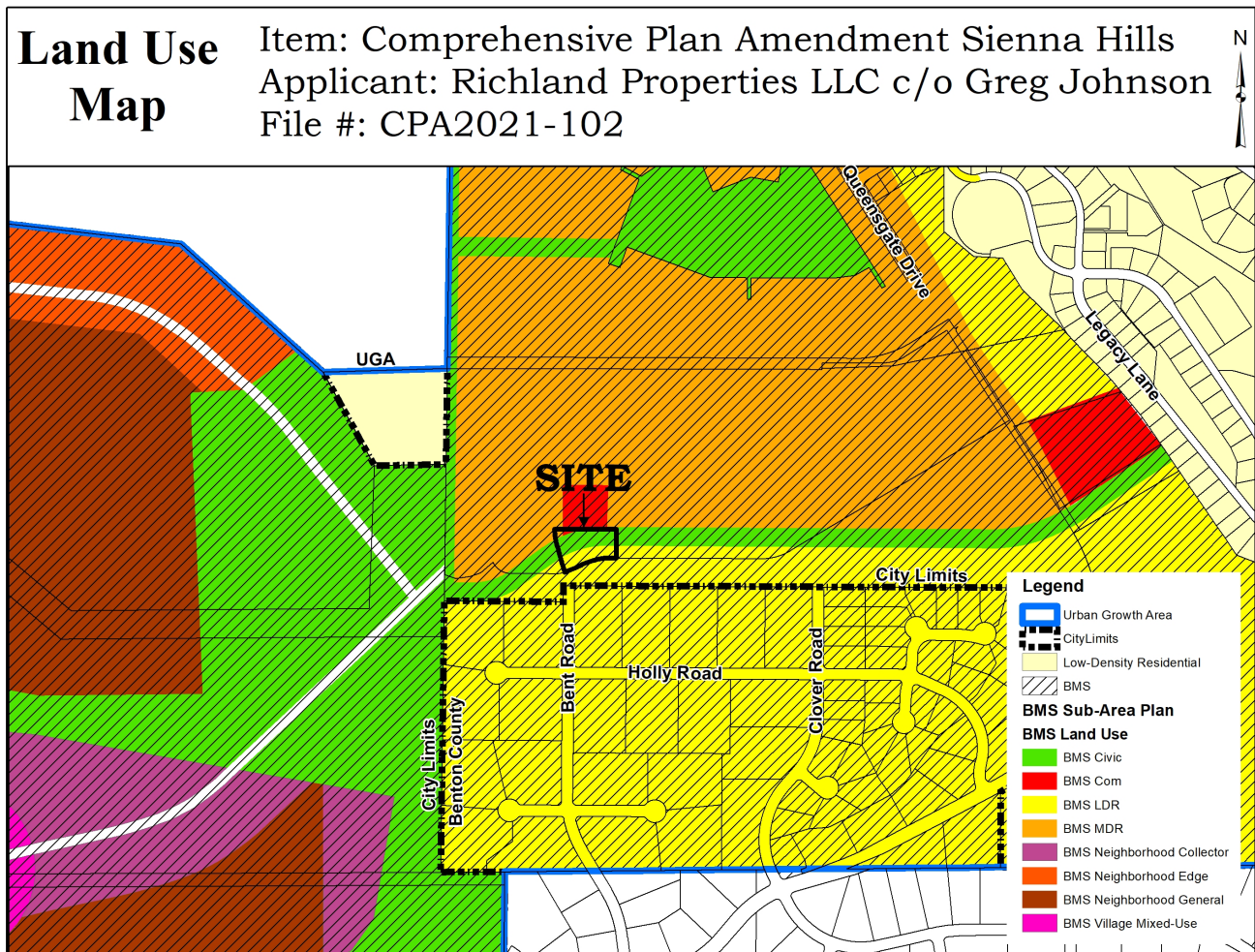


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Badger Mountain Subarea Plan – Commercial (BMC) under the City’s current comprehensive plan. The proposal is consistent with the adjacent area. The requested designation and zoning are located on three of the four boundaries of the project area. The adjacent properties are designated as follows:

- North: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)
- East: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)
- South: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as low density residential and zoned single-family residential – 10,000 (R-1-10)
- West: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)

The Badger Mountain Subarea Plan's vision includes commercial activity to support local convenience needs. This may be met with the other commercial areas in Badger Mountain South. According to the Badger Mountain Subarea Plan, 11% of the total Land Use in the Subarea Plan (225 acres) is intended for commercial/office/retail/destination retail. This amount is a high percentage of commercial and the loss of approximately 1.82 acres will not greatly impact the overall amount of commercial, especially when there are other existing commercial areas located approximately 0.5 miles to the east and to the north.

The existing commercial land use designation was established where it is now located because that is where the main east/west roadway for the Sienna Hills development (Cortona Way) was to intersect with the future Gage Road alignment (north/south). However, when the property was preliminarily platted, the location of the future Gage Road was shifted west along the western boundary of the subject property, thus resulting in the commercial designation being located within an area of the proposed subdivision that would not have the traffic volume that was originally anticipated.

The Badger Mountain Subarea Plan identifies the following goals and policies that pertain to this amendment request:

BMLU Policy 1.1 – Phase development within the Badger Mountain Subarea over a 20-year planning period so that it can capitalize on existing and planned infrastructure improvements and develop those uses with the best revenue generation potential first in order to support the required initial infrastructure investments.

BMHE Policy 3.1 – Support the development of residential neighborhoods that provide a variety of housing types, styles and densities to serve a broad spectrum of incomes, ages, and life stages.

BMUD Policy 1.3 – Support the development of the Badger Mountain South area by encouraging a development pattern that resembles traditional neighborhood design.

ZONING

The site of the proposed comprehensive plan and zoning amendments is currently zoned C-LB (Commercial Limited Business). All of the property located to the east, west and north of the amendment site is designated as Badger Mountain Subarea Plan Medium Density Residential (BMMDR) and is zoned R-2 (Medium Density Residential). The property located south of the amendment site is designated as Badger Mountain Subarea Plan Low Density Residential (BMLDR) and is zoned R-1-10 (Low Density Residential, 10,000 s.f.). Should the Planning Commission determine that a change of land use designation is appropriate for the site, then staff recommends that the zoning classification be changed to R-2 as the R-2 zoning classification matches those areas located to the east, west and north of the amendment site and north of Cortona Way.

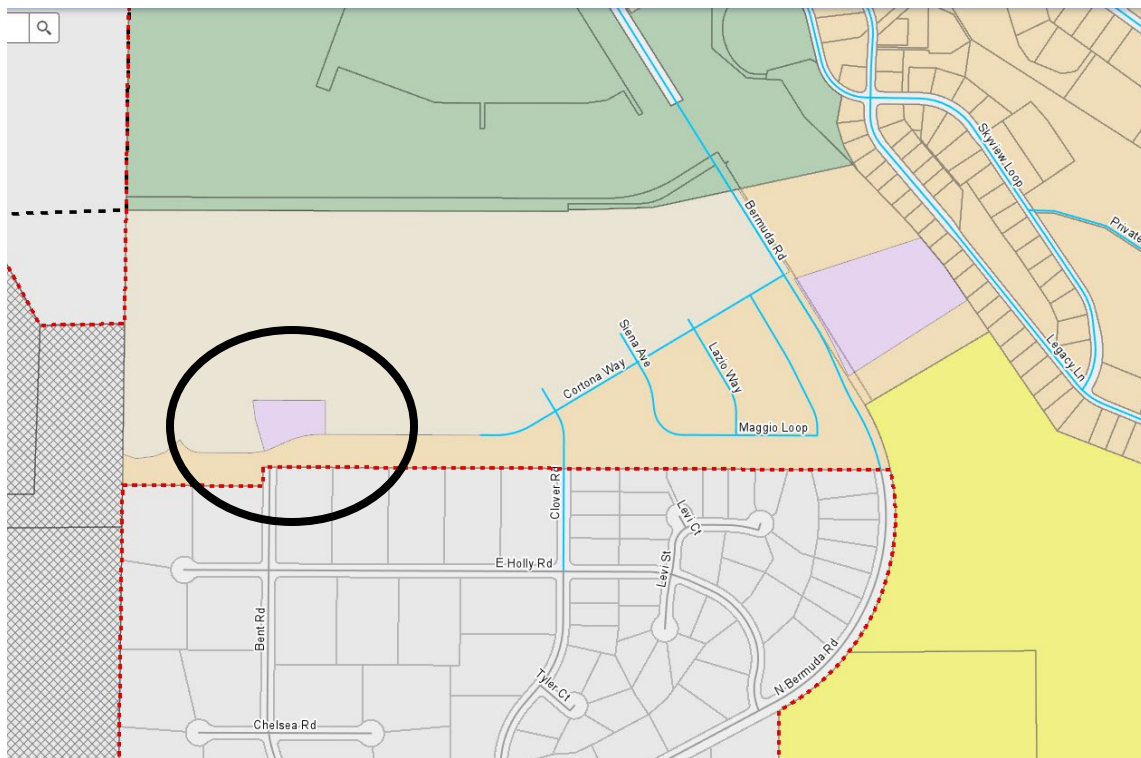


Figure 3 – Existing Zoning

UTILITY AVAILABILITY

Utilities do not currently exist at the site of the proposed amendment. However, as the Sienna Hills subdivision gets constructed then all required and necessary infrastructure, including utilities, will be provided. Currently, the first phase of Sienna Hills, which is approximately 800 feet east of the proposed amendment site, has been completed.

TRANSPORTATION

The proposed amendment site is located along the alignment of Cortona Way, which is the main east/west roadway that extends across the plat of Sienna Hills. Once completed, Cortona Way will extend from Bermuda Road (east) to Gage Blvd. (west). Until the development is fully constructed the city is unsure of how Benton-Franklin Transit's bus routing will be provided to this area.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 2, 2021. The end of the comment period was September 17, 2021. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The applicants have preliminarily platted the amendment site as part of a larger subdivision commonly referred to as Sienna Hills. The preliminary platting of the site has resulted in the relocation of the future Gage Blvd and east/west roadway (Cortona Way) intersection. As a result, the small commercial node that was provided for at that intersection by the Badger Mountain Subarea Plan no longer exists. This has resulted in the applicants desiring to develop the previous commercial node location into residential properties.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Circumstances regarding the location of the planned east/west and north/south intersection for major roadway corridors has changed since the adoption of the Badger Mountain Subarea Plan. When the property was platted for development the location of the major roadway intersection was moved further to the north and to the west and became a 3-way intersection, rather than a 4-way intersection. As a result, the amount of traffic that was originally planned for this location has been changed and the site has been platted in anticipation of future residential development since the need for commercial development at this location no longer exists.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

As indicated above, the current Badger Mountain Subarea plan assumes that the subject property will be a commercial node due to its location at the major east/west and north/south roadway intersection for that area. However, as was also indicated previously, the location of said intersection was relocated further north and west as a result of the Sienna Hills preliminary plat. As a result, the amount of traffic anticipated at this location will be considerably less than what was originally contemplated.

SUMMARY

Approval of the proposed comprehensive plan amendment would provide the applicants an opportunity to develop the site in a way that would provide additional housing and be consistent with the intent of the Sienna Hills preliminary plat. The loss of approximately 1.82 acres of commercially designated land is minimal when over 223 acres of commercially designated land will still exist within the Badger Mountain Subarea.

ANALYSIS OF CITY OF RICHLAND ECONOMIC DEVELOPMENT/PAHLISCH HOMES APPLICATION (CPA2021-103).

DESCRIPTION OF PROPOSAL

The City of Richland, in cooperation with Pahlisch Homes, is proposing to change the land use designation on approximately 21 acres of land located in the Horn Rapids area from Public Facilities (PF) to High Density Residential (HDR) and to subsequently change the underlying zoning from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3).

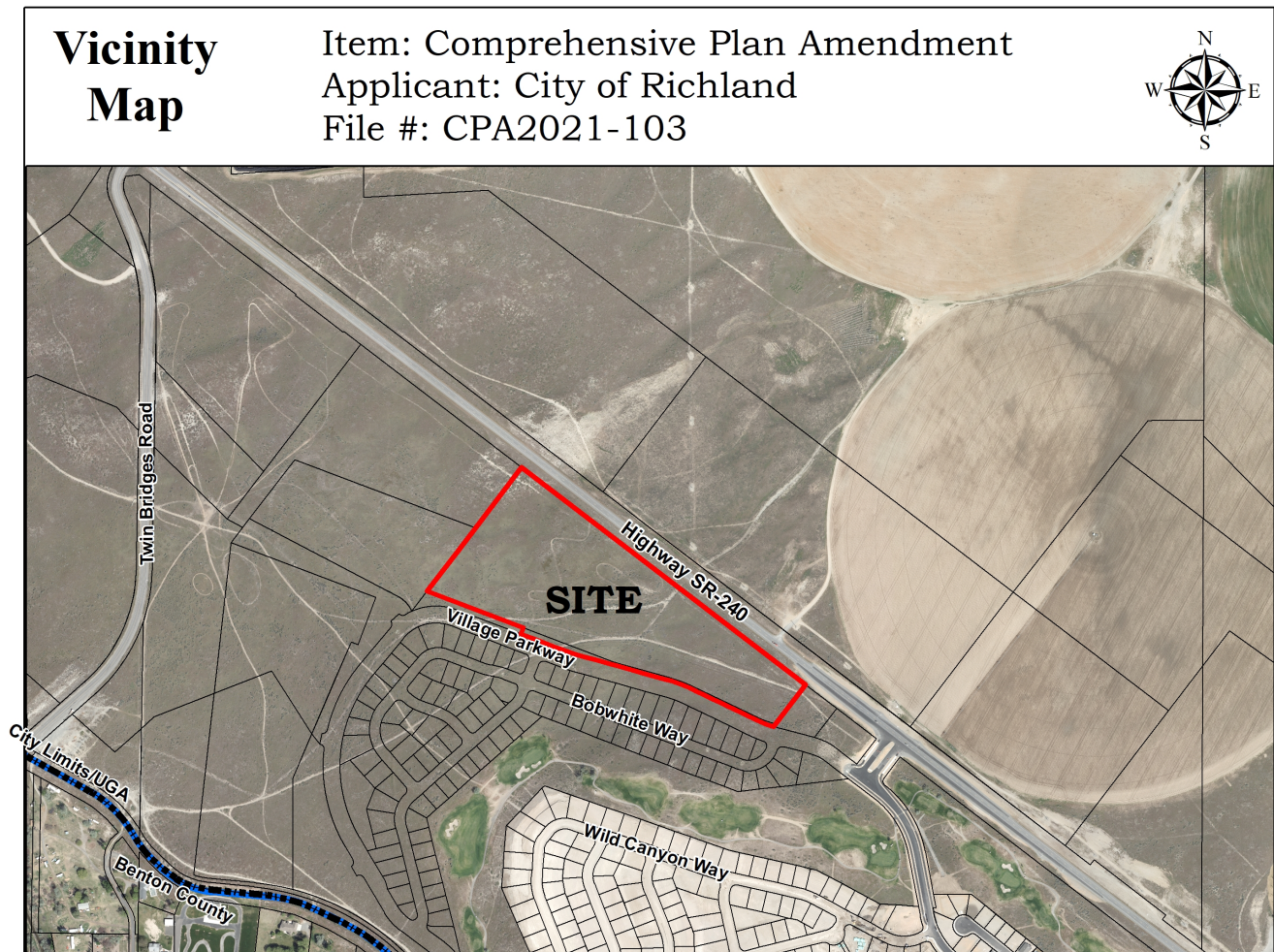


Figure 1 – Vicinity Map (site highlighted in red)

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 21 acres in size and is located between State Route 240 and Village Parkway within the Horn Rapids residential development. The subject site is relatively flat and the property currently designated as Public Facility (PF) was planned as a future elementary school site by the Richland School District. However, the district is no longer planning to purchase the site and thus the land use designation is outdated and does not reflect the current and projected needs of the community. The City has determined that a portion of the site would be appropriate for a Fire Station and the new land use designation and zoning districts would allow for said use, while the remaining property would be available for sale and the construction of additional residences.

The proposed amendment is consistent with the adjacent area. The project site is adjacent to the requested land use

designation to the west, and adjacent to the requested zoning to the west, south, and east. The plan is a continuation of the existing residential development pattern in the area.

Surrounding Area:

- North: State Route 240. Across SR 240 is land designated for commercial use and zoned General Business (C-3) and Medium Industrial (I-M). The large parcel is currently owned by the City and is a mix of active farmland, City use, and vacant land.
- East: Vacant lot currently owned by Pahlisch Homes. Tract D of Quail Ridge Ph. 1&2. The land is designated as Developed Open Space (DOS) and is zoned Multiple Family Residential (R-3).
- South: new single-family residential development – Quail Ridge Ph 1&2, platted in 2020. The land is designated as Medium Density Residential and is zoned R-3.
- West: Undeveloped parcels currently owned by the City and Pahlisch Homes. The land is designated as High Density Residential and zoned R-3.

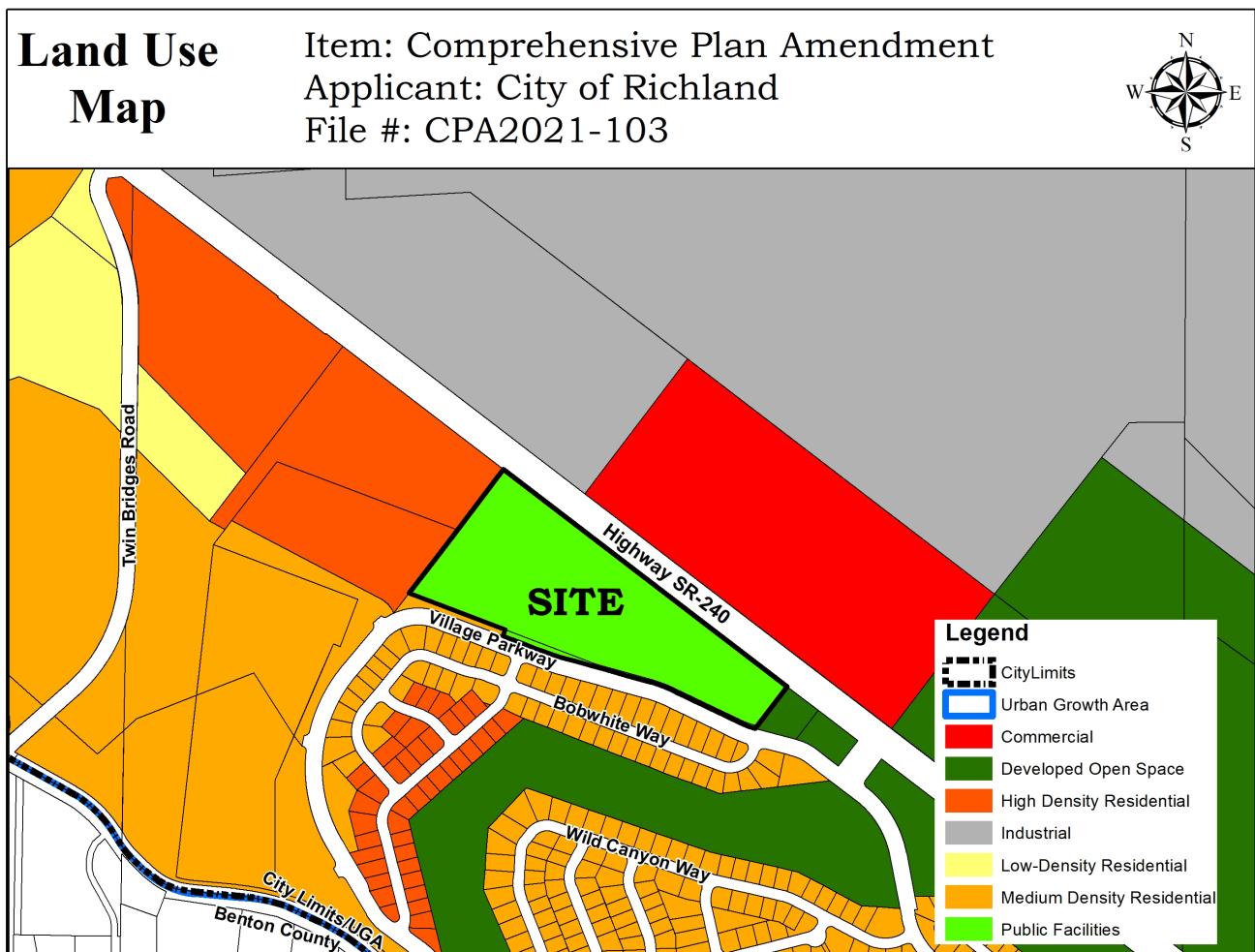


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Public Facility (PF) under the City's current comprehensive plan. The site was previously planned to be an elementary school site by the Richland School District. However, the school district has decided not to purchase the property and develop a school in this location. As a result, the land would be better used for residential development. It should be noted that the City of Richland Fire Department is proposing to construct a fire station upon a portion of this site; however, the Public Facility (PF) land use designation and subsequent Parks & Public Facilities (PPF) zoning district is not necessary for the station as municipal service facilities, such as fire stations are also allowed within the Multiple Family (R-3) zoning district.

The plan defines Public Facility lands as follows:

This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries, hospitals; cemeteries and some developed parks.

The High Density Residential land use category is described as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 6 – *Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.*

ZONING

Property to the north across State Route (SR) 240 is zoned General Business (C-3) and Medium Industrial (I-M). Land to the east is vacant and currently owned by Pahlisch Homes. The land is zoned Multiple Family Residential (R-3). To the south exists new single-family residential development (Quail Ridge Phases 1 & 2, platted in 2020) that is zoned Multiple Family Residential (R-3). Finally, both the City and Pahlisch Homes own land located to the west of the site that is designated as High Density Residential and Zoned Multiple Family Residential (R-3).

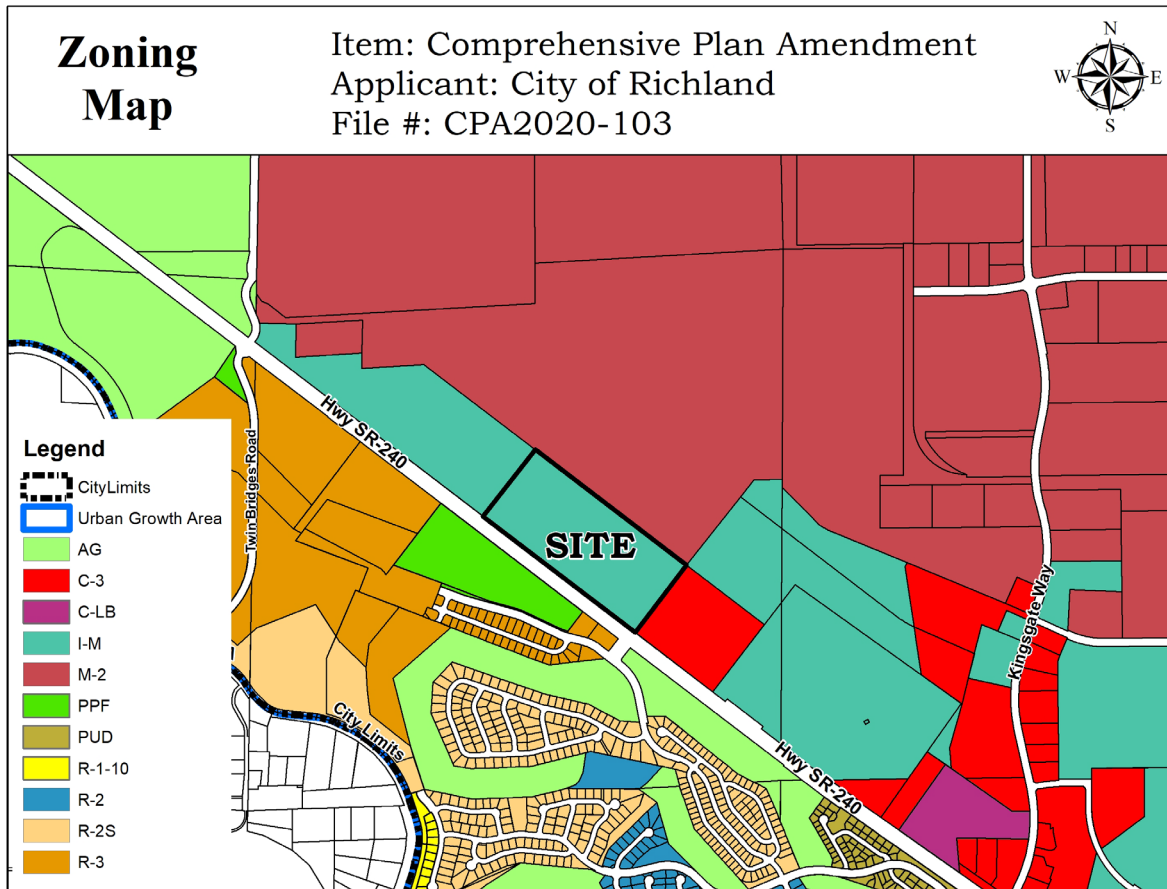


Figure 3 – Existing Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

TRANSPORTATION

Access to the site is via Village Parkway which is a new street that was constructed as part of Quail Ridge Phases 1 & 2 in 2020. While the site also contains frontage on SR 240 (north), the Washington State Department of Transportation (WSDOT) has placed limitations on the number and locations of access points onto SR 240.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to Multiple Family Residential (R-3) appears to be consistent with the development patterns occurring within the Horn Rapids area. The City plans to sell the majority of the 21-acre site to Pahlisch Homes in order for them to continue to development residential housing within the Horn Rapids community. The City will retain a small portion of the land for the construction of a new fire

station that will help reduce response times to the Horn Rapids area. While the current zoning allows for the construction of a fire station (PPF) so too does the proposed zoning designation of Multiple Family Residential (R-3). Rather than have one small parcel of land devoted primarily to a public service facility by its zoning, the City would rather have the entire site rezoned to R-3 so that the dimensions of the fire station parcel can be determined at a later date. The proposed change is consistent with the Economic Development Department's plans for the area and are consistent with the overall Horn Rapids Master Plan.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The Horn Rapids Residential area continues to be one of the most rapidly expanding housing developments within the City. The City of Richland issued a record 386 single-family residential building permits in 2020 and are on pace to exceed that number in 2021 with a large portion of those homes permitted for the Horn Rapids residential area.

It should also be noted that the Richland School District no longer has plans to purchase land within the Horn Rapids area for the development of an elementary school site. This was the primary reason behind the 21-acre site being classified as Public Facility (PF) by the City's comprehensive plan. Since the school district no longer intends on purchasing this site, it doesn't make sense to keep it designated for public facilities, such as schools, when there is a strong need for residential housing.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based took into consideration the establishment of an elementary school at this site. However, as has been previously indicated, the RDS no longer desires to purchase this property from the City and therefore, it is no longer needed to be designated as Public Facility (PF) nor zoned Parks & Public Facilities (PPF).

SUMMARY

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the rapidly expanding Horn Rapids residential community.

ANALYSIS OF NC VENTURES, LLC APPLICATION (CPA2021-104).

DESCRIPTION OF PROPOSAL

AHBL, on behalf of NC Ventures, LLC, is proposing to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designated Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).

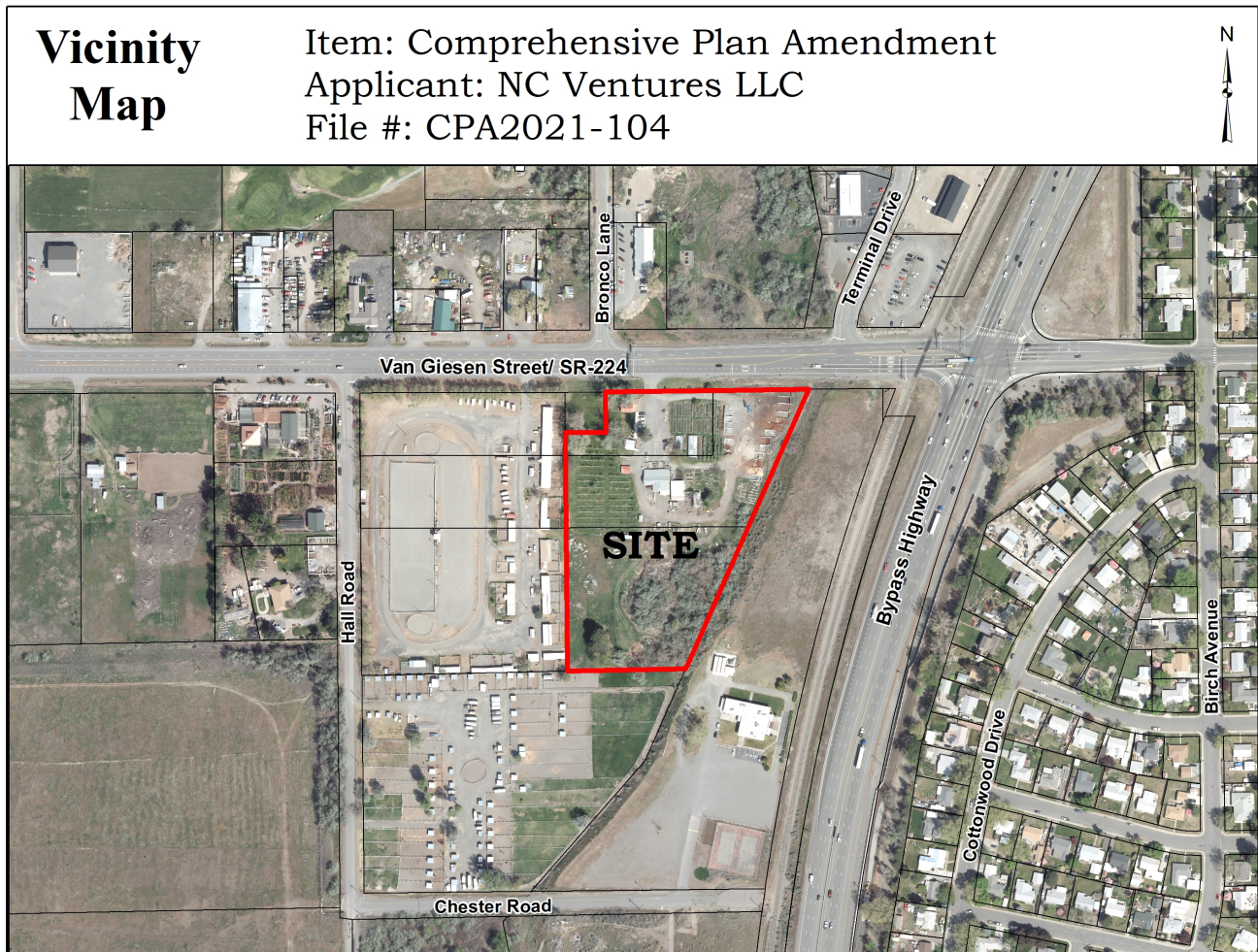


Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 6.9 acres in size and is located south of Van Giesen Street and several hundred feet west of the Bypass Highway (SR 240). The subject site is relatively flat and the property currently contains the C&M Landscaping Nursery.

Surrounding Area:

- North: Van Giesen Street. Across Van Giesen Street is land designated for agriculture and commercial use and zoned General Business (C-3) and Agriculture (AG).

- East: Vacant lot currently owned by Knights of Columbia. The land is designated as Commercial (C) and is zoned Agriculture (AG).
- South: The land to the south is currently developed as a horse riding and stabling facility and is designated as Agriculture by the comprehensive plan and is zoned Agriculture (AG).
- West: Land to the west of the site is commonly referred to as the Richland Rider's Club. The land has a split land use designation of Commercial (northern half) and Agriculture (southern half). The zoning of the site is both Agriculture and General Business (C-3), although the zoning boundary does not match the comprehensive plan land use boundary.

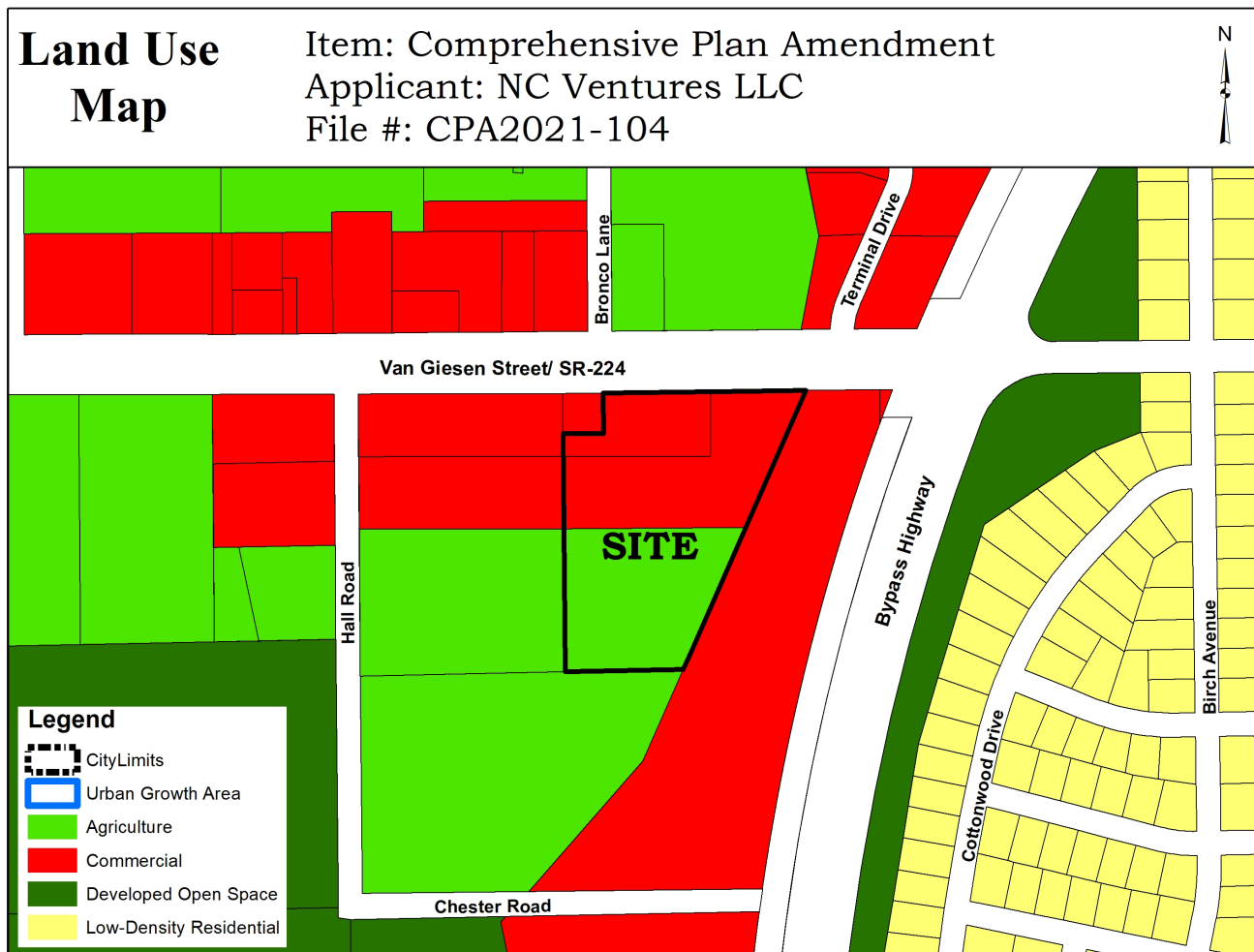


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as both Commercial (C) and Agriculture (AG) by the City's current comprehensive plan. It is fairly obvious that the intent of the split land use designation was to reserve the northern portion of the site, which abuts Van Giesen Street, and contains the existing commercial nursery to be utilized for commercial purposes; However, the southern half of the site was to be utilized for agricultural purposes, such as those occurring to the south and west of the site. For some reason, the location of the implementing zoning district(s) does not match the

comprehensive plan and, as a result, only a small portion of the site located in the upper northwest corner has been zoned for commercial use. The current owner of the site would like to expand the commercial potential for the site given its location adjacent to Van Giesen Street. The current land use boundaries do not afford the applicant of the ability to rezone the entire site to General Business (C-3) without first having a comprehensive plan land use map amendment making the site all of the commercial designation.

The plan defines Agriculture (AG) lands as follows:

This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.

The Commercial (COM) land use category is described as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

Policy 4 – Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.

ED Goal 3: Support businesses of all sizes.

ZONING

As indicated above, the site is currently zoned General Business (C-3) and Agriculture (AG); however, the boundaries of the C-3 zone do not match the boundaries of the commercial land use designation. As a result, the majority of the site is currently zoned Agriculture (AG). The proponents would like to remove the agricultural designations/districts from the site and have the entire site designate commercial and zoned General Business (C-3). Doing so would allow the existing nursery to continue to stay in operation; however, it would also give the owners flexibility should they desire to change business direction in the future.

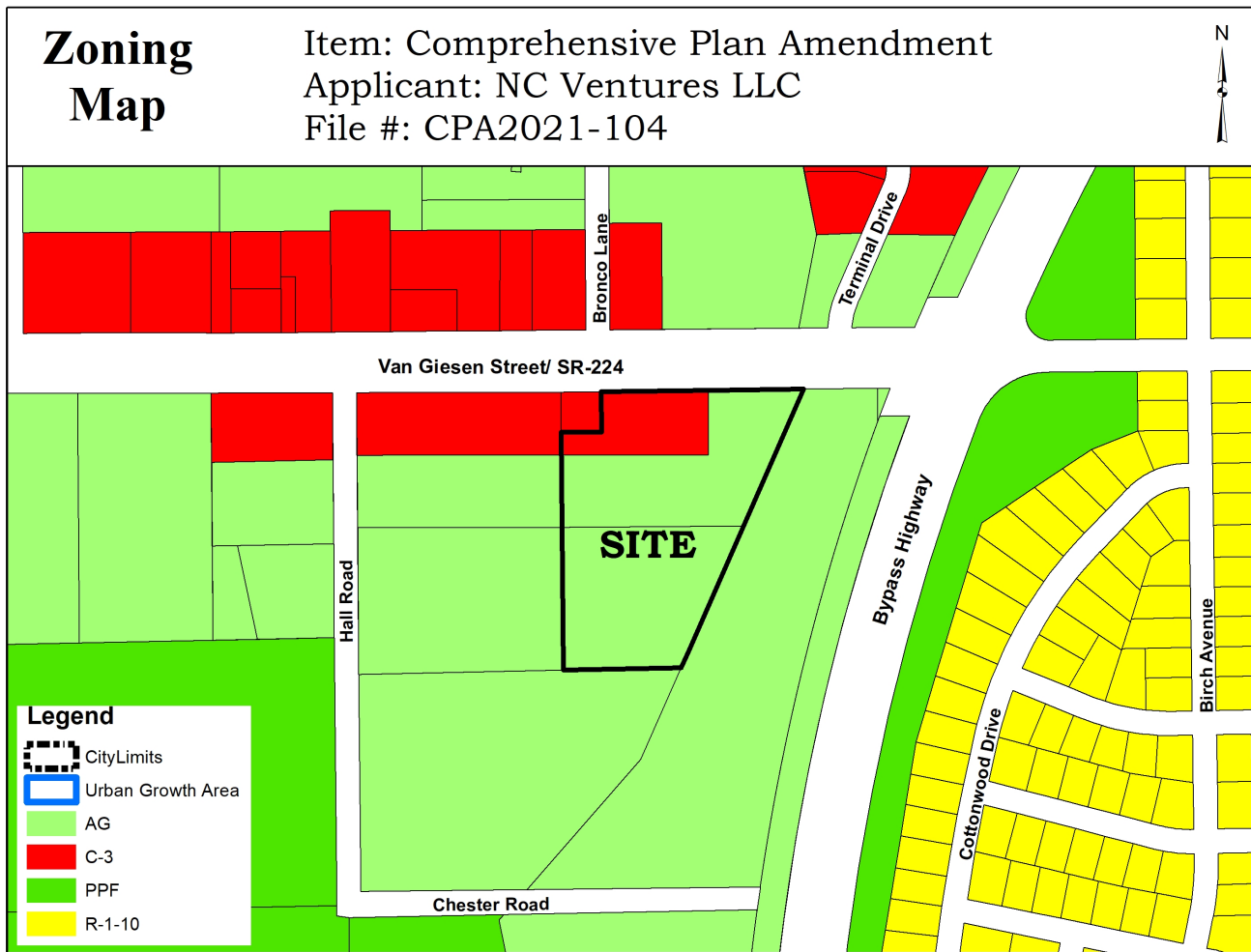


Figure 3 – Existing Zoning

UTILITY AVAILABILITY

The site currently has access to public water and electrical from the City of Richland. Public sewer is located several hundred feet northeast of the site within Terminal Drive on the north side of Van Giesen Street. The proponents have discussed the steps necessary to bring public sewer to the site with the City's Public Works Department and appear willing to extend public sewer to the site should the comprehensive plan and subsequent rezone amendments be approved.

TRANSPORTATION

Access to the site is via Van Giesen Street, which connects Richland to West Richland and other designations further west. Van Giesen Street is technically a state highway, but access control is dictated by the City's Public Works Department. The site has an existing driveway approach onto Van Giesen Street and the proponents have explored the idea of moving the driveway access further west to match the alignment of Bronco Lane, which extends north of Van Giesen Street.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and

determination of non-significance is attached.

ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to General Business (C-3) appears to be consistent with the development patterns occurring along this portion of Van Giesen Street. Based upon the current land use designation boundaries it is evident that the City has intended that the frontage of this and other adjacent properties be developed as commercial. The applicants current desire is to expand the commercial potential from solely the northern half of the property to the entire boundaries of the property. From a land use/zoning standpoint, it is advantageous to have properties designated and zoned consistently and to not be split by two or more land use designations and/or zoning districts.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The ownership of the property has recently changed hands and while the new owners have continued to improve and operate the commercial nursery, they also have plans to potentially increase the size of the operation and/or change their business model to one which would be more financially consistent. Having several hundred feet of frontage along Van Giesen Street provides the property with excellent commercial opportunities and limiting most of the site to agriculture use does not fit in with the owner's overall plans for the site.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

As indicated above, the ownership of the site has recently changed. The previous owners of the property owned the property for several decades and the site has always been developed as a commercial plant nursery. The new owners would like the flexibility to expand the commercial potential of the site and although they are currently continuing the use of the site as a nursery, their long-term vision includes other potential commercial endeavours, which may prove to be more lucrative for them and for the city.

SUMMARY

Approval of the proposed comprehensive plan amendment would provide additional commercial area along a major transportation corridor and would likely provide additional tax revenue for the city.

ANALYSIS OF CITY OF HAYDEN HOMES APPLICATION – CLEARWATER CREEK (CPA2021-105).

DESCRIPTION OF PROPOSAL

Hayden Homes, is proposing to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They are also requesting an associated rezone in which the property would be rezoned from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) in order to continue to develop single-family residential homes in a similar manner as those they have already constructed to the west of the proposed amendment site.

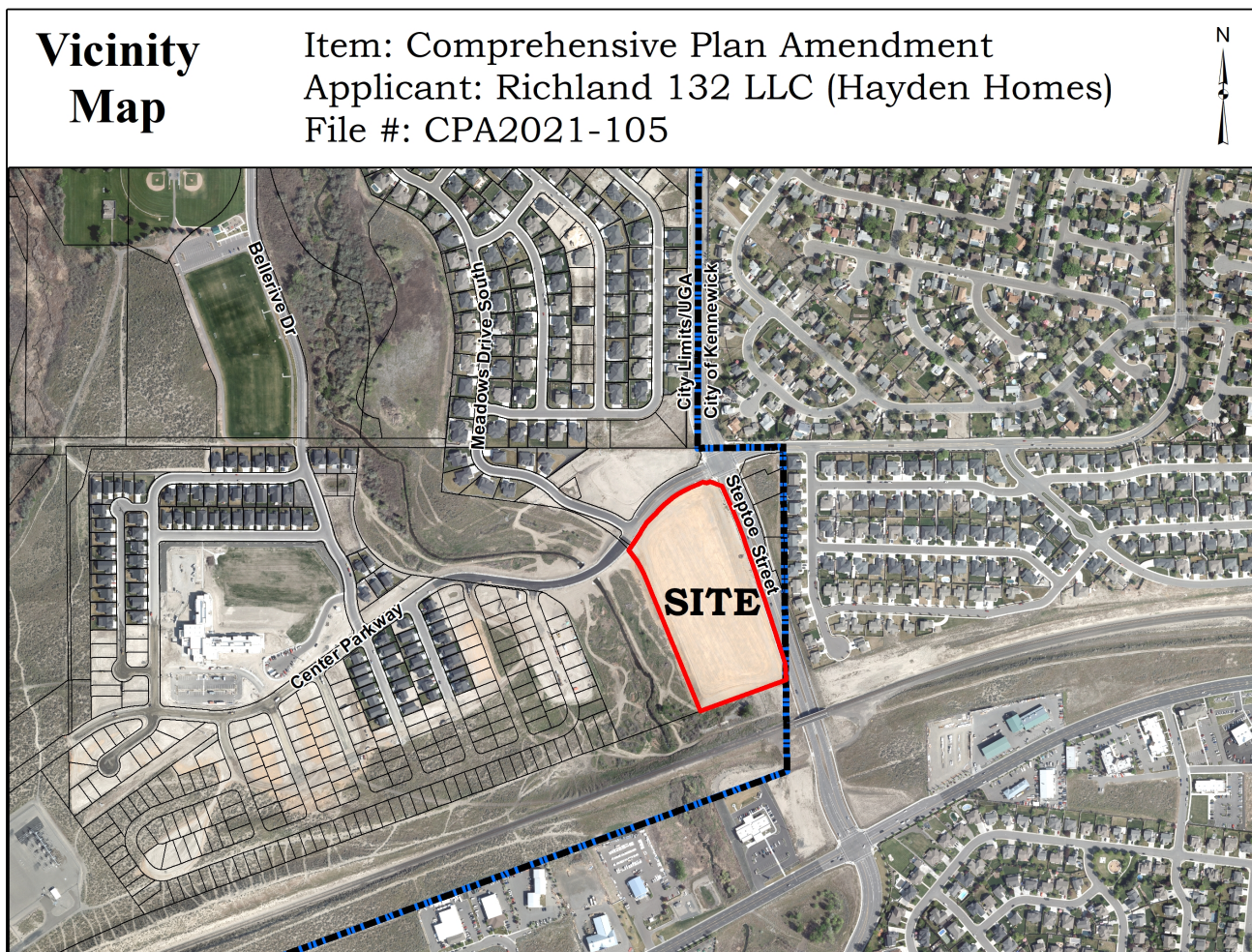


Figure 1 – Vicinity Map (*site highlighted in red*)

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 10.43 acres in size and is located at the southwest corner of the intersection of Steptoe Street and Center Parkway within the southwest corner of the city. The subject site is relatively flat and the property is known as Lot 9 of Clearwater Creek Phase 3.

Surrounding Area:

- North: A 3.12-acre vacant lot in the Clearwater Creek Ph. 3 plat, designated as Commercial and zoned C-1, the same designation and zone as the subject parcel.

- East: A coffee drive-through and vacant lots in the City of Richland, and single-family homes in the City of Kennewick. The Richland parcels are designated Commercial (COM) and zoned Neighborhood Retail Business (C-1). The Kennewick parcels are zoned as Residential Low Density (RL). Kennewick's RL district has a minimum lot size of 7, 500 s.f.
- South: BNSF Railway
- West: The 200' Amon Wasteway zoned and designated as Natural Open Space (NOS); beyond that is residential development designated as Low Density Residential (LDR) and zoned Medium Density Residential Small Lot (R-2S)

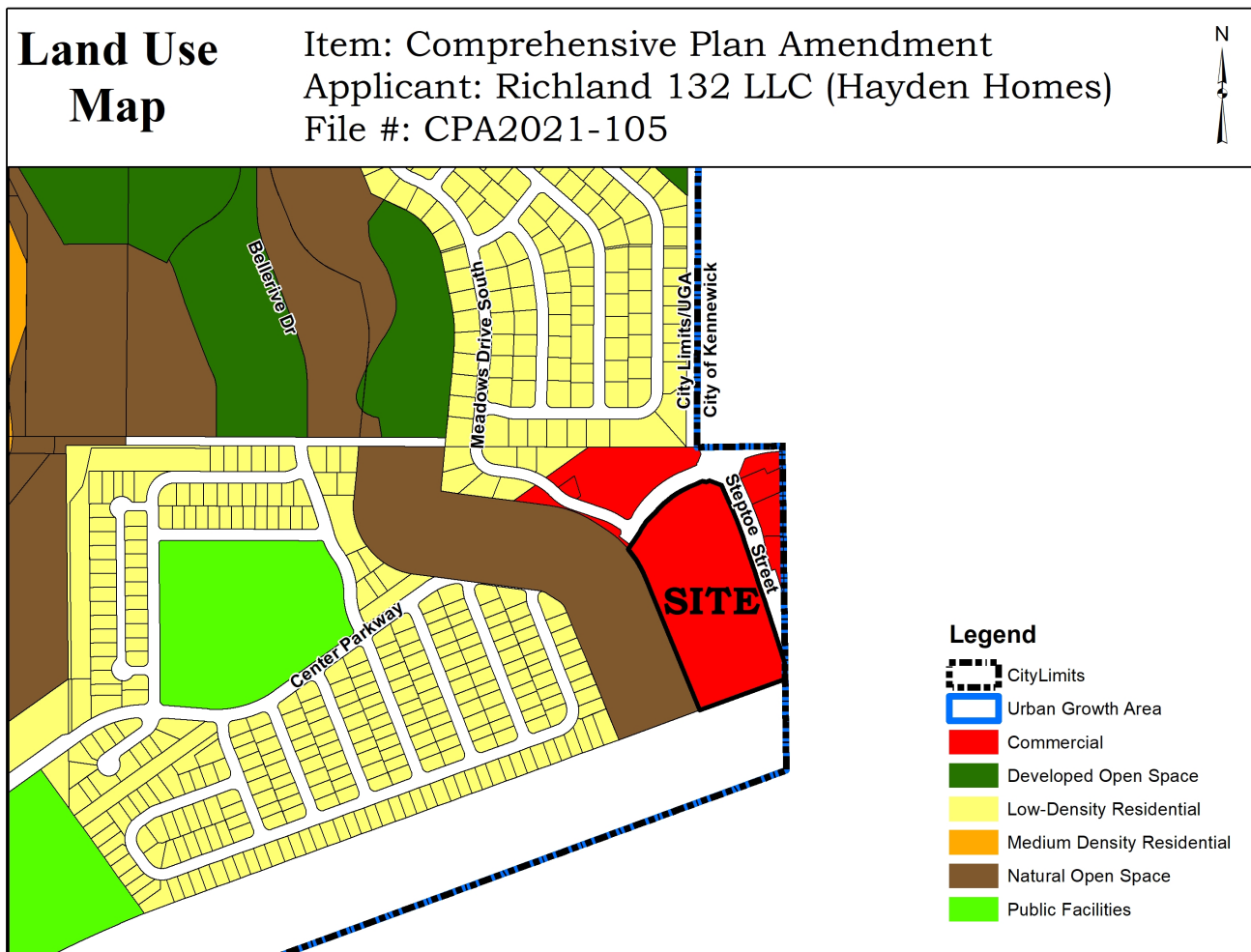


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is currently designated as Commercial (COM) under the City's current comprehensive plan. The site was originally planned to be residential at the time of Clearwater Creek Development and designated as Medium Density Residential (MDR at the time. In 2013 the applicant then requested a land use redesignation to Commercial (COM) which was granted by the City. This application is to change the designation back to Medium Density Residential (MDR) as the applicant reports that there has been no commercial interest in the property since it began to be marketed as commercial in 2016. The developer desires to forgo their entitled development rights to provide

commercial development opportunities in favor of providing housing at the site; this may indicate that the current market conditions induce a higher demand for housing construction over providing retail, service, or other commercial offerings at the site. Since the start of the Covid Pandemic in 2020, the City of Richland has seen a decline in new commercial construction starts as it appears that adequate supply is available for new commercial businesses to be developed within existing buildings (i.e., tenant improvements). While it is difficult to ascertain how long this trend may continue, it is anticipated that the strong housing market will continue within the region for the foreseeable future.

It should be noted that the City of Kennewick has designated land nearby as General Commercial, which may provide the commercial needs of Richland's Clearwater creek residential neighborhood. Alternatively, the northwest corner of Steptoe Street and Center Parkway has recently been rezoned to Neighborhood Commercial Business (C-1) and would also likely meet the future commercial needs for the area as it continues to develop.

The plan defines Commercial (COM) lands as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Medium Density Residential land use category is described as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 6 – Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

ZONING

Property to the north across Center Parkway is zoned Neighborhood Commercial Business (C-1) as is property located to the east across Steptoe Street. Currently, three out of four corners of the intersection are designated as Commercial (COM) and zoned C-1. If approved, the designation change and the associated rezone would leave two diagonal commercial lots at the Steptoe Street/Center Parkway intersection.

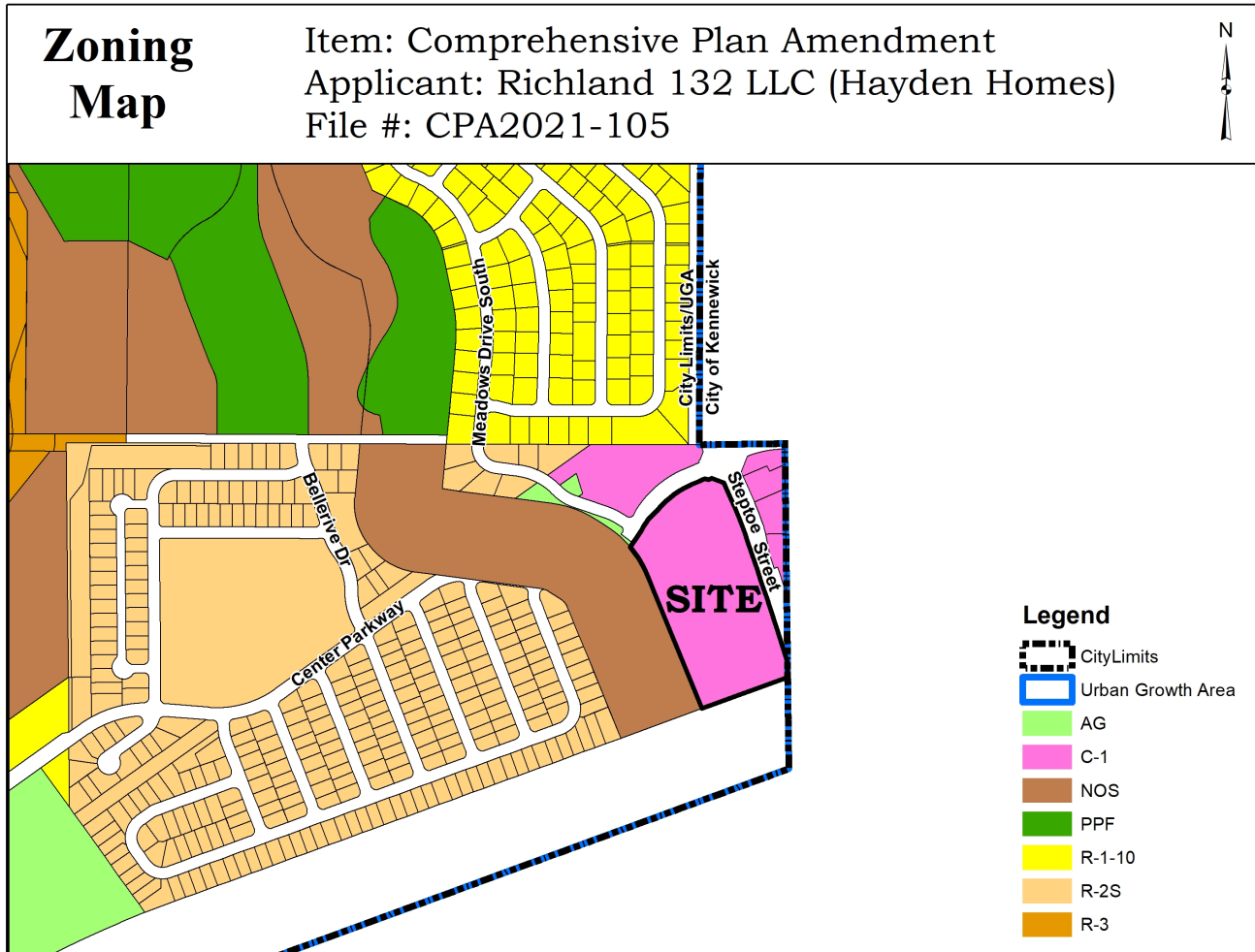


Figure 3 – Existing Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

TRANSPORTATION

Access to the site is via Center Parkway which is a new street that was constructed as part of Clearwater Creek development. While the site also contains frontage on Steptoe Street, the City of Richland's Public Works Department will require that access to/from the site be off of Center Parkway. It should be noted that the proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic at that intersection.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to Medium Density Residential Small (R-2S) appears to be consistent with the development patterns occurring in the area. While typically it is desired to place commercial development at the intersections of major roadways, or along major roadways, this site, for whatever reason, has failed to develop into any form of commercial development (Steptoe St. is designated as a principal arterial and Center Parkway is designated as a major collector). Given the amount of available commercially zoned land in the area (both Richland and Kennewick), it appears that adequate land is available to meet the commercial needs of the area should this site be redesignated and rezoned residential. It should be noted that the Amon Wasteway is located to the west of the site, but that adequate environmental protections are in place to prevent degradation of this resource.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The subject site was the subject of a comprehensive plan map amendment in approximately 2013 when it was redesignated from Medium Density Residential (MDR) to Commercial (COM). Since the property began being marketed for commercial development in 2016 the site has failed to produce any commercial development proposals that have come to fruition. While it is typically considered desirable to place commercial development at busy intersections the applicants desire to change the comprehensive plan designation from commercial to residential likely indicates that there is adequate commercial land elsewhere in the area. This could be a result of zoning and development activities within the City of Kennewick or elsewhere in Richland that are within close enough proximity to persuade developers to develop elsewhere, rather than on bare/undeveloped ground.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based were likely based on the fact that commercial developments typically occur at busy intersections, such as at the intersection of Steptoe Street and Center Parkway. However, for whatever reason, the three (3) commercial properties in this area have only resulted in the construction of a Roaster's Coffee Drive-thru (SE corner of the intersection). Other plans for the area have included the construction of a car wash facility and a small strip mall; however, as of the date of this report none of those commercial developments have occurred.

SUMMARY

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the city.

ANALYSIS OF NEW HEIGHTS BAPTIST CHURCH/TIM BUSH APPLICATION (CPA2021-106).

DESCRIPTION OF PROPOSAL

Tim Bush, in cooperation with New Heights Baptist Church, is proposing to change the land use designation on approximately .44 acres of land located at 390 Thayer Drive from Low Density Residential (LDR) to High Density Residential (HDR) and to subsequently change the underlying zoning from Low Density Residential 12,000 SF (R-1-12) to Multiple Family Residential (R-3).

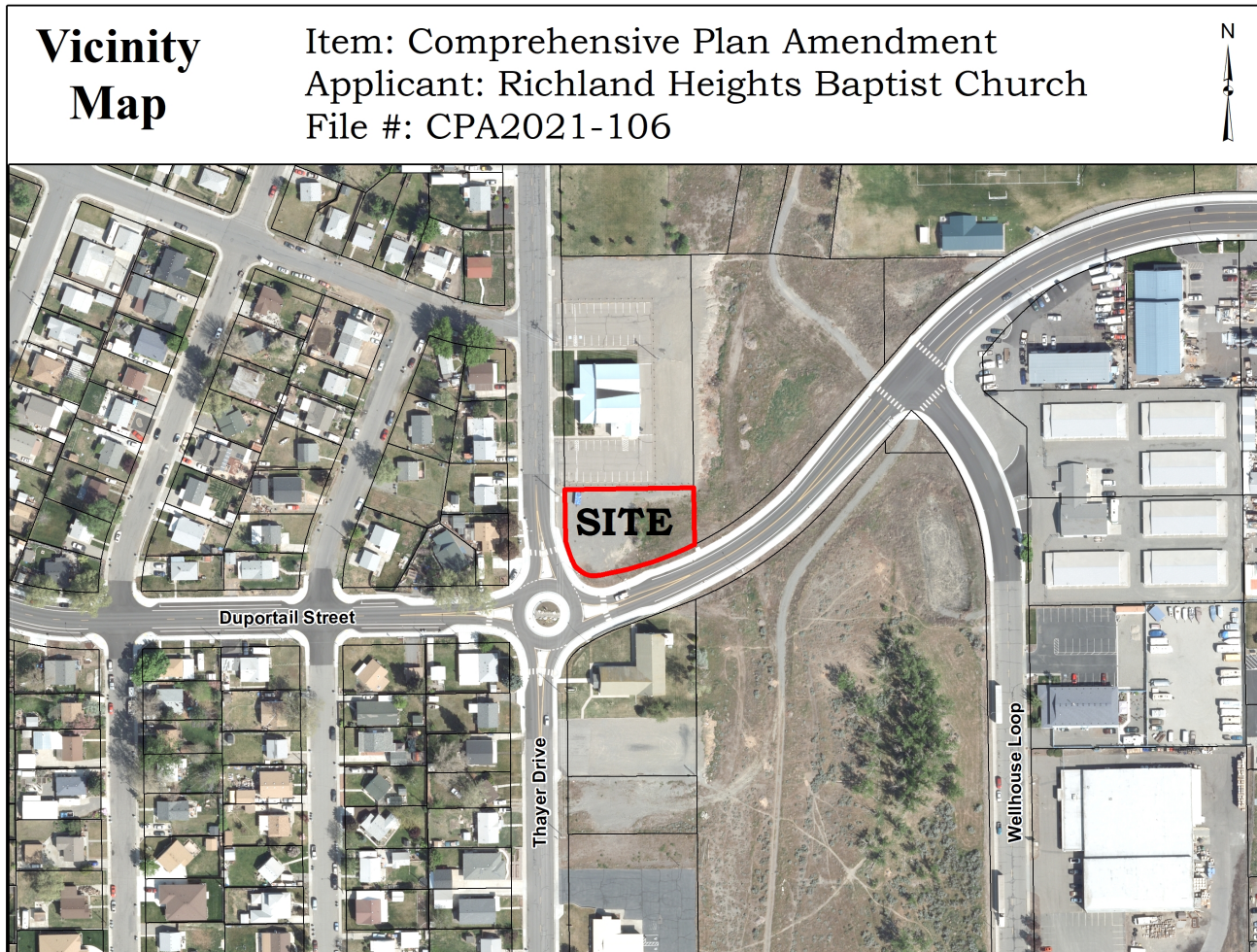


Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

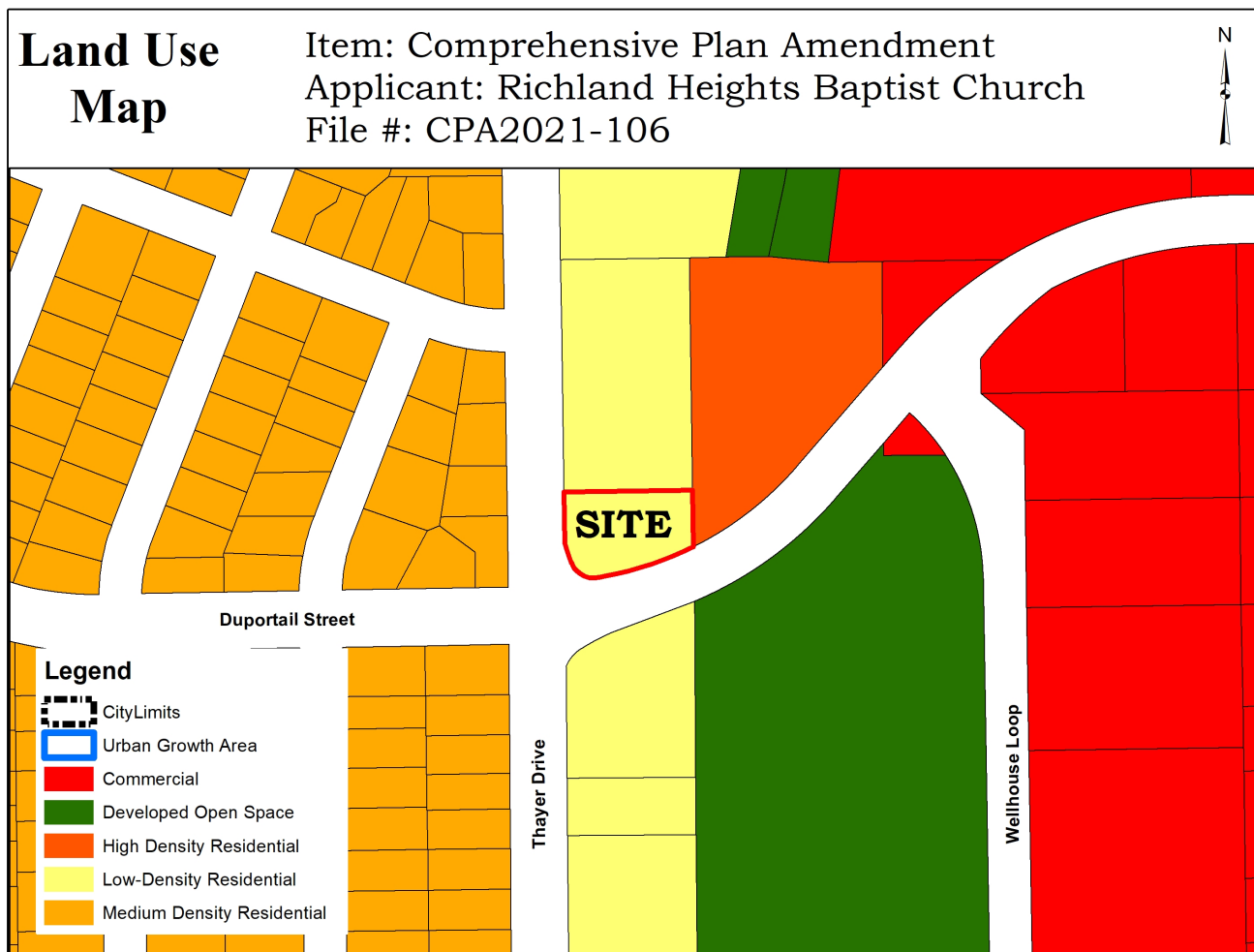
The site is approximately .44 acres in size and is located at the northwest corner of the Duportail Street and Thayer Drive round-about. The subject site is relatively flat and is currently a gravel lot and tapers off towards the east end of the subject property. Mr. Bush intends to purchase the site from the church and develop multi-family housing at the site with the proposed ingress/egress being off of Thayer Drive (west).

The proposed amendment appears to be consistent with the adjacent area as the proposed land use designation is a natural progression from the Medium-Density (zoned R-2) historic residential area west of Thayer Dr. to the commercial corridor east of Wellhouse Loop (zoned C-3), from lower intensity uses to progressively higher intensity uses. The project site is adjacent to the requested land use designation and zoning to the west. The plan is a

continuation of the existing residential development pattern in the area.

Surrounding Area:

- North – Developed as the Masonic Lodge with an associated parking lot, designated as Low Density Residential (LDR) and zoned R-1-12 (the existing designation and zone of the subject parcel)
- East – A lot designated as HDR and zoned R-3 (the requested designation and zone) that is in the permitting process to construct townhomes.
- South – The south portion of the parcel (split by the Duportail St. ROW) is developed as a church
- West – Across of Thayer Dr. is single-family residences designated as Medium Density Residential (MDR) and zoned as Medium Density Residential (R-2)



COMPREHENSIVE PLAN

The site is designated as Low Density Residential (LDR) under the City's current comprehensive plan. The site has been vacant for quite some time and used to be connected to the New Heights Baptist Church prior to the extension of Duportail Street and recent short plat (SP2021-101).

The plan defines Low Density Residential lands as follows:

The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

The High Density Residential land use category is described as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

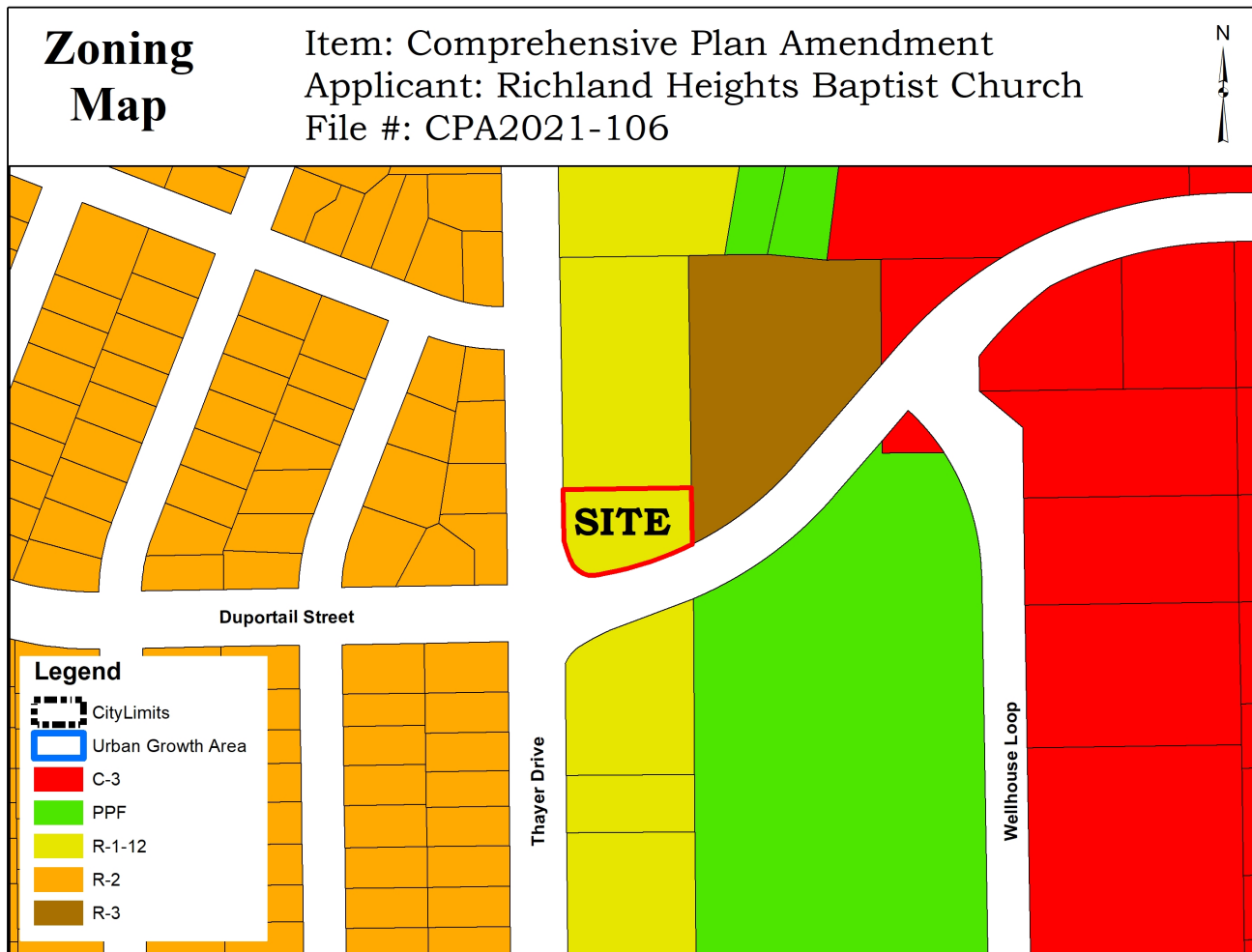
HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 6 – *Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.*

ZONING

Property to the west across Thayer Dr. is zoned Medium Density Residential (R-2), while lands located north and south of the subject property (south of Duportail St.) are zoned Low Density Residential 12,000 S.F. (R-1-12). The land abutting the site to the east is zoned Multiple Family Residential (R-3) and recently received preliminary plat approval for Wellhouse Heights, which divides 1.81 acres into 18 single-family residential lots designed for attached townhome construction.

It should be noted that the proposed changes would increase the maximum number of lots from 1 to 6 on the .44-acre site and will also result in an increase of traffic to the area. Duportail Street is classified as a minor arterial and Thayer Drive is designated as a major collector. With the recent construction of the Duportail Street bridge, the area is now well connected to major shopping areas.



UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

TRANSPORTATION

Access to the site is via Thayer Drive. Thayer Drive is designated as a major collector.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to Multiple Family Residential (R-3) appears to be consistent with the development patterns occurring within the area as the 1.81 acre site located immediately to the east of the subject property was redesignated and rezoned for multi-family development as part of the 2018-2019 comprehensive plan and development regulations annual update process.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The major change that has occurred in the area is primarily the purchase and soon-to-occur development of the property located immediately adjacent to the east of this site.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based were likely that the properties located east of Thayer Drive and at the top of the hill were planned to be developed primarily with single-family residential homes on “view” properties. This assumption is based off of the existing development pattern along the top of the hill and east of Thayer Drive and the fact that the homes which are located east of Thayer Drive have been in existence for a long time and date back to the early days of Richland.

SUMMARY

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the community.

ASSOCIATED REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. As a result, any time land use designations are changed the underlying zoning district must be brought into conformance with the comprehensive plan. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the five (5) above listed comprehensive plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the re-zoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's comprehensive plan. Failure to have the zoning designations match the underlying comprehensive plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the planning commission and city council should consider how the proposed area-wide rezone implements the comprehensive plan, growth management act and benefits the community.

1. The manner in which the proposed rezone conforms to patterns in adjacent zones;

The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved comprehensive plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the comprehensive plan.

2. The benefits or detriments accruing to the city which would result from the approval of the associated rezones;

Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development.

3. Impacts on the environment and public safety.

Both the change in land-use designation and subsequent area-wide rezoning have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA).

SEPA THRESHOLD DETERMINATION:

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed comprehensive plan amendment and associated rezoning on September 17, 2021. No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

RECOMMENDATION:

1. Staff recommends that all text and map amendments included in the 2021 Comprehensive Plan Docket be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendment.

Alternatives:

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings

- c. Modify the proposed changes before forwarding the document to council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019 and again in 2020) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2021 Comprehensive Plan amendment (docket) will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2021 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2021.
3. Five (5) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 27, 2021 to review the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on June 1, 2021 establishing the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on September 28, 2021.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on September 17, 2021 for the proposed 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.

8. On September 24, 2021 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On September 28, 2021 the City of Richland provided Notice of Public Hearing to be held on October 27, 2021 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the five (5) properties which had submitted applications for consideration by October 6, 2021.
11. All public notification requirements for the public workshops and public hearings were met.
12. CPA 2021-102 & Z2021-101 consists of an application to amend the Land Use Map for approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) and underlying zoning district from Commercial Limited Business (C-LB) to Medium-Density Residential (R-2). (Parcel Number 134983000001005).
13. CPA2020-103 & Z2020-103 consists of an application filed by the City of Richland Economic Development Department in cooperation with Pahlisch Homes to change the current land use designation for approximately 21 acres of land within the Horn Rapids residential development from Public Facility to High Density Residential, and the underlying zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3). (Portion of Parcel Numbers 120083000009013 & 120083020005000).
14. CPA2021-104 & Z2021-104 consists of an application filed by AHBL, on behalf of NC Ventures, LLC (owner) to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designed Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).
15. CPA2021-105 & Z2021-105 consists of an application filed by Hayden Homes, LLC to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
16. CPA2021-106 & Z2021-106 consists of an application filed by Tim Bush, on behalf of New Heights Baptist Church (owner) to amend the Land Use Map for approximately .44 acres of land from Low Density Residential to High Density Residential and rezone the site from Single-family Residential -12,000 (R-1-12) to Multiple-Family Residential (R-3). (Portion of Parcel Number 115981020400007).
17. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
18. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
19. The proposed amendments are consistent with the goals, policies and objectives of the comprehensive plan.
20. The proposed comprehensive plan amendments will not result in probable significant adverse impacts to

the transportation network, capital facilities, utilities, parks, and environmental features.

21. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
22. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
23. The proposed amendments will not have a cumulative adverse effect on the planning area.
24. The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
25. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the comprehensive plan.
26. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the five (5) applications.

RECOMMENDED MOTION:

1. I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
2. I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones.

ATTACHMENTS:

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. Public Notice
3. SEPA Determination of Non-Significance
4. 2021 Docket
 - File No. 2021-102 (Sienna Hills Development, LLC – Sienna Hills)
 - File No. 2021-103 (City of Richland – Economic Development Dept. & Pahlisch Homes – Horn Rapids/Village Parkway)
 - File No. 2021-104 (AHBL, on behalf of NC Ventures, LLC – C&M Nursery)
 - File No. 2021-105 (Hayden Homes, LLC – Clearwater Creek)
 - File No. 2021-106 (Tim Bush, on behalf of New Heights Baptist Church – 390 Thayer Dr.)
5. Agency/Public Remarks and Comments

Attachment 1



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☐ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☒ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with "Proposed" or "Adopted", based on the type of Amendment you are submitting. Examples: <i>"Proposed comprehensive plan amendment for the GMA periodic update."</i> or <i>"Adopted Ordinance 123, adoption amendment to the sign code."</i> (Maximum 400 characters).	Proposed 2021 Comprehensive Plan Annual Amendment and associated Rezones.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: October 27, 2021 City Council: November 16, 2021 Proposed / Date of Adoption: November 16, 2021
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov



Department of Commerce

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

09/27/2021

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2021-S-3177--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

City of Richland 2021 Annual Comprehensive Plan and Development Regulations Update

We received your submittal on 09/24/2021 and processed it with the Submittal ID 2021-S-3177. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 11/23/2021.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services

Attachment 2



CITY OF RICHLAND NOTICE OF PUBLIC HEARING FOR THE 2021 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a virtual public hearing on Wednesday, October 27, 2021 at 6:00 p.m. to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. You are receiving this notice because you own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

- **CPA2021-102 & Z2021-101:** Sienna Hills Development, LLC is proposing to amend the Land Use Map for approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) and underlying zoning district from Commercial Limited Business (C-LB) to Medium-Density Residential (R-2). (Parcel Number 134983000001005).
- **CPA2021-103 & Z2021-103:** The City of Richland Economic Development Department in cooperation with Pahlisch Homes is proposing to amend the Land Use Map to change the current land use designation for approximately 21 acres of land within the Horn Rapids residential development from Public Facility to High Density Residential, and the underlying zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3). (Portion of Parcel Numbers 120083000009013 & 120083020005000).
- **CPA2021-104 & Z2021-104:** AHBL, on behalf of NC Ventures, LLC (owner) is proposing to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designed Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).
- **CPA2021-105 & Z2021-105:** Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
- **CPA2021-106 & Z2021-106:** Tim Bush, on behalf of New Heights Baptist Church (owner) is proposing to amend the Land Use Map for approximately .44 acres of land from Low Density Residential to High Density Residential and rezone the site from Single-family Residential -12,000 (R-1-12) to Multiple-Family Residential (R-3). (Portion of Parcel Number 115981020400007).

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on September 2, 2021. The end of the SEPA comment period was September 17, 2021.

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, October 20, 2021 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us. The staff report and recommendation will be available on the city's website beginning Friday, October 22, 2021. All interested persons are invited to attend the virtual meeting and provide testimony. Directions on how to call-in to attend the virtual meeting are provided on the City's website (www.ci.richland.wa.us).

Attachment 3



File No. EA2021-129

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

Description of Proposal: City of Richland 2021 Comprehensive Plan Amendment Docket and Associated Rezones. The City received five private-party applications and SEPA Checklists for map amendments. The items have been consolidated into the 2021 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on June 1, 2021) and is file number CPA2021-101. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

File Number: CPA2021-102 & Z2021-101
Applicant: Sienna Hills Development, LLC – Sienna Hills

Sienna Hills Development, LLC is proposing to amend the Land Use Map for approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) and underlying zoning district from Commercial Limited Business (C-LB) to Medium-Density Residential (R-2). (Parcel Number 134983000001005).

File Number: CPA2021-103 & Z2021-103
Applicant: City of Richland & Pahlisch Homes – Horn Rapids/Village Parkway

The City of Richland Economic Development Department in cooperation with Pahlisch Homes is proposing to amend the Land Use Map to change the current land use designation for approximately 21 acres of land within the Horn Rapids residential development from Public Facility to High Density Residential, and the underlying zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3). (Portion of Parcel Numbers 120083000009013 & 120083020005000).

File Number: CPA2021-104 & Z2021-104
Applicant: AHBL, Inc. on behalf of NC Ventures, LLC – C&M Nursery

AHBL, on behalf of NC Ventures, LLC (owner) is proposing to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designed Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).

File Number: CPA2021-105 & Z2021-105
Applicant: Hayden Homes, LLC – Clearwater Creek

Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).

File Number: CPA2021-106 & Z2021-106
Applicant: Tim Bush on behalf of New Heights Baptist Church - 400 Thayer Drive

Tim Bush, on behalf of New Heights Baptist Church (owner) is proposing to amend the Land Use Map for approximately .44 acres of land from Low Density Residential to High Density Residential and rezone the site from Single-family Residential -12,000 (R-1-12) to Multiple-Family Residential (R-3). (Portion of Parcel Number 115981020400007).

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.

(X) 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.

() 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: September 1, 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:

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:

2021 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments (CPA2021-101), consisting of five map amendment applications.

2. Name of applicant:

City of Richland, Development Services Department

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

City of Richland

Attn: Shane O'Neill, Senior Planner

625 Swift Blvd.

Richland, WA 99352

(509) 942-7587

4. Date checklist prepared:

July 27, 2021

5. Agency requesting checklist:

City of Richland, Development Services Dept.

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

Summer/Fall 2021

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

The city is allowed to amend its Comprehensive Plan and associated development regulations once per year. The landowners who have submitted private-party applications may have future plans to develop their properties.

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

City of Richland Comprehensive Plan Integrated Non-project Final Environmental Impact Statement, September 12, 2017.

Individual SEPA Checklists and related information prepared by applicants and submitted for File Numbers CPA2021-102 & Z2021-101, Sienna Hills Development, LLC (Sienna Hills), File Numbers CPA2021-103 & Z2021-103, City of Richland & Pahlisch Homes (Horn Rapids/Village Parkway), File Numbers CPA2021-104 & Z2021-104, AHBL, Inc. on behalf of NC Ventures, LLC (C&M Nursery), File Numbers CPA2021-105 & Z2021-105, Hayden Homes, LLC (Clearwater Creek), and File Numbers CPA2021-106 & Z2021-106, Tim Bush on behalf of New Heights Baptist Church (400 Thayer Drive).

This checklist is intended to consolidate the private-party applications for the purposes of streamlined environmental review.

No additional environmental information is expected as part of this current proposal. It is likely that some of the properties will require further environmental review when development is proposed.

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.

The rezone applications will be acted upon subsequent to the Comprehensive Plan Amendments.

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

SEPA review, City of Richland

Comprehensive Plan Amendment, City of Richland

Rezone, City of Richland

Future development will need additional permitting based upon the Richland Municipal Code

The City Council is expected to take action on adopting, modifying, or denying the proposed Comprehensive Plan Amendments and associated rezones via ordinance after receiving a recommendation from the Planning Commission conducts open record public hearing(s).

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

The proposal consists of five map amendments (Comprehensive Plan & Zoning).

Map Amendment Affected Parcels

Site	Parcel #	Size (Acres)	Current Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning
Sienna Hills	134983000001005	1.82	Badger Mtn. Subarea Plan (Commercial)	Badger Mtn. Subarea Plan (Medium Density Residential)	Commercial Limited Business (C- LB)	Medium- Density Residential (R-2)
Horn Rapids/Village Parkway	120083000009013 & 120083020005000	21	Public Facility	High Density Residential	Parks & Public Facilities (PPF)	Multiple Family Residential (R-3)

C&M Nursery	104984000001000	6.9	Agriculture	Commercial	Agriculture (AG) & General Business (C-3)	General Business (C-3)
Clearwater Creek	101881030000009	10.43	Commercial	Medium Density Residential	Neighborhood Retail Business (C-1)	Medium Density Residential Small (R-2S)
400 Thayer Drive	Portion of 115981020400007	.44	Low Density Residential	High Density Residential	Single Family Residential – 12,000 (R-1-12)	Multiple Family Residential (R-3)

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.

See attached maps.

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

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

a. General description of the site:

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

N/A. Non-project Action.

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

N/A. Non-project Action.

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.

Much of the city contains soils typically classified as sandy loam.

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

None known.

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.

N/A. Non-project action. Future development proposals may include filling, excavation or grading, and will be subject to applicable environmental project review at the time.

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

N/A. Non-project action. Future projects may result in erosion, but will be subject to applicable environmental project review at the time.

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

N/A. Non-project action. Future projects will likely result in impervious coverage. Specific projects will be reviewed for compliance with all local, state and/or federal regulations as applicable at time of development.

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

N/A. Non-project action. Future projects will be subject to applicable environmental review.

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.

N/A. Non-project action. Future development of each specific site could result in an increase of emissions. To be reviewed at project time.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

a. Surface Water: [\[help\]](#)

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

N/A. Non-project action.

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

No. N/A. Non-project action.

- 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.

N/A. Non-project action.

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

N/A. Non-project action.

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

None of the proposed map amendment sites are located within 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.

N/A. Non-project action.

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

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

No. Future development will have access to city water.

- 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.

N/A. Non-project action. Future development is unknown at this time.

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.

N/A. Non-project action. Future development may need stormwater management.

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

N/A. Non-project action. Future development proposals are unknown at this time.

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

N/A. Non-project action. Future site-specific development proposals are unknown at this time.

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

N/A. Non-project action.

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

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

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Rabbits, mice

fish: bass, salmon, trout, herring, shellfish, other _____

Birds and animals in the general area of each specific site include species that are commonly found in developed environments, such as squirrels, raccoons, small rodents, etc.

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

N/A. Non-project action. Future development proposals will be required to comply with the City of Richland's Critical Areas regulations pertaining to threatened and endangered species (Fish & Wildlife Habitat Conservation Areas).

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

Yes, all of Richland is within the Columbia Flyway.

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

NONE PROPOSED.

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

N/A. Non-project action.

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.

N/A. Non-project action.

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

N/A. Non-project action.

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:

N/A. Non-project action.

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.

N/A. Non-project action.

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

N/A. Non-project action.

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.

N/A. Non-project action.

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.

N/A. Non-project action.

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

N/A. Non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

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

N/A. Non-project action.

- 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.

N/A. Non-project action.

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

N/A. Non-project action.

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.

N/A. Non-project action.

- 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?

N/A. Non-project action. However, none of the specific map amendment sites are known to have been used as working farmlands.

- 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:

N/A. Non-project action.

- c. Describe any structures on the site.

N/A. Non-project action. See site-specific files for further details.

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

N/A. Non-project action.

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

See #11 above.

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

See #11 above.

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

None of the specific sites are located within shoreline jurisdiction.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action. See site-specific files for further details.

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

N/A. Non-project action.

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

N/A. Non-project action.

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?

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

N/A. Non-project action.

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

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

Golf courses, city parks, movie theaters, Columbia River, Rattlesnake Mountain, Yakima River are all within/near the City of Richland.

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

N/A. Non-project action.

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

N/A. Non-project action.

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.

N/A. Non-project action. Future projects will be required to comply with all applicable regulations.

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.

N/A. Non-project action.

- 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.

N/A. Non-project action.

- 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.

N/A. Non-project action.

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.

N/A. Non-project action. See site specific files for additional information.

- 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?

N/A. Non-project action.

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

N/A. Non-project action.

- 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).

N/A. Non-project action. Future development of the various sites may require traffic improvements. See site specific files for additional information regarding traffic.

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

N/A. Non-project action.

- 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?

N/A. Non-project action. See site specific files for additional information regarding traffic.

- 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.

N/A. Non-project action.

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

N/A. Non-project action.

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.

N/A. Non-project action. Future development may result in the need for increased public services. Each site specific development will be reviewed for impacts to public services at time of application.

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

N/A. Non-project action.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

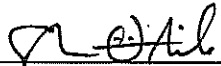
All typical municipal utilities are located within the City of Richland.

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.

N/A. Non-project action.

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 Shane O'Neill

Position and Agency/Organization Senior Planner

Date Submitted: July 28, 2021

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

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

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

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

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

The proposed amendments to the Comprehensive Plan and Zoning Code will not likely have any significant impacts to the items specified above.

Proposed measures to avoid or reduce such increases are:

None.

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

The proposed amendments will not likely have any impacts to plants, animals, fish or marine life.

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

None.

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

The proposed mapping amendments will not result in a depletion of energy or natural resources.

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

None.

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

The proposed mapping amendments will not affect environmentally sensitive areas or areas under governmental protection. The proposed amendments are a non-project action.

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

None.

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

The proposed amendments will not affect shoreline uses and will only result in changes to land uses that are deemed acceptable by the city (if approved).

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

None.

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

The proposed mapping amendments will not result in an increase to demands on transportation or public services and utilities. Future development proposals for each site will be reviewed for their specific impacts at time of project development.

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

None.

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

The proposed mapping amendments will not result in any conflicts with other local, state or federal laws related to protection of the environment.

Attachment 4



Sienna Hills

CPA2021-102

Z2021-101

Vicinity Map

Item: Comprehensive Plan Amendment Sienna Hills
Applicant: Richland Properties LLC c/o Greg Johnson
File #: CPA2021-102





Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Properties LLC c/o Greg Johnson

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-888-9946

Email: greg@westparkco.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Sienna Hills Development, LLC

UBI#:

Contact: Taylor Merrill

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-870-3432

Email: taylor@westparkco.com

PROPERTY INFORMATION

Legal Description:

See attached title report

Parcel Number: 134983000001005

Current Zoning: C-LB

Current Land Use Designation: Commercial

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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:

Larry Squires for Siena Hills Development, LLC

Applicant Signature:

[Signature]

Manager

Date

1/4/2021

Narrative for Comprehensive Plan Land Use Map Amendment

Bent Road and C Street
Richland, Washington

Prepared for:
Sienna Hills Development LLC
2463 E Gala Street, Suite 120
Meridian, Idaho 83642

December 22, 2020
PBS Project 66150.000



400 BRADLEY BOULEVARD, SUITE 106
RICHLAND, WA 99352
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PBSUSA.COM

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Supporting Data

FIGURES

Figure 1. Site Plan and Overall Utility Plan

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Figure 3. Topographic Map

APPENDICES

Appendix A: Traffic Impact Analysis

Appendix B: SEPA, Geotechnical Engineering Report, and Soil Sampling Investigation Report

Appendix C: Legal Description and Exhibit

PROJECT SUMMARY

Introduction

This narrative accompanies the comprehensive plan land use map amendment application for Sienna Hills LLC (applicant), who is seeking approval for a comprehensive plan land use map amendment. The application package will be submitted to the City of Richland (City) in accordance with Titles 19 and 23 of the Richland Municipal Code (RMC). An application for a zoning map amendment is being submitted simultaneously with the request for the comprehensive plan land use map amendment. The applicant acknowledges and understands that the zoning map amendment application will be processed separately from, and after, the comprehensive plan land use map amendment.

Site Information

The project property (site) is an approximately 1.82-acre odd-shaped portion of the larger approximately 98-acre parcel. Neither the site nor the larger parcel has an address, but the larger parcel is identified by the Benton County Assessor as Parcel No. 134983000001005, located in Section 34, Township 9 North, Range 28 East, of the Willamette Meridian, City of Richland, Benton County, Washington. Generally, the site is located approximately 2,000 feet west of Bermuda Boulevard, with Bent Road as its western boundary, C Street as its southern boundary, and E Street as its eastern boundary. The site has a comprehensive map classification of Badger Mountain Subarea Commercial and a zone of Commercial Limited Business (C-LB).

The site is a part of the Sienna Hills preliminary plat. The preliminary plat for Sienna Hills was approved in March 2020 as File S2019-101. The approved Sienna Hills will divide approximately 98 acres of land, of which the site is a part, into 285 residential lots. Included in the approved 285 residential lots are the site's future six residential lots for construction of detached one-family dwellings pending approval of the comprehensive plan land use and zoning map amendments.

Surrounding Uses and Zones

The uses and zones surrounding the site are noted as follows:

Table 1. Surrounding Uses and Zone Designations

Direction	Uses	City or County	Zone
North	Undeveloped Phase 4 Sienna Hills	City	R-2
South	Undeveloped Phase 4 Sienna Hills	City	R-1-10
East	Undeveloped Phase 4 Sienna Hills	City	R-2
West	Undeveloped Phase 4 Sienna Hills	City	R-2

Project Description

The applicant wishes to make the site available for the future construction of six detached single-family dwellings. The layout of the six lots and number (six lots) have already been approved through the City's File S2019-101. This request, then, will not change the 285 approved lots, only what will be constructed on six of the 285 approved lots. To allow for construction of detached one-family dwellings on these specific six approved lots in Phase 4, the applicant requests an amendment from the site's current Badger Mountain Subarea Commercial (BMC) land use designation to a designation of Badger Mountain Subarea Medium Density Residential (BMMDR), which if approved allows for the subsequent zone change request from the current Commercial Limited Business (C-LB) to the proposed Medium Density Residential (R-2). The R-2 zone allows detached one-family dwellings, which are not allowed in the C-LB zone.

Approval of this request, then, will ultimately allow for construction of six detached one-family dwellings on individual lots having a land use designation of BMMDR and a zone of R-2, consistent with the land use designation, zone, and use to the north, east, and west and consistent with the residential zone and use to the south.

CHAPTER 19.90 COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

19.90.020 Type of action

A comprehensive plan, subarea plan or development regulation amendment is a Type IV (legislative) action and shall be considered in accordance with the procedures for such actions as set forth in this chapter and elsewhere in this title.

Response: The request is for an amendment of the land use map of the Badger Mountain Subarea Plan (BMS Plan) to change a 1.82-acre portion from BMC to BMMDR. Accordingly, this is a Type IV action.

19.90.030 Suggesting amendment

Amendments to the comprehensive plan, a subarea plan, or development regulations may be suggested by any person, including applicants, citizens, commissioners and staff of other agencies by providing the following written information on a form approved by the director to meet the docketing requirements of this chapter:

- A. Name, address and telephone number of the person, business agency or other organization suggesting the amendment;*

Response: As noted on the completed application form, the name, address, and telephone number of the organization suggesting the amendment to the BMS Plan is Richland Properties LLC, care of Greg Johnson, 2463 E Gala Street, Suite 120, Meridian, ID 83642; 208-888-9946. This is the property owner. The applicant is Sienna Hills Development LLC, care of Taylor Merrill, 2463 E Gala Street, Suite 120, Meridian, ID 83642; 208-870-3432.

- B. Citation of the specific text, map or other illustration suggested to be amended;*

Response: "Figure 1: Badger Mountain Subarea – Land Use Plan" on page 19 of the BMS Plan shows the site's BMC land use designation. It is this that is suggested to be amended.

- C. The suggested amendment;*

Response: The 1.82-acre site is part of the Badger Mountain Subarea with a current land use designation of BMC. This application proposes an amendment of the 1.82-acre site to the BMMDR land use designation.

- D. If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:*

- 1. Promotes the public health, safety and welfare;*

Response: A traffic impact analysis letter is included with this application package, identified as Appendix A. The developer will be responsible for constructing all identified streets and frontage improvements as part of the site's development. Specific to the site, there is a new local street called Bent Road running along the site's western boundary, a new C Street along the southern boundary, and a new E Street along the eastern

boundary. The developer will construct streets and accompanying street improvements, including sidewalks and bike lanes, in accordance with city standards and specifications.

The developer of the site will complete public improvements, including streets, city water extension, city sewer extension, creation of an irrigation system, installation of fire hydrants, installation of required stormwater systems, and parks/opens/trail improvements for the benefit of the site, which is included in the previous-approved Sienna Hills. The completion of the aforementioned-public improvements will take place with or without this proposed amendment to accommodate the adopted Badger Mountain Subarea and the approved Sienna Hills. The site itself does not contain any known environmental features.

The site presently has or will have access to city sewer and water via the extension of lines through the existing and proposed street system and the installation of service connections at each lot. The number of lots have been approved through preliminary plat approval of Sienna Hills. The requested amendment does not change the number of lots, nor does it change the existing sewer and water services, or their extension thereof, which will occur regardless of this amendment.

The large BMC land use designation to the east of Bermuda Boulevard will remain. This proposed amendment, by eliminating a very small island of commercial amongst residential, will provide cohesiveness between the residential use of the site's adjacent properties and the proposed residential use of the site. By retaining the existing BMC land use designation to the east of Bermuda Boulevard, the site's residents as well as the surrounding neighbors are still afforded the opportunity of availing themselves of nearby commercial services. In other words, amending the site to residential rather than commercial does not eliminate opportunities for residents to be in close proximity to commercial services due to the large BMC land use designation that is remaining; therefore, residents in the area can enjoy living in a completely detached single-family dwelling neighborhood, without the intrusiveness of a small commercial presence stuck in the middle, while still enjoying the availability of close-by commercial services to the east, within walking distance.

2. *Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;*

Response: The project is consistent with the following portions of the Comprehensive Plan:

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Response: Elimination of an island of commercial in a sea of residential will ensure the livability of the site and its surrounding area as a residential neighborhood without the intrusion of commercial use and traffic associated with such commercial use. It is noted commercial services are part of a livable community. That is why the approved Sienna Hills preliminary plat is retaining a large portion of Commercial-designated land to the east of Bermuda Boulevard, which is within walking and biking distance of the site and the surrounding residences. It is further noted that the alignment of Gage Road has shifted farther west, and Bent Road is now the street adjacent to the western border of the site. Bent Road is a local street, rather than an arterial or collector, making it less conducive and desirable for commercial-related traffic.

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

Response: The site, with its current BMC land use designation, is surrounded by land designated with a residential land use. While not necessarily incompatible, it is certainly more compatible and consistent (and eliminates spot zoning) to amend the site to a residential rather than a commercial designation.

LU Goal 2: Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Response: Public services are either currently provided or will be provided as part of the approved Sienna Hills preliminary plat, of which the site is a part.

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Response: The City has established a public notification and hearing process for comprehensive plan land use map amendment applications and zone change applications. The request will be processed in accordance with the City's adopted process, thus complying with the Comprehensive Plan.

HE Goal 1: Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate project household growth, while accommodating other commercial, industrial, and open space needs of the City.

Response: The BMS Plan, on Page 31, states the following: "Benton County apportions its allocated projected population to each jurisdiction in the county. The City of Richland was assigned 28 percent of the total expected population growth in the county. The Benton County Comprehensive Plan, using OFM's high projection allocation, identifies that Richland's population by 2030 will be 69,540 persons, or 22,530 more people than included in the city's 2009 OFM population estimate. During the expected 20 year planning period, the Badger Mountain Subarea will capture a major portion of Richland's expected population growth and will reflect the age demographics of the city as a whole." The change of the 1.82-acre site from commercial to residential will serve to accommodate a portion of the expected population growth, while still accommodating the commercial needs of the Sienna Hills area by developing the Commercial-designated land on the east side of Bermuda Boulevard as commercial use.

TE Goal 1: Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.

Response: The site is part of the approved Sienna Hills preliminary plat. Part of that approval included showing a network of streets and multimodal transportation routes that will be constructed as part of the plat.

UE Goal 2: Policy 3: Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right-of-way whenever possible.

Response: The site is part of the Sienna Hills preliminary plat. Utilities will be provided to the site in dedicated City right-of-way as part of the construction of Sienna Hills.

CF Goal 1: Policy 1: The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Response: The site is part of the approved Sienna Hills preliminary plat. Public services and facilities will be provided to the site as part of the construction of Sienna Hills.

Badger Mountain Subarea

The site is part of the Badger Mountain Subarea. On page 11 of the BMS Plan, it states in part that the Badger Mountain Subarea is “intended to be developed to protect existing residential land uses” and this amendment is consistent with that intention. The existing residential land use adjacent to the site, as well future residential land use adjacent to the site, is detached one-family dwellings. Amending the site to a residential land use designation, rather than a commercial land use designation, allows the site to be zoned and developed for one-family dwellings which protects the livability and quality of life of the residents of the adjacent existing and planned one-family dwellings. Page 12 of the BMS Plan states that residential neighborhoods are the “foundation of the Richland community and the residents provide strong support for local business growth and expansion.”

Table 3, on page 17 of the BMS Plan shows that 225 acres, or 11%, of the overall Badger Mountain Subarea is designated as Commercial/Office/Retail/Destination Retail. The site is part of that 11% with its Badger Mountain Commercial (BMC) designation. However, since the site is small, at 1.82 acres, it represents less than 1%, or 0.8%, of the overall 11%. Table 5 on Page 27 of the BMS Plan breaks down the overall commercial into the specific designations of Commercial, Commercial Mixed-Use, Specialty Retail, and Destination Retail. The site is Commercial (BMC), and Table 5 shows a total area of 25 acres, or 11%, of BMC in the Badger Mountain Subarea. Even still, the site equates to just 7% of the of the Commercial classification. Changing the site’s classification to BMMDR will not have a noticeable impact on the BMC land use designation since there are 23.2 remaining acres out of the total 25 that are still designated as BMC. It is noted, too, that the approved Sienna Hills project already contains a large portion of the remaining 23.2 acres of BCM-designated land, located to the east of Bermuda Boulevard, and this will remain and be developed to provide the neighborhood with nearby commercial services.

Note that Figure 1 on Page 19 of the BMS Plan shows the site with Gage running along its western boundary. The Gage alignment has shifted farther to the west, and the street now along the western boundary is a local street, rather than a collector or arterial; therefore, it makes more sense for the site to be developed for detached dwellings rather than commercial given this shift in road classifications abutting the site.

The requested land use classification of BMMDR is compatible and consistent with the area, given the purpose of the BMMDR classification. Page 25 of the BMS Plan states that the BMMDR “classification supports the idea that housing choice and homeownership should come in a mix of price ranges within the new neighborhoods of the Subarea.” The request supports this idea by providing the opportunity for homeownership of detached dwellings in this new Sienna Hills neighborhood to accommodate the population growth and demand for housing. On page 55 of the BMS Plan, it states that the BMS Plan “provides the flexibility needed to respond to market conditions.” Approving this request flexes with the demand for housing in the area.

Note that the purpose of the current BMC designation is to allow retail business and services uses “found in future commercial nodes in areas outside of Badger Mountain South.” Changing the site’s designation from

BMC to BMMDR is in keeping with this purpose since Sienna Hills has a large BMC node to the east of Bermuda Boulevard and this request will not change that large BMC node. Rather, by removing this small, disjointed island of BMC surrounded by BMMDR, it will serve as further encouragement to the neighborhood to utilize the concentrated area of retail business and service uses in the large BMC node since it is within walking and biking distance of future dwellings.

The request is consistent with the following Badger Mountain policies:

BMLU Policy 1.1 – Phase development within the Badger Mountain Subarea over a 20-year planning period so that it can capitalize on existing and planned infrastructure improvements and develop those uses with the best revenue generation potential first in order to support the required initial infrastructure investments.

Response: The approved Sienna Hills plat will be developed in phases over the next several years. The development of the plat will include construction of new infrastructure improvements to the site as well as extension of and connection to existing infrastructure.

BMED Policy 6.7 – Capture emerging housing and commercial market growth by providing the necessary infrastructure.

Response: The request will provide the opportunity for home ownership for six families in the City, and the construction of the approved Sienna Hills plat will provide the necessary infrastructure to accommodate the six residential lots.

BMHE Policy 3.2 – Promote walkable neighborhoods by encouraging a mix of land uses, nodes of higher land use intensity and access to sidewalks and a connected trail and parks system.

Response: The entire Sienna Hills development is walkable. Sidewalks will be constructed, and a path along C Street will also be installed. The development will have a higher land use intensity of commercial uses in the commercial node on the east side of Bermuda Road. The commercial node is within walking distance of the residential uses on the west side of Bermuda Road. The site abuts C Street, so the six new dwellings will be adjacent to the new path and easily able to access the commercial node to the east.

Washington State Growth Management Act

The Washington State Growth Management Act (GMA) identifies 13 planning goals in RCW 36.70A.020 and a 14th planning goal in RCW 36.70A.480. The table below lists each goal and explains how the proposed land use map amendment is consistent with each goal.

Table 2. Consistency with GMA Planning Goals

GMA Planning Goal	Project Consistency
<i>Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	The site is located within both the City limits and its urban growth boundary. The site is or will be served by public facilities (including streets, water, and sanitary sewer and stormwater systems) and services (including schools, fire protection, emergency, and police services). The site is already designated as being appropriate for urban growth simply due to its inclusion in the urban growth area and its comprehensive plan land use map classification. Changing the classification from the existing BMC to the proposed BMMDR

GMA Planning Goal	Project Consistency
	does not alter the facts stated above regarding existing and proposed public facilities and services or the site's location in the urban growth area. Accordingly, the proposed request is consistent with this goal.
<i>Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	The site is designated in the current comprehensive plan as part of the Badger Mountain Subarea in city limits and in the urban growth area. It is adjacent to properties that have been approved for development and currently in the active phase of working to complete the development approval. Accordingly, it is a natural extension of the in-process and future adjacent residential development. Additionally, as part of developing the Badger Mountain Subarea, the site is contained within the approved preliminary plat for Sienna Hills, which has been approved largely for residential use. The land use classification being sought through this application is not a low-density classification; rather, the medium-density classification is being requested just like the surrounding properties. Accordingly, the proposed request is consistent with this goal.
<i>Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	The site will be served by Bent Road to the west, C Street to the south, and E Street to the east, all of which will be constructed as part of Sienna Hills. None of the new streets will be contrary to transportation system priorities shown in either of the county or city comprehensive plans. Public transit is available to the site via the Knight Transit Center of Ben Franklin Transit, approximately 16 miles northeast of the site. Accordingly, the proposed request is consistent with this goal.
<i>Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	The request will allow for the future construction of detached one-family dwellings, which will provide more opportunities for individuals and families to own their own residences by increasing the amount of stock available for purchase. The site does not contain existing housing stock. Accordingly, the proposed request is consistent with this planning goal.
<i>Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth</i>	The site is currently designated with a BMC land use designation and the request is to amend that to BMMDR. While this seems contrary to the goal of economic development, it is noted that the site represents less than 1% of the Commercial-designated land in the Badger Mountain Subarea. It is also noted that the large portion of Commercial-designated land in Sienna Hills to the east of Bermuda Boulevard will remain. The elimination of this less-than-1% area of Commercial-designated land surrounded by residential use, will serve to encourage the neighborhood's use of the remaining large area of Commercial-designated land to the east of Bermuda Boulevard.

GMA Planning Goal	Project Consistency
<i>in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	
<i>Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</i>	The site is owned by a private party, Sienna Hills Development LLC. The proposed request is being submitted to the City for due and fair consideration through the appropriate process prescribed by City and state law. The prescribed process protects the property rights of landowners from arbitrary and discriminatory actions. Accordingly, the request is consistent with this goal.
<i>Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.</i>	This request for a comprehensive plan land use map amendment does not involve an application for a state permit. The application to the City will be considered during the annual review period. This application is being submitted prior to the last working day of January 2021 for review during the current annual review period. Accordingly, the request is consistent with this goal.
<i>Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.</i>	The site does not contain, nor is it adjacent to or surrounding, any natural resource-based industries, including productive timber, agricultural, or fisheries industries. No productive forest or agricultural lands will be removed because the site is currently bare ground and part of the approved Sienna Hills development. The surrounding uses are or will be residential, so there will be no impact to a surrounding or adjacent incompatible natural resource industrial use since there are none. Additionally, the site is not designated in the comprehensive plan for natural resource industry uses. Accordingly, the request is consistent with this goal.
<i>Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.</i>	The site does not contain, nor is it adjacent to or surrounding, any open space, recreational area, or fish and wildlife habitat. No open space, recreational area, or fish and wildlife habitat will be removed because of this request, since the site is currently bare ground, currently zoned for commercial use, and part of the approved Sienna Hills development. The surrounding uses are or will be residential, and none of the adjacent properties contain fish and wildlife habitat or are natural resource lands. Sidewalks will be installed on both sides of the streets for walking or jogging. As part of the Sienna Hills development, there will be open spaces, walking paths, and a clubhouse with recreational opportunities. Accordingly, the request is consistent with this goal.
<i>Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</i>	Any development of, on, or to the site must comply with all state and federal environmental regulations. Water is available to the site and domestic water will be provided via the extension of water main and service lines and connections. There is an irrigation pond operated by Badger Mountain Irrigation District located north and east of Sienna Hills. The site is not part of a critical aquifer area,

GMA Planning Goal	Project Consistency
	wetland, frequently flooded area, fish and wildlife habitat conservation area, or a geologically hazardous area. Accordingly, the proposed request is consistent with this goal.
<i>Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</i>	The City's adopted comprehensive plan notes that the City updated its Public Participation Plan in 2016. In 2016 and 2017, the City conducted multiple opportunities for public involvement, established a webpage to disseminate information, contacted stakeholders, and held workshops and public hearings. The Plan's goals and policies directly reflect the input received from the public. Additionally, RMC 23.70.180 requires a public hearing prior to any amendment to the code. RMC 19.90 requires public notification for suggested amendments. The proposed comprehensive plan land use map amendment will be processed according to RMC Titles 19 and 23 and the comprehensive plan. Accordingly, citizens will have an opportunity to participate in this action, and the proposed request is consistent with this goal.
<i>Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i>	The site is or will be served by public facilities and services that are either currently existing, or under or proposed for construction. Utilities, including water, sanitary sewer, stormwater, and power are/will be extended to the site as part of the construction and development of Sienna Hills. The site is already served by fire protection, emergency services, and police and those services will remain. Accordingly, the request is consistent with this goal.
<i>Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.</i>	There are no known historical or archaeological resources on the site. This request does not entail any ground disturbance. At such time that ground disturbance does occur, all excavating, grading, and any other activity associated with developing the site will have to comply with state rules and regulations that are in place to protect historical or archaeological resources. Accordingly, the proposed request is consistent with this goal.
<i>Shoreline management. Comply with the goals and policies of the Shoreline Management Act as set forth in RCW 90.58.020.</i>	This planning goal is not applicable since the site is not within a shoreline management area.

As noted in the above table, the proposed comprehensive plan land use map amendment is consistent with the 14 planning goals identified in the GMA.

Benton County Comprehensive Plan

The following is stated on page 2 of the City's comprehensive plan: "The Benton County Board of Commissioners adopted the "Benton Countywide Planning Policies" in 2016 (Appendix B). This document establishes policies that the City's Comprehensive Plan follows in addressing everything from transportation

to the provision of municipal services to economic development to fiscal considerations.” This narrative shows consistency with the City’s comprehensive plan, thereby also showing consistency with the county-wide planning policies since the City’s adopted comprehensive plan follows the county’s plan. Accordingly, the request is generally consistent with the county-wide planning policies.

E. If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan.

Response: No development regulations are being amended as part of this application.

Figures

(attached separately)

Appendix A

Traffic Impact Analysis

(attached separately)

Appendix B

**SEPA, Geotechnical Engineering Report, and Soil Sampling Investigation
Report**

(attached separately)

Appendix C

Legal Description and Exhibit

(attached separately)

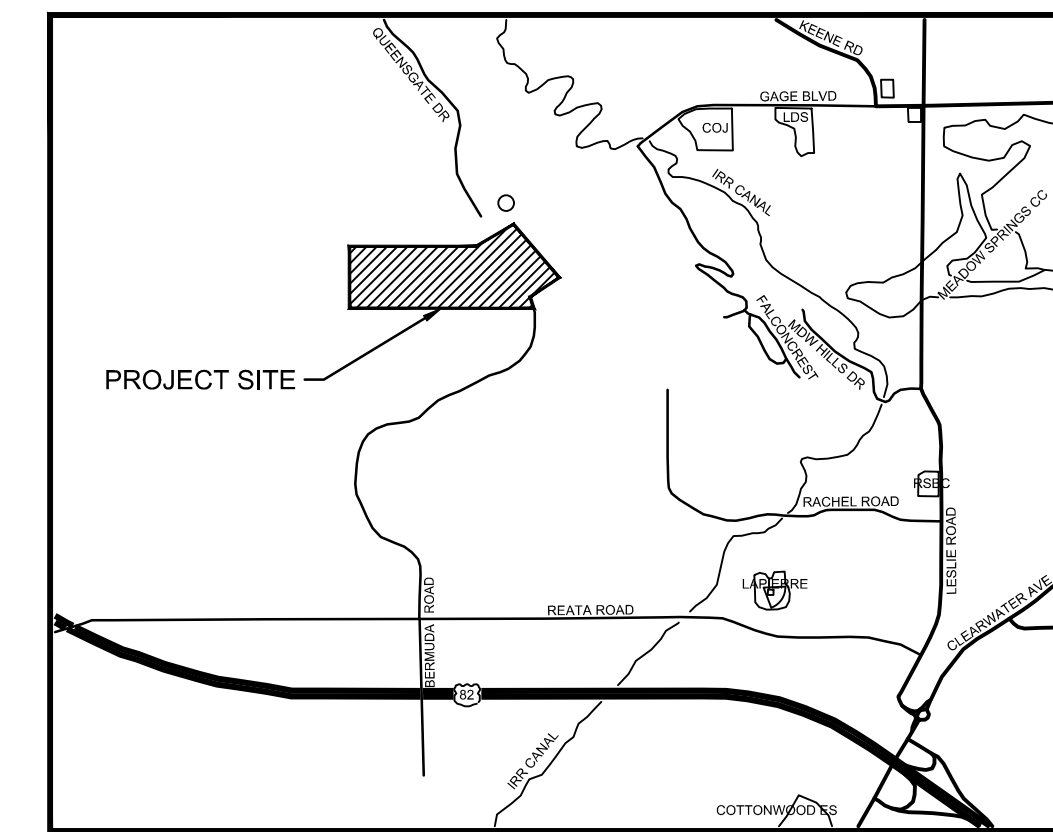
 ZONING BOUNDARY LINE



DATA SHOWN BASED ON CITY OF RICHLAND COMPREHENSIVE PLAN AND SIENNA HILLS DEVELOPMENT PROPOSED LOT LAYOUT.

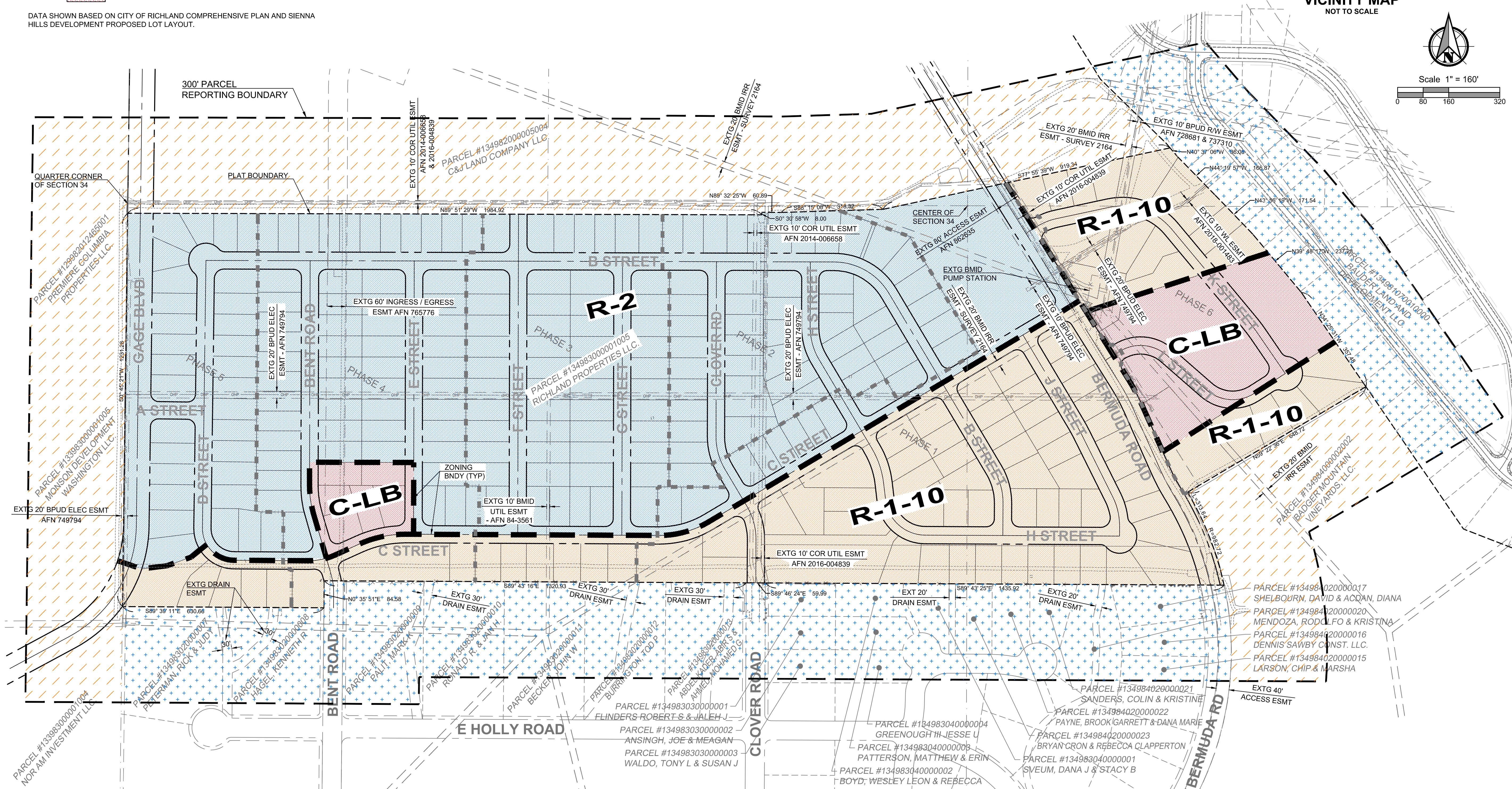


BERMUDA ROAD	--	LOCAL ACCESS STREET
CLOVER ROAD	--	LOCAL ACCESS ROAD
BENT ROAD	--	LOCAL ACCESS ROAD



Scale 1" = 160'

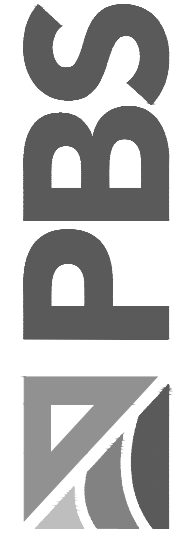
A horizontal scale bar with a black outline. It is divided into four equal segments by three vertical tick marks. Below the bar, the numbers 0, 80, 160, and 320 are printed at the corresponding tick marks. The first segment (0 to 80) is white, the second (80 to 160) is light gray, the third (160 to 240) is medium gray, and the fourth (240 to 320) is dark gray.



Filename: L:\Projects\66000\66150\66150-001\Civil\CAD\Working\Exhibits\66150001_CompAmmendZoneChg-Exh2.dwg Layout Tab: EXH-2 User: Mark E. Reiselman CAD Plot Date/Time: 12/30/2020 6:36:46 AM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

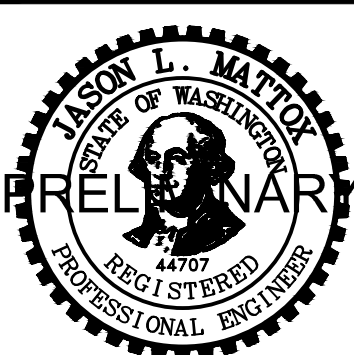
**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com



LAND USE DESIGNATIONS FOR:
SIENNA HILLS DEVELOPMENT
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.



DESIGNED:
MER

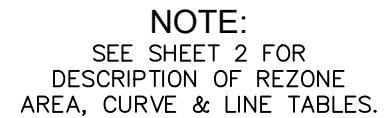
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JLM

SEM	
JAN 2021	
66150.000	

SHEET ID

SHEET OF

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 OF TOWNSHIP 9 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



12/08/2020



**PBS Engineering
and
Environmental Inc.**
pbsusa.com

DRAWN BY: DWW

SCALE: 1" = 150'

DATE: 12/08/2020

CHECKED BY: ADM

PROJECT NO.: 66150

SHEET 1 OF 2

**EXHIBIT A
C-LB REZONE**

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 OF TOWNSHIP 9 NORTH IN RANGE
28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF RICHLAND, COUNTY OF BENTON, STATE OF WASHINGTON FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34 BEING A FOUND STONE WITH "X"; THENCE NORTH 00°45'21" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 2698.12 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 BEING A FOUND 1/2" REBAR; THENCE SOUTH 89°51'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 571.18 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 808.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°08'31" WEST A DISTANCE OF 74.67 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 300.03 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 85.13 FEET, WITH A DELTA ANGLE OF 16°15'23", A CHORD BEARING OF SOUTH 07°59'10" EAST, AND A CHORD LENGTH OF 84.84 FEET; THENCE SOUTH 16°06'52" EAST A DISTANCE OF 147.57 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 200.02 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 16°06'52" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 28.93 FEET, WITH A DELTA ANGLE OF 08°17'17", A CHORD BEARING OF NORTH 69°44'30" EAST, AND A CHORD LENGTH OF 28.91 FEET; THENCE NORTH 65°35'51" EAST A DISTANCE OF 82.12 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 350.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 150.77 FEET, WITH A DELTA ANGLE OF 24°40'44", A CHORD BEARING OF NORTH 77°56'13" EAST, AND A CHORD LENGTH OF 149.61 FEET; THENCE SOUTH 89°43'25" EAST A DISTANCE OF 24.71 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 224.57 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 326.04 FEET TO THE TRUE POINT OF BEGINNING,

HAVING AN AREA OF 79,351 SQUARE FEET, 1.82 ACRES.
SUBJECT TO EXISTING EASEMENTS & RESTRICTIONS OF RECORD.



12/08/2020

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°08'31"W	74.67'
L2	S16°06'52"E	147.57'
L3	N65°35'51"E	82.12'
L4	S89°43'25"E	24.71'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.03'	85.13'	84.84'	S07°59'10"E	16°15'23"
C2	200.02'	28.93'	28.91'	S69°44'30"W	8°17'17"
C3	350.04'	150.77'	149.61'	N77°56'13"E	24°40'44"



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and
Environmental Inc.**
pbsusa.com

DRAWN BY: DWW

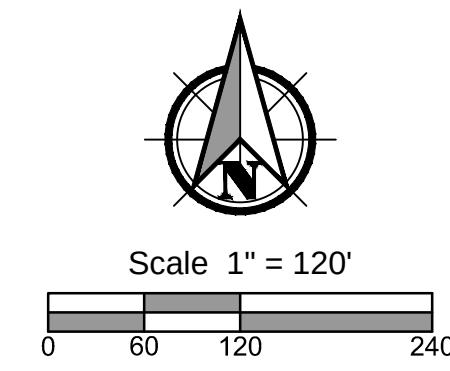
SCALE: N.T.S.

DATE: 12/08/2020

CHECKED BY: ADM

PROJECT NO.: 66150

SHEET 2 OF 2



OVERVIEW MAP
FOR TAX PARCEL #1-3498-300-0001-005
(SWD 2019-001554)
LOCATED IN A PORTION OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



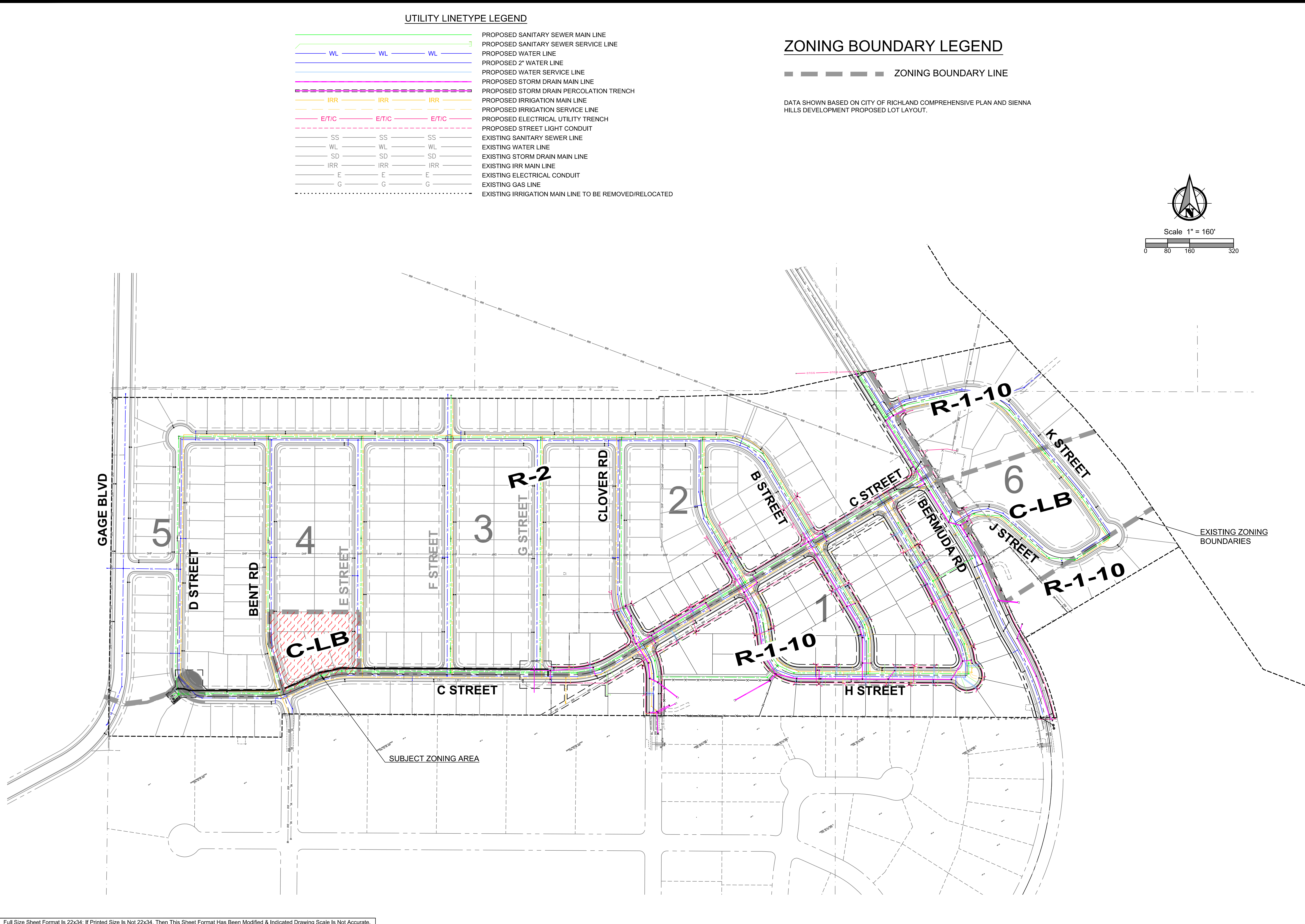
NOTE
BACKGROUND AERIAL IMAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT ORTHO-RECTIFIED AND SHOULD NOT BE RELIED UPON SUCH.



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: SIENNA HILLS DEVELOPMENT, LLC.		PROJECT NO.: 66150
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 05/15/2019
CALC BY: ROP	DRAWN BY: ROP	SCALE: 1" = 120'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 1 OF 1

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OVERALL UTILITY PLAN FOR:

SIENNA HILLS DEVELOPMENT

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

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

JASON L. MATTHEWS
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

DESIGNED:
MER

CHECKED:
JLM

JAN 2021
66150.000

SHEET ID

SHEET - OF -

PBS Engineering and Environmental Inc.
106
Richland, WA 99352
509.942.1600
pbsusa.com

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62241902202

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Richland Properties LLC, an Idaho limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:

Title Officer: Christopher Hull
Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336
Phone: (509)735-1575 Fax: (509)735-0707
Main Phone: (509)783-7833
Email: Christopher.Hull@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: December 22, 2020 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Richland Properties LLC, an Idaho limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 134983000001005 and 134983000001006

That portion of Section 34, Township 9 North, Range 28 East Willamette Meridian, Benton County, Washington, described as follows:

Beginning at the West Quarter corner of said Section 34; thence South 0°45'17" West 29.94 feet along the West line of said Section 34 to the North line of that parcel described as Parcel #1349883000001004 in Quit Claim Deed recorded in Auditor's File Number 2012-016993, records of Benton County and the True Point of Beginning; thence South 89°51'27" East 1985.27 feet along said North line; thence North 00°31'00" East 8.00 feet along said North line; thence leaving said North line South 89°32'23" East 60.90 feet; thence North 88°15'10" East 318.36 feet; thence North 77°55'41" East 919.16 feet to the East line of that parcel described in Quit Claim Deed recorded under Auditor's File No. 2017-023127, records of Benton County; thence South 40°37'06" East 36.56 feet along said East line; thence South 44°19'57" East 166.89 feet along said East line; thence South 43°56'19" East 171.56 feet along said East line; thence South 39°48'17" East 237.31 feet along said East line; thence South 34°28'56" East 357.52 feet along said East line; thence South 59°24'00" West 648.57 feet along said East line to the beginning of a non-tangent curve concave to the Southwest having a radius of 982.83 feet, thence Southeasterly 313.74 feet along the arc of said curve and along said East line through a central angle of 18°17'25" (The long chord of said curve bears South 21°21'36" East 312.41 feet) thence North 89°43'46" West, 73.91 feet to the Northeast corner of Lot 17 of the plat of Hidden Hills Phase 3, according to the plat thereof recorded in Volume 15 of Plats, Page 537, records of Benton County; thence the following 18 courses along the North line of said plat, and along the North lines of the Plat of Hidden Hills Phase 2 and the Plat of Hidden Hills Phase 1 and the Plat of Badger Mountain Plateau, recorded in Volume 15 of Plats, Pages 477, 402 and 196 respectively; thence North 89°43'18" West 281.61 feet; thence North 89°44'41" West 103.66 feet; thence North 89°44'00" West 148.45 feet; thence North 89°38'40" West 118.16 feet; thence North 89°44'19" West 114.71 feet; thence North 89°43'36" West 163.52 feet; thence North 89°42'15" West 212.10 feet; thence North 89°43'45" West 219.93 feet; thence North 89°55'56" West 60.07 feet; thence North 89°42'23" West 251.19 feet; thence North 89°42'18" West 252.59 feet; thence North 89°44'16" West 252.40 feet; thence North 89°42'49" West 60.00 feet; thence South 00°43'02" West 84.49 feet; thence North 89°40'06" West 315.56 feet; thence North 89°38'49" West 315.08 feet to the West line of said Section 34; thence North 00°45'17" East 1231.43 feet along said West line to the True Point of Beginning.

(ALSO KNOWN as New Parcel 1 of Record Survey 5031 recorded June 26, 2018 under Auditor's File No. 2018-018513)

SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: 134983000001005
Levy Code: R6
Assessed Value-Land: \$1,472,690.00
Assessed Value-Improvements: \$13,210.00

General and Special Taxes:

Billed: \$8,881.20
Paid: \$8,881.20

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: 134983000001006
Levy Code: R6
Assessed Value-Land: \$90,590.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,121.07
Paid: \$1,121.07

3. Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification); notice of approval being recorded, under Auditor's File No. 815369:

Classification: Farm and agricultural

4. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

5. Easement and the terms and conditions thereof:

Grantee: Badger Mountain Irrigation District, a public corporation
Purpose: to construct, repair, replace, operate and maintain pipelines and appurtenant structures
Area Affected: portion of said premises and other property
Recorded: 01/13/1977
Recording Number: 718936

6. Easement affecting a portion of said premises and for the purposes stated therein:

In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 05/26/1977
Recording Number: 728681
Affects: portion of said premises and other property

SCHEDULE B

(continued)

7. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 09/15/1977
Recording Number: 737310
Affects: portion of said premises and other property

The effect of Quit Claim Deed recorded 10/23/2002 under Recording No. 2002-041154.

8. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 09/15/1977
Recording Number: 737311
Affects: portion of said premises and other property

The effect of Quit Claim Deed recorded 10/23/2002 under Recording No. 2002-041156.

9. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 02/08/1978
Recording Number: 749794
Affects: Portion of said premises and other property

10. Easement and the terms and conditions thereof:
Purpose: Ingress and egress
Area Affected: 60 foot strip over portion of said premises and other property
Recorded: 07/28/1978
Recording Number: 765776

11. Easement and the terms and conditions thereof:
Purpose: Access
Area Affected: portion of said premises and other property
Recorded: 06/15/1982
Recording Number: 862635

12. Easement and the terms and conditions thereof:
Purpose: Ingress-egress, utility and irrigation
Area Affected: 60 foot strip over a portion of said premises and other property
Recorded: 07/17/1984
Recording Number: 898901

SCHEDULE B

(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Badger Mountain Irrigation District
Purpose: Utility Easement
Recording Date: October 9, 1984
Recording No.: 84-3561
14. Easement and the terms and conditions thereof:
Grantee: Milo Bauder and Donna L. Bauder, husband and wife
Purpose: Ingress and egress
Area Affected: portion of said premises and other property
Recorded: 10/08/1987
Recording Number: 87-16073
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric Distribution Lines
Recording Date: October 13, 1988
Recording No.: 88-12284
16. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. 2006-040708.
17. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. 2011-000610.
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Utility Easement
Recording Date: March 24, 2014
Recording No.: 2014-006658
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Utility Easement
Recording Date: February 23, 2016
Recording No.: 2016-4839
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: January 17, 2018
Recording No.: 2018-1483
21. Sewer Latecomers Ageement and the Terms and Conditions thereof between the City of Richland and Pahlisch Homes at Westcliffe Heights LLC recorded September 5, 2018 under Auditor's File No. 2018-26345 and First Amendment recorded June 3, 2019 under Auditor's File No. 2019-014443.

SCHEDULE B

(continued)

22. A Mortgage to secure an indebtedness in the amount shown below,

Amount: \$2,600,000.00
Dated: January, 2019
Mortgagor: Richland Properties, LLC, an Idaho limited liability company
Mortgagee: John Roeder
Recording Date: January 18, 2019
Recording No: 2019-001555

23. A financing statement as follows:

Debtor: Richland Properties, LLC
Secured Party: John Roeder
Recording Date: January 18, 2019
Recording No.: 2019-001556

24. Ordinance No. 19-20 by the City of Richland regarding zoning recorded August 6, 2020 under Auditor's File No. 2020-029199.

END OF SCHEDULE B



May 1, 2020

Greg Johnson
Sienna Hills Development LLC
PO Box 344
Meridian, Idaho 83642

Via email: greg@westparkco.com

Regarding: Traffic Engineering Services to Provide Traffic Impact Analysis Letter
Sienna Hills Development
1276 N Bermuda Road
Richland, Washington
PBS Project 66150.000, Phase 0002

Dear Mr. Johnson:

This letter presents a traffic impact analysis (TIA) letter as requested by Benton County staff that has requested analysis of intersections outside the City of Richland.

PROJECT DESCRIPTION

The site is in Section 34, Township 9 North, Range 28 East Willamette Meridian in Richland, Washington. Figure 1 presents a vicinity map. The project proposes 285 lots of single-family homes on 99.15 acres. The development proposes building out the site in 6 phases. This assumes approximately one phase per year. Figure 2 presents a site map.

The project will partially complete the Bermuda Road-Queensgate Drive corridor from E Reata Road to Shockley Road. The Roadway connection through the platted project will complete full street improvements, curb to curb. Phase 1 of the project will complete the entire Queensgate/Bermuda connection, allowing trips to be distributed either north or south.

Scope of Study

This study documents the existing and proposed conditions. The following intersections were identified for analysis:

1. S Bermuda Road / E Reata Road
2. N Clover Road / S Bermuda Road

This TIA includes analysis of future background conditions growth based on an assumed 2.0% annually compounded growth rate and the addition of traffic from one in-process project (The Vista – Queensgate Drive Extension).

This TIA is prepared for submission to the county of Benton. The traffic-related issues addressed in this report include:

- Existing traffic conditions

- Proposed site-generated traffic volumes and their distribution
- Build-out year (2030) conditions without and with the project
- Capacity analysis of the existing and future conditions for weekday PM peak hours
- Safety analysis of the existing and future conditions
- Recommendations for mitigation of traffic impacts and conclusions

TRAFFIC VOLUMES

PBS contracted with All Traffic Data to collect PM peak hour traffic counts for the adjacent streets at N Clover Road/S Bermuda Road and E Reata Road/S Bermuda Road. The traffic data were collected on March 4, 2020. The data was collected prior to the transportation impacts associated with the COVID-19 pandemic. Detailed traffic volume reports are provided in Appendix A

TRIP GENERATION AND DISTRIBUTION

The following section rely on data provided in the ITE Trip Generation Manual. Detailed trip generation calculations are provided in Appendix B. The total trip generation estimates for the Sienna Hills Development were calculated using either the ITE weighted average trip rates, following ITE guidelines. Table 1 summarizes the total project-generated trips and 2030 primary trips. Detailed calculations are provided in Appendix B. The conceptual site plan on Figure 2 provides location references.

Table 1. Trip Generation Estimates for Sienna Hills Development

Land Use (ITE Code)	Single-Family Detached Housing (210)	
Dwelling Units	285	
Total Average Weekday Trips (ADT)	2690	
Peak Hour	AM	PM
Total	211	282
Entering	53	178
Exiting	158	104
2030 Primary Trips	211	282

Findings: The proposed Sienna Hills Development will generate 2690 net new trips on an average weekday, 211 net new trips in the AM peak hour of the adjacent streets, and 282 net new trips in the PM peak hour of the adjacent streets

Proposed Trip Distribution

The proposed distribution of new trips is based on a review of the land uses within the study area, consultation with Benton County staff, and on engineering judgment. The overall distribution pattern is proposed as follows:

- 5% to and from on S Bermuda Road from the south of Reata Road
- 10% to and from on E Reata Road from the west of Bermuda Road
- 15% to and from on E Reata Road from the east of Bermuda Road
- 15% to and from on N Clover Road from the south of Bermuda road
- 55% to and from on S Bermuda from the north of the site

The distribution pattern above represents an external distribution of the new trips entering and exiting the study area. The distribution and assignment of the project's net new trips are shown on Figure 6

INTERSECTION OPERATIONS AND ROADWAY CAPACITY ANALYSES

Operation Standards

The *County of Benton Comprehensive Plan* cites a minimum level of service (LOS) C. When a roadway meets LOS "C" standard, that means the traffic flow is uninterrupted, even at peak hours and delays that are related to the traffic volumes and roads configuration.

Analysis Methodology

The LOS was estimated to determine the extent of change in traffic conditions caused by future development. In order to make this determination, the following assumptions were employed:

- The analysis is based on the individual PM peak hour volumes of the adjacent streets and were analyzed for 2020 existing year and 2030 without and with project conditions.
- A 2.0% of annually compounded background growth rate was assumed.
- The Vista-Queensgate Property was the only in-process project contributing to the background condition with the background growth.
- The peak hour factor (PHF) for the overall intersection, as calculated from the count data, was applied for each analysis scenario.
- The heavy vehicle percentage (HV%) for each movement, as calculated from the count data, was applied for all analysis scenarios. A minimum value of 2.0% was assumed for each movement in the future conditions (2030).
- As noted previously, trip generation, distribution, and assignment estimate for the project were prepared for the weekday PM peak hour on the surrounding street system.
- Cumulative traffic impacts of the proposed project were determined by superimposing the project-generated traffic onto the baseline volumes for the weekday PM peak hour at studied intersections. This sum is termed the 2030 With Project conditions.
- TWSC intersection results report the critical movement LOS, delay, and v/c ratio.
- Trafficware's Synchro software, Version 10, was used for the analysis based on *Highway Capacity Manual* (HCM) 6th Edition (2016) methodologies.

Level of Service Analyses

2020 Existing Conditions

Table 2 presents the LOS analysis for the studied intersection for 2020 existing conditions during the PM peak hour. Detailed LOS calculation reports are provided in Appendix C.

Table 2. Estimated 2020 Level of Service for Existing Conditions for Study Area Intersections

INTERSECTION (critical lane group)	PM Peak Hour		
	LOS	Delay (sec/veh)	v/c
N Clover Road / S Bermuda Road (SB)	A	9.2	0.007
S Bermuda Road / E Reata Road (SB)	B	11.6	0.078

As shown in Table 2, all studied intersections currently operate at an acceptable LOS during the weekday PM peak hour

Finding: All studied intersections operate at an acceptable LOS during the weekday PM peak hour for existing conditions.

2030 Without Project Future Conditions

Table 3 presents the LOS analysis for the studied intersection for 2030 without the project conditions during the PM peak hour. Detailed LOS calculation reports are provided in Appendix C.

Table 3. Estimated Level of Service at Study Area Intersection for 2030 Without Project Conditions

INTERSECTION (critical lane group)	PM Peak Hour		
	LOS	Delay (sec/veh)	v/c
N Clover Road / S Bermuda Road (NB)	B	11.9	0.034
S Bermuda Road / E Reata Road (SB)	C	18.4	0.354

As shown in Table 3, all studied intersections currently operate at an acceptable LOS during the weekday PM peak hour

Finding: All studied intersections operate at an acceptable LOS during the weekday PM peak hour for 2030 without project conditions.

2030 With Project Future Conditions

Table 4 presents the LOS analysis for the studied intersection for 2030 with the project conditions during the PM peak hour. Detailed LOS calculation reports are provided in Appendix C.

Table 4. Estimated Level of Service at Study Area Intersection for 2030 With Project Conditions

INTERSECTION (critical lane group)	PM Peak Hour		
	LOS	Delay (sec/veh)	v/c
N Clover Road / S Bermuda Road (NB)	B	14.9	0.144
S Bermuda Road / E Reata Road (SB)	C	22.8	0.476

As shown in Table 4, all studied intersections currently operate at an acceptable LOS during the weekday PM peak hour

Finding: All studied intersections operate at an acceptable LOS during the weekday PM peak hour for 2030 with project conditions.

SAFETY EVALUATION

Collision Analysis

Collision data from the study area was obtained from WSDOT for the five-year period spanning from January 2015 through December 2019. This analysis assumes that a collision rate less than the critical collision rate for the intersection is typically considered to be within acceptable parameters. A collision rate above the critical rate is worthy of further examination. The detailed collision data can be found in Appendix D. Table 5 presents the results of the collision analysis.

Table 5. Collision Analysis for study Area Intersections (January 2015 through December 2019)

Intersection	Angle	Total Collisions	Critical Rate	Collision Rate
N Clover Road / S Bermuda Road	0	0	1.36	0
S Bermuda Road / E Reata Road	10	10	1.01	1.44

To calculate the collision rate, the PM peak hour total entering volumes from the existing turning movement counts were multiplied by 10 to provide an approximation of the ADT. Detailed calculations of critical rates and collision rates are provided in Appendix D.

As shown in Table 5, the calculated collision rate is higher than the critical rate for S Bermuda Road / E Reata Road and vice versa for N Clover Road / S Bermuda Road, therefore, further examination was done at S Bermuda Road / E Reata Road. The methodology for further examination is as follows:

1. Determining a Pattern of Collision
 - 6 out of 10 right angle collisions
 - 4 out of 10 were mainly caused by disregarding the flashing red stop sign.
 - 3 out of 10, involved vehicle one was going straight through southbound and vehicle two was going straight through westbound.
 - 2 out of 10, involved vehicle one was going straight through southbound and vehicle two was going straight through eastbound.
 - 2 out of 10 reports noted inattention as a contributing circumstance, one accident was going straight ahead, and the other accident was making a left turn.
 - 4 out of 10, listed the severity of the collision as possible injury, they were all going straight ahead through the intersection.
 - No collisions were listed with serious injury
 - The intersection averaged 2 collisions per year between January 2015 to December 2019
2. Intersection Sight Distance Evaluation
 - The minimum intersection sight distance for a passenger car making a left turn from Bermuda Road onto Reata Road is 445 feet.¹
 - The minimum intersection sight distance for a passenger car making a right turn from Bermuda Road onto Reata Road is 385 feet.²
 - Intersection sight distance evaluation was checked graphically, and no sight distance restrictions were found.
3. Crash Experience Signal Warrant
 - The number of crashes and vehicular volume did not meet the standard that warrants a traffic control signal based on "Section 4C.08 Warrant 7, Crash Experience" of the Manual of Uniform Traffic Control Devices (MUTCD)
4. Multi-way Stop Control
 - The number of crashes and vehicular volume did not meet the guidance for a multi-way stop based on "Section 2B.07 Multi-Way Stop Applications" of the MUTCD.

Findings: The 2014–2019 collision history at the study intersections was reviewed; S Bermuda Road / E Reata Road has a collision rate that is higher than the critical rate.

Findings: No fatalities or suspected serious injuries were reported at S Bermuda Road / E Reata Road.

Findings: A patterns of right-angle collisions were found at S Bermuda Road / E Reata Road.

Findings: No sight distance restrictions were found at S Bermuda Road / E Reata Road.

¹ Table 9-6, Chapter 9, pg. 9-38, A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), 2011, 6th Edition.

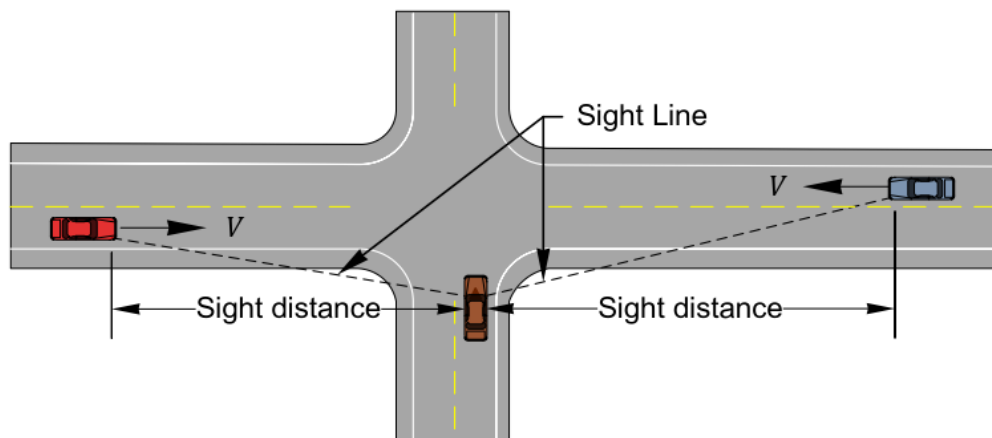
² Table 9-8, Chapter 9, pg. 9-41, A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), 2011, 6th Edition.

Findings: S Bermuda Road / E Reata Road did not meet MUTCD guidance and standards for a traffic signal or multi-way stop control.

Recommendation: PBS recommends that the County monitors collisions at S Bermuda Road / E Reata Road.

Site Access Sight Distance

Design the proposed intersections in accordance with CCC Table 40.350.030-8 guidelines for intersection sight distance. Install no objects within the sight distance triangles that would block exiting drivers' view of approaching traffic.



Findings: The proposed Sienna Hills Development site accesses do not currently exist, so sight distance measurements are not presently possible.

Recommendation: Design the proposed access points and intersections consistent with Chapter 9.5.3 of the AASHTO Geometric Design guide for intersection sight distance. Install no objects within the sight distance triangles that would block exiting drivers' view at the access points.

FINDINGS

The TIA findings are summarized below:

- The proposed Sienna Hills Development will generate 2690 net new trips on an average weekday, 211 net new trips in the AM peak hour of the adjacent streets, and 285 net new trips in the PM peak hour of the adjacent streets
- All studied intersections operate at an acceptable LOS during the weekday PM peak hour for existing conditions.
- All studied intersections operate at an acceptable LOS during the weekday PM peak hour for 2030 without project conditions.
- All studied intersections operate at an acceptable LOS during the weekday PM peak hour for 2030 with project conditions.

- The 2014–2019 collision history at the study intersections was reviewed; S Bermuda Road / E Reata Road has a collision rate that is higher than the critical rate.
- No fatalities or suspected serious injuries were reported at S Bermuda Road / E Reata Road.
- A pattern of right-angle collisions were found at S Bermuda Road / E Reata Road.
- No sight distance restrictions were found at S Bermuda Road / E Reata Road.
- S Bermuda Road / E Reata Road did not meet MUTCD guidance and standards for a traffic signal or multi-way stop control.

RECOMMENDATIONS

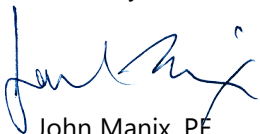
The TIA recommendations are summarized below:

- PBS recommends that the County monitors collisions at S Bermuda Road / E Reata Road.
- Design the proposed access points and intersections consistent with Chapter 9.5.3 of the AASHTO Geometric Design guide for intersection sight distance. Install no objects within the sight distance triangles that would block exiting drivers' view at the access points.

CLOSING

Please feel free to contact me at 360.567.2117 or John.Manix@pbsusa.com with any questions or comments.

Sincerely,



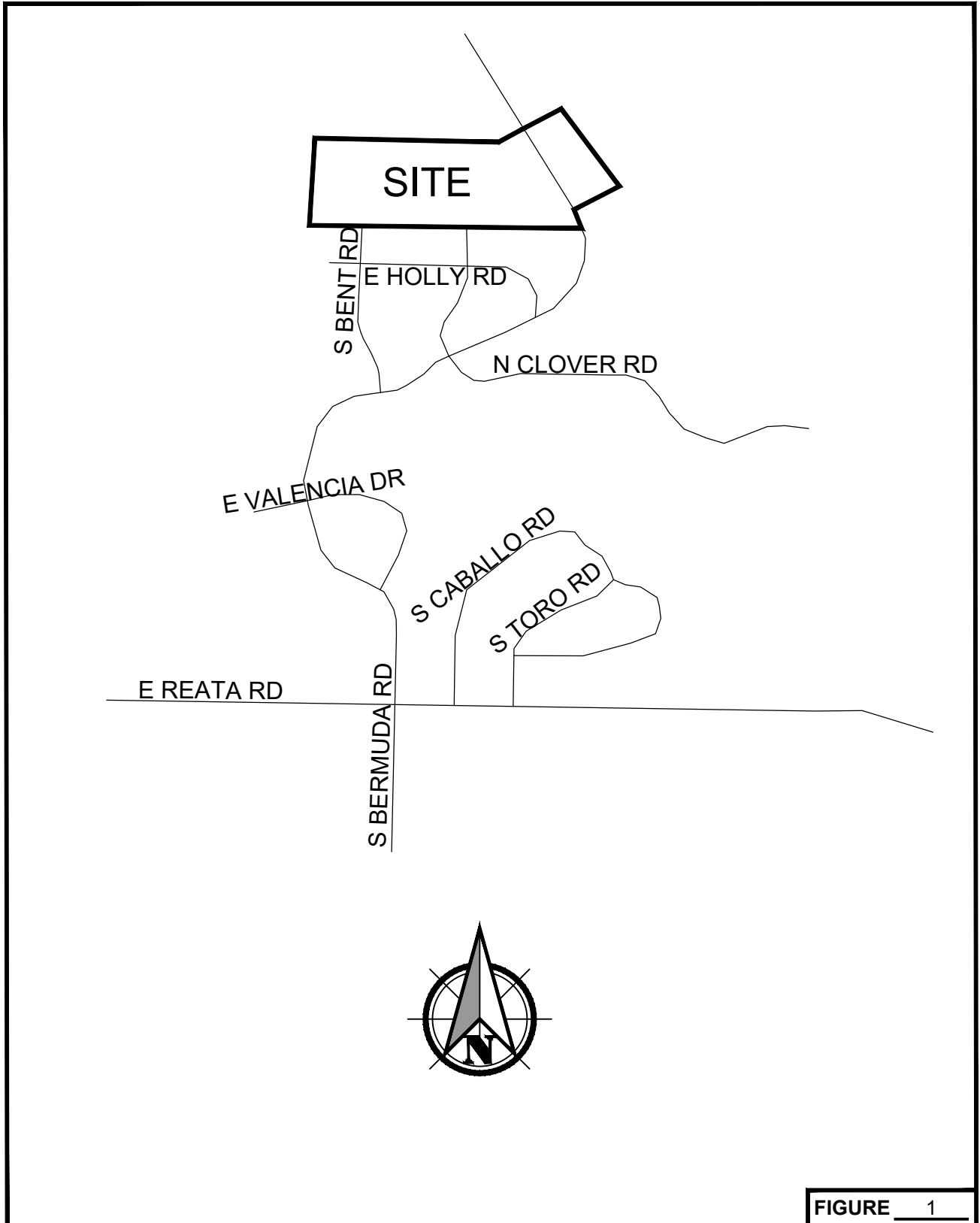
John Manix, PE
Senior Traffic Engineer



Attachments:

- Figure 1. Vicinity Map
- Figure 2. Site Plan
- Figure 3. Existing Lane Configurations
- Figure 4. 2020 Existing Volumes
- Figure 5. 2030 Without Project Traffic Volumes
- Figure 6. Trip Distribution and Assignment
- Figure 7. 2030 With Project Traffic Volumes
- Appendix A. Traffic Counts
- Appendix B. Trip Generation Calculations
- Appendix C. Level of Service Calculations
- Appendix D. Crash History

AR,BJ:JAM



Vicinity Map

Sienna Hills Development

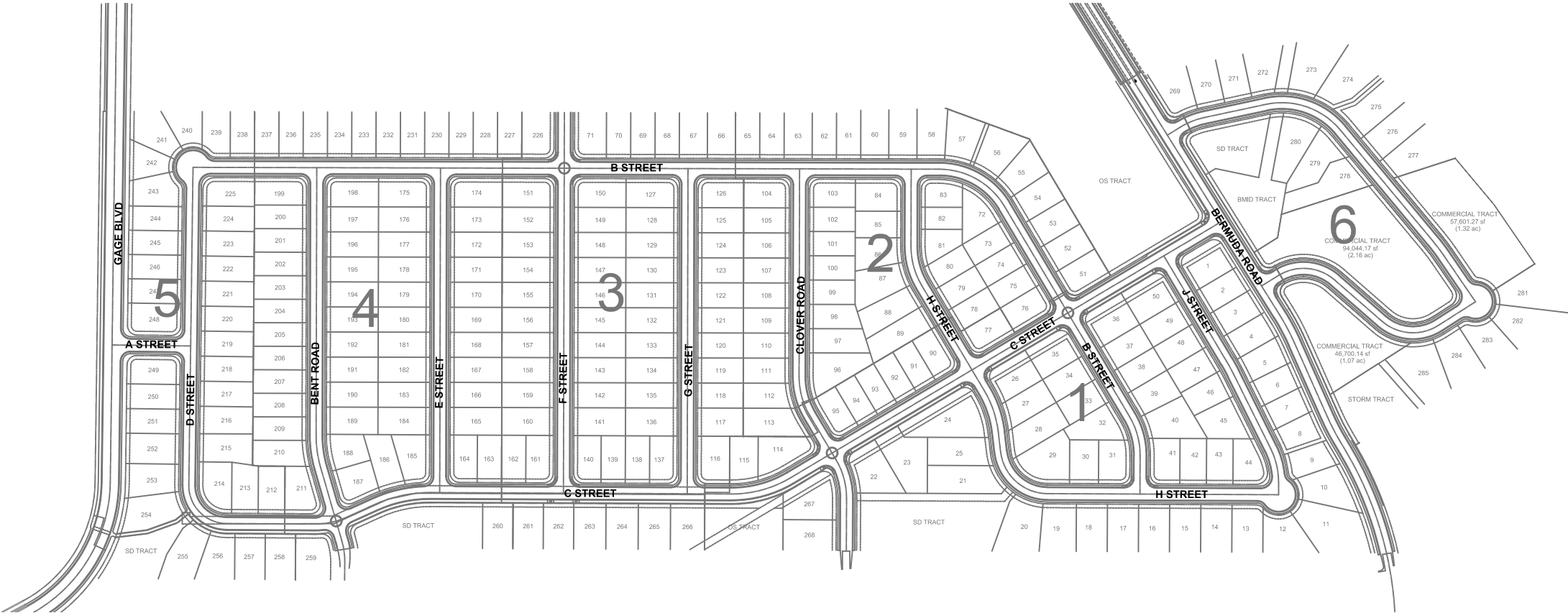
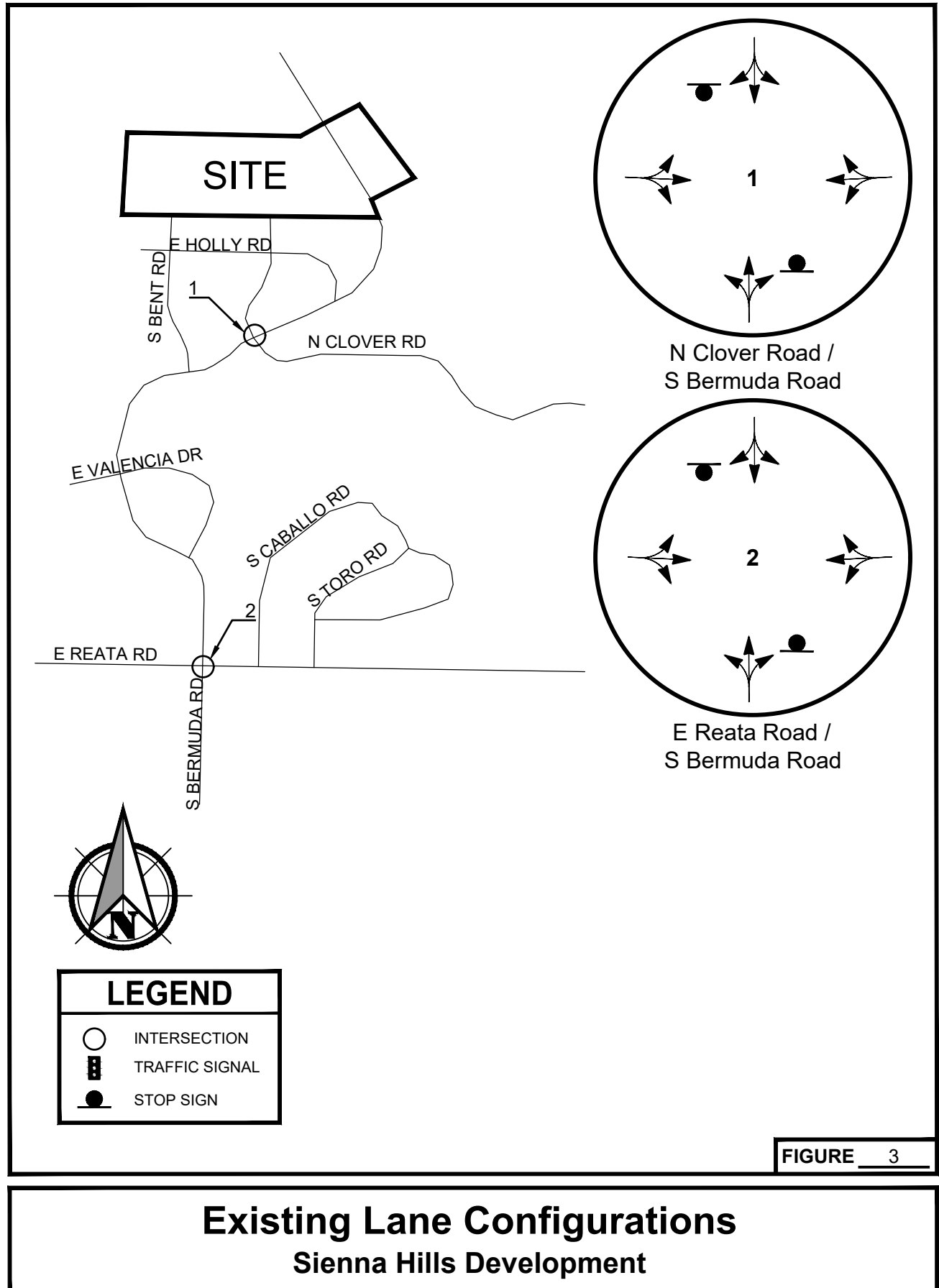
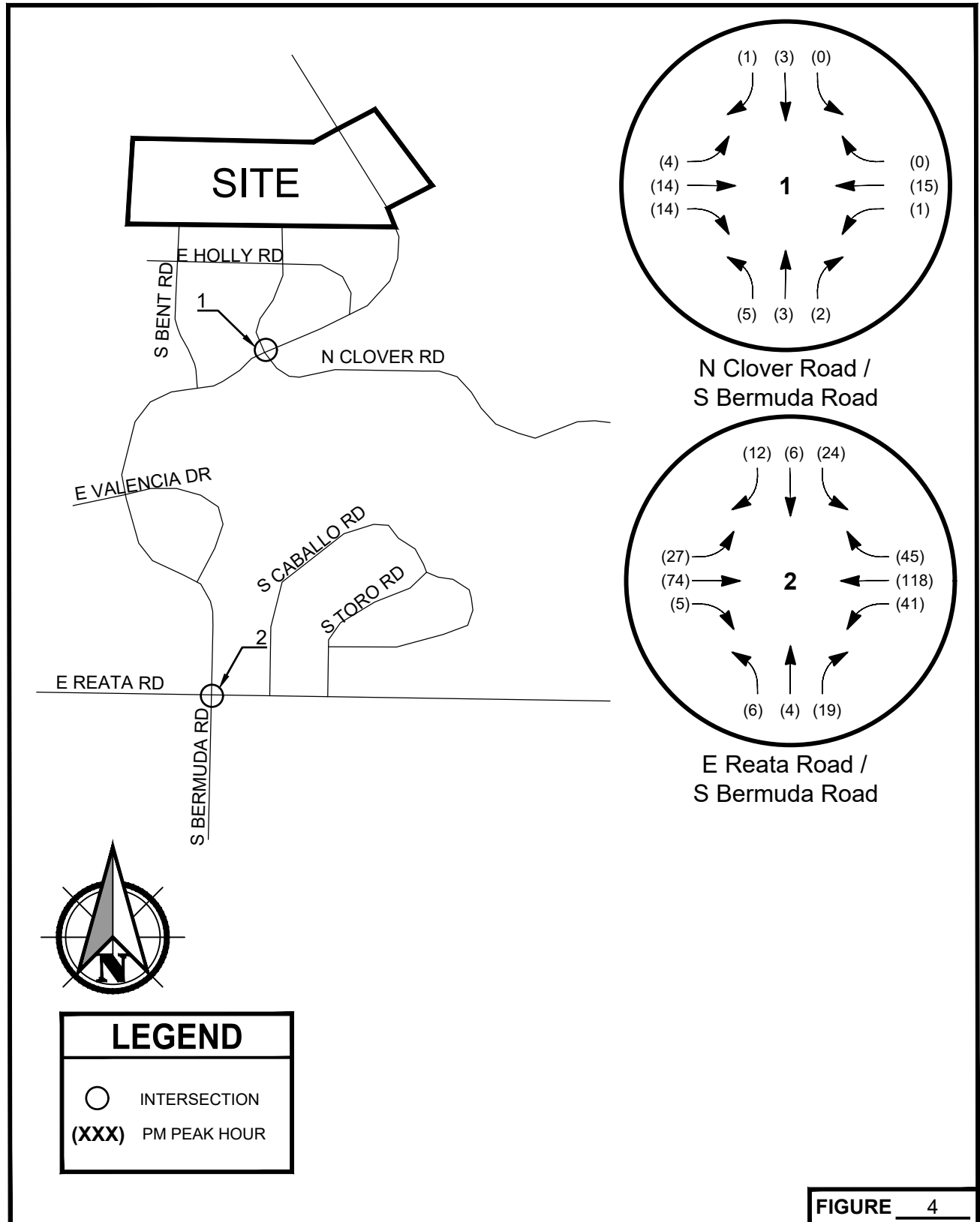


FIGURE 2

Site Plan

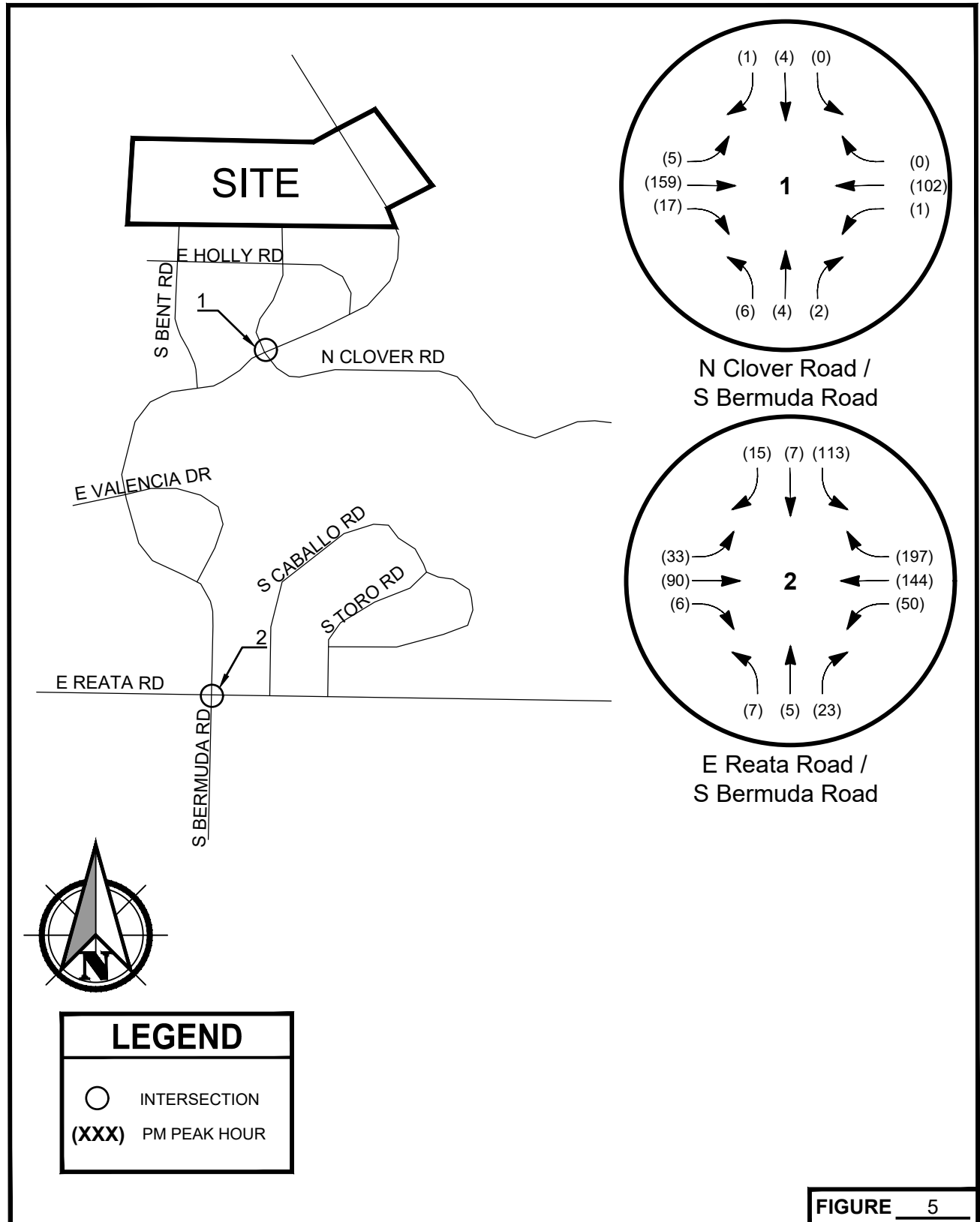
Sienna Hills Development





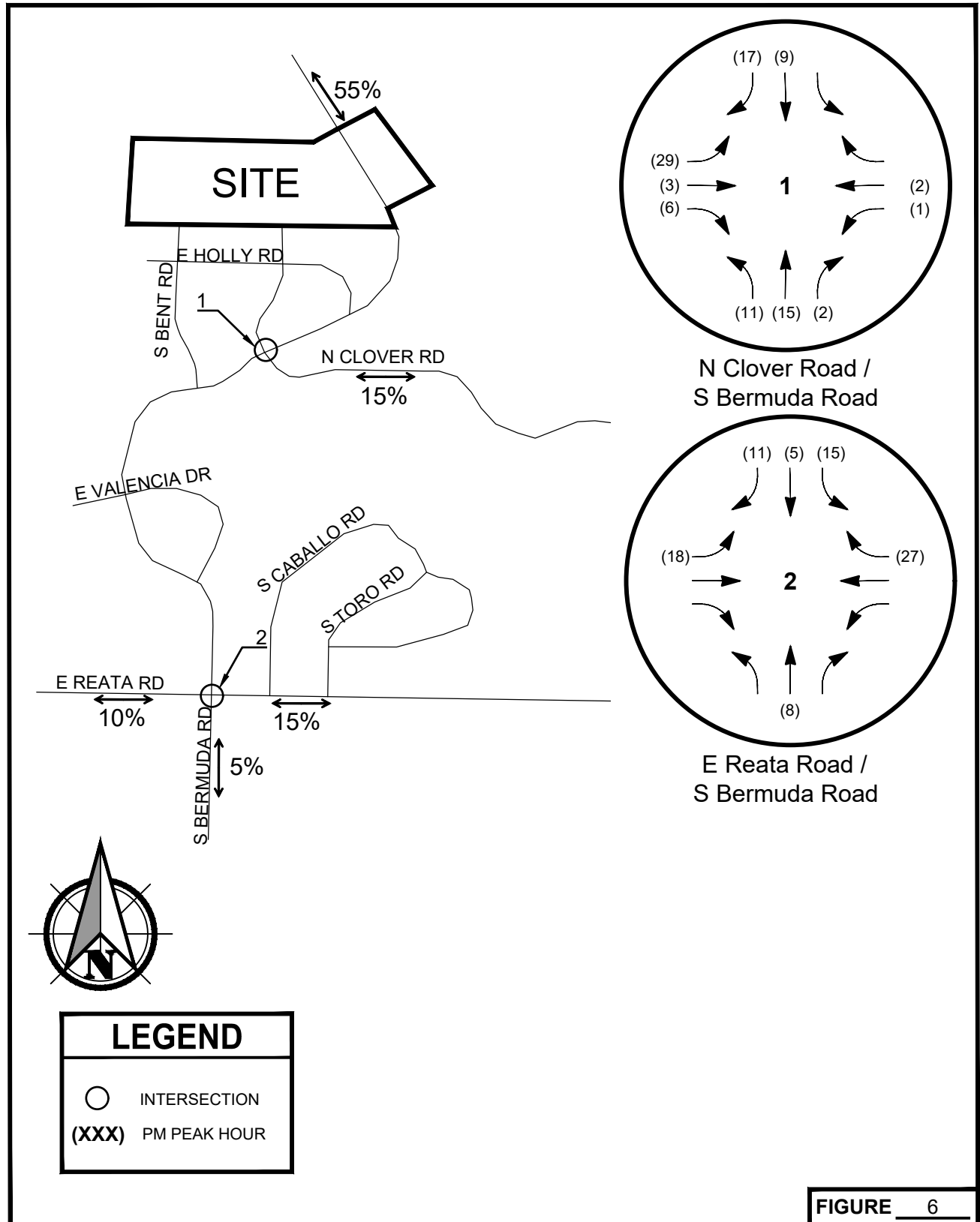
2020 Existing Volumes

Sienna Hills Development



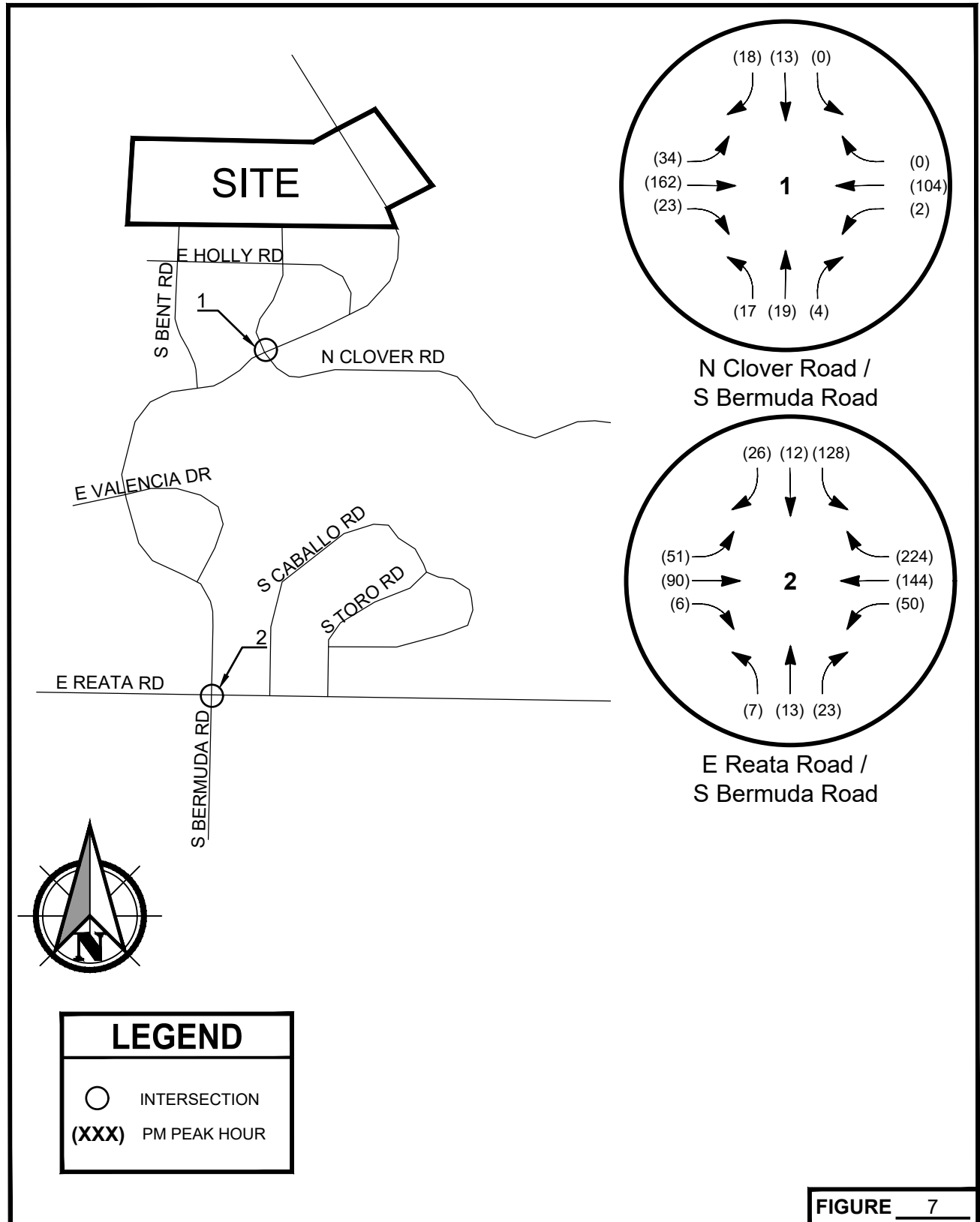
2030 Without Project Traffic Volumes

Sienna Hills Development



Trip Distribution & Assignment

Sienna Hills Development



2030 With Project Traffic Volumes

Sienna Hills Development

Appendix A

Traffic Counts



(303) 216-2439
www.alltrafficdata.net

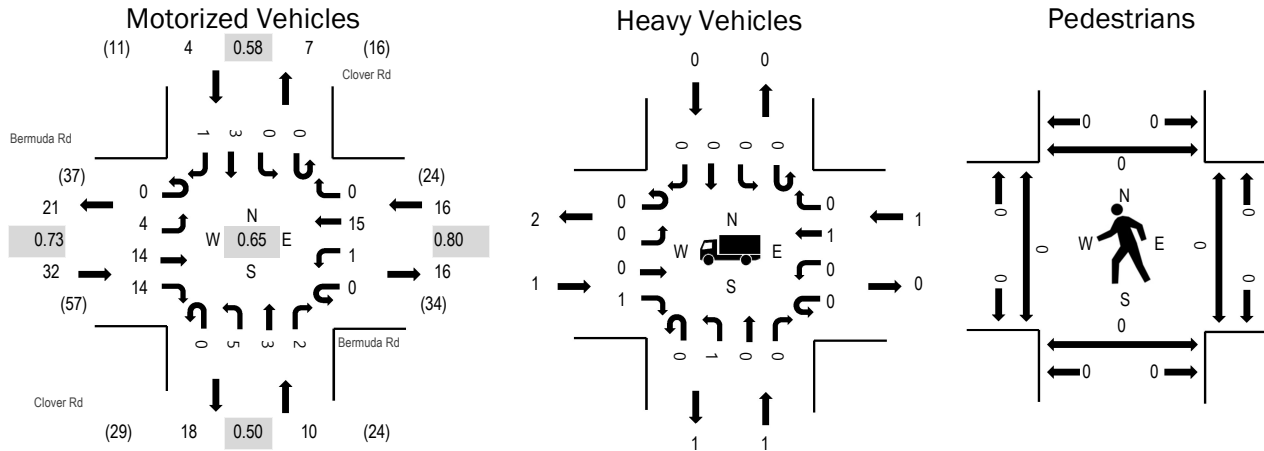
Location: Clover Rd & Bermuda Rd PM

Date: Wednesday, March 4, 2020

Peak Hour: 04:20 PM - 05:20 PM

Peak 15-Minutes: 04:40 PM - 04:55 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	3.1%	0.73
WB	6.3%	0.80
NB	10.0%	0.50
SB	0.0%	0.58
All	4.8%	0.65

Traffic Counts - Motorized Vehicles

Interval Start Time	Bermuda Rd Eastbound				Bermuda Rd Westbound				Clover Rd Northbound				Clover Rd Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	2	1	0	0	2	0	0	0	2	0	0	0	0	1	8	60
4:05 PM	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	3	61
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2	61
4:15 PM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1	3	61
4:20 PM	0	0	0	3	0	0	2	0	0	0	0	0	0	0	0	0	5	62
4:25 PM	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	4	60
4:30 PM	0	0	1	3	0	0	2	0	0	0	1	0	0	0	0	0	7	58
4:35 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	57
4:40 PM	0	0	2	1	0	0	1	0	0	0	1	0	0	0	0	0	5	59
4:45 PM	0	2	1	3	0	0	2	0	0	2	0	1	0	0	0	1	12	57
4:50 PM	0	1	1	0	0	0	1	0	0	1	0	1	0	0	2	0	7	59
4:55 PM	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2	55
5:00 PM	0	0	5	1	0	0	3	0	0	0	0	0	0	0	0	0	9	56
5:05 PM	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	3	
5:10 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	
5:15 PM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	1	0	4	
5:20 PM	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	3	
5:25 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	
5:30 PM	0	0	3	1	0	0	1	0	0	0	1	0	0	0	0	0	6	
5:35 PM	0	1	1	0	0	0	0	0	0	0	1	0	0	0	1	0	4	
5:40 PM	0	0	1	0	0	1	0	0	0	0	1	0	0	0	0	0	3	
5:45 PM	0	0	4	4	0	0	1	0	0	3	0	0	0	0	1	1	14	
5:50 PM	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3	
5:55 PM	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	3	
Count Total	0	6	29	22	0	2	22	0	0	10	10	4	0	1	5	5	116	
Peak Hour	0	4	14	14	0	1	15	0	0	5	3	2	0	0	3	1	62	

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	1	0	0	1	2	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0	4:10 PM	0	2	0	0	2
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	1	0	0	0	1	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	1	0	0	1	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	1	0	1	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	1	1	0	0	2	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	3	2	1	1	7	Count Total	0	0	0	0	0	Count Total	0	2	0	0	2
Peak Hour	1	1	1	0	3	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0



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Peak 15-Minutes: 05:05 PM - 05:20 PM

Interval Start Time	Reata Rd Eastbound				Reata Rd Westbound				Bermuda Rd Northbound				Bermuda Rd Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	1	4	0	0	4	3	1	0	1	1	3	0	2	1	2	23	348
4:05 PM	0	1	5	1	0	4	5	1	0	0	0	0	0	0	1	2	20	350
4:10 PM	0	0	8	0	0	3	8	8	0	1	0	1	0	2	1	2	34	361
4:15 PM	0	3	6	0	0	0	9	6	0	1	0	3	0	3	0	2	33	362
4:20 PM	0	1	7	0	0	5	9	4	0	0	3	2	0	2	1	0	34	367
4:25 PM	0	0	6	4	0	2	8	2	0	0	2	0	0	1	0	1	26	364
4:30 PM	0	1	5	1	0	5	7	4	0	0	0	3	0	2	0	1	29	373
4:35 PM	0	1	5	1	0	4	7	4	0	1	0	2	0	2	1	0	28	380
4:40 PM	0	2	5	0	0	3	5	4	0	0	0	1	0	0	0	1	21	380
4:45 PM	0	3	11	0	0	5	10	2	0	0	1	3	0	3	2	2	42	382
4:50 PM	0	2	7	0	0	3	10	4	0	1	0	0	0	0	1	2	30	365
4:55 PM	0	2	5	0	0	5	5	3	0	2	1	3	0	1	1	0	28	357
5:00 PM	0	3	5	1	0	3	7	1	0	0	1	0	0	4	0	0	25	359
5:05 PM	0	1	5	0	0	1	10	6	0	0	0	2	0	3	0	3	31	
5:10 PM	0	2	3	0	0	4	16	4	0	0	1	1	0	1	1	2	35	
5:15 PM	0	1	11	1	0	5	9	6	0	0	0	2	0	2	0	1	38	
5:20 PM	0	3	6	1	0	1	10	6	0	2	0	2	0	0	0	0	31	
5:25 PM	1	2	2	0	0	4	16	4	0	1	0	2	0	3	0	0	35	
5:30 PM	0	4	7	0	0	5	10	5	0	0	0	2	0	2	0	1	36	
5:35 PM	0	3	5	2	0	5	6	2	0	0	0	1	0	4	0	0	28	
5:40 PM	0	1	7	0	0	0	9	2	0	0	0	1	0	1	1	1	23	
5:45 PM	0	2	2	0	0	6	6	3	0	0	1	2	0	0	1	2	25	
5:50 PM	0	1	5	0	0	5	5	2	0	0	0	3	0	1	0	0	22	
5:55 PM	0	1	9	0	0	2	7	3	0	0	1	2	0	3	1	1	30	
Count Total	1	41	141	12	0	84	197	87	0	10	12	41	0	42	13	26	707	
Peak Hour	1	27	74	5	0	41	118	45	0	6	4	19	0	24	6	12	382	

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	1	1	0	2	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	1	1	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	1	1	0	0	2	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	1	0	0	0	1	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	2	2	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	1	1	0	2	4	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	1	0	1	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	1	0	0	0	1	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	1	0	1	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	4	3	3	5	15	Count Total	0	0	0	0	0	Count Total	0	0	0	0	0
Peak Hour	2	1	1	4	8	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

Appendix B

Trip Generation Calculations

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 4/13/2020

Project: Sienna Hills Development

Analysis Date: 4/13/2020

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 1		1345	1345	2690		53	158	211		178	104	282
	285 Dwelling Units												
Unadjusted Volume			1345	1345	2690		53	158	211		178	104	282
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			1345	1345	2690		53	158	211		178	104	282

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Appendix C

Level of Service Calculations

HCM 6th TWSC
1: N Clover Road & S Bermuda Road

04/13/2020

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	14	14	1	15	0	5	3	2	0	3	1
Future Vol, veh/h	4	14	14	1	15	0	5	3	2	0	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	0	0	3	0	6	0	10	0	0	0	0	0
Mvmt Flow	6	22	22	2	23	0	8	5	3	0	5	2
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	23	0	0	44	0	0	76	72	33	76	83	23
Stage 1	-	-	-	-	-	-	45	45	-	27	27	-
Stage 2	-	-	-	-	-	-	31	27	-	49	56	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.2	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.59	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1605	-	-	1577	-	-	894	822	1046	919	811	1060
Stage 1	-	-	-	-	-	-	949	861	-	996	877	-
Stage 2	-	-	-	-	-	-	965	877	-	969	852	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1605	-	-	1577	-	-	885	818	1046	909	807	1060
Mov Cap-2 Maneuver	-	-	-	-	-	-	885	818	-	909	807	-
Stage 1	-	-	-	-	-	-	945	858	-	992	876	-
Stage 2	-	-	-	-	-	-	958	876	-	957	849	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.9			0.5			9.1			9.2		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	891	1605	-	-	1577	-	-	858				
HCM Lane V/C Ratio	0.017	0.004	-	-	0.001	-	-	0.007				
HCM Control Delay (s)	9.1	7.3	0	-	7.3	0	-	9.2				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0				

HCM 6th TWSC
2: S Bermuda Road & E Reata Road

04/13/2020

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	74	5	41	118	45	6	4	19	24	6	12
Future Vol, veh/h	27	74	5	41	118	45	6	4	19	24	6	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	1	1	0	0	0	0	3	0	7	2	0
Mvmt Flow	29	80	5	45	128	49	7	4	21	26	7	13
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	177	0	0	85	0	0	394	408	83	396	386	153
Stage 1	-	-	-	-	-	-	141	141	-	243	243	-
Stage 2	-	-	-	-	-	-	253	267	-	153	143	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.53	6.2	7.17	6.52	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.53	-	6.17	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.53	-	6.17	5.52	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.027	3.3	3.563	4.018	3.3
Pot Cap-1 Maneuver	1411	-	-	1524	-	-	569	531	982	555	548	898
Stage 1	-	-	-	-	-	-	867	778	-	750	705	-
Stage 2	-	-	-	-	-	-	756	686	-	838	779	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1411	-	-	1524	-	-	533	502	982	517	518	898
Mov Cap-2 Maneuver	-	-	-	-	-	-	533	502	-	517	518	-
Stage 1	-	-	-	-	-	-	848	761	-	734	682	-
Stage 2	-	-	-	-	-	-	714	663	-	798	762	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.9			1.5			10			11.6		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	752	1411	-	-	1524	-	-	589				
HCM Lane V/C Ratio	0.042	0.021	-	-	0.029	-	-	0.078				
HCM Control Delay (s)	10	7.6	0	-	7.4	0	-	11.6				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.3				

HCM 6th TWSC
1: N Clover Road & S Bermuda Road

04/13/2020

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	159	17	1	102	0	6	4	2	0	4	1
Future Vol, veh/h	5	159	17	1	102	0	6	4	2	0	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	2	2	3	2	6	2	10	2	2	2	2	2
Mvmt Flow	8	245	26	2	157	0	9	6	3	0	6	2
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	157	0	0	271	0	0	439	435	258	440	448	157
Stage 1	-	-	-	-	-	-	274	274	-	161	161	-
Stage 2	-	-	-	-	-	-	165	161	-	279	287	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.2	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.59	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1423	-	-	1292	-	-	515	514	781	527	506	889
Stage 1	-	-	-	-	-	-	715	683	-	841	765	-
Stage 2	-	-	-	-	-	-	819	765	-	728	674	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1423	-	-	1292	-	-	506	509	781	516	501	889
Mov Cap-2 Maneuver	-	-	-	-	-	-	506	509	-	516	501	-
Stage 1	-	-	-	-	-	-	710	678	-	835	763	-
Stage 2	-	-	-	-	-	-	809	763	-	714	669	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.1			11.9			11.7		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	539	1423	-	-	1292	-	-	549				
HCM Lane V/C Ratio	0.034	0.005	-	-	0.001	-	-	0.014				
HCM Control Delay (s)	11.9	7.5	0	-	7.8	0	-	11.7				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0				

HCM 6th TWSC
2: S Bermuda Road & E Reata Road

04/13/2020

Intersection												
Int Delay, s/veh	5.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	90	6	50	144	197	7	5	23	113	7	15
Future Vol, veh/h	33	90	6	50	144	197	7	5	23	113	7	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	3	2	7	2	2
Mvmt Flow	36	98	7	54	157	214	8	5	25	123	8	16
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	371	0	0	105	0	0	558	653	102	561	549	264
Stage 1	-	-	-	-	-	-	174	174	-	372	372	-
Stage 2	-	-	-	-	-	-	384	479	-	189	177	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.53	6.22	7.17	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.53	-	6.17	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.53	-	6.17	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.027	3.318	3.563	4.018	3.318
Pot Cap-1 Maneuver	1188	-	-	1486	-	-	440	385	953	431	443	775
Stage 1	-	-	-	-	-	-	828	753	-	638	619	-
Stage 2	-	-	-	-	-	-	639	553	-	801	753	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1188	-	-	1486	-	-	400	355	953	390	409	775
Mov Cap-2 Maneuver	-	-	-	-	-	-	400	355	-	390	409	-
Stage 1	-	-	-	-	-	-	802	729	-	618	590	-
Stage 2	-	-	-	-	-	-	588	527	-	749	729	-
Approach	EB		WB				NB			SB		
HCM Control Delay, s	2.1		1				11.1			18.4		
HCM LOS							B			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	628	1188	-	-	1486	-	-	414				
HCM Lane V/C Ratio	0.061	0.03	-	-	0.037	-	-	0.354				
HCM Control Delay (s)	11.1	8.1	0	-	7.5	0	-	18.4				
HCM Lane LOS	B	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0.1	-	-	1.6				

HCM 6th TWSC
1: N Clover Road & S Bermuda Road

04/14/2020

Intersection												
Int Delay, s/veh	3.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	34	162	23	2	104	0	17	19	4	0	13	18
Future Vol, veh/h	34	162	23	2	104	0	17	19	4	0	13	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	2	2	3	2	6	2	10	2	2	2	2	2
Mvmt Flow	52	249	35	3	160	0	26	29	6	0	20	28
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	160	0	0	284	0	0	561	537	267	554	554	160
Stage 1	-	-	-	-	-	-	371	371	-	166	166	-
Stage 2	-	-	-	-	-	-	190	166	-	388	388	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.2	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.59	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1419	-	-	1278	-	-	426	450	772	443	440	885
Stage 1	-	-	-	-	-	-	633	620	-	836	761	-
Stage 2	-	-	-	-	-	-	794	761	-	636	609	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1419	-	-	1278	-	-	383	429	772	402	419	885
Mov Cap-2 Maneuver	-	-	-	-	-	-	383	429	-	402	419	-
Stage 1	-	-	-	-	-	-	605	593	-	799	759	-
Stage 2	-	-	-	-	-	-	747	759	-	573	582	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.2			0.1			14.9			11.5		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	426	1419	-	-	1278	-	-	604				
HCM Lane V/C Ratio	0.144	0.037	-	-	0.002	-	-	0.079				
HCM Control Delay (s)	14.9	7.6	0	-	7.8	0	-	11.5				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.5	0.1	-	-	0	-	-	0.3				

HCM 6th TWSC
2: S Bermuda Road & E Reata Road

04/14/2020

Intersection												
Int Delay, s/veh	6.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	51	90	6	50	144	224	7	13	23	128	12	26
Future Vol, veh/h	51	90	6	50	144	224	7	13	23	128	12	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	3	2	7	2	2
Mvmt Flow	55	98	7	54	157	243	8	14	25	139	13	28
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	400	0	0	105	0	0	619	720	102	618	602	279
Stage 1	-	-	-	-	-	-	212	212	-	387	387	-
Stage 2	-	-	-	-	-	-	407	508	-	231	215	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.53	6.22	7.17	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.53	-	6.17	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.53	-	6.17	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.027	3.318	3.563	4.018	3.318
Pot Cap-1 Maneuver	1159	-	-	1486	-	-	401	353	953	394	414	760
Stage 1	-	-	-	-	-	-	790	725	-	627	610	-
Stage 2	-	-	-	-	-	-	621	537	-	761	725	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1159	-	-	1486	-	-	348	319	953	344	374	760
Mov Cap-2 Maneuver	-	-	-	-	-	-	348	319	-	344	374	-
Stage 1	-	-	-	-	-	-	751	689	-	596	581	-
Stage 2	-	-	-	-	-	-	556	511	-	690	689	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.9			0.9			12.8			22.8		
HCM LOS							B			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	506	1159	-	-	1486	-	-	379				
HCM Lane V/C Ratio	0.092	0.048	-	-	0.037	-	-	0.476				
HCM Control Delay (s)	12.8	8.3	0	-	7.5	0	-	22.8				
HCM Lane LOS	B	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.3	0.2	-	-	0.1	-	-	2.5				

Appendix D

Crash History

OFFICER REPORTED CRASHES THAT OCCURRED ON ALL ROADS IN BENTON COUNTY
01/01/2015 - 12/31/2019
Under 23 U.S. Code § 148 and 23 U.S. Code § 409, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.

JURISDICTION	COUNTY	PRIMARY TRAFFICWAY	MILEPOST	INTERSECTING TRAFFICWAY	SR ONLY HISTORY / SUSPENSE IND	REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# INJ	# VEH	VEHICLE 1 TYPE	VEHICLE 2 TYPE	JUNCTION RELATIONSHIP	WEATHER	ROADWAY SURFACE CONDITION	LIGHTING CONDITION	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO	VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)	FIRST IMPACT LOCATION (City, County & Misc Trafficways - 2010 forward)	WA STATE PLANE SOUTH - X 2010 - FORWARD	WA STATE PLANE SOUTH - Y 2010 - FORWARD	
County Road	Benton	50010 - S Bermuda Road	0.548	50180 - E Reata Road	No	E580073	#####	15:07	Possible Injury	1	2	Passenger Car	Motorcycle	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Right Turn	North	South	West	South	Inattention		None	Lane of Primary Trafficway	#####	318920.16	
County Road	Benton	50010 - S Bermuda Road	0.550	50180 - E Reata Road	No	E788848	#####	12:26	No Apparent Injury	0	2	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Making Left Turn	Starting in Traffic Lane	West	North	North	South	Improper Turn/Merge		Did Not Grant RW to Vehicle	Lane of Primary Trafficway	#####	318920.17	
County Road	Benton	50010 - S Bermuda Road	0.550	50180 - E Reata Road	No	E852227	#####	15:35	No Apparent Injury	0	2	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Making Left Turn	Making Left Turn	South	West	East	South	Inattention		None	Lane of Primary Trafficway	#####	318920.17	
County Road	Benton	50180 - E Reata Road	2.850	50010 - S Bermuda Road	No	E921952	#####	21:28	Possible Injury	2	2	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-No Street Lights	Entering at angle	Going Straight Ahead	Going Straight Ahead	South	South	West	East	Under Influence of Alcohol	Did Not Grant RW to Vehicle	None	Lane of Primary Trafficway	#####	318920.17	
County Road	Benton	50180 - E Reata Road	2.850	50010 - S Bermuda Road	No	E996782	#####	16:25	Possible Injury	1	3	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Dusk	Entering at angle	Starting in Traffic Lane	Going Straight Ahead	North	South	East	West	Did Not Grant RW to Vehicle		None	Lane of Primary Trafficway	#####	318920.18	
County Road	Benton	50180 - E Reata Road	2.855	50010 - S Bermuda Road	No	E406095	#####	17:46	Possible Injury	2	2	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-No Street Lights	Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South	West	East	Disregard Stop Sign - Flashing Red		None	Lane of Primary Trafficway	#####	318942.00	
County Road	Benton	50180 - E Reata Road	2.855	50010 - S Bermuda Road	No	E459771	#####	08:07	Suspected Minor Injury	3	2	Passenger Car	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South	East	West	Disregard Stop Sign - Flashing Red		None	Lane of Primary Trafficway	#####	318920.18	
County Road	Benton	50180 - E Reata Road	2.855	50010 - S Bermuda Road	No	E563438	#####	16:01	No Apparent Injury	0	2	Pickup,Panel Truck or Vanette under 10,000 lb	Pickup,Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South	East	West	Disregard Stop Sign - Flashing Red		None	Lane of Primary Trafficway	#####	318920.18	
County Road	Benton	50180 - E Reata Road	2.860	50010 - S Bermuda Road	No	E676614	#####	07:22	Suspected Minor Injury	1	2	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South	West	East	Disregard Stop Sign - Flashing Red		None	Lane of Primary Trafficway	#####	318920.17	
County Road	Benton	50180 - E Reata Road	2.860	50010 - S Bermuda Road	No	E736445	#####	07:38	No Apparent Injury	0	2	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Going Straight Ahead	Making Left Turn	East	West	North	East	None	Did Not Grant RW to Vehicle		None	Lane of Primary Trafficway	#####	318920.17

Collision Rate Calculations at
N Clover Rd / S Bermuda Rd

Intersection: N Clover Rd / S Bermuda Rd Date 4/24/2020

Ra = System Wide Average accident rate = 0.6

K = Statistical Constant = 1.645

Average Daily cars passing Through intersection
ADT 40

160

100

320

M= Millions of Vehicles for a five year period = 1.1315

Rc= Critical Accident Rate = 1.36

Accident Rate

Number of accidents = 0

Number of years = 5

Accident Rate = 0.00

$$R_c = R_a + (K \cdot R_a / M)^{.5} - 1 / (2 \cdot M)$$

ADT = 2020 PM Count X 10

PM Peak Hour= Approx. 10% ADT

Collision Rate Calculations at S Bermuda Rd / E Reata Rd

Intersection: S Bermuda Rd / E Reata Rd Date 4/24/2020

Ra = System Wide Average accident rate = 0.6

K = Statistical Constant = 1.645

Average Daily cars passing Through intersection
ADT 420

2040

290

1060

M= Millions of Vehicles for a five year period = 6.95325

Rc= Critical Accident Rate = 1.01

Accident Rate

Number of accidents = 10

Number of years = 5

Accident Rate = 1.44

$$R_c = R_a + (K \cdot R_a / M)^{.5} - 1 / (2 \cdot M)$$

ADT = 2020 PM Count X 10

PM Peak Hour= Approx. 10% ADT



February 4, 2019

Greg Johnson
Siena Hills Development, LLC
PO Box 344
Meridian, Idaho 83642

Via email: greg@westparkco.com

Regarding: Limited Soil Investigation Results
Richland Orchard Parcels
Benton County Tax Lot 134983000001005
South Bermuda Road
Kennewick, Washington 99336
PBS Project No. 66150.000

Dear Mr. Johnson:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this letter report that provides the findings of limited soil sampling and laboratory analysis completed for the above-referenced property. This work was done as part of site redevelopment plans.

PROJECT BACKGROUND

The subject property is a 98-acre tax lot in Benton County, Washington. It is currently active as an orchard, except for the easternmost portion of the subject property, which appears not to be in use. There are no permanent structures on the subject property. Aerial photographs indicate that the majority of the property was used as an orchard from the late 1970s or early 1980s until the present. Based on the aerial photography, the eastern side of the property across Bermuda Road was not used as an orchard until the mid-1980s or early 1990s, and this portion of the property was out of use as an orchard sometime between 2013 and 2017.

The use of regulated agricultural chemicals such as pesticides, herbicides, and fertilizers is considered an acceptable practice. However, spillage, mixing, or handling of these chemicals in bulk quantities or intense usage can result in hazardous soil conditions requiring remedial action in accordance with state or federal agencies. PBS did not encounter information indicating that these conditions existed on the subject property; however, based on the timeframe of active orchard use at the site, and the proposed development of the site for residential use, the former agricultural use posed a high concern for the presence of pesticide residues.

General Background on Pesticides

Organochlorines contain carbon, hydrogen, and chlorine. They were developed in the mid-1940s through the 1950s and tend to persist in the environment for decades. Key organochlorines include Dichloro-Diphenyl-Trichloroethane (DDT), chlordanes, toxaphene, aldrin, dieldrin, and endrin, all of which were banned for sale in the United States by the late 1980s.

Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT. Lead arsenate (LA) was the most extensively used of the arsenical insecticides and its use was effectively terminated in 1948 when DDT became widely available to the public (Benson et al., 1968). All insecticidal uses of lead arsenate in the United

States were officially banned on August 1, 1988 (USEPA, 1988). Organochlorine pesticides have been found to persist in soil at levels that may present health risks, despite subsequent redevelopment of the property.

SITE INVESTIGATION

PBS' scope, as presented in the Proposal for Limited Soil Investigation (dated November 28, 2018) was to perform limited soil sampling to provide a screening-level assessment for the presence of residual organochlorine pesticides, lead and arsenic in shallow soil within the active orchard. This scope consisted of collecting samples on an approximate grid, set using a handheld GPS in the field, within the orchard area. PBS planned to collect samples at any visible indication of soil discoloration, but no staining or other indications were observed.

PBS conducted the sampling at the site on December 12 and 13, 2018. At the time of the field work the majority of the site was in use as an orchard. The eastern portion of the site was undeveloped and covered with sparse vegetation. Twenty samples were collected in an approximate grid pattern and sample locations were recorded by a handheld GPS unit. The sample locations are shown on Figure 2.

The soil samples were collected using hand tools from the surface to a depth of 6-inches. Soil throughout the area of sampling consisted of a dry light brown silt. Each sample was individually labeled and placed into laboratory-provided containers by PBS field personnel wearing new disposable nitrile gloves at each location. Hand tools were decontaminated between sampling sites.

The samples were placed on ice in a cooler until transported to the lab under chain of custody documentation. Samples were submitted to a Washington-accredited laboratory and analyzed for Pesticides by EPA Method 8081 and Total Lead and Arsenic by EPA Method 6010C.

REGULATORY CRITERIA

The Model Toxics Control Act (MTCA) Cleanup Regulation, chapter 173-340 WAC, sets forth the requirements and procedures for establishing cleanup levels that are protective of human health and the environment. To determine the appropriate screening criteria for concentrations of hazardous substances in soil under MTCA, the site use and pathways of potential concern should consider the potential for direct contact; exposure to wildlife and plants; and potential for leaching of contaminants into the groundwater.

Given that the project site is planned for development and the existing surface soils will be removed or capped during redevelopment, the direct contact is the likely pathway of concern.

1. Under the MTCA regulation the direct contact pathway is evaluated using MTCA Method A or B screening levels. The MTCA Method A soil cleanup standards (Table 740-1) are protective of human health and the environment and can be used for unrestricted land use application. Subsequent hazardous substances not included in the Method A list can be found in the CLARC Table for Method B and C screening criteria. Based on proposed site development, the Method A soil criteria is appropriate for this project.
2. Under the MTCA regulation, a terrestrial ecological evaluation (TEE) may be necessary if hazardous substances are released into the soils at a Site (WAC 173-340-7490 through 7494). The purpose of a TEE is to protect land-based plants and animals from exposure to contaminated soil. If necessary, the soil screening levels unrestricted land use for a TEE evaluation would be compared to concentrations presented in MTCA Table 749-2. Because this Site is planned for redevelopment, the site will have very little habitat or little opportunity for plants and animals to be exposed to the contamination and would be exempt from conducting further evaluation.

3. Under the MTCA regulation, when selecting a cleanup level for a chemical contaminate in soil, one criterion is to consider the potential for the contaminant to leach from soil into groundwater. Specifically, the concentrations of a hazardous substance in soil should not cause contamination of groundwater that exceeds cleanup levels established under WAC 173-340-720. This pathway is considered in addition to the direct-contact criterion that is based on ingestion of soil (and dermal absorption for modified Method B and C evaluations).

The results of the soil analyses were compared to the MTCA Method A soil cleanup levels for unrestricted land use (Table 740-1). The MTCA Method A cleanup levels are presented in Washington Administrative Code (WAC) 173-340, which includes common contaminants of concern. The only organochlorine pesticide listed in MTCA Method A is DDT. The soil sample data and relevant MTCA Method A cleanup levels for lead, arsenic, and DDT are presented in Table 1 in the attachments.

FINDINGS

No organochloride pesticides were detected above the laboratory reporting limits any of the twenty samples. Arsenic was detected above the lab reporting limit in three samples, but concentrations in these samples are consistent with local background levels. Lead was detected above the laboratory reporting limit in each sample, but concentrations are consistent with local background levels (Table 1).

Of the detected compounds, the concentrations are below the MTCA Method A cleanup levels of 20 mg/kg for arsenic and 250 mg/kg for lead. The analytical results are presented in Table 1. Laboratory analytical results are included as an attachment.

CONCLUSIONS

The site observations and laboratory results indicate that no organochloride pesticides were detected in the soil above laboratory detection limits. Arsenic and lead levels in soil are present at concentrations consistent with natural background levels and are below MTCA Method A cleanup levels.

RECOMMENDATIONS

PBS has the following recommendations:

- There is no indication of soil impacts at this Site that would prohibit unrestricted land use.
- PBS recommends that if soil staining or other evidence of contamination is uncovered during redevelopment activities, sampling and analysis of this suspect material should be completed prior to further construction activities.
- PBS recommends that Siena Hills Development keep this report as a permanent record of the site investigation that took place at the site

LIMITATIONS OF SCOPE

PBS has prepared this report for use by Siena Hills Development and is not intended for use by others without the written consent of PBS. The site as a whole may have other contamination that was not characterized by this study. The findings and conclusions of this work are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation.

PBS is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS.

Please feel free to contact me at 509.942.1600 or angela.mcguire@pbsusa.com with any questions or comments.

Sincerely,

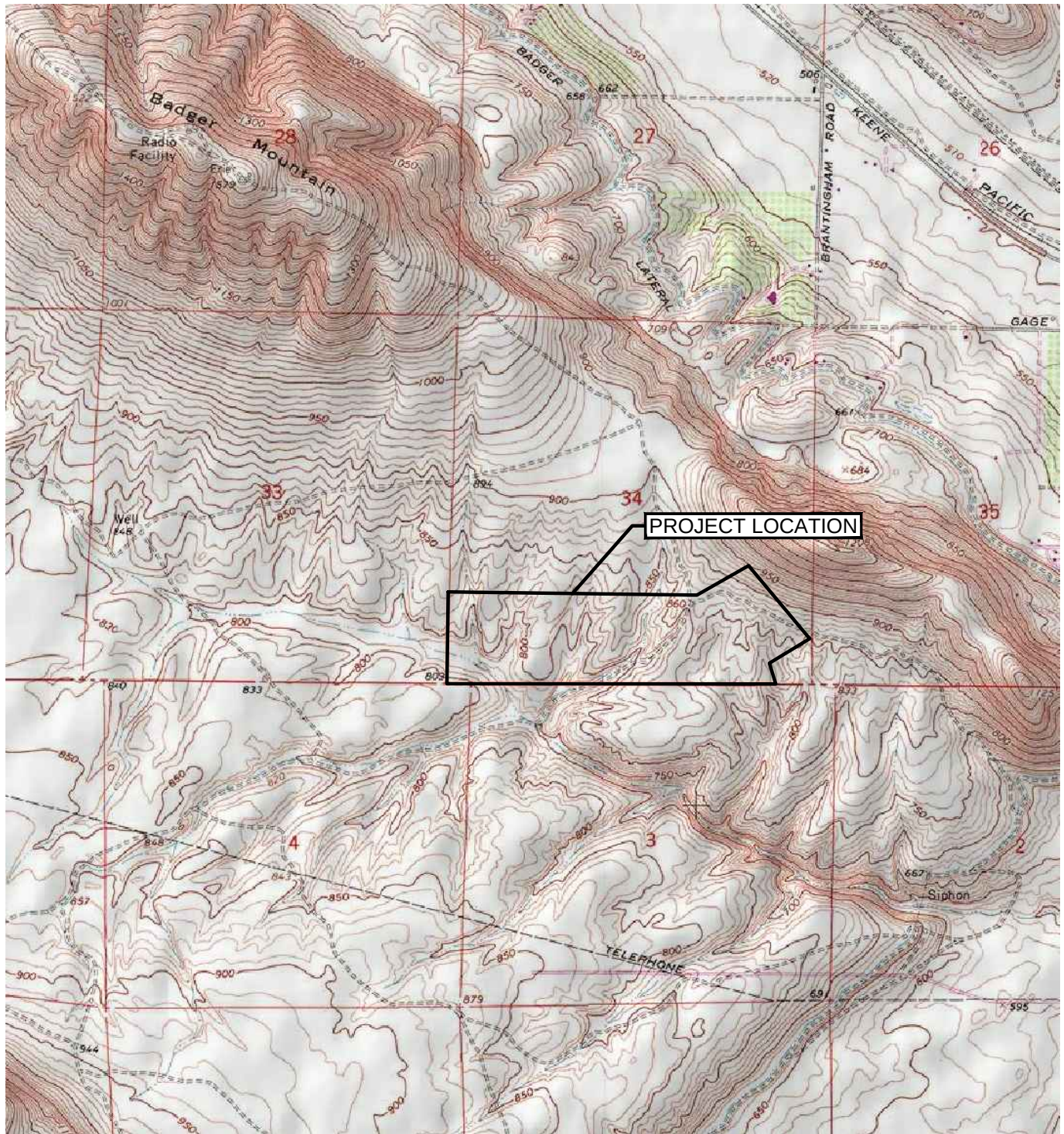
Angela McGuire, LG
Project Geologist

Thomas Mergy, LHG
PBS Senior Hydrogeologist

Attachments: Figure 1. Vicinity Map
 Figure 2. Site and Soil Sample Location Map

 Table 1. Summary of Soil Analytical Results

 Historical Aerial Photographs
 Pace Laboratory Analytical Report



SOURCE: USGS BADGER MOUNTAIN, WA QUADRANGLE 1970,
PHOTO REVISED 1978.



SCALE 1" = 2000'
0' 1,000' 2,000' 4,000'

PREPARED FOR: SIENA HILLS DEVELOPMENT, LLC

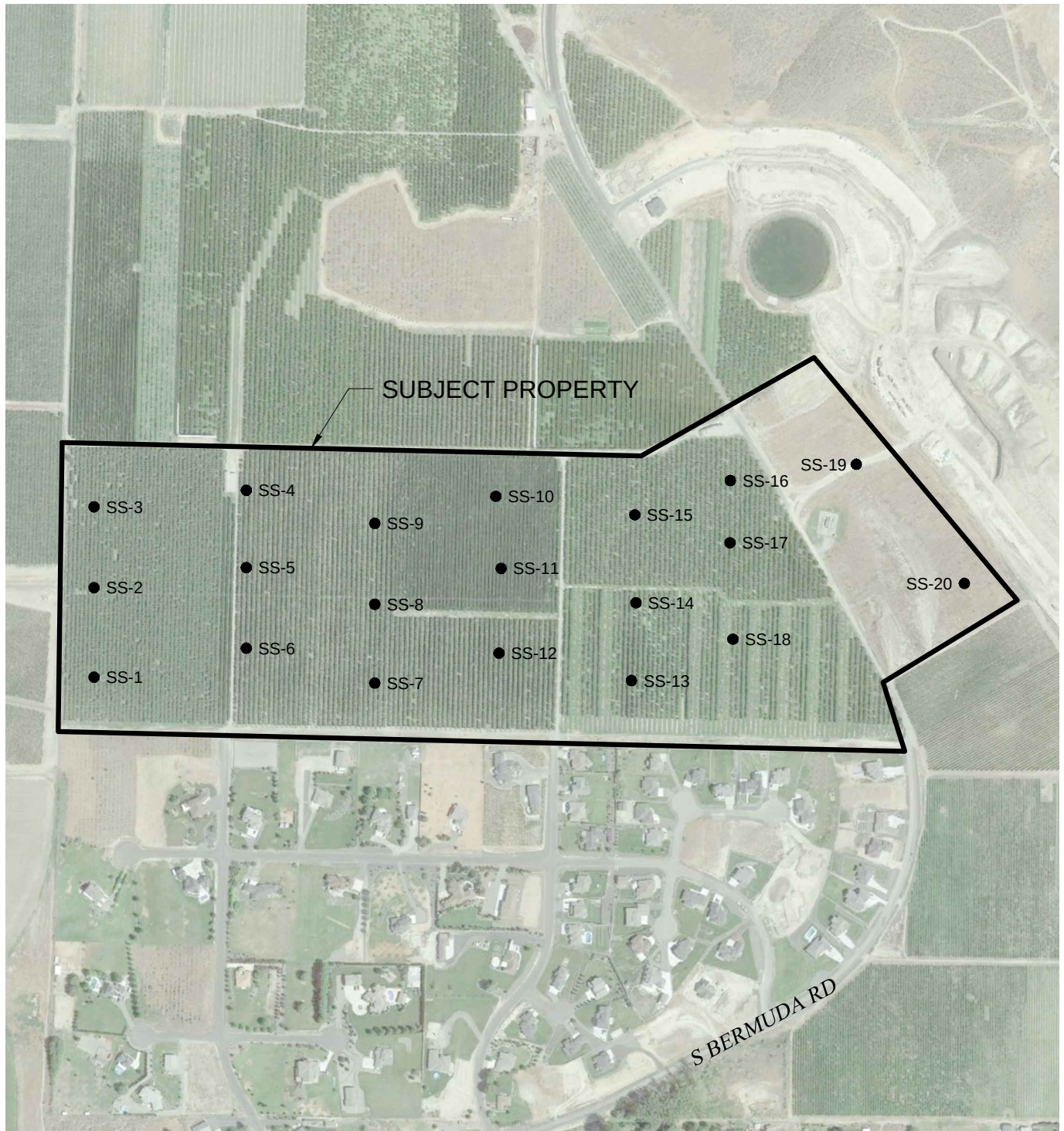


VICINITY MAP
BENTON COUNTY ORCHARD PARCELS
SOUTH BERMUDA ROAD
KENNEWICK, WASHINGTON

JAN 2019
66150.000

FIGURE

1



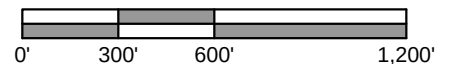
SOURCE: © 2018 GOOGLE EARTH PRO

LEGEND

- SS-1 SOIL SAMPLE NUMBER AND LOCATION



SCALE 1" = 600'



PREPARED FOR: SIENA HILLS DEVELOPMENT, LLC



SOIL ASSESSMENT SITE PLAN

BENTON COUNTY ORCHARD PARCELS
SOUTH BERMUDA ROAD
KENNEWICK, WASHINGTON

JAN 2019
66150.000

FIGURE

2

Summary of Soil Analytical Results
Benton County Tax Lot 134983000001005
Kennewick, Washington

Sample ID	Sample Date	Metals		Pesticides ^A (mg/kg)
		Arsenic (mg/kg)	Lead (mg/kg)	
SS-1-6	12/12/2018	ND	7.77	ND
SS-2-6	12/12/2018	2.98	8.92	ND
SS-3-6	12/12/2018	ND	7.85	ND
SS-4-6	12/12/2018	ND	9.29	ND
SS-5-6	12/12/2018	ND	9.16	ND
SS-6-6	12/12/2018	2.75	11.2	ND
SS-7-6	12/12/2018	3.40	9.52	ND
SS-8-6	12/12/2018	ND	9.86	ND
SS-9-6	12/12/2018	ND	9.04	ND
SS-10-6	12/12/2018	ND	9.21	ND
SS-11-6	12/12/2018	ND	9.24	ND
SS-12-6	12/12/2018	2.85	9.13	ND
SS-13-6	12/12/2018	ND	10.8	ND
SS-14-6	12/12/2018	ND	9.91	ND
SS-15-6	12/12/2018	ND	9.72	ND
SS-16-6	12/12/2018	ND	9.41	ND
SS-17-6	12/12/2018	ND	9.45	ND
SS-18-6	12/12/2018	ND	9.49	ND
SS-19-6	12/13/2018	ND	9.88	ND
SS-20-6	12/13/2018	ND	8.41	ND
MTCA Method A Soil Cleanup Levels		20	250	3 ^B
Regional Median Background Metals Concentrations ^C		2.95	7.82	NA

Samples taken in a grid pattern at depths of 0-6 in.

ND = Compound not detected above laboratory reporting limit.

NA = Not applicable.

^ASee laboratory report for full list of pesticides.

^BMethod A Cleanup Level for DDT only.

^CWashington Department of Ecology, Natural Background Soil Metals Concentrations in Washington State, Eastern Washington, October 1994.

Richland Orchards

South Bermuda Road

Kennewick, WA 99338

Inquiry Number: 5489381.1

November 21, 2018

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

11/21/18

Site Name:

Richland Orchards
South Bermuda Road
Kennewick, WA 99338
EDR Inquiry # 5489381.1

Client Name:

PBS Engineering & Env.
400 Bradley Boulevard , Suite 300
Richland, WA 99352
Contact: Angela Mcguire



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:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=625'	Flight Year: 2017	USDA/NAIP
2013	1"=625'	Flight Year: 2013	USDA/NAIP
2009	1"=625'	Flight Year: 2009	USDA/NAIP
2006	1"=625'	Flight Year: 2006	USDA/NAIP
1996	1"=625'	Acquisition Date: July 08, 1996	USGS/DOQQ
1991	1"=625'	Flight Date: July 02, 1991	USGS
1982	1"=625'	Flight Date: August 01, 1982	USDA
1976	1"=625'	Flight Date: July 01, 1976	USGS
1963	1"=625'	Flight Date: September 09, 1963	USGS
1952	1"=625'	Flight Date: October 17, 1952	USGS
1948	1"=625'	Flight Date: June 02, 1948	USGS

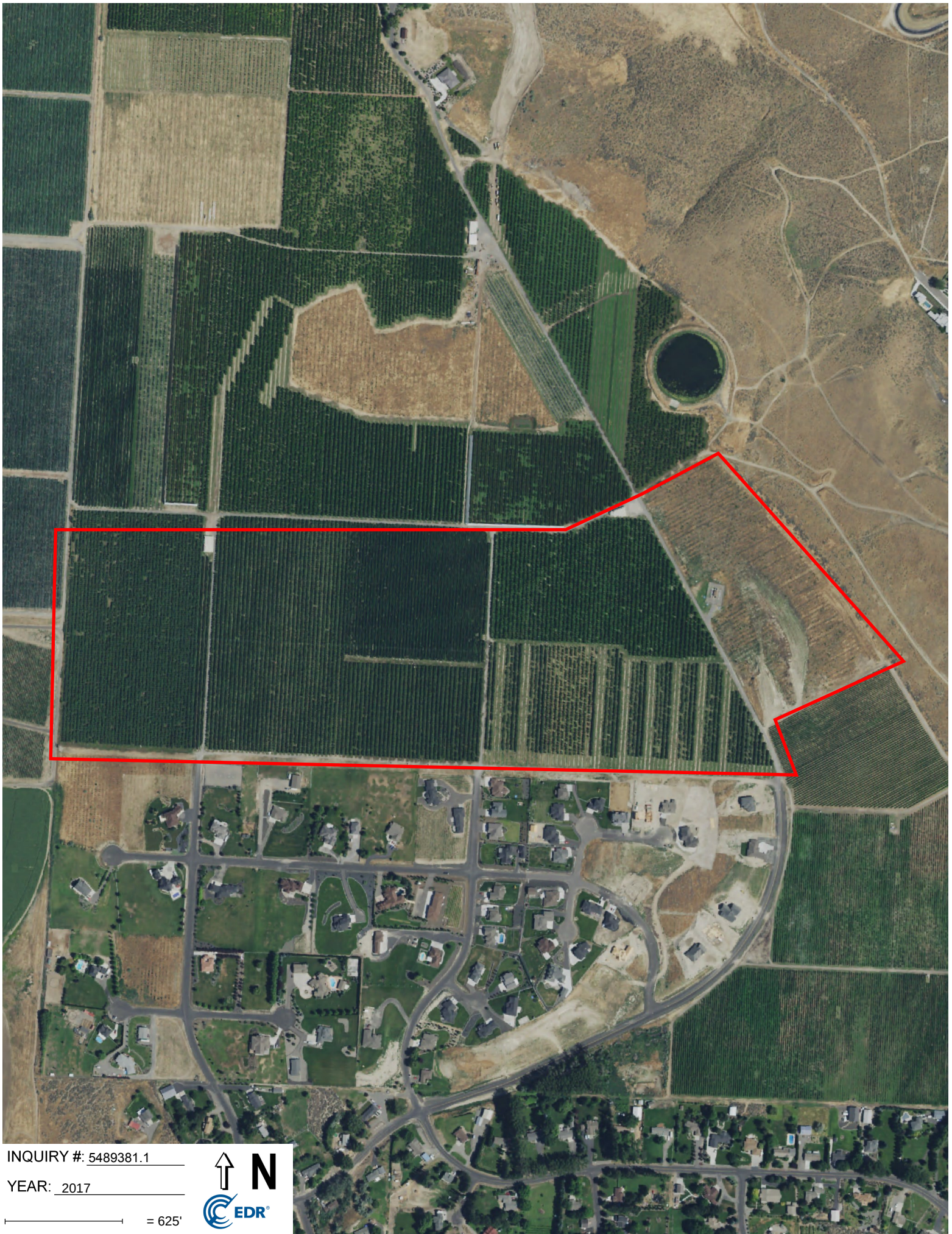
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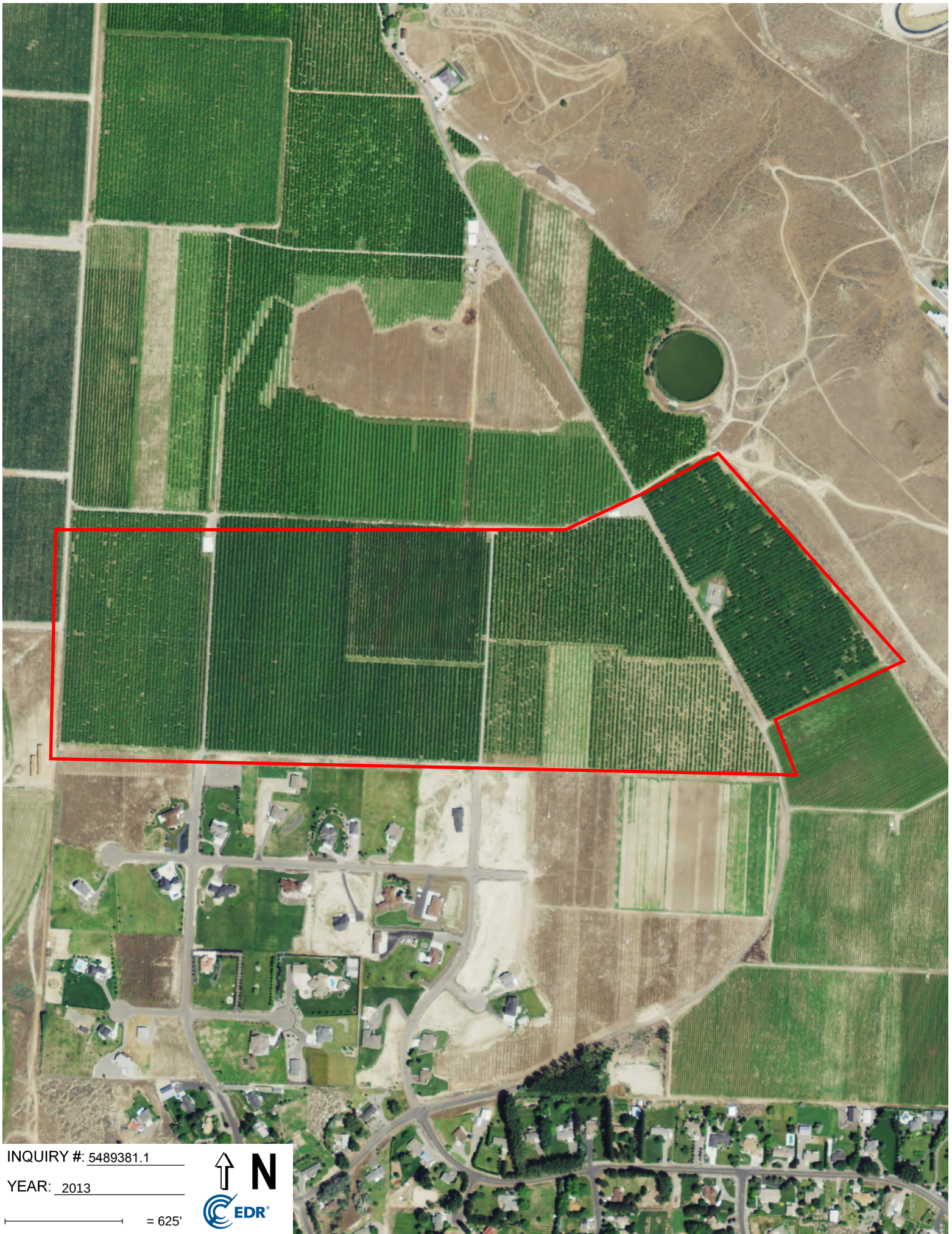


INQUIRY #: 5489381.1

YEAR: 2017

— = 625'



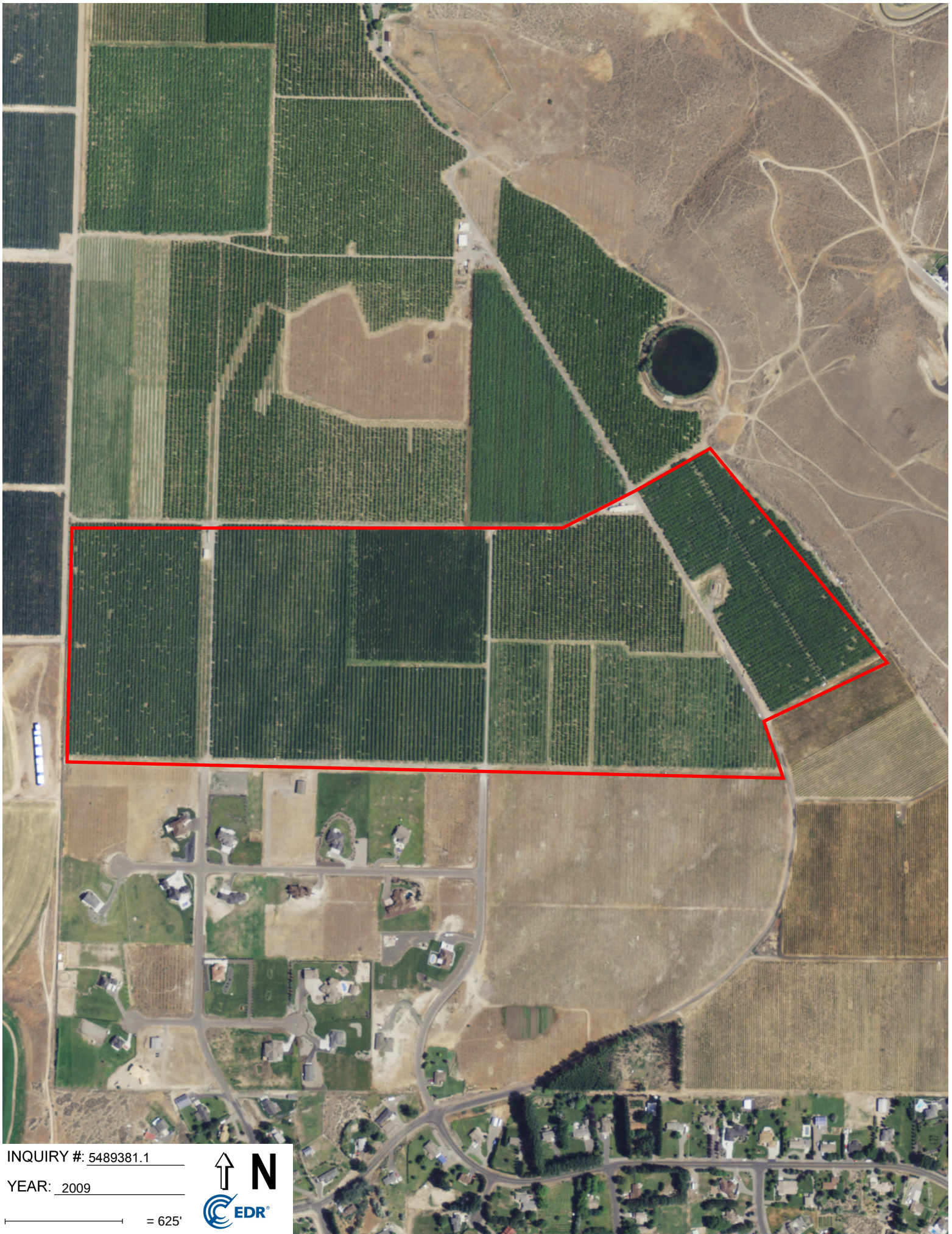


INQUIRY #: 5489381.1

YEAR: 2013

— = 625'





INQUIRY #: 5489381.1

YEAR: 2009

1" = 625'





INQUIRY #: 5489381.1

YEAR: 2006

— = 625'





INQUIRY #: 5489381.1

YEAR: 1996

— = 625'



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



INQUIRY #: 5489381.1

YEAR: 1991

625'





INQUIRY #: 5489381.1

YEAR: 1982

— = 625'



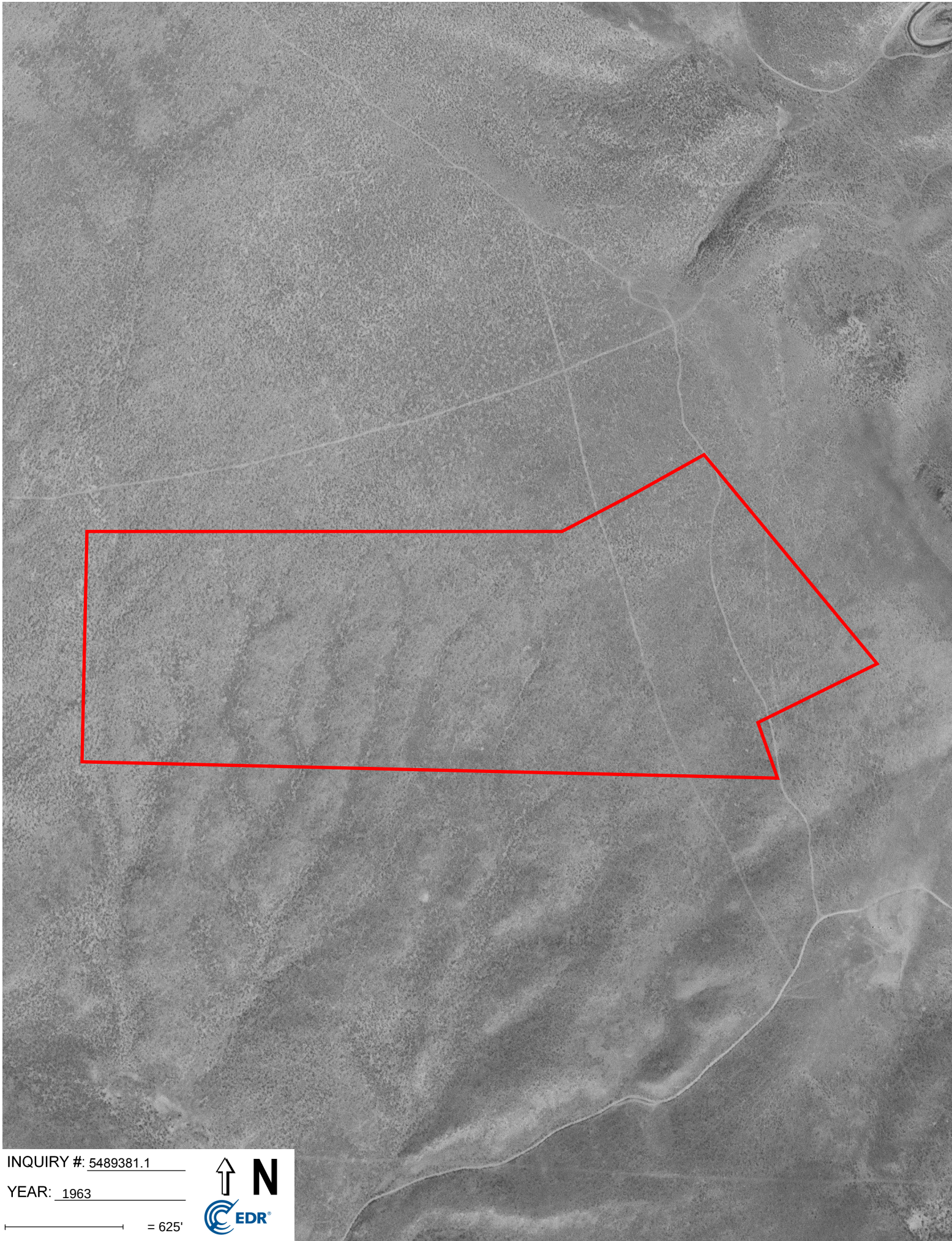


INQUIRY #: 5489381.1

YEAR: 1976

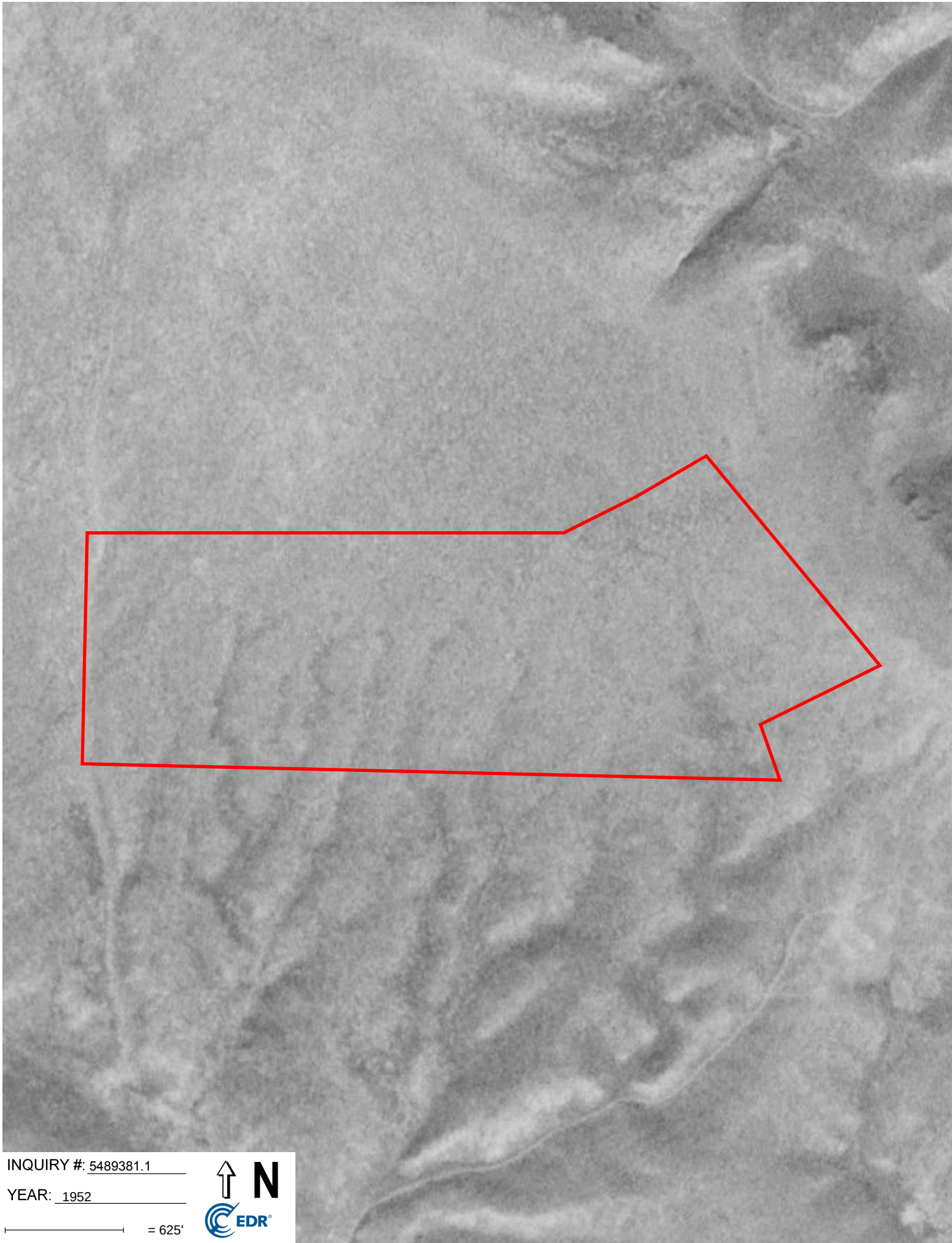
— = 625'





YEAR: 1963



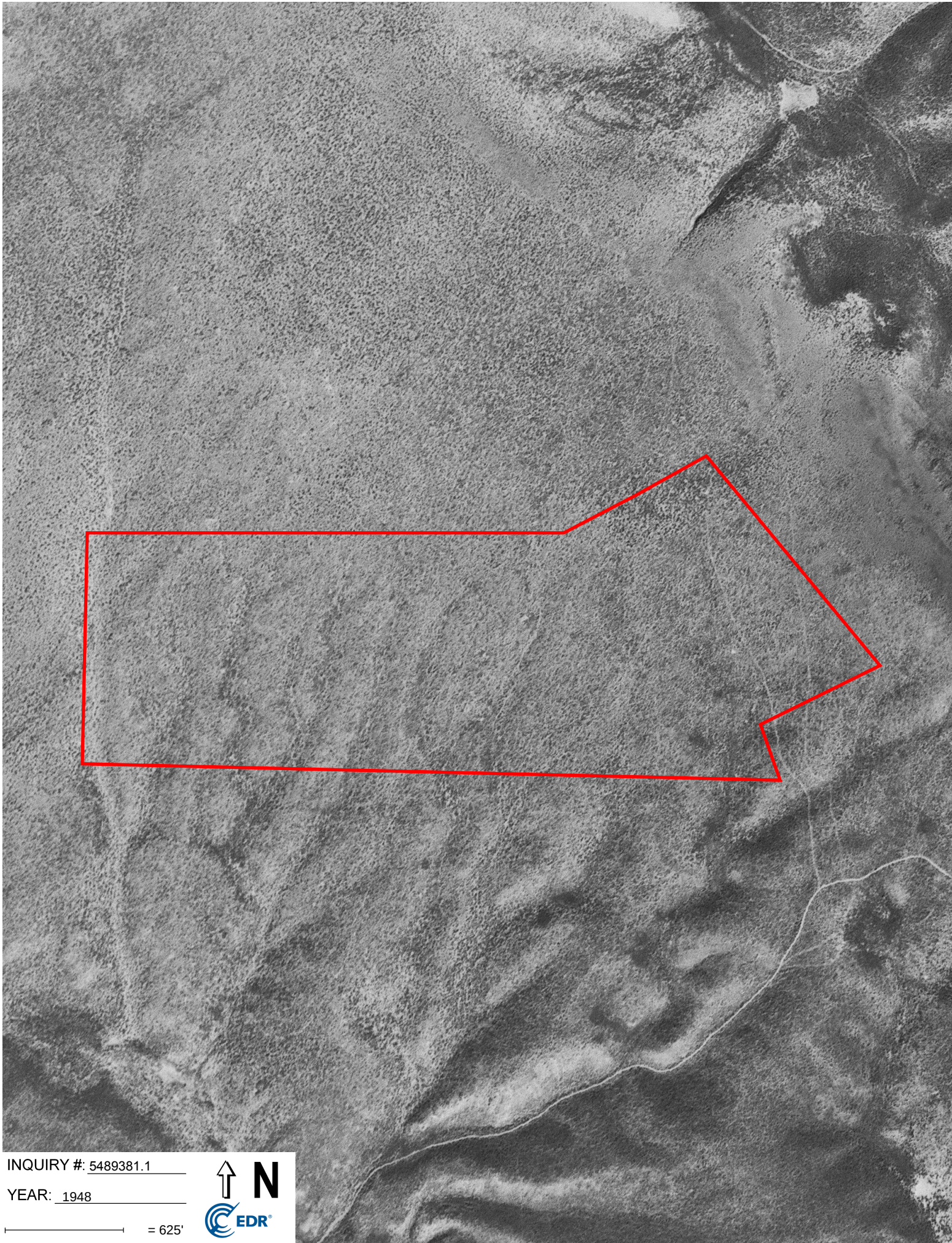


INQUIRY #: 5489381.1

YEAR: 1952

— = 625'





INQUIRY #: 5489381.1

YEAR: 1948

— = 625'



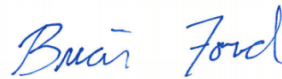
December 24, 2018

PBS Engineering & Env.- WA

Sample Delivery Group: L1053387
Samples Received: 12/14/2018
Project Number: 66150
Description: Richland Orchards

Report To: Angela McGuire
400 Bradley Blvd
Suite 106
Richland, WA 99352

Entire Report Reviewed By:



Brian Ford
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace National is performed per guidance provided in laboratory standard operating procedures: 060302, 060303, and 060304.



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¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



SS-1-6 L1053387-01 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 10:11	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211423	1	12/17/18 13:55	12/17/18 14:04	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:09	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 18:38	VKS

¹ Cp² Tc³ Ss

SS-2-6 L1053387-02 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 10:44	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211423	1	12/17/18 13:55	12/17/18 14:04	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:12	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 18:53	VKS

⁴ Cn⁵ Sr⁶ Qc

SS-3-6 L1053387-03 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 11:10	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211423	1	12/17/18 13:55	12/17/18 14:04	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:19	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 19:08	VKS

⁷ Gl⁸ Al⁹ Sc

SS-4-6 L1053387-04 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 11:25	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211423	1	12/17/18 13:55	12/17/18 14:04	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:22	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 19:23	VKS

SS-5-6 L1053387-05 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 11:37	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:24	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 19:37	VKS

SS-6-6 L1053387-06 Solid

			Collected by Angela McGuire	Collected date/time 12/12/18 11:48	Received date/time 12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:27	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 19:52	VKS



SS-7-6 L1053387-07 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 12:43	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:29	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 20:07	VKS

¹ Cp² Tc³ Ss

SS-8-6 L1053387-08 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 12:51	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:32	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 20:51	VKS

⁴ Cn⁵ Sr⁶ Qc

SS-9-6 L1053387-09 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 13:03	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:34	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 21:06	VKS

⁷ Gl⁸ Al⁹ Sc

SS-10-6 L1053387-10 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 13:17	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:37	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 21:21	VKS

SS-11-6 L1053387-11 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 13:27	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 16:57	ST
Pesticides (GC) by Method 8081B	WG1211736	1	12/17/18 09:05	12/17/18 21:35	VKS

SS-12-6 L1053387-12 Solid

			Collected by	Collected date/time	Received date/time
			Angela McGuire	12/12/18 13:38	12/14/18 08:30
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:39	ST
Pesticides (GC) by Method 8081B	WG1213431	1	12/20/18 06:58	12/21/18 00:15	TD



SS-13-6 L1053387-13 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 14:18

Received date/time
12/14/18 08:30

¹Cp

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:42	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 12:44	RP

²Tc

³Ss

SS-14-6 L1053387-14 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 14:28

Received date/time
12/14/18 08:30

⁴Cn

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211424	1	12/17/18 13:44	12/17/18 13:52	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:50	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 12:56	RP

⁵Sr

⁶Qc

SS-15-6 L1053387-15 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 14:38

Received date/time
12/14/18 08:30

⁷Gl

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211857	1	12/17/18 10:21	12/17/18 10:31	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:52	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 13:09	RP

⁸Al

⁹Sc

SS-16-6 L1053387-16 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 14:50

Received date/time
12/14/18 08:30

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211857	1	12/17/18 10:21	12/17/18 10:31	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:55	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 13:21	RP

SS-17-6 L1053387-17 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 15:01

Received date/time
12/14/18 08:30

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211857	1	12/17/18 10:21	12/17/18 10:31	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 17:57	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 13:34	RP

SS-18-6 L1053387-18 Solid

Collected by
Angela McGuire

Collected date/time
12/12/18 15:08

Received date/time
12/14/18 08:30

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211857	1	12/17/18 10:21	12/17/18 10:31	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 18:00	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 14:11	RP



SS-19-6 L1053387-19 Solid

Collected by
Angela McGuire

Collected date/time
12/13/18 10:23

Received date/time
12/14/18 08:30

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211857	1	12/17/18 10:21	12/17/18 10:31	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 18:02	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 14:24	RP

¹Cp²Tc³Ss⁴Cn⁵Sr⁶Qc⁷Gl⁸Al⁹Sc

SS-20-6 L1053387-20 Solid

Collected by
Angela McGuire

Collected date/time
12/13/18 10:46

Received date/time
12/14/18 08:30

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1211907	1	12/17/18 12:43	12/17/18 12:55	JD
Metals (ICP) by Method 6010D	WG1211653	1	12/16/18 08:01	12/17/18 18:05	ST
Pesticides (GC) by Method 8081B	WG1212395	1	12/18/18 09:39	12/19/18 14:36	RP



All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Brian Ford
Project Manager

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	73.7		1	12/17/2018 14:04	WG1211423

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	ND		2.72	1	12/17/2018 17:09	WG1211653
Lead	7.77		0.679	1	12/17/2018 17:09	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0272	1	12/17/2018 18:38	WG1211736
Alpha BHC	ND		0.0272	1	12/17/2018 18:38	WG1211736
Beta BHC	ND		0.0272	1	12/17/2018 18:38	WG1211736
Delta BHC	ND		0.0272	1	12/17/2018 18:38	WG1211736
Gamma BHC	ND		0.0272	1	12/17/2018 18:38	WG1211736
Chlordane	ND		0.272	1	12/17/2018 18:38	WG1211736
4,4-DDD	ND		0.0272	1	12/17/2018 18:38	WG1211736
4,4-DDE	ND		0.0272	1	12/17/2018 18:38	WG1211736
4,4-DDT	ND		0.0272	1	12/17/2018 18:38	WG1211736
Dieldrin	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endosulfan I	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endosulfan II	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endosulfan sulfate	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endrin	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endrin aldehyde	ND		0.0272	1	12/17/2018 18:38	WG1211736
Endrin ketone	ND		0.0272	1	12/17/2018 18:38	WG1211736
Hexachlorobenzene	ND		0.0272	1	12/17/2018 18:38	WG1211736
Heptachlor	ND		0.0272	1	12/17/2018 18:38	WG1211736
Heptachlor epoxide	ND		0.0272	1	12/17/2018 18:38	WG1211736
Methoxychlor	ND		0.0272	1	12/17/2018 18:38	WG1211736
Toxaphene	ND		0.543	1	12/17/2018 18:38	WG1211736
(S) Decachlorobiphenyl	107		10.0-135		12/17/2018 18:38	WG1211736
(S) Tetrachloro-m-xylene	103		10.0-139		12/17/2018 18:38	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	84.4		1	12/17/2018 14:04	WG1211423

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	2.98		2.37	1	12/17/2018 17:12	WG1211653
Lead	8.92		0.593	1	12/17/2018 17:12	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0237	1	12/17/2018 18:53	WG1211736
Alpha BHC	ND		0.0237	1	12/17/2018 18:53	WG1211736
Beta BHC	ND		0.0237	1	12/17/2018 18:53	WG1211736
Delta BHC	ND		0.0237	1	12/17/2018 18:53	WG1211736
Gamma BHC	ND		0.0237	1	12/17/2018 18:53	WG1211736
Chlordane	ND		0.237	1	12/17/2018 18:53	WG1211736
4,4-DDD	ND		0.0237	1	12/17/2018 18:53	WG1211736
4,4-DDE	ND		0.0237	1	12/17/2018 18:53	WG1211736
4,4-DDT	ND		0.0237	1	12/17/2018 18:53	WG1211736
Dieldrin	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endosulfan I	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endosulfan II	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endosulfan sulfate	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endrin	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endrin aldehyde	ND		0.0237	1	12/17/2018 18:53	WG1211736
Endrin ketone	ND		0.0237	1	12/17/2018 18:53	WG1211736
Hexachlorobenzene	ND		0.0237	1	12/17/2018 18:53	WG1211736
Heptachlor	ND		0.0237	1	12/17/2018 18:53	WG1211736
Heptachlor epoxide	ND		0.0237	1	12/17/2018 18:53	WG1211736
Methoxychlor	ND		0.0237	1	12/17/2018 18:53	WG1211736
Toxaphene	ND		0.474	1	12/17/2018 18:53	WG1211736
(S) Decachlorobiphenyl	79.5		10.0-135		12/17/2018 18:53	WG1211736
(S) Tetrachloro-m-xylene	77.4		10.0-139		12/17/2018 18:53	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	82.9		1	12/17/2018 14:04	WG1211423

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.41	1	12/17/2018 17:19	WG1211653
Lead	7.85		0.603	1	12/17/2018 17:19	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0241	1	12/17/2018 19:08	WG1211736
Alpha BHC	ND		0.0241	1	12/17/2018 19:08	WG1211736
Beta BHC	ND		0.0241	1	12/17/2018 19:08	WG1211736
Delta BHC	ND		0.0241	1	12/17/2018 19:08	WG1211736
Gamma BHC	ND		0.0241	1	12/17/2018 19:08	WG1211736
Chlordane	ND		0.241	1	12/17/2018 19:08	WG1211736
4,4-DDD	ND		0.0241	1	12/17/2018 19:08	WG1211736
4,4-DDE	ND		0.0241	1	12/17/2018 19:08	WG1211736
4,4-DDT	ND		0.0241	1	12/17/2018 19:08	WG1211736
Dieldrin	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endosulfan I	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endosulfan II	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endosulfan sulfate	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endrin	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endrin aldehyde	ND		0.0241	1	12/17/2018 19:08	WG1211736
Endrin ketone	ND		0.0241	1	12/17/2018 19:08	WG1211736
Hexachlorobenzene	ND		0.0241	1	12/17/2018 19:08	WG1211736
Heptachlor	ND		0.0241	1	12/17/2018 19:08	WG1211736
Heptachlor epoxide	ND		0.0241	1	12/17/2018 19:08	WG1211736
Methoxychlor	ND		0.0241	1	12/17/2018 19:08	WG1211736
Toxaphene	ND		0.483	1	12/17/2018 19:08	WG1211736
(S) Decachlorobiphenyl	85.7		10.0-135		12/17/2018 19:08	WG1211736
(S) Tetrachloro-m-xylene	80.7		10.0-139		12/17/2018 19:08	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

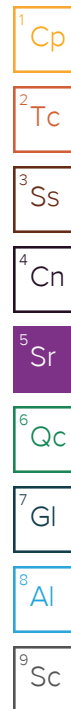
Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	82.5		1	12/17/2018 14:04	WG1211423

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.42	1	12/17/2018 17:22	WG1211653
Lead	9.29		0.606	1	12/17/2018 17:22	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0242	1	12/17/2018 19:23	WG1211736
Alpha BHC	ND		0.0242	1	12/17/2018 19:23	WG1211736
Beta BHC	ND		0.0242	1	12/17/2018 19:23	WG1211736
Delta BHC	ND		0.0242	1	12/17/2018 19:23	WG1211736
Gamma BHC	ND		0.0242	1	12/17/2018 19:23	WG1211736
Chlordane	ND		0.242	1	12/17/2018 19:23	WG1211736
4,4-DDD	ND		0.0242	1	12/17/2018 19:23	WG1211736
4,4-DDE	ND		0.0242	1	12/17/2018 19:23	WG1211736
4,4-DDT	ND		0.0242	1	12/17/2018 19:23	WG1211736
Dieldrin	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endosulfan I	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endosulfan II	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endosulfan sulfate	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endrin	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endrin aldehyde	ND		0.0242	1	12/17/2018 19:23	WG1211736
Endrin ketone	ND		0.0242	1	12/17/2018 19:23	WG1211736
Hexachlorobenzene	ND		0.0242	1	12/17/2018 19:23	WG1211736
Heptachlor	ND		0.0242	1	12/17/2018 19:23	WG1211736
Heptachlor epoxide	ND		0.0242	1	12/17/2018 19:23	WG1211736
Methoxychlor	ND		0.0242	1	12/17/2018 19:23	WG1211736
Toxaphene	ND		0.485	1	12/17/2018 19:23	WG1211736
(S) Decachlorobiphenyl	91.4		10.0-135		12/17/2018 19:23	WG1211736
(S) Tetrachloro-m-xylene	91.9		10.0-139		12/17/2018 19:23	WG1211736





Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	77.9		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.57	1	12/17/2018 17:24	WG1211653
Lead	9.16		0.642	1	12/17/2018 17:24	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0257	1	12/17/2018 19:37	WG1211736
Alpha BHC	ND		0.0257	1	12/17/2018 19:37	WG1211736
Beta BHC	ND		0.0257	1	12/17/2018 19:37	WG1211736
Delta BHC	ND		0.0257	1	12/17/2018 19:37	WG1211736
Gamma BHC	ND		0.0257	1	12/17/2018 19:37	WG1211736
Chlordane	ND		0.257	1	12/17/2018 19:37	WG1211736
4,4-DDD	ND		0.0257	1	12/17/2018 19:37	WG1211736
4,4-DDE	ND		0.0257	1	12/17/2018 19:37	WG1211736
4,4-DDT	ND		0.0257	1	12/17/2018 19:37	WG1211736
Dieldrin	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endosulfan I	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endosulfan II	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endosulfan sulfate	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endrin	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endrin aldehyde	ND		0.0257	1	12/17/2018 19:37	WG1211736
Endrin ketone	ND		0.0257	1	12/17/2018 19:37	WG1211736
Hexachlorobenzene	ND		0.0257	1	12/17/2018 19:37	WG1211736
Heptachlor	ND		0.0257	1	12/17/2018 19:37	WG1211736
Heptachlor epoxide	ND		0.0257	1	12/17/2018 19:37	WG1211736
Methoxychlor	ND		0.0257	1	12/17/2018 19:37	WG1211736
Toxaphene	ND		0.514	1	12/17/2018 19:37	WG1211736
(S) Decachlorobiphenyl	98.5		10.0-135		12/17/2018 19:37	WG1211736
(S) Tetrachloro-m-xylene	92.7		10.0-139		12/17/2018 19:37	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	79.7		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	2.75		2.51	1	12/17/2018 17:27	WG1211653
Lead	11.2		0.627	1	12/17/2018 17:27	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0251	1	12/17/2018 19:52	WG1211736
Alpha BHC	ND		0.0251	1	12/17/2018 19:52	WG1211736
Beta BHC	ND		0.0251	1	12/17/2018 19:52	WG1211736
Delta BHC	ND		0.0251	1	12/17/2018 19:52	WG1211736
Gamma BHC	ND		0.0251	1	12/17/2018 19:52	WG1211736
Chlordane	ND		0.251	1	12/17/2018 19:52	WG1211736
4,4-DDD	ND		0.0251	1	12/17/2018 19:52	WG1211736
4,4-DDE	ND		0.0251	1	12/17/2018 19:52	WG1211736
4,4-DDT	ND		0.0251	1	12/17/2018 19:52	WG1211736
Dieldrin	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endosulfan I	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endosulfan II	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endosulfan sulfate	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endrin	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endrin aldehyde	ND		0.0251	1	12/17/2018 19:52	WG1211736
Endrin ketone	ND		0.0251	1	12/17/2018 19:52	WG1211736
Hexachlorobenzene	ND		0.0251	1	12/17/2018 19:52	WG1211736
Heptachlor	ND		0.0251	1	12/17/2018 19:52	WG1211736
Heptachlor epoxide	ND		0.0251	1	12/17/2018 19:52	WG1211736
Methoxychlor	ND		0.0251	1	12/17/2018 19:52	WG1211736
Toxaphene	ND		0.502	1	12/17/2018 19:52	WG1211736
(S) Decachlorobiphenyl	93.9		10.0-135		12/17/2018 19:52	WG1211736
(S) Tetrachloro-m-xylene	89.9		10.0-139		12/17/2018 19:52	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	85.0		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	3.40		2.35	1	12/17/2018 17:29	WG1211653
Lead	9.52		0.588	1	12/17/2018 17:29	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0235	1	12/17/2018 20:07	WG1211736
Alpha BHC	ND		0.0235	1	12/17/2018 20:07	WG1211736
Beta BHC	ND		0.0235	1	12/17/2018 20:07	WG1211736
Delta BHC	ND		0.0235	1	12/17/2018 20:07	WG1211736
Gamma BHC	ND		0.0235	1	12/17/2018 20:07	WG1211736
Chlordane	ND		0.235	1	12/17/2018 20:07	WG1211736
4,4-DDD	ND		0.0235	1	12/17/2018 20:07	WG1211736
4,4-DDE	ND		0.0235	1	12/17/2018 20:07	WG1211736
4,4-DDT	ND		0.0235	1	12/17/2018 20:07	WG1211736
Dieldrin	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endosulfan I	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endosulfan II	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endosulfan sulfate	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endrin	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endrin aldehyde	ND		0.0235	1	12/17/2018 20:07	WG1211736
Endrin ketone	ND		0.0235	1	12/17/2018 20:07	WG1211736
Hexachlorobenzene	ND		0.0235	1	12/17/2018 20:07	WG1211736
Heptachlor	ND		0.0235	1	12/17/2018 20:07	WG1211736
Heptachlor epoxide	ND		0.0235	1	12/17/2018 20:07	WG1211736
Methoxychlor	ND		0.0235	1	12/17/2018 20:07	WG1211736
Toxaphene	ND		0.470	1	12/17/2018 20:07	WG1211736
(S) Decachlorobiphenyl	81.7		10.0-135		12/17/2018 20:07	WG1211736
(S) Tetrachloro-m-xylene	78.7		10.0-139		12/17/2018 20:07	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	77.7		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.57	1	12/17/2018 17:32	WG1211653
Lead	9.86		0.644	1	12/17/2018 17:32	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0257	1	12/17/2018 20:51	WG1211736
Alpha BHC	ND		0.0257	1	12/17/2018 20:51	WG1211736
Beta BHC	ND		0.0257	1	12/17/2018 20:51	WG1211736
Delta BHC	ND		0.0257	1	12/17/2018 20:51	WG1211736
Gamma BHC	ND		0.0257	1	12/17/2018 20:51	WG1211736
Chlordane	ND		0.257	1	12/17/2018 20:51	WG1211736
4,4-DDD	ND		0.0257	1	12/17/2018 20:51	WG1211736
4,4-DDE	ND		0.0257	1	12/17/2018 20:51	WG1211736
4,4-DDT	ND		0.0257	1	12/17/2018 20:51	WG1211736
Dieldrin	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endosulfan I	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endosulfan II	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endosulfan sulfate	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endrin	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endrin aldehyde	ND		0.0257	1	12/17/2018 20:51	WG1211736
Endrin ketone	ND		0.0257	1	12/17/2018 20:51	WG1211736
Hexachlorobenzene	ND		0.0257	1	12/17/2018 20:51	WG1211736
Heptachlor	ND		0.0257	1	12/17/2018 20:51	WG1211736
Heptachlor epoxide	ND		0.0257	1	12/17/2018 20:51	WG1211736
Methoxychlor	ND		0.0257	1	12/17/2018 20:51	WG1211736
Toxaphene	ND		0.515	1	12/17/2018 20:51	WG1211736
(S) Decachlorobiphenyl	121		10.0-135		12/17/2018 20:51	WG1211736
(S) Tetrachloro-m-xylene	109		10.0-139		12/17/2018 20:51	WG1211736

¹ Cp² Tc³ Ss⁴ Cn⁵ Sr⁶ Qc⁷ Gl⁸ Al⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	78.8		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.54	1	12/17/2018 17:34	WG1211653
Lead	9.04		0.634	1	12/17/2018 17:34	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0254	1	12/17/2018 21:06	WG1211736
Alpha BHC	ND		0.0254	1	12/17/2018 21:06	WG1211736
Beta BHC	ND		0.0254	1	12/17/2018 21:06	WG1211736
Delta BHC	ND		0.0254	1	12/17/2018 21:06	WG1211736
Gamma BHC	ND		0.0254	1	12/17/2018 21:06	WG1211736
Chlordane	ND		0.254	1	12/17/2018 21:06	WG1211736
4,4-DDD	ND		0.0254	1	12/17/2018 21:06	WG1211736
4,4-DDE	ND		0.0254	1	12/17/2018 21:06	WG1211736
4,4-DDT	ND		0.0254	1	12/17/2018 21:06	WG1211736
Dieldrin	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endosulfan I	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endosulfan II	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endosulfan sulfate	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endrin	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endrin aldehyde	ND		0.0254	1	12/17/2018 21:06	WG1211736
Endrin ketone	ND		0.0254	1	12/17/2018 21:06	WG1211736
Hexachlorobenzene	ND		0.0254	1	12/17/2018 21:06	WG1211736
Heptachlor	ND		0.0254	1	12/17/2018 21:06	WG1211736
Heptachlor epoxide	ND		0.0254	1	12/17/2018 21:06	WG1211736
Methoxychlor	ND		0.0254	1	12/17/2018 21:06	WG1211736
Toxaphene	ND		0.508	1	12/17/2018 21:06	WG1211736
(S) Decachlorobiphenyl	89.8		10.0-135		12/17/2018 21:06	WG1211736
(S) Tetrachloro-m-xylene	81.1		10.0-139		12/17/2018 21:06	WG1211736

¹ Cp² Tc³ Ss⁴ Cn⁵ Sr⁶ Qc⁷ Gl⁸ Al⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	83.3		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.40	1	12/17/2018 17:37	WG1211653
Lead	9.21		0.600	1	12/17/2018 17:37	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0240	1	12/17/2018 21:21	WG1211736
Alpha BHC	ND		0.0240	1	12/17/2018 21:21	WG1211736
Beta BHC	ND		0.0240	1	12/17/2018 21:21	WG1211736
Delta BHC	ND		0.0240	1	12/17/2018 21:21	WG1211736
Gamma BHC	ND		0.0240	1	12/17/2018 21:21	WG1211736
Chlordane	ND		0.240	1	12/17/2018 21:21	WG1211736
4,4-DDD	ND		0.0240	1	12/17/2018 21:21	WG1211736
4,4-DDE	ND		0.0240	1	12/17/2018 21:21	WG1211736
4,4-DDT	ND		0.0240	1	12/17/2018 21:21	WG1211736
Dieldrin	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endosulfan I	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endosulfan II	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endosulfan sulfate	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endrin	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endrin aldehyde	ND		0.0240	1	12/17/2018 21:21	WG1211736
Endrin ketone	ND		0.0240	1	12/17/2018 21:21	WG1211736
Hexachlorobenzene	ND		0.0240	1	12/17/2018 21:21	WG1211736
Heptachlor	ND		0.0240	1	12/17/2018 21:21	WG1211736
Heptachlor epoxide	ND		0.0240	1	12/17/2018 21:21	WG1211736
Methoxychlor	ND		0.0240	1	12/17/2018 21:21	WG1211736
Toxaphene	ND		0.480	1	12/17/2018 21:21	WG1211736
(S) Decachlorobiphenyl	118		10.0-135		12/17/2018 21:21	WG1211736
(S) Tetrachloro-m-xylene	103		10.0-139		12/17/2018 21:21	WG1211736

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	81.7		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.45	1	12/17/2018 16:57	WG1211653
Lead	9.24		0.612	1	12/17/2018 16:57	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0245	1	12/17/2018 21:35	WG1211736
Alpha BHC	ND		0.0245	1	12/17/2018 21:35	WG1211736
Beta BHC	ND		0.0245	1	12/17/2018 21:35	WG1211736
Delta BHC	ND		0.0245	1	12/17/2018 21:35	WG1211736
Gamma BHC	ND		0.0245	1	12/17/2018 21:35	WG1211736
Chlordane	ND		0.245	1	12/17/2018 21:35	WG1211736
4,4-DDD	ND		0.0245	1	12/17/2018 21:35	WG1211736
4,4-DDE	ND		0.0245	1	12/17/2018 21:35	WG1211736
4,4-DDT	ND		0.0245	1	12/17/2018 21:35	WG1211736
Dieldrin	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endosulfan I	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endosulfan II	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endosulfan sulfate	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endrin	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endrin aldehyde	ND		0.0245	1	12/17/2018 21:35	WG1211736
Endrin ketone	ND		0.0245	1	12/17/2018 21:35	WG1211736
Hexachlorobenzene	ND		0.0245	1	12/17/2018 21:35	WG1211736
Heptachlor	ND		0.0245	1	12/17/2018 21:35	WG1211736
Heptachlor epoxide	ND		0.0245	1	12/17/2018 21:35	WG1211736
Methoxychlor	ND		0.0245	1	12/17/2018 21:35	WG1211736
Toxaphene	ND		0.490	1	12/17/2018 21:35	WG1211736
(S) Decachlorobiphenyl	118		10.0-135		12/17/2018 21:35	WG1211736
(S) Tetrachloro-m-xylene	106		10.0-139		12/17/2018 21:35	WG1211736

¹ Cp² Tc³ Ss⁴ Cn⁵ Sr⁶ Qc⁷ Gl⁸ Al⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	80.4		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	2.85		2.49	1	12/17/2018 17:39	WG1211653
Lead	9.13		0.622	1	12/17/2018 17:39	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0249	1	12/21/2018 00:15	WG1213431
Alpha BHC	ND		0.0249	1	12/21/2018 00:15	WG1213431
Beta BHC	ND		0.0249	1	12/21/2018 00:15	WG1213431
Delta BHC	ND		0.0249	1	12/21/2018 00:15	WG1213431
Gamma BHC	ND		0.0249	1	12/21/2018 00:15	WG1213431
Chlordane	ND		0.249	1	12/21/2018 00:15	WG1213431
4,4-DDD	ND		0.0249	1	12/21/2018 00:15	WG1213431
4,4-DDE	ND		0.0249	1	12/21/2018 00:15	WG1213431
4,4-DDT	ND		0.0249	1	12/21/2018 00:15	WG1213431
Dieldrin	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endosulfan I	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endosulfan II	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endosulfan sulfate	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endrin	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endrin aldehyde	ND		0.0249	1	12/21/2018 00:15	WG1213431
Endrin ketone	ND		0.0249	1	12/21/2018 00:15	WG1213431
Hexachlorobenzene	ND		0.0249	1	12/21/2018 00:15	WG1213431
Heptachlor	ND		0.0249	1	12/21/2018 00:15	WG1213431
Heptachlor epoxide	ND		0.0249	1	12/21/2018 00:15	WG1213431
Methoxychlor	ND		0.0249	1	12/21/2018 00:15	WG1213431
Toxaphene	ND		0.498	1	12/21/2018 00:15	WG1213431
(S) Decachlorobiphenyl	69.8		10.0-135		12/21/2018 00:15	WG1213431
(S) Tetrachloro-m-xylene	74.0		10.0-139		12/21/2018 00:15	WG1213431

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	75.7		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.64	1	12/17/2018 17:42	WG1211653
Lead	10.8		0.661	1	12/17/2018 17:42	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0264	1	12/19/2018 12:44	WG1212395
Alpha BHC	ND		0.0264	1	12/19/2018 12:44	WG1212395
Beta BHC	ND		0.0264	1	12/19/2018 12:44	WG1212395
Delta BHC	ND		0.0264	1	12/19/2018 12:44	WG1212395
Gamma BHC	ND		0.0264	1	12/19/2018 12:44	WG1212395
Chlordane	ND		0.264	1	12/19/2018 12:44	WG1212395
4,4-DDD	ND		0.0264	1	12/19/2018 12:44	WG1212395
4,4-DDE	ND		0.0264	1	12/19/2018 12:44	WG1212395
4,4-DDT	ND		0.0264	1	12/19/2018 12:44	WG1212395
Dieldrin	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endosulfan I	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endosulfan II	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endosulfan sulfate	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endrin	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endrin aldehyde	ND		0.0264	1	12/19/2018 12:44	WG1212395
Endrin ketone	ND		0.0264	1	12/19/2018 12:44	WG1212395
Hexachlorobenzene	ND		0.0264	1	12/19/2018 12:44	WG1212395
Heptachlor	ND		0.0264	1	12/19/2018 12:44	WG1212395
Heptachlor epoxide	ND		0.0264	1	12/19/2018 12:44	WG1212395
Methoxychlor	ND		0.0264	1	12/19/2018 12:44	WG1212395
Toxaphene	ND		0.529	1	12/19/2018 12:44	WG1212395
(S) Decachlorobiphenyl	60.8		10.0-135		12/19/2018 12:44	WG1212395
(S) Tetrachloro-m-xylene	68.6		10.0-139		12/19/2018 12:44	WG1212395

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

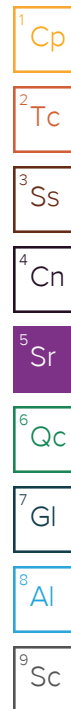
Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	82.8		1	12/17/2018 13:52	WG1211424

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.41	1	12/17/2018 17:50	WG1211653
Lead	9.91		0.604	1	12/17/2018 17:50	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0241	1	12/19/2018 12:56	WG1212395
Alpha BHC	ND		0.0241	1	12/19/2018 12:56	WG1212395
Beta BHC	ND		0.0241	1	12/19/2018 12:56	WG1212395
Delta BHC	ND		0.0241	1	12/19/2018 12:56	WG1212395
Gamma BHC	ND		0.0241	1	12/19/2018 12:56	WG1212395
Chlordane	ND		0.241	1	12/19/2018 12:56	WG1212395
4,4-DDD	ND		0.0241	1	12/19/2018 12:56	WG1212395
4,4-DDE	ND		0.0241	1	12/19/2018 12:56	WG1212395
4,4-DDT	ND		0.0241	1	12/19/2018 12:56	WG1212395
Dieldrin	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endosulfan I	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endosulfan II	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endosulfan sulfate	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endrin	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endrin aldehyde	ND		0.0241	1	12/19/2018 12:56	WG1212395
Endrin ketone	ND		0.0241	1	12/19/2018 12:56	WG1212395
Hexachlorobenzene	ND		0.0241	1	12/19/2018 12:56	WG1212395
Heptachlor	ND		0.0241	1	12/19/2018 12:56	WG1212395
Heptachlor epoxide	ND		0.0241	1	12/19/2018 12:56	WG1212395
Methoxychlor	ND		0.0241	1	12/19/2018 12:56	WG1212395
Toxaphene	ND		0.483	1	12/19/2018 12:56	WG1212395
(S) Decachlorobiphenyl	58.6		10.0-135		12/19/2018 12:56	WG1212395
(S) Tetrachloro-m-xylene	72.4		10.0-139		12/19/2018 12:56	WG1212395





Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	81.9		1	12/17/2018 10:31	WG1211857

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.44	1	12/17/2018 17:52	WG1211653
Lead	9.72		0.610	1	12/17/2018 17:52	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0244	1	12/19/2018 13:09	WG1212395
Alpha BHC	ND		0.0244	1	12/19/2018 13:09	WG1212395
Beta BHC	ND		0.0244	1	12/19/2018 13:09	WG1212395
Delta BHC	ND		0.0244	1	12/19/2018 13:09	WG1212395
Gamma BHC	ND		0.0244	1	12/19/2018 13:09	WG1212395
Chlordane	ND		0.244	1	12/19/2018 13:09	WG1212395
4,4-DDD	ND		0.0244	1	12/19/2018 13:09	WG1212395
4,4-DDE	ND		0.0244	1	12/19/2018 13:09	WG1212395
4,4-DDT	ND		0.0244	1	12/19/2018 13:09	WG1212395
Dieldrin	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endosulfan I	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endosulfan II	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endosulfan sulfate	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endrin	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endrin aldehyde	ND		0.0244	1	12/19/2018 13:09	WG1212395
Endrin ketone	ND		0.0244	1	12/19/2018 13:09	WG1212395
Hexachlorobenzene	ND		0.0244	1	12/19/2018 13:09	WG1212395
Heptachlor	ND		0.0244	1	12/19/2018 13:09	WG1212395
Heptachlor epoxide	ND		0.0244	1	12/19/2018 13:09	WG1212395
Methoxychlor	ND		0.0244	1	12/19/2018 13:09	WG1212395
Toxaphene	ND		0.488	1	12/19/2018 13:09	WG1212395
(S) Decachlorobiphenyl	66.4		10.0-135		12/19/2018 13:09	WG1212395
(S) Tetrachloro-m-xylene	75.0		10.0-139		12/19/2018 13:09	WG1212395

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

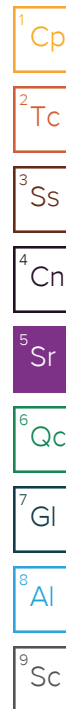
Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	84.3		1	12/17/2018 10:31	WG1211857

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.37	1	12/17/2018 17:55	WG1211653
Lead	9.41		0.593	1	12/17/2018 17:55	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0237	1	12/19/2018 13:21	WG1212395
Alpha BHC	ND		0.0237	1	12/19/2018 13:21	WG1212395
Beta BHC	ND		0.0237	1	12/19/2018 13:21	WG1212395
Delta BHC	ND		0.0237	1	12/19/2018 13:21	WG1212395
Gamma BHC	ND		0.0237	1	12/19/2018 13:21	WG1212395
Chlordane	ND		0.237	1	12/19/2018 13:21	WG1212395
4,4-DDD	ND		0.0237	1	12/19/2018 13:21	WG1212395
4,4-DDE	ND		0.0237	1	12/19/2018 13:21	WG1212395
4,4-DDT	ND		0.0237	1	12/19/2018 13:21	WG1212395
Dieldrin	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endosulfan I	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endosulfan II	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endosulfan sulfate	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endrin	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endrin aldehyde	ND		0.0237	1	12/19/2018 13:21	WG1212395
Endrin ketone	ND		0.0237	1	12/19/2018 13:21	WG1212395
Hexachlorobenzene	ND		0.0237	1	12/19/2018 13:21	WG1212395
Heptachlor	ND		0.0237	1	12/19/2018 13:21	WG1212395
Heptachlor epoxide	ND		0.0237	1	12/19/2018 13:21	WG1212395
Methoxychlor	ND		0.0237	1	12/19/2018 13:21	WG1212395
Toxaphene	ND		0.475	1	12/19/2018 13:21	WG1212395
(S) Decachlorobiphenyl	61.3		10.0-135		12/19/2018 13:21	WG1212395
(S) Tetrachloro-m-xylene	70.1		10.0-139		12/19/2018 13:21	WG1212395





Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	85.2		1	12/17/2018 10:31	WG1211857

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.35	1	12/17/2018 17:57	WG1211653
Lead	9.45		0.587	1	12/17/2018 17:57	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0235	1	12/19/2018 13:34	WG1212395
Alpha BHC	ND		0.0235	1	12/19/2018 13:34	WG1212395
Beta BHC	ND		0.0235	1	12/19/2018 13:34	WG1212395
Delta BHC	ND		0.0235	1	12/19/2018 13:34	WG1212395
Gamma BHC	ND		0.0235	1	12/19/2018 13:34	WG1212395
Chlordane	ND		0.235	1	12/19/2018 13:34	WG1212395
4,4-DDD	ND		0.0235	1	12/19/2018 13:34	WG1212395
4,4-DDE	ND		0.0235	1	12/19/2018 13:34	WG1212395
4,4-DDT	ND		0.0235	1	12/19/2018 13:34	WG1212395
Dieldrin	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endosulfan I	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endosulfan II	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endosulfan sulfate	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endrin	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endrin aldehyde	ND		0.0235	1	12/19/2018 13:34	WG1212395
Endrin ketone	ND		0.0235	1	12/19/2018 13:34	WG1212395
Hexachlorobenzene	ND		0.0235	1	12/19/2018 13:34	WG1212395
Heptachlor	ND		0.0235	1	12/19/2018 13:34	WG1212395
Heptachlor epoxide	ND		0.0235	1	12/19/2018 13:34	WG1212395
Methoxychlor	ND		0.0235	1	12/19/2018 13:34	WG1212395
Toxaphene	ND		0.469	1	12/19/2018 13:34	WG1212395
(S) Decachlorobiphenyl	61.5		10.0-135		12/19/2018 13:34	WG1212395
(S) Tetrachloro-m-xylene	71.1		10.0-139		12/19/2018 13:34	WG1212395

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

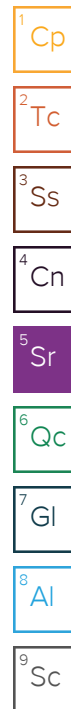
Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	81.4		1	12/17/2018 10:31	WG1211857

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	ND		2.46	1	12/17/2018 18:00	WG1211653
Lead	9.49		0.614	1	12/17/2018 18:00	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0246	1	12/19/2018 14:11	WG1212395
Alpha BHC	ND		0.0246	1	12/19/2018 14:11	WG1212395
Beta BHC	ND		0.0246	1	12/19/2018 14:11	WG1212395
Delta BHC	ND		0.0246	1	12/19/2018 14:11	WG1212395
Gamma BHC	ND		0.0246	1	12/19/2018 14:11	WG1212395
Chlordane	ND		0.246	1	12/19/2018 14:11	WG1212395
4,4-DDD	ND		0.0246	1	12/19/2018 14:11	WG1212395
4,4-DDE	ND		0.0246	1	12/19/2018 14:11	WG1212395
4,4-DDT	ND		0.0246	1	12/19/2018 14:11	WG1212395
Dieldrin	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endosulfan I	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endosulfan II	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endosulfan sulfate	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endrin	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endrin aldehyde	ND		0.0246	1	12/19/2018 14:11	WG1212395
Endrin ketone	ND		0.0246	1	12/19/2018 14:11	WG1212395
Hexachlorobenzene	ND		0.0246	1	12/19/2018 14:11	WG1212395
Heptachlor	ND		0.0246	1	12/19/2018 14:11	WG1212395
Heptachlor epoxide	ND		0.0246	1	12/19/2018 14:11	WG1212395
Methoxychlor	ND		0.0246	1	12/19/2018 14:11	WG1212395
Toxaphene	ND		0.491	1	12/19/2018 14:11	WG1212395
(S) Decachlorobiphenyl	65.5		10.0-135		12/19/2018 14:11	WG1212395
(S) Tetrachloro-m-xylene	73.5		10.0-139		12/19/2018 14:11	WG1212395





Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	84.4		1	12/17/2018 10:31	WG1211857

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	ND		2.37	1	12/17/2018 18:02	WG1211653
Lead	9.88		0.592	1	12/17/2018 18:02	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0237	1	12/19/2018 14:24	WG1212395
Alpha BHC	ND		0.0237	1	12/19/2018 14:24	WG1212395
Beta BHC	ND		0.0237	1	12/19/2018 14:24	WG1212395
Delta BHC	ND		0.0237	1	12/19/2018 14:24	WG1212395
Gamma BHC	ND		0.0237	1	12/19/2018 14:24	WG1212395
Chlordane	ND		0.237	1	12/19/2018 14:24	WG1212395
4,4-DDD	ND		0.0237	1	12/19/2018 14:24	WG1212395
4,4-DDE	ND		0.0237	1	12/19/2018 14:24	WG1212395
4,4-DDT	ND		0.0237	1	12/19/2018 14:24	WG1212395
Dieldrin	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endosulfan I	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endosulfan II	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endosulfan sulfate	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endrin	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endrin aldehyde	ND		0.0237	1	12/19/2018 14:24	WG1212395
Endrin ketone	ND		0.0237	1	12/19/2018 14:24	WG1212395
Hexachlorobenzene	ND		0.0237	1	12/19/2018 14:24	WG1212395
Heptachlor	ND		0.0237	1	12/19/2018 14:24	WG1212395
Heptachlor epoxide	ND		0.0237	1	12/19/2018 14:24	WG1212395
Methoxychlor	ND		0.0237	1	12/19/2018 14:24	WG1212395
Toxaphene	ND		0.474	1	12/19/2018 14:24	WG1212395
(S) Decachlorobiphenyl	64.4		10.0-135		12/19/2018 14:24	WG1212395
(S) Tetrachloro-m-xylene	71.4		10.0-139		12/19/2018 14:24	WG1212395

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.2		1	12/17/2018 12:55	WG1211907

Metals (ICP) by Method 6010D

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	ND		2.32	1	12/17/2018 18:05	WG1211653
Lead	8.41		0.580	1	12/17/2018 18:05	WG1211653

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0232	1	12/19/2018 14:36	WG1212395
Alpha BHC	ND		0.0232	1	12/19/2018 14:36	WG1212395
Beta BHC	ND		0.0232	1	12/19/2018 14:36	WG1212395
Delta BHC	ND		0.0232	1	12/19/2018 14:36	WG1212395
Gamma BHC	ND		0.0232	1	12/19/2018 14:36	WG1212395
Chlordane	ND		0.232	1	12/19/2018 14:36	WG1212395
4,4-DDD	ND		0.0232	1	12/19/2018 14:36	WG1212395
4,4-DDE	ND		0.0232	1	12/19/2018 14:36	WG1212395
4,4-DDT	ND		0.0232	1	12/19/2018 14:36	WG1212395
Dieldrin	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endosulfan I	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endosulfan II	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endosulfan sulfate	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endrin	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endrin aldehyde	ND		0.0232	1	12/19/2018 14:36	WG1212395
Endrin ketone	ND		0.0232	1	12/19/2018 14:36	WG1212395
Hexachlorobenzene	ND		0.0232	1	12/19/2018 14:36	WG1212395
Heptachlor	ND		0.0232	1	12/19/2018 14:36	WG1212395
Heptachlor epoxide	ND		0.0232	1	12/19/2018 14:36	WG1212395
Methoxychlor	ND		0.0232	1	12/19/2018 14:36	WG1212395
Toxaphene	ND		0.464	1	12/19/2018 14:36	WG1212395
(S) Decachlorobiphenyl	65.6		10.0-135		12/19/2018 14:36	WG1212395
(S) Tetrachloro-m-xylene	72.8		10.0-139		12/19/2018 14:36	WG1212395

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R3369039-1 12/17/18 14:04

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.00100			

1

Cp

2

Tc

3

Ss

4

Cn

5

Sr

6

Qc

7

Gl

8

Al

9

Sc

L1053373-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1053373-01 12/17/18 14:04 • (DUP) R3369039-3 12/17/18 14:04

	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	75.0	74.5	1	0.691		10

Laboratory Control Sample (LCS)

(LCS) R3369039-2 12/17/18 14:04

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	85.0-115	



Method Blank (MB)

(MB) R3369037-1 12/17/18 13:52

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.00100			

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

L1053387-11 Original Sample (OS) • Duplicate (DUP)

(OS) L1053387-11 12/17/18 13:52 • (DUP) R3369037-3 12/17/18 13:52

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	81.7	81.7	1	0.00122		10

Laboratory Control Sample (LCS)

(LCS) R3369037-2 12/17/18 13:52

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	85.0-115	

⁷Gl

⁸Al

⁹Sc

Total Solids by Method 2540 G-2011

[L1053387-15,16,17,18,19](#)

Method Blank (MB)

(MB) R3369026-1 12/17/18 10:31

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.00100			

L1053594-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1053594-02 12/17/18 10:31 • (DUP) R3369026-3 12/17/18 10:31

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	83.5	83.6	1	0.0917		10

Laboratory Control Sample (LCS)

(LCS) R3369026-2 12/17/18 10:31

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	85.0-115	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

[L1053387-20](#)

Method Blank (MB)

(MB) R3369031-1 12/17/18 12:55

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.00100			

L1053388-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1053388-01 12/17/18 12:55 • (DUP) R3369031-3 12/17/18 12:55

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	78.3	77.9	1	0.454		10

Laboratory Control Sample (LCS)

(LCS) R3369031-2 12/17/18 12:55

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	85.0-115	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc



Method Blank (MB)

(MB) R3368991-1 12/17/18 16:50

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Arsenic	U		0.460	2.00
Lead	0.233	J	0.190	0.500

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3368991-2 12/17/18 16:52 • (LCSD) R3368991-3 12/17/18 16:54

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Arsenic	100	107	105	107	105	80.0-120			2.48	20
Lead	100	108	105	108	105	80.0-120			2.86	20

L1053387-11 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1053387-11 12/17/18 16:57 • (MS) R3368991-6 12/17/18 17:04 • (MSD) R3368991-7 12/17/18 17:07

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Arsenic	122	ND	117	116	94.7	93.9	1	75.0-125			0.832	20
Lead	122	9.24	130	129	98.7	97.4	1	75.0-125			1.24	20



Method Blank (MB)

(MB) R3369232-3 12/17/18 16:11

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00135	0.0200
Alpha BHC	U		0.00136	0.0200
Beta BHC	U		0.00160	0.0200
Delta BHC	U		0.00143	0.0200
Gamma BHC	U		0.00145	0.0200
4,4-DDD	U		0.00156	0.0200
4,4-DDE	U		0.00154	0.0200
4,4-DDT	U		0.00200	0.0200
Dieldrin	U		0.00152	0.0200
Endosulfan I	U		0.00149	0.0200
Endosulfan II	U		0.00160	0.0200
Endosulfan sulfate	U		0.00151	0.0200
Endrin	U		0.00157	0.0200
Endrin aldehyde	U		0.00129	0.0200
Endrin ketone	U		0.00165	0.0200
Heptachlor	U		0.00154	0.0200
Heptachlor epoxide	U		0.00161	0.0200
Hexachlorobenzene	U		0.00124	0.0200
Methoxychlor	U		0.00178	0.0200
Chlordane	U		0.0390	0.200
Toxaphene	U		0.0360	0.400
(S) Decachlorobiphenyl	100			10.0-135
(S) Tetrachloro-m-xylene	92.5			10.0-139

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3369232-1 12/17/18 15:41 • (LCSD) R3369232-2 12/17/18 15:56

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0666	0.0651	0.0568	97.7	85.3	34.0-136			13.6	38
Alpha BHC	0.0666	0.0672	0.0587	101	88.1	34.0-139			13.5	38
Beta BHC	0.0666	0.0621	0.0547	93.2	82.1	34.0-133			12.7	37
Delta BHC	0.0666	0.0660	0.0580	99.1	87.1	34.0-135			12.9	38
Gamma BHC	0.0666	0.0651	0.0570	97.7	85.6	34.0-136			13.3	38
4,4-DDD	0.0666	0.0654	0.0570	98.2	85.6	33.0-141			13.7	39
4,4-DDE	0.0666	0.0655	0.0571	98.3	85.7	34.0-134			13.7	38
4,4-DDT	0.0666	0.0572	0.0495	85.9	74.3	30.0-143			14.4	40
Dieldrin	0.0666	0.0655	0.0573	98.3	86.0	35.0-137			13.4	37
Endosulfan I	0.0666	0.0633	0.0554	95.0	83.2	34.0-134			13.3	37



L1053387-01,02,03,04,05,06,07,08,09,10,11

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3369232-1 12/17/18 15:41 • (LCSD) R3369232-2 12/17/18 15:56

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	<u>LCS Qualifier</u>	<u>LCSD Qualifier</u>	RPD %	RPD Limits %
Endosulfan II	0.0666	0.0599	0.0523	89.9	78.5	35.0-132			13.5	38
Endosulfan sulfate	0.0666	0.0656	0.0581	98.5	87.2	35.0-132			12.1	37
Endrin	0.0666	0.0611	0.0532	91.7	79.9	34.0-137			13.8	37
Endrin aldehyde	0.0666	0.0534	0.0484	80.2	72.7	23.0-121			9.82	39
Endrin ketone	0.0666	0.0628	0.0554	94.3	83.2	35.0-144			12.5	37
Heptachlor	0.0666	0.0609	0.0535	91.4	80.3	36.0-141			12.9	37
Heptachlor epoxide	0.0666	0.0644	0.0566	96.7	85.0	36.0-134			12.9	37
Hexachlorobenzene	0.0666	0.0607	0.0534	91.1	80.2	33.0-129			12.8	37
Methoxychlor	0.0666	0.0594	0.0520	89.2	78.1	28.0-150			13.3	38
(S) Decachlorobiphenyl				97.3	89.9	10.0-135				
(S) Tetrachloro-m-xylene				90.5	82.7	10.0-139				

L1053387-07 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1053387-07 12/17/18 20:07 • (MS) R3369232-4 12/17/18 20:22 • (MSD) R3369232-5 12/17/18 20:36

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>	<u>MSD Qualifier</u>	RPD %	RPD Limits %
Aldrin	0.0783	ND	0.0702	0.0821	89.6	105	1	20.0-135			15.6	37
Alpha BHC	0.0783	ND	0.0860	0.100	110	128	1	27.0-140			15.1	35
Beta BHC	0.0783	ND	0.0797	0.0928	102	118	1	23.0-141			15.1	37
Delta BHC	0.0783	ND	0.0845	0.0991	108	127	1	21.0-138			15.9	35
Gamma BHC	0.0783	ND	0.0831	0.0972	106	124	1	27.0-137			15.6	36
4,4-DDD	0.0783	ND	0.0795	0.0927	102	118	1	15.0-152			15.3	39
4,4-DDE	0.0783	ND	0.0702	0.0828	89.6	106	1	10.0-152			16.4	40
4,4-DDT	0.0783	ND	0.0561	0.0686	71.6	87.5	1	10.0-151			20.0	40
Dieldrin	0.0783	ND	0.0794	0.0929	101	119	1	17.0-145			15.7	37
Endosulfan I	0.0783	ND	0.0764	0.0889	97.6	114	1	20.0-137			15.1	36
Endosulfan II	0.0783	ND	0.0738	0.0861	94.3	110	1	15.0-141			15.3	37
Endosulfan sulfate	0.0783	ND	0.0814	0.0947	104	121	1	15.0-143			15.1	38
Endrin	0.0783	ND	0.0862	0.107	110	136	1	19.0-143			21.1	37
Endrin aldehyde	0.0783	ND	0.0664	0.0780	84.8	99.5	1	10.0-139			16.0	40
Endrin ketone	0.0783	ND	0.0758	0.0895	96.8	114	1	17.0-149			16.5	38
Heptachlor	0.0783	ND	0.0697	0.0847	89.0	108	1	22.0-138			19.3	37
Heptachlor epoxide	0.0783	ND	0.0788	0.0922	101	118	1	22.0-138			15.7	36
Hexachlorobenzene	0.0783	ND	0.0767	0.0908	97.9	116	1	25.0-126			16.9	35
Methoxychlor	0.0783	ND	0.0683	0.0825	87.2	105	1	10.0-159			18.9	40
(S) Decachlorobiphenyl					92.6	105		10.0-135				
(S) Tetrachloro-m-xylene					94.6	110		10.0-139				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc



Method Blank (MB)

(MB) R3369588-3 12/19/18 10:51

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00135	0.0200
Alpha BHC	U		0.00136	0.0200
Beta BHC	U		0.00160	0.0200
Delta BHC	U		0.00143	0.0200
Gamma BHC	U		0.00145	0.0200
4,4-DDD	U		0.00156	0.0200
4,4-DDE	U		0.00154	0.0200
4,4-DDT	U		0.00200	0.0200
Dieldrin	U		0.00152	0.0200
Endosulfan I	U		0.00149	0.0200
Endosulfan II	U		0.00160	0.0200
Endosulfan sulfate	U		0.00151	0.0200
Endrin	U		0.00157	0.0200
Endrin aldehyde	U		0.00129	0.0200
Endrin ketone	U		0.00165	0.0200
Heptachlor	U		0.00154	0.0200
Heptachlor epoxide	U		0.00161	0.0200
Hexachlorobenzene	U		0.00124	0.0200
Methoxychlor	U		0.00178	0.0200
Chlordane	U		0.0390	0.200
Toxaphene	U		0.0360	0.400
(S) Decachlorobiphenyl	70.1			10.0-135
(S) Tetrachloro-m-xylene	74.0			10.0-139

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3369588-1 12/19/18 10:26 • (LCSD) R3369588-2 12/19/18 10:39

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0666	0.0570	0.0613	85.6	92.0	34.0-136			7.27	38
Alpha BHC	0.0666	0.0514	0.0562	77.2	84.4	34.0-139			8.92	38
Beta BHC	0.0666	0.0562	0.0617	84.4	92.6	34.0-133			9.33	37
Delta BHC	0.0666	0.0497	0.0547	74.6	82.1	34.0-135			9.58	38
Gamma BHC	0.0666	0.0491	0.0540	73.7	81.1	34.0-136			9.51	38
4,4-DDD	0.0666	0.0544	0.0586	81.7	88.0	33.0-141			7.43	39
4,4-DDE	0.0666	0.0481	0.0518	72.2	77.8	34.0-134			7.41	38
4,4-DDT	0.0666	0.0493	0.0535	74.0	80.3	30.0-143			8.17	40
Dieldrin	0.0666	0.0589	0.0632	88.4	94.9	35.0-137			7.04	37
Endosulfan I	0.0666	0.0569	0.0609	85.4	91.4	34.0-134			6.79	37

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3369588-1 12/19/18 10:26 • (LCSD) R3369588-2 12/19/18 10:39

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	<u>LCS Qualifier</u>	<u>LCSD Qualifier</u>	RPD %	RPD Limits %
Endosulfan II	0.0666	0.0522	0.0564	78.4	84.7	35.0-132			7.73	38
Endosulfan sulfate	0.0666	0.0574	0.0623	86.2	93.5	35.0-132			8.19	37
Endrin	0.0666	0.0582	0.0624	87.4	93.7	34.0-137			6.97	37
Endrin aldehyde	0.0666	0.0503	0.0548	75.5	82.3	23.0-121			8.56	39
Endrin ketone	0.0666	0.0574	0.0613	86.2	92.0	35.0-144			6.57	37
Heptachlor	0.0666	0.0552	0.0606	82.9	91.0	36.0-141			9.33	37
Heptachlor epoxide	0.0666	0.0588	0.0632	88.3	94.9	36.0-134			7.21	37
Hexachlorobenzene	0.0666	0.0500	0.0543	75.1	81.5	33.0-129			8.25	37
Methoxychlor	0.0666	0.0544	0.0608	81.7	91.3	28.0-150			11.1	38
(S) Decachlorobiphenyl				76.9	78.8	10.0-135				
(S) Tetrachloro-m-xylene				76.9	80.8	10.0-139				

L1053387-17 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1053387-17 12/19/18 13:34 • (MS) R3369588-4 12/19/18 13:46 • (MSD) R3369588-5 12/19/18 13:59

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>	<u>MSD Qualifier</u>	RPD %	RPD Limits %
Aldrin	0.0782	ND	0.0625	0.0629	80.0	80.5	1	20.0-135			0.561	37
Alpha BHC	0.0782	ND	0.0604	0.0611	77.3	78.2	1	27.0-140			1.16	35
Beta BHC	0.0782	ND	0.0663	0.0668	84.8	85.4	1	23.0-141			0.705	37
Delta BHC	0.0782	ND	0.0554	0.0562	70.9	71.9	1	21.0-138			1.47	35
Gamma BHC	0.0782	ND	0.0573	0.0581	73.3	74.3	1	27.0-137			1.42	36
4,4-DDD	0.0782	ND	0.0637	0.0641	81.5	82.0	1	15.0-152			0.551	39
4,4-DDE	0.0782	ND	0.0536	0.0536	68.6	68.6	1	10.0-152			0.000	40
4,4-DDT	0.0782	ND	0.0447	0.0444	57.2	56.8	1	10.0-151			0.791	40
Dieldrin	0.0782	ND	0.0660	0.0661	84.4	84.5	1	17.0-145			0.178	37
Endosulfan I	0.0782	ND	0.0629	0.0635	80.5	81.2	1	20.0-137			0.929	36
Endosulfan II	0.0782	ND	0.0581	0.0586	74.3	74.9	1	15.0-141			0.805	37
Endosulfan sulfate	0.0782	ND	0.0662	0.0671	84.7	85.9	1	15.0-143			1.41	38
Endrin	0.0782	ND	0.0647	0.0654	82.7	83.6	1	19.0-143			1.08	37
Endrin aldehyde	0.0782	ND	0.0601	0.0602	76.9	77.0	1	10.0-139			0.195	40
Endrin ketone	0.0782	ND	0.0608	0.0617	77.8	79.0	1	17.0-149			1.53	38
Heptachlor	0.0782	ND	0.0609	0.0610	77.9	78.1	1	22.0-138			0.192	37
Heptachlor epoxide	0.0782	ND	0.0660	0.0662	84.4	84.7	1	22.0-138			0.355	36
Hexachlorobenzene	0.0782	ND	0.0567	0.0572	72.5	73.1	1	25.0-126			0.825	35
Methoxychlor	0.0782	ND	0.0555	0.0555	71.0	71.0	1	10.0-159			0.000	40
(S) Decachlorobiphenyl					65.6	67.6		10.0-135				
(S) Tetrachloro-m-xylene					72.4	73.4		10.0-139				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc



Method Blank (MB)

(MB) R3370599-3 12/21/18 00:00

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00135	0.0200
Alpha BHC	U		0.00136	0.0200
Beta BHC	U		0.00160	0.0200
Delta BHC	U		0.00143	0.0200
Gamma BHC	U		0.00145	0.0200
4,4-DDD	U		0.00156	0.0200
4,4-DDE	U		0.00154	0.0200
4,4-DDT	U		0.00200	0.0200
Dieldrin	U		0.00152	0.0200
Endosulfan I	U		0.00149	0.0200
Endosulfan II	U		0.00160	0.0200
Endosulfan sulfate	U		0.00151	0.0200
Endrin	U		0.00157	0.0200
Endrin aldehyde	U		0.00129	0.0200
Endrin ketone	U		0.00165	0.0200
Heptachlor	U		0.00154	0.0200
Heptachlor epoxide	U		0.00161	0.0200
Hexachlorobenzene	U		0.00124	0.0200
Methoxychlor	U		0.00178	0.0200
Chlordane	U		0.0390	0.200
Toxaphene	U		0.0360	0.400
(S) Decachlorobiphenyl	63.2			10.0-135
(S) Tetrachloro-m-xylene	64.7			10.0-139

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3370599-1 12/20/18 23:30 • (LCSD) R3370599-2 12/20/18 23:45

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0666	0.0471	0.0428	70.7	64.3	34.0-136			9.57	38
Alpha BHC	0.0666	0.0516	0.0471	77.5	70.7	34.0-139			9.12	38
Beta BHC	0.0666	0.0470	0.0437	70.6	65.6	34.0-133			7.28	37
Delta BHC	0.0666	0.0489	0.0445	73.4	66.8	34.0-135			9.42	38
Gamma BHC	0.0666	0.0507	0.0465	76.1	69.8	34.0-136			8.64	38
4,4-DDD	0.0666	0.0458	0.0415	68.8	62.3	33.0-141			9.85	39
4,4-DDE	0.0666	0.0461	0.0421	69.2	63.2	34.0-134			9.07	38
4,4-DDT	0.0666	0.0501	0.0454	75.2	68.2	30.0-143			9.84	40
Dieldrin	0.0666	0.0473	0.0430	71.0	64.6	35.0-137			9.52	37
Endosulfan I	0.0666	0.0444	0.0409	66.7	61.4	34.0-134			8.21	37



Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3370599-1 12/20/18 23:30 • (LCSD) R3370599-2 12/20/18 23:45

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	<u>LCS Qualifier</u>	<u>LCSD Qualifier</u>	RPD %	RPD Limits %
Endosulfan II	0.0666	0.0421	0.0383	63.2	57.5	35.0-132			9.45	38
Endosulfan sulfate	0.0666	0.0464	0.0423	69.7	63.5	35.0-132			9.24	37
Endrin	0.0666	0.0503	0.0455	75.5	68.3	34.0-137			10.0	37
Endrin aldehyde	0.0666	0.0427	0.0392	64.1	58.9	23.0-121			8.55	39
Endrin ketone	0.0666	0.0445	0.0407	66.8	61.1	35.0-144			8.92	37
Heptachlor	0.0666	0.0532	0.0479	79.9	71.9	36.0-141			10.5	37
Heptachlor epoxide	0.0666	0.0464	0.0428	69.7	64.3	36.0-134			8.07	37
Hexachlorobenzene	0.0666	0.0480	0.0456	72.1	68.5	33.0-129			5.13	37
Methoxychlor	0.0666	0.0484	0.0439	72.7	65.9	28.0-150			9.75	38
(S) Decachlorobiphenyl				69.5	66.5	10.0-135				
(S) Tetrachloro-m-xylene				71.6	68.2	10.0-139				

L1053387-12 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1053387-12 12/21/18 00:15 • (MS) R3370599-4 12/21/18 00:30 • (MSD) R3370599-5 12/21/18 00:45

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>	<u>MSD Qualifier</u>	RPD %	RPD Limits %
Aldrin	0.0829	ND	0.0572	0.0600	69.1	72.4	1	20.0-135			4.67	37
Alpha BHC	0.0829	ND	0.0621	0.0655	74.9	79.0	1	27.0-140			5.27	35
Beta BHC	0.0829	ND	0.0556	0.0590	67.1	71.2	1	23.0-141			5.86	37
Delta BHC	0.0829	ND	0.0559	0.0584	67.4	70.4	1	21.0-138			4.36	35
Gamma BHC	0.0829	ND	0.0591	0.0633	71.3	76.4	1	27.0-137			6.91	36
4,4-DDD	0.0829	ND	0.0565	0.0589	68.2	71.0	1	15.0-152			4.10	39
4,4-DDE	0.0829	ND	0.0563	0.0590	67.9	71.2	1	10.0-152			4.75	40
4,4-DDT	0.0829	ND	0.0612	0.0632	73.9	76.3	1	10.0-151			3.20	40
Dieldrin	0.0829	ND	0.0591	0.0614	71.3	74.0	1	17.0-145			3.72	37
Endosulfan I	0.0829	ND	0.0548	0.0572	66.1	69.1	1	20.0-137			4.44	36
Endosulfan II	0.0829	ND	0.0512	0.0524	61.7	63.2	1	15.0-141			2.40	37
Endosulfan sulfate	0.0829	ND	0.0559	0.0566	67.4	68.3	1	15.0-143			1.33	38
Endrin	0.0829	ND	0.0635	0.0656	76.6	79.1	1	19.0-143			3.28	37
Endrin aldehyde	0.0829	ND	0.0509	0.0514	61.4	62.0	1	10.0-139			0.973	40
Endrin ketone	0.0829	ND	0.0539	0.0551	65.0	66.5	1	17.0-149			2.28	38
Heptachlor	0.0829	ND	0.0660	0.0680	79.6	82.0	1	22.0-138			2.97	37
Heptachlor epoxide	0.0829	ND	0.0596	0.0621	71.9	74.9	1	22.0-138			4.09	36
Hexachlorobenzene	0.0829	ND	0.0584	0.0616	70.4	74.3	1	25.0-126			5.39	35
Methoxychlor	0.0829	ND	0.0622	0.0625	75.1	75.4	1	10.0-159			0.399	40
(S) Decachlorobiphenyl					61.0	64.1		10.0-135				
(S) Tetrachloro-m-xylene					65.6	69.1		10.0-139				

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc



Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

J	The identification of the analyte is acceptable; the reported value is an estimate.
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1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Pace National is the only environmental laboratory accredited/certified to support your work nationwide from one location. One phone call, one point of contact, one laboratory. No other lab is as accessible or prepared to handle your needs throughout the country. Our capacity and capability from our single location laboratory is comparable to the collective totals of the network laboratories in our industry. The most significant benefit to our one location design is the design of our laboratory campus. The model is conducive to accelerated productivity, decreasing turn-around time, and preventing cross contamination, thus protecting sample integrity. Our focus on premium quality and prompt service allows us to be YOUR LAB OF CHOICE.

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace National.

State Accreditations

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN-03-2002-34
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico ¹	n/a
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1 6}	90010	South Carolina	84004
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1 4}	2006
Louisiana ¹	LA180010	Texas	T 104704245-17-14
Maine	TN0002	Texas ⁵	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

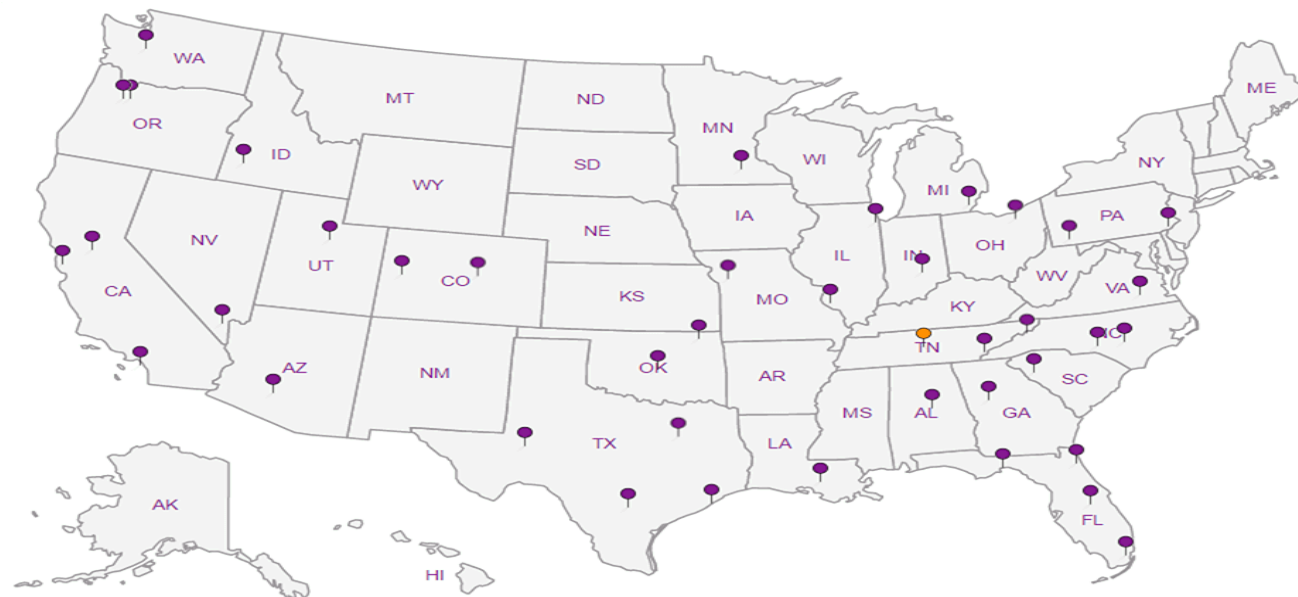
Third Party Federal Accreditations

A2LA – ISO 17025	1461.01	AIHA-LAP, LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

Our Locations

Pace National has sixty-four client support centers that provide sample pickup and/or the delivery of sampling supplies. If you would like assistance from one of our support offices, please contact our main office. Pace National performs all testing at our central laboratory.



PBS Engineering & Env.- WA

400 Bradley Blvd
Suite 106
Richland WA 99352

Report to:
Angela McGuire

Project
Description: Richland Orchards

Phone: 509-942-1600
Fax:

Collected by (print):
Angela McGuire

Collected by (signature):
Angela McGuire

Immediately
Packed on ice N ☐ Y ☒

Billing Information:
Accounts Payable- Stephanie Price
400 Bradley Blvd., Ste. 300
Richland, WA 99352

Email To: angela.mcguire@pbsusa.com

City/State
Collected: Richland WA

Lab Project #
PBSENGRWA-66150

P.O. #

Quote #
Date Results Needed

Pres
Chk

Analysis / Container / Preservative

Chain of Custody Page ____ of ____



12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

L# 4053387

Ta D101

Acctnum: PBSENGRWA

Template: T143625

Prelogin: P683272

TSR: 110 - Brian Ford

PB:

Shipped Via:

Remarks Sample # (lab only)

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	As Pb 6010 4ozClr-NoPres	OCPs (SV8081) 4ozClr-NoPres												
SS-1-6	Grab	SS	0.5'	12/12/18	10:11	2	X	X												
SS-2-6		SS			10:44	1	X	X												-01
SS-3-6		SS			11:10	1	X	X												-02
SS-4-6		SS			11:25	1	X	X												-03
SS-5-6		SS			11:37	1	X	X												-04
SS-6-6		SS			11:48	1	X	X												-05
SS-7-6		SS			12:43	1	X	X												-06
SS-8-6		SS			12:51	1	X	X												-07
SS-9-6		SS			13:03	1	X	X												-08
SS-10-6		SS			13:17	1	X	X												-09
																				-10

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other

Remarks:

Samples returned via:
UPS FedEx Courier

Tracking #

pH Temp

Flow Other

Sample Receipt Checklist

COC Seal Present/Intact:	NP	Y	N
COC Signed/Accurate:		Y	N
Bottles arrive intact:		Y	N
Correct bottles used:		Y	N
Sufficient volume sent:		Y	N
VOA Zero Headspace:		Y	N
Preservation Correct/Checked:		Y	N

RAD SCREEN: <0.5 mR/hr

Relinquished by: (Signature)
Angela McGuire PBS

Date:
12/13/18

Time:
15:00

Received by: (Signature)
FedEx 4168664703047

Trip Blank Received: Yes ☒ No
HCL / MeOH
TBR

Temp: 40.5°F
1.41.72 40 402

If preservation required by Login: Date/Time

Relinquished by: (Signature)

Date:

Time:

Received for lab by: (Signature)

Date:
12/14/18

Time:
0830

Hold: Condition:
NCF

400 Bradley Blvd
Suite 106
Richland WA 99352

Accounts Payable- Stephanie Price
400 Bradley Blvd., Ste. 300
Richland, WA 99352

Email To: angela.mcguire@pbsusa.com

Project:
Description: **Richland Orchards**

City/State: Richland WA

Phone: 509-942-1600
Fax:

Client Project #
66150

Lab Project #
PBSENGRWA-66150

Collected by (print):
Angela McGuire

Site/Facility ID #	
--------------------	--

P.O. #

Collected by (signature):

Rush? (Lab MUST Be Notified)

Quote #

Immediately
Packed on Ice N ☐ Y ☐

☐ Same Day ☐ Five Day
☐ Next Day ☐ 5 Day (Rad Only)
☐ Two Day ☐ 10 Day (Rad Only)
☐ Three Day ☒ Standard

Date Results Needed

No. of Cntr	Country	Year	Value
1	USA	1990	100
2	USA	1991	100
3	USA	1992	100
4	USA	1993	100
5	USA	1994	100
6	USA	1995	100
7	USA	1996	100
8	USA	1997	100
9	USA	1998	100
10	USA	1999	100
11	USA	2000	100
12	USA	2001	100
13	USA	2002	100
14	USA	2003	100
15	USA	2004	100
16	USA	2005	100
17	USA	2006	100
18	USA	2007	100
19	USA	2008	100
20	USA	2009	100
21	USA	2010	100
22	USA	2011	100
23	USA	2012	100
24	USA	2013	100
25	USA	2014	100
26	USA	2015	100
27	USA	2016	100
28	USA	2017	100
29	USA	2018	100
30	USA	2019	100
31	USA	2020	100
32	USA	2021	100
33	USA	2022	100
34	USA	2023	100
35	USA	2024	100
36	USA	2025	100
37	USA	2026	100
38	USA	2027	100
39	USA	2028	100
40	USA	2029	100
41	USA	2030	100
42	USA	2031	100
43	USA	2032	100
44	USA	2033	100
45	USA	2034	100
46	USA	2035	100
47	USA	2036	100
48	USA	2037	100
49	USA	2038	100
50	USA	2039	100
51	USA	2040	100
52	USA	2041	100
53	USA	2042	100
54	USA	2043	100
55	USA	2044	100
56	USA	2045	100
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58	USA	2047	100
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61	USA	2050	100
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63	USA	2052	100
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73	USA	2062	100
74	USA	2063	100
75	USA	2064	100
76	USA	2065	100
77	USA	2066	100
78	USA	2067	100
79	USA	2068	100
80	USA	2069	100
81	USA	2070	100
82	USA	2071	100
83	USA	2072	100
84	USA	2073	100
85	USA	2074	100
86	USA	2075	100
87	USA	2076	100
88	USA	2077	100
89	USA	2078	100
90	USA	2079	100
91	USA	2080	100
92	USA	2081	100
93	USA	2082	100
94	USA	2083	100
95	USA	2084	100
96	USA	2085	100
97	USA	2086	100
98	USA	2087	100
99	USA	2088	

[illegible]

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
PW - Drinking Water
OT - Other

Remarks:

Samples returned via:

UPS	FedEx	Courier
-----	-------	---------

Tracking #

pH _____ Temp _____

Flow	Other
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

Sample Receipt Checklist

COC Seal Present/intact:	NP	Y	N
COC Signed/Accurate:		Y	N
Bottles arrive intact:		Y	N
Correct bottles used:		Y	N
Sufficient volume sent:		Y	N

If Applicable

VOA Zero Headspace: Y
Preservation Correct/Checked: Y

RAD SCREEN: <0.5 mR/hr

If preservation required by Login: Date/Time

Hold:	Condition:
	NCF - GH

Relinquished by : (Signature)

Date: _____

Time:

Received by: (Signature)

Trip Blank Received: Yes / NO
HCL / MeOH
TBB

Relinquished by : (Signature)

Date:

Time:

Received by: (Signature)

Temp: 10.3 °C Bottles Receiver
1.4 1.7g 40 407

Relinquished by : (Signature)

Date:

Time:

Received for lab by: (Signature)

Date: 12/14/16 Time: 0830

Geotechnical Engineering Report

Sienna Hills

Benton County Tax Parcel 134983000001005

Richland, Washington

Prepared for:

Sienna Hills Development, LLC

June 10, 2019

PBS Project 66150.000



4412 SW CORBETT AVENUE
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866.727.0140 FAX
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Geotechnical Engineering Report

Sienna Hills
Benton County Tax Parcel 134983000001005
Richland, Washington

Prepared for:
Sienna Hills Development, LLC

June 10, 2019
PBS Project 66150.000

Prepared by:

Clint Nealey, EIT
Geotechnical Engineering Staff III

Reviewed by:



6/10/2019

Ryan White, PE, GE
Geotechnical Engineering Group Manager

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Table 2. 2015 IBC Seismic Design Parameters

Table 3. Minimum AC Pavement Sections

FIGURES

Figure 1. Vicinity Map

Figure 2. Site Plan

APPENDICES

Appendix A: Field Explorations

Table A-1. Terminology Used to Describe Soil

Table A-2. Key to Test Pit and Boring Log Symbols

Figures A1–A30. Logs for Test Pits TP-1 through TP-30

Appendix B: Laboratory Testing

Figure B1 Summary of Laboratory Data

1 INTRODUCTION

1.1 General

This report presents results of PBS Engineering and Environmental Inc. (PBS) geotechnical engineering services for the proposed development located at Benton County Tax Parcel 134983000001005 in Richland, Washington (site). The general site location is shown on the Vicinity Map, Figure 1. The locations of PBS' explorations in relation to existing site features are shown on the Site Plan, Figure 2.

1.2 Purpose and Scope

The purpose of PBS' services was to develop geotechnical design and construction recommendations in support of the planned new development. This was accomplished by performing the following scope of services.

1.2.1 Literature and Records Review

PBS reviewed various published geologic maps of the area for information regarding geologic conditions and hazards at or near the site. PBS also reviewed previously completed reports for the project site and vicinity.

1.2.2 Subsurface Explorations

PBS excavated 30 test pits within the proposed 99-acre development to depths of up to 10 feet below the existing ground surface (bgs). The test pits were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. Interpreted test pit logs are included as Figures A1 through A30 in Appendix A, Field Explorations.

1.2.3 Field Infiltration Testing

Three open-pit, falling-head field infiltration tests were completed in test pits TP-2, TP- 5, and TP-7 within the proposed development at a depths of 4.5 to 5 feet bgs. Infiltration testing was monitored by PBS geotechnical engineering staff.

1.2.4 Soils Testing

Soil samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests included natural moisture contents and grain-size analyses. Laboratory test results are included in the exploration logs in Appendix A, Field Explorations; and in Appendix B, Laboratory Testing.

1.2.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and testing were used to develop site-specific geotechnical design parameters and construction recommendations.

1.2.6 Report Preparation

This Geotechnical Engineering Report summarizes the results of our explorations, testing, and analyses, including information relating to the following:

- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Infiltration test results
- Groundwater levels and considerations
- Earthwork and grading, cut, and fill recommendations:
 - Structural fill materials and preparation

- Utility trench excavation and backfill requirements
 - Slab and pavement subgrade preparation
 - Wet weather considerations
- Seismic design criteria in accordance with the 2015 International Building Code (IBC) with state of Washington amendments
- Pavement subgrade preparation recommendations
- Asphalt concrete (AC) pavement section recommendations

1.3 Project Understanding

Development plans are currently in the conceptual stages; however, development of the parcel will likely be a combination of single- and multi-family residential structures.

2 SITE CONDITIONS

2.1 Surface Description

The site is roughly rectangular with the exception of the eastern edge and northeastern corner. This area includes an additional rectangular region protruding northeast. The site is bordered to the north, east, and west by agricultural fields and to the south by existing residential development. Bermuda Road separates the western, rectangular site from the northeastern portion. Based on available topographic data, the site slopes slightly down to the south and southwest, with ground surface elevations ranging from a maximum of about 925 feet above mean sea level (amsl) at the eastern edge to 831 feet amsl at the southwest corner.

2.2 Regional Geologic Setting

The site is located within the eastern extent of the Yakima fold and thrust belt, a structural-tectonic sub-province within the western Columbia Basin geologic province. The Columbia Basin province is separated from the Deschutes-Columbia Plateau and Blue Mountains Provinces of Oregon by the Oregon border. The province is composed primarily of volcanic basement rocks of the Columbia River Basalt Group (CRBG) subdivided into smaller recognizable flows and members that are overlain by Quaternary deposits (Derkey et al., 2006). The older basalt flows were generated by volcanic eruptions in eastern Oregon, eastern Washington, and western Idaho between 16.7 million years ago (Ma) and 5.5 Ma (Reidel, 2004).

The Yakima fold and thrust belt is an actively deforming series of faults and folds that is accommodating clockwise rotation through crustal shortening within the western Columbia Province (McCaffrey et al., 2016). Quaternary and Holocene active faults are found throughout the sub-province. Northwest-southeast trending anticlinal ridges and wide synclinal valleys dominate much of the Yakima fold and thrust belt, with pervasive reverse faults along the flanks of the anticlines (Gomberg et al., 2012). The eastern-most extent of the Yakima fold and thrust belt is bounded by the Horse Heaven Anticline (locally referred to as the Horse Heaven Hills) and the Wallula fault system.

The Horse Heaven Anticline forms the local topographic high point along the southern margin of the Columbia Basin, and has been continuously incised by the ancestral and historic Columbia River resulting in a narrow water gap (Reidel and Focht, 1994; Schuster, 1994). Throughout the Late Pleistocene, cataclysmic outburst flood waters from upstream Glacial Lake Missoula resulted in rapid sedimentation that was ponded behind the Horse Heaven Anticline. Slowing flood waters backfilled the basin and blanketed it with slackwater flood deposits over much of the low-lying areas, as well as extensive gravel bars.

2.3 Local Geology and Hazards

The site is underlain by catastrophic flood sediments of silt and sand deposited by the Late Pleistocene Missoula Floods (Reidel and Fecht, 1994). These sediments are described as rhythmically bedded lacustrine silt and fine to coarse sand of predominately quartz and feldspar grains, with basalt in coarser sands.

The site is mapped within a zone of low to moderate liquefaction hazard (Palmer et al., 2004) and in relatively close proximity (less than 5 miles) from mapped active faults and seismogenic features (WADNR, 2019). These faults include the Rattlesnake Hills fault and structures (USGS ID 565) and Horse Heaven Hills fault and structures (USGS ID 567), both of which are the northern continuation of the Wallula fault system that bounds Horse Heaven Hills, Badger Mountain, Goose Hill, and Red Mountain (USGS, 2019).

2.4 Subsurface Conditions

The site was explored by excavating 30 test pits, designated TP-1 through TP-30, to depths of 8 to 10.5 feet bgs. Test pit TP-28 was terminated at a depth of 4 feet due to the possible presence of a water line. The excavations were performed by Braden and Nelson Construction of Walla Walla, Washington, using a CAT 304C excavator equipped with a 24-inch-wide bucket.

PBS has summarized the subsurface units as follows:

SANDY SILT (ML) to SILT with SAND (ML):	Brown sandy silt to silt with sand was encountered in all excavations. These soils were non-plastic to low plasticity, brown, and had occasional calcite stringers that had low to vigorous reactions to hydrochloric acid. Sand grains were typically fine grained. Occasional subrounded gravels and cobbles were encountered at depth.
SAND with SILT, GRAVEL, AND COBBLES (SP/SW-SM):	Brown sand that varied from well-graded to poorly graded was encountered beneath the sandy silt and silt with sand in some test pits near the bottom of the excavations. The sands were fine- to coarse-grained, with fine to coarse, subrounded to subangular gravels.

The findings from our field investigation are consistent with geologic mapping by Reidel and Fecht, 1994.

2.5 Groundwater

Static groundwater was not encountered during our explorations. Based on a review of regional groundwater logs available from the Washington State Department of Ecology, we anticipate that the static groundwater level is present at a depth greater than 100 feet bgs. Please note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, drought, and other factors.

2.6 Infiltration Testing

PBS completed open-pit, falling-head infiltration testing in test pits TP-2, TP-5, and TP-7. The infiltration tests were conducted in general accordance with the Stormwater Management Manual for Eastern Washington procedures. After a period of saturation, the height of the water in the excavation was then measured initially and at regular, timed intervals. Results of our field infiltration testing are presented in Table 1.

Table 1. Infiltration Test Results

Test Location	Depth (feet bgs)	Field Measured Infiltration Rate (in/hr)	Soil Classification	Recommended Hydrologic Soil Group*
TP-2	5	1.2	Sandy Silt (ML)	C
TP-5	4.5	1.08	Sandy Silt (ML)	C
TP-7	5	0.86	Sandy Silt (ML)	C

*The recommended hydrologic soil group classification is based upon infiltration rates observed in the field and lab results

The infiltration rates above are not permeabilities/hydraulic conductivities, but field-measured rates and do not include correction factors related to long-term infiltration rates. We recommend the designer include correction factors to account for the expected level of maintenance, type of system, and sediment control. Field-measured infiltration rates are typically reduced by a minimum factor of 2 to 4 for use in design.

Soil types can vary significantly over relatively short distances. The infiltration rates noted above are representative of one discrete location and depth. Installation of infiltration systems within the layer the field rate was measured is considered critical to proper performance of the systems.

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The subsurface conditions at the site consist of silt and fine-grained sand with varying amounts of gravel and cobbles. Based on our observations and analyses, conventional foundation support on shallow spread footings is feasible for the proposed development. Excavation with conventional equipment is feasible at the site.

The grading and final development plans for the project had not been completed when this report was prepared. Once completed, PBS should be engaged to review the project plans and update our recommendations as necessary.

3.2 Seismic Design Considerations

3.2.1 Code-Based Seismic Design Parameters

According to the Site Class Map of Benton County, Washington (Palmer, 2004), the site is located within an area classified as Site Class D, characterizing the profile as stiff soil. Based on subsurface conditions encountered in our explorations, Site Class D is appropriate for use in design. The seismic design criteria, in accordance with the 2015 International Building Code IBC with state of Washington amendments, are summarized in Table 2.

Table 2. 2015 IBC Seismic Design Parameters

Parameter	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	$S_s = 0.43 g$	$S_1 = 0.16 g$
Site Class	D	
Site Coefficient	$F_a = 1.46$	$F_v = 2.14$
Adjusted Spectral Acceleration	$S_{MS} = 0.62 g$	$S_{M1} = 0.35 g$
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.42 g$	$S_{D1} = 0.24 g$

g= Acceleration due to gravity

3.2.2 Liquefaction Potential

Liquefaction is defined as a decrease in the shear resistance of loose, saturated, cohesionless soil (e.g., sand) or low plasticity silt soils, due to the buildup of excess pore pressures generated during an earthquake. This results in a temporary transformation of the soil deposit into a viscous fluid. Liquefaction can result in ground settlement, foundation bearing capacity failure, and lateral spreading of ground.

Based on a review of the *Washington Division of Geology and Earth Resources*, the site is shown as having a low to moderate liquefaction hazard; however, based on the soil types and relative density of site soils encountered during our exploration, our opinion is that the risk of structurally damaging liquefaction settlement at the site is low. Subsequently, the risk of structurally damaging lateral spreading is also low.

3.3 Ground Moisture

3.3.1 General

The perimeter ground surface and hardscape should be sloped to drain away from all structures and away from adjacent slopes. Gutters should be tight-lined to a suitable discharge and maintained as free-flowing. All crawl spaces should be adequately ventilated and sloped to drain to a suitable, exterior discharge.

3.4 Pavement Design

The provided pavement recommendations were developed using the American Association of State Highway and Transportation Officials (AASHTO) design methods and references the associated Washington Department of Transportation (WSDOT) specifications for construction. Our evaluation considered a maximum of two trucks per day for a 20-year design life.

The minimum recommended pavement section thicknesses are provided in Table 3. Depending on weather conditions at the time of construction, a thicker aggregate base course section could be required to support construction traffic during preparation and placement of the pavement section.

Table 3. Minimum AC Pavement Sections

Traffic Loading	AC (inches)	Base Course (inches)	Subgrade
Drive Lanes and Access Roads	3	9	Stiff subgrade as verified by PBS personnel*

* Subgrade must pass proofroll

The asphalt cement binder should be selected following WSDOT SS 9-02.1(4) – Performance Graded Asphalt Binder. The AC should consist of ½-inch hot mix asphalt (HMA) with a maximum lift thickness of 3 inches. The AC should conform to WSDOT SS 5-04.3(7)A – Mix Design, WSDOT SS 9-03.8(2) – HMA Test Requirements, and WSDOT SS 9-03.8(6) – HMA Proportions of Materials. The AC should be compacted to 91 percent of the maximum theoretical density (Rice value) of the mix, as determined in accordance with ASTM D2041, following the guidelines set in WSDOT SS 5-04.3(10) – Compaction.

Heavy construction traffic on new pavements or partial pavement sections (such as base course over the prepared subgrade) will likely exceed the design loads and could potentially damage or shorten the pavement life; therefore, we recommend construction traffic not be allowed on new pavements, or that the contractor take appropriate precautions to protect the subgrade and pavement during construction.

If construction traffic is to be allowed on newly constructed road sections, an allowance for this additional traffic will need to be made in the design pavement section.

4 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Construction of the proposed development will involve clearing and grubbing of the existing vegetation or demolition of possible existing structures. Demolition should include removal of existing pavement, utilities, etc., throughout the proposed new development. Underground utility lines or other abandoned structural elements should also be removed. The voids resulting from removal of foundations or loose soil in utility lines should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm native subgrade before filling, with sides sloped at a minimum of 1H:1V to allow for uniform compaction. Materials generated during demolition should be transported off site or stockpiled in areas designated by the owner's representative.

4.1.1 Proofrolling/Subgrade Verification

Following site preparation and prior to placing aggregate base over shallow foundation, floor slab, and pavement subgrades, the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occurs during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by PBS using a steel foundation probe. We recommend that PBS be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be compacted to a firm condition or be excavated and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Due to the presence of fine-grained silt and sands in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions, except for mass excavation to the subgrade design elevations. We recommend the earthwork construction at the site be performed during the dry season.

Protection of the subgrade is the responsibility of the contractor. Construction of granular haul roads to the project site entrance may help reduce further damage to the pavement and disturbance of site soils. The actual thickness of haul roads and staging areas should be based on the contractors' approach to site development, and the amount and type of construction traffic. The imported granular material should be placed in one lift over the prepared undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. A geotextile fabric should be used to separate the subgrade from the imported granular material in areas of repeated construction traffic. Depending on site conditions, the geotextile should meet Washington State Department of Transportation (WSDOT) SS 9-33.2 – Geosynthetic Properties for soil separation or stabilization. The geotextile should be installed in conformance with WSDOT SS 2-12.3 – Construction Geosynthetic (Construction Requirements) and, as applicable, WSDOT SS 2-12.3(2) – Separation or WSDOT SS 2-12.3(3) – Stabilization.

4.2 Excavation

The near-surface soils at the site can be excavated with conventional earthwork equipment. Sloughing and caving should be anticipated. All excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. The contractor is solely responsible for

adherence to the OSHA requirements. Trench cuts should stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. Trenches/excavations should be flattened if sloughing occurs or seepage is present. Use of a trench shield or other approved temporary shoring is recommended if vertical walls are desired for cuts deeper than 4 feet bgs. If dewatering is used, we recommend that the type and design of the dewatering system be the responsibility of the contractor, who is in the best position to choose systems that fit the overall plan of operation.

4.3 Structural Fill

The extent of site grading is currently unknown; however, PBS estimates that cuts and fills will be on the order of about 5 feet. Structural fill should be placed over subgrade that has been prepared in conformance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. Structural fill material should consist of relatively well-graded soil, or an approved rock product that is free of organic material and debris, and contains particles not greater than 3 inches nominal dimension.

The suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (material finer than the US Standard No. 200 Sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and compaction becomes more difficult to achieve. Soils containing more than about 5 percent fines cannot consistently be compacted to a dense, non-yielding condition when the water content is significantly greater (or significantly less) than optimum.

If fill and excavated material will be placed on slopes steeper than 5H:1V (horizontal), these must be keyed/benched into the existing slopes and installed in horizontal lifts. Vertical steps between benches should be approximately 2 feet.

4.3.1 On-Site Soil

On-site soils encountered in our explorations are generally suitable for placement as structural fill during dry weather when moisture content can be maintained by air drying and/or addition of water. The fine-grained fraction of the site soils are moisture sensitive, and during wet weather, may become unworkable because of excess moisture content. In order to reduce moisture content, some aerating and drying of fine-grained soils may be required. The material should be placed in lifts with a maximum uncompacted thickness of approximately 8 inches and compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557 (modified proctor).

4.3.2 Imported Granular Materials

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in WSDOT SS 9-03.14(2) – Select Borrow. In addition, the imported granular material should be fairly well graded between coarse and fine, and of the fraction passing the US Standard No. 4 Sieve, less than 5 percent by dry weight should pass the US Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 9 inches and be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

4.3.3 Base Aggregate

Base aggregate for floor slabs and beneath pavements should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in WSDOT SS 9-03.9(3) – Crushed Surfacing Base Course, and have less than 5 percent (by dry weight) passing the US Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557.

4.3.4 Foundation Base Aggregate

Imported granular material placed at the base of excavations for spread footings, slabs-on-grade, and other below-grade structures should be clean, crushed rock or crushed gravel, and sand that is fairly well graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1½ inch, and meet WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A). The imported granular material should be placed in one lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

4.3.5 Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1 inch and less than 10 percent by dry weight passing the US Standard No. 200 Sieve, and should meet the standards prescribed by WSDOT SS 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within pavement areas or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 1½ inches, less than 10 percent by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by WSDOT SS 9-03.19 – Bank Run Gravel for Trench Backfill. This material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone should consist of excavated material free of wood waste, debris, clods, or rocks greater than 6 inches in diameter and meet WSDOT SS 9-03.14 – Borrow and WSDOT SS 9-03.15 – Native Material for Trench Backfill. This general trench backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

4.3.6 Stabilization Material

Stabilization rock should consist of pit or quarry run rock that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 5 percent passing the US Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material. WSDOT SS 9-13.1(5) – Quarry Spalls can be used as a general specification for this material with the stipulation of limiting the maximum size to 6 inches.

5 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a final geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require additional work that was not anticipated when the geotechnical report was written. PBS offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

PBS should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design.

Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that PBS be retained to observe general excavation, stripping, fill placement, footing subgrades, and/or pile installation. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without express written consent of the client and PBS. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that PBS is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

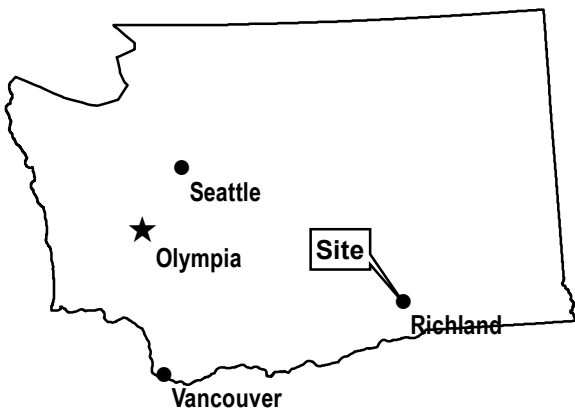
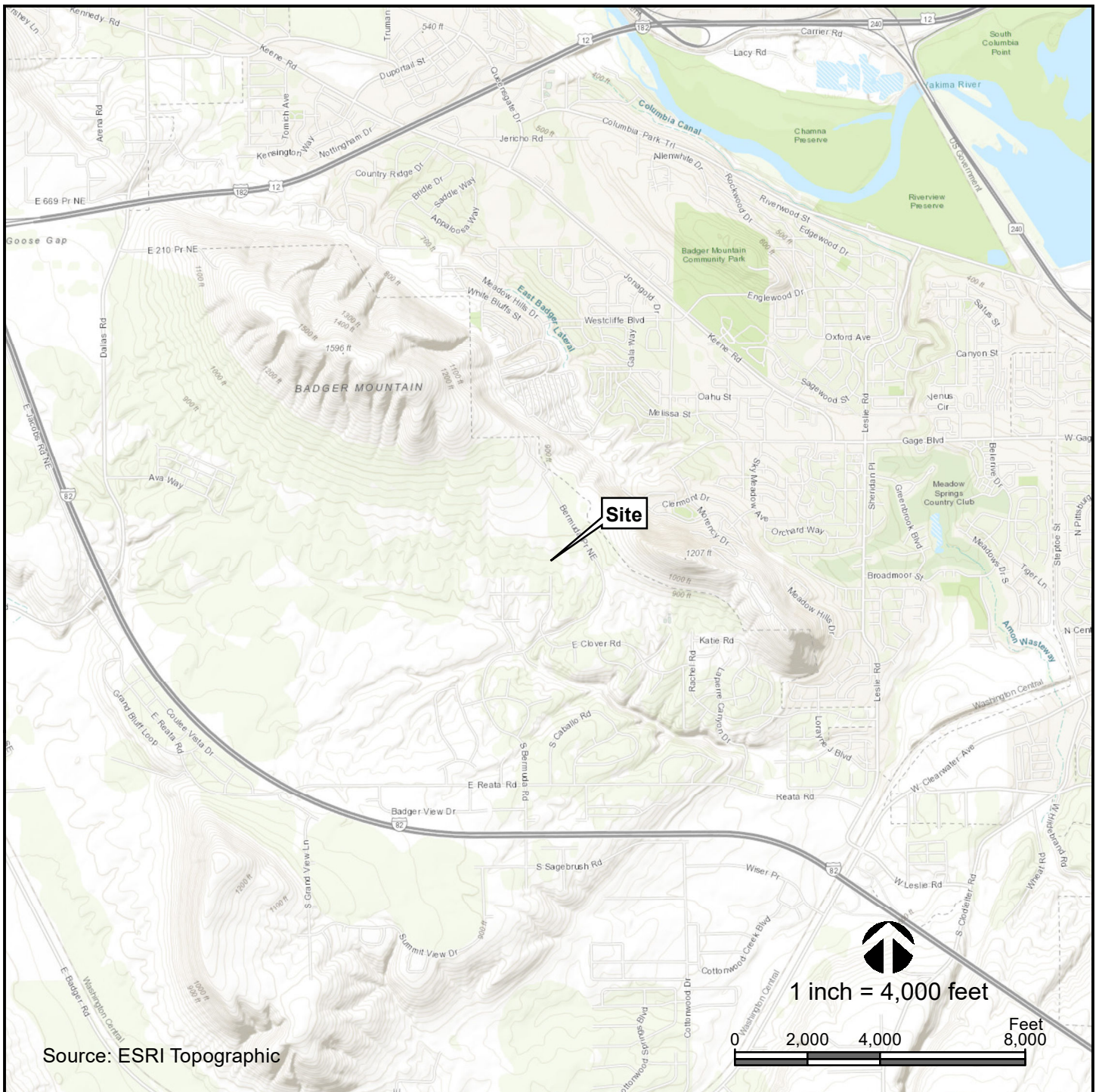
The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue, or in the event that the site conditions change.

7 REFERENCES

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Figures



VICINITY MAP

SIENNA HILLS RICHLAND, WASHINGTON

DATE: JUN 2019 · PROJECT: 66150.000



FIGURE

1

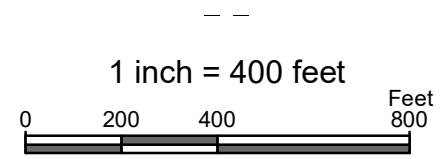
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EXPLANATION

- TP-1 - Test pit name and approximate location
- TP-2 - Test pit name and approximate location with infiltration test
- Approximate site boundary

SOURCES: ESRI World Imagery



SITE PLAN
SIENNA HILLS
RICHLAND, WASHINGTON

DATE: JUN 2019 · PROJECT: 66150.000



Appendix A

Field Explorations

Appendix A: Field Explorations

A1 GENERAL

PBS explored subsurface conditions at the project site by excavating 30 test pits up to approximately 10 feet bgs between April 30 and May 2, 2019. The approximate locations of the explorations are shown on Figure 2, Site Plan. The procedures used to advance the test pits, collect samples, and other field techniques are described in detail in the following paragraphs. Unless otherwise noted, all soil sampling and classification procedures followed engineering practices in general accordance with relevant ASTM procedures. "General accordance" means that certain local drilling/excavation and descriptive practices and methodologies have been followed.

A2 TEST PITS

A2.1 Excavation

Test pits were excavated using a CAT 304C equipped with a 24-inch-wide bucket by Braden and Nelson Construction of Walla Walla, Washington. The test pits were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A2.2 Sampling

Representative disturbed samples were taken at selected depths in the test pits. The disturbed soil samples were examined by a member of the PBS geotechnical staff and sealed in plastic bags for further examination.

A2.3 Test Pit Logs

The test pit logs show the various types of materials that were encountered in the excavations and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during excavation, along with their sample identification number, are shown to the right of the classification of materials. The natural water (moisture) contents are shown farther to the right. Measured seepage levels, if observed, are noted in the column to the right.

A3 MATERIAL DESCRIPTION

Initially, samples were classified visually in the field. Consistency, color, relative moisture, degree of plasticity, and other distinguishing characteristics of the soil samples were noted. Afterward, the samples were reexamined in the PBS laboratory, various standard classification tests were conducted, and the field classifications were modified where necessary. The terminology used in the soil classifications and other modifiers are defined in Table A-1, Terminology Used to Describe Soil.

Soil Descriptions

Soils exist in mixtures with varying proportions of components. The predominant soil, i.e., greater than 50 percent based on total dry weight, is the primary soil type and is capitalized in our log descriptions (SAND, GRAVEL, SILT, or CLAY). Smaller percentages of other constituents in the soil mixture are indicated by use of modifier words in general accordance with the ASTM D2488-06 Visual-Manual Procedure. "General Accordance" means that certain local and common descriptive practices may have been followed. In accordance with ASTM D2488-06, group symbols (such as GP or CH) are applied on the portion of soil passing the 3-inch (75mm) sieve based on visual examination. The following describes the use of soil names and modifying terms used to describe fine- and coarse-grained soils.

Fine-Grained Soils (50% or greater fines passing 0.075 mm, No. 200 sieve)

The primary soil type, i.e., SILT or CLAY is designated through visual-manual procedures to evaluate soil toughness, dilatency, dry strength, and plasticity. The following outlines the terminology used to describe fine-grained soils, and varies from ASTM D2488 terminology in the use of some common terms.

Primary soil NAME, Symbols, and Adjectives			Plasticity Description	Plasticity Index (PI)
SILT (ML & MH)	CLAY (CL & CH)	ORGANIC SOIL (OL & OH)		
SILT		Organic SILT	Non-plastic	0 – 3
SILT		Organic SILT	Low plasticity	4 – 10
SILT/Elastic SILT	Lean CLAY	Organic SILT/ Organic CLAY	Medium Plasticity	10 – 20
Elastic SILT	Lean/Fat CLAY	Organic CLAY	High Plasticity	20 – 40
Elastic SILT	Fat CLAY	Organic CLAY	Very Plastic	>40

Modifying terms describing secondary constituents, estimated to 5 percent increments, are applied as follows:

Description	% Composition	
With Sand	% Sand ≥ % Gravel	15% to 25% plus No. 200
With Gravel	% Sand < % Gravel	
Sandy	% Sand ≥ % Gravel	≤30% to 50% plus No. 200
Gravelly	% Sand < % Gravel	

Borderline Symbols, for example CH/MH, are used when soils are not distinctly in one category or when variable soil units contain more than one soil type. **Dual Symbols**, for example CL-ML, are used when two symbols are required in accordance with ASTM D2488.

Soil Consistency terms are applied to fine-grained, plastic soils (i.e., $PI \geq 7$). Descriptive terms are based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84, as follows. SILT soils with low to non-plastic behavior (i.e., $PI < 7$) may be classified using relative density.

Consistency Term	SPT N-value	Unconfined Compressive Strength	
		tsf	kPa
Very soft	Less than 2	Less than 0.25	Less than 24
Soft	2 – 4	0.25 – 0.5	24 – 48
Medium stiff	5 – 8	0.5 – 1.0	48 – 96
Stiff	9 – 15	1.0 – 2.0	96 – 192
Very stiff	16 – 30	2.0 – 4.0	192 – 383
Hard	Over 30	Over 4.0	Over 383

Soil Descriptions

Coarse - Grained Soils (less than 50% fines)

Coarse-grained soil descriptions, i.e., SAND or GRAVEL, are based on the portion of materials passing a 3-inch (75mm) sieve. Coarse-grained soil group symbols are applied in accordance with ASTM D2488-06 based on the degree of grading, or distribution of grain sizes of the soil. For example, well-graded sand containing a wide range of grain sizes is designated SW; poorly graded gravel, GP, contains high percentages of only certain grain sizes. Terms applied to grain sizes follow.

Material NAME	Particle Diameter	
	Inches	Millimeters
SAND (SW or SP)	0.003 – 0.19	0.075 – 4.8
GRAVEL (GW or GP)	0.19 – 3	4.8 – 75
Additional Constituents:		
Cobble	3 – 12	75 – 300
Boulder	12 – 120	300 – 3050

The primary soil type is capitalized, and the fines content in the soil are described as indicated by the following examples. Percentages are based on estimating amounts of fines, sand, and gravel to the nearest 5 percent. Other soil mixtures will have similar descriptive names.

Example: Coarse-Grained Soil Descriptions with Fines

>5% to < 15% fines (Dual Symbols)	≥15% to < 50% fines
Well graded GRAVEL with silt: GW-GM	Silty GRAVEL: GM
Poorly graded SAND with clay: SP-SC	Silty SAND: SM

Additional descriptive terminology applied to coarse-grained soils follow.

Example: Coarse-Grained Soil Descriptions with Other Coarse-Grained Constituents

Coarse-Grained Soil Containing Secondary Constituents	
With sand or with gravel	≥ 15% sand or gravel
With cobbles; with boulders	Any amount of cobbles or boulders.

Cobble and boulder deposits may include a description of the matrix soils, as defined above.

Relative Density terms are applied to granular, non-plastic soils based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84.

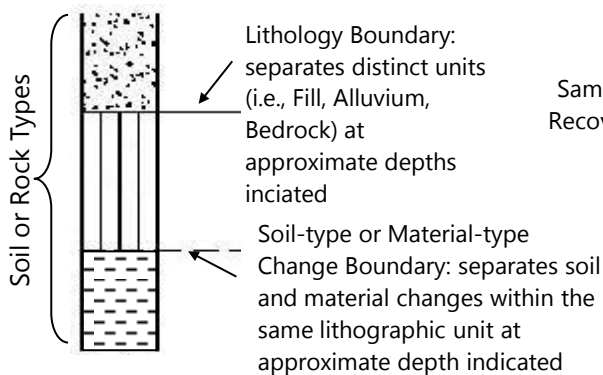
Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

SAMPLING DESCRIPTIONS

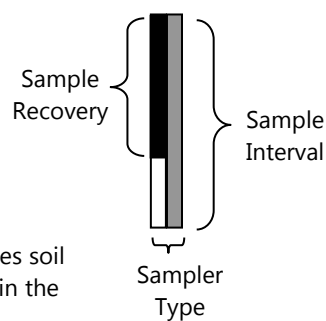
SPT Drive Sampler Standard Penetration Test ASTM D 1586	Shelby Tube Push Sampler ASTM D 1587	Specialized Drive Samplers (Details Noted on Logs)	Specialized Drill or Push Sampler (Details Noted on Logs)	Grab Sample	Rock Coring Interval	Screen (Water or Air Sampling)	Water Level During Drilling/Excavation	Water Level After Drilling/Excavation
								

LOG GRAPHICS

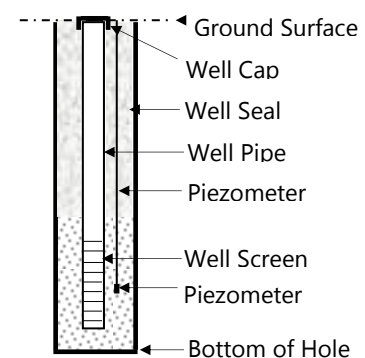
Soil and Rock



Sampling Symbols



Instrumentation Detail



Geotechnical Testing Acronym Explanations

PP	Pocket Penetrometer	HYD	Hydrometer Gradation
TOR	Torvane	SIEV	Sieve Gradation
DCP	Dynamic Cone Penetrometer	DS	Direct Shear
ATT	Atterberg Limits	DD	Dry Density
PL	Plasticity Limit	CBR	California Bearing Ratio
LL	Liquid Limit	RES	Resilient Modulus
PI	Plasticity Index	VS	Vane Shear
P200	Percent Passing US Standard No. 200 Sieve	bgs	Below ground surface
OC	Organic Content	MSL	Mean Sea Level
CON	Consolidation	HCL	Hydrochloric Acid
UC	Unconfined Compressive Strength		



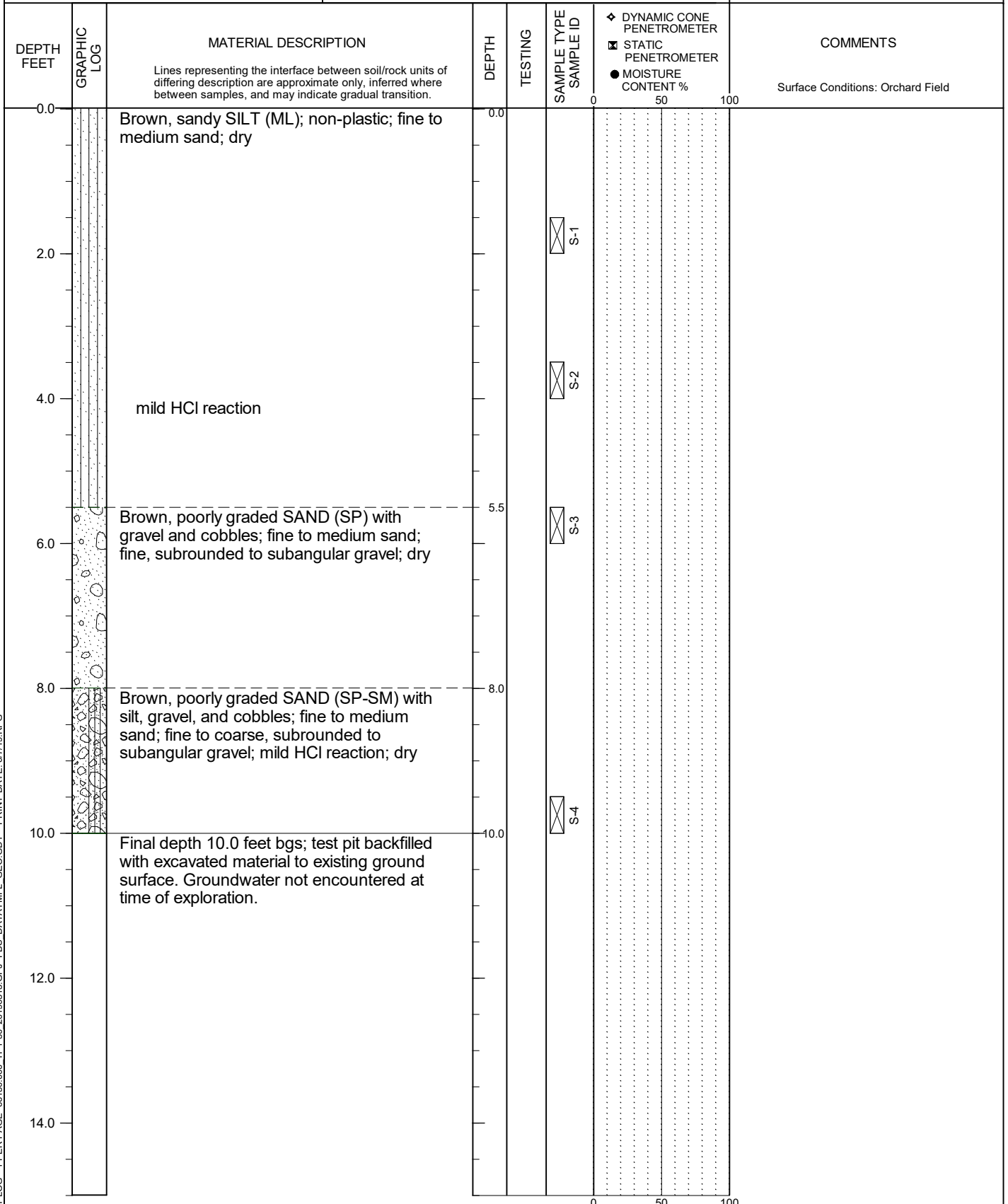
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-1

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-1 LOCATION:
(See Site Plan)

Lat: 46.21768 Long: -119.306136



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A1
Page 1 of 1



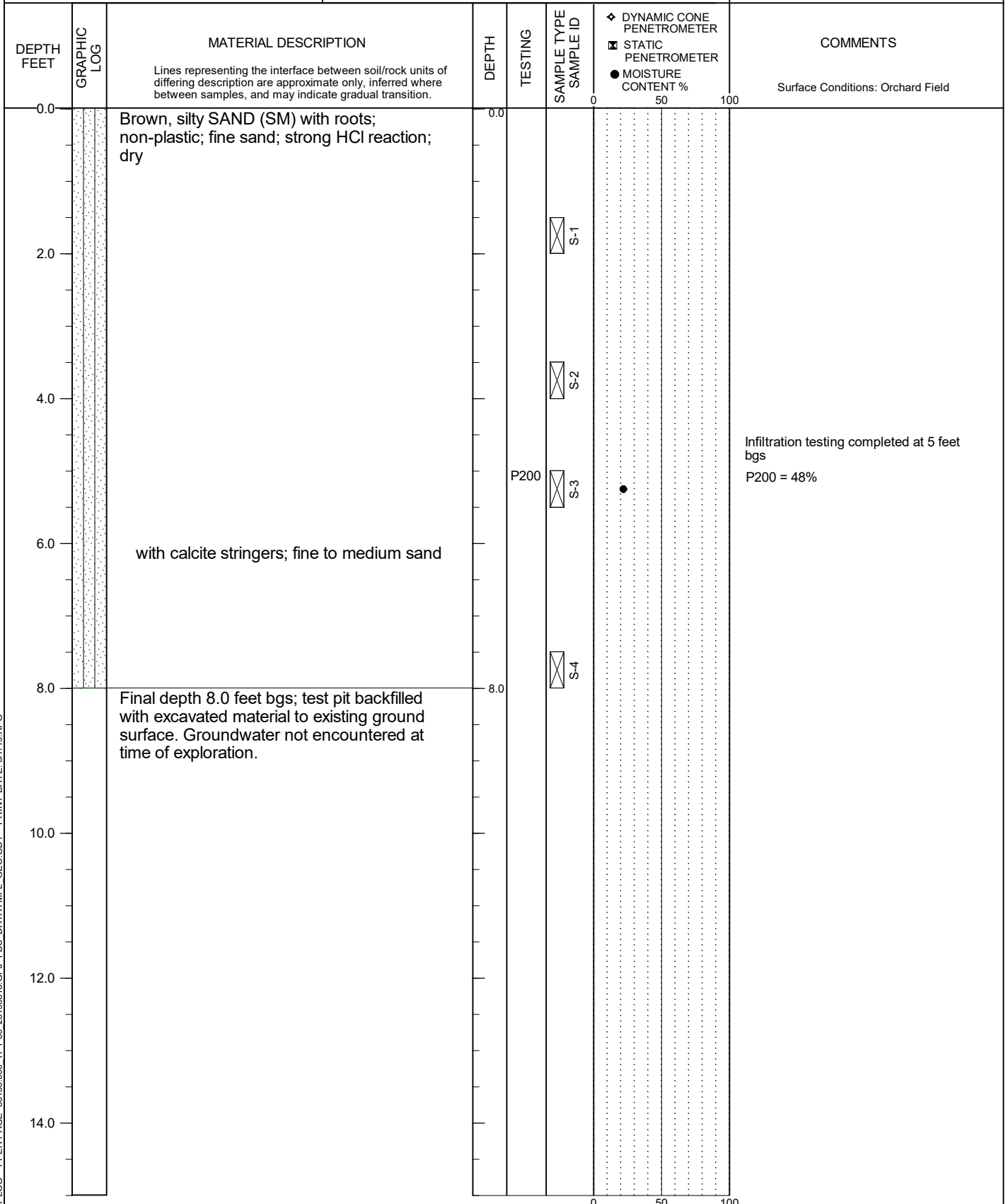
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-2

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.217659 Long: -119.30423



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A2
Page 1 of 1



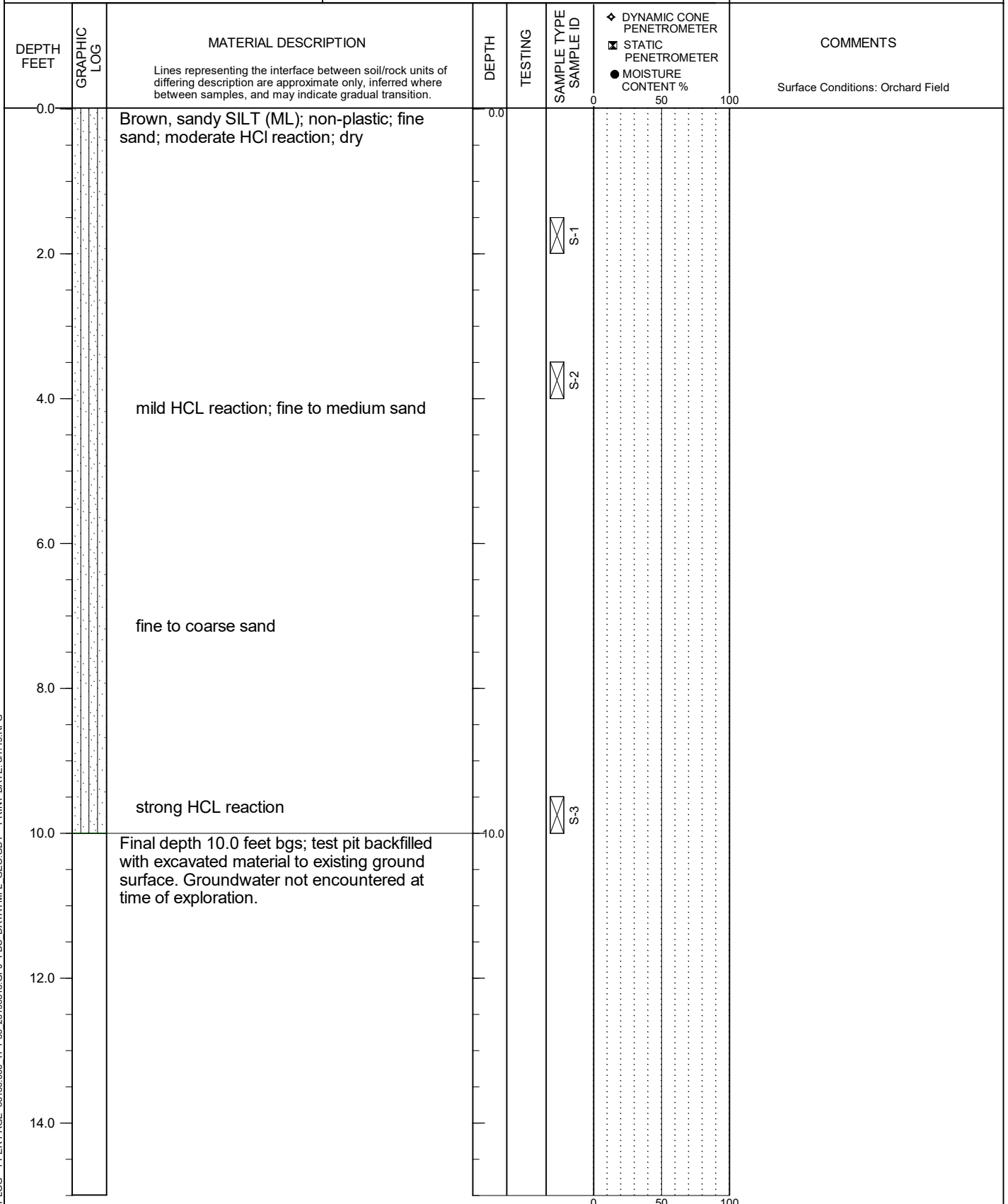
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-3

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.217637 Long: -119.302325



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A3
Page 1 of 1



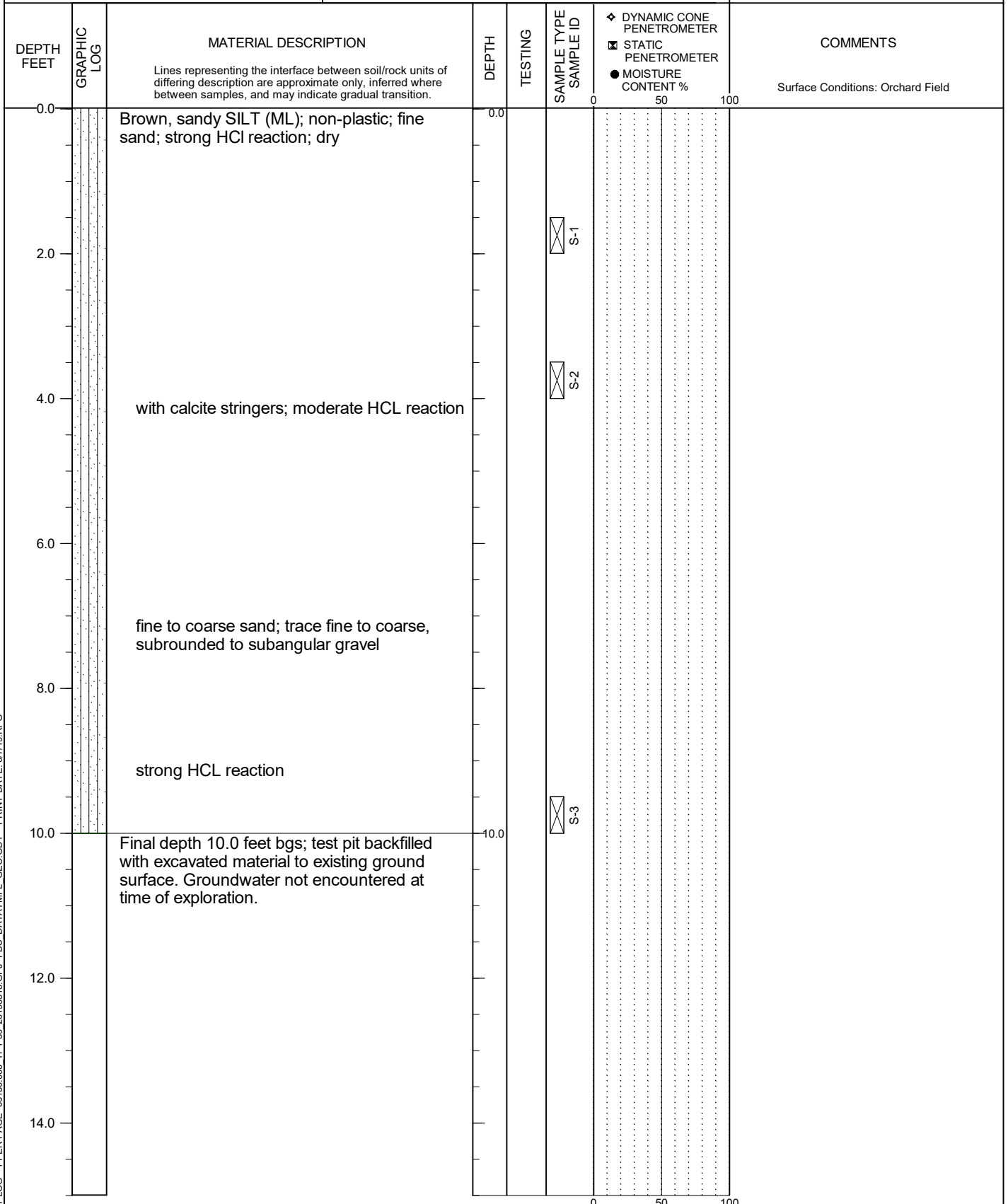
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-4

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.217616 Long: -119.300419



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

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COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A4
Page 1 of 1



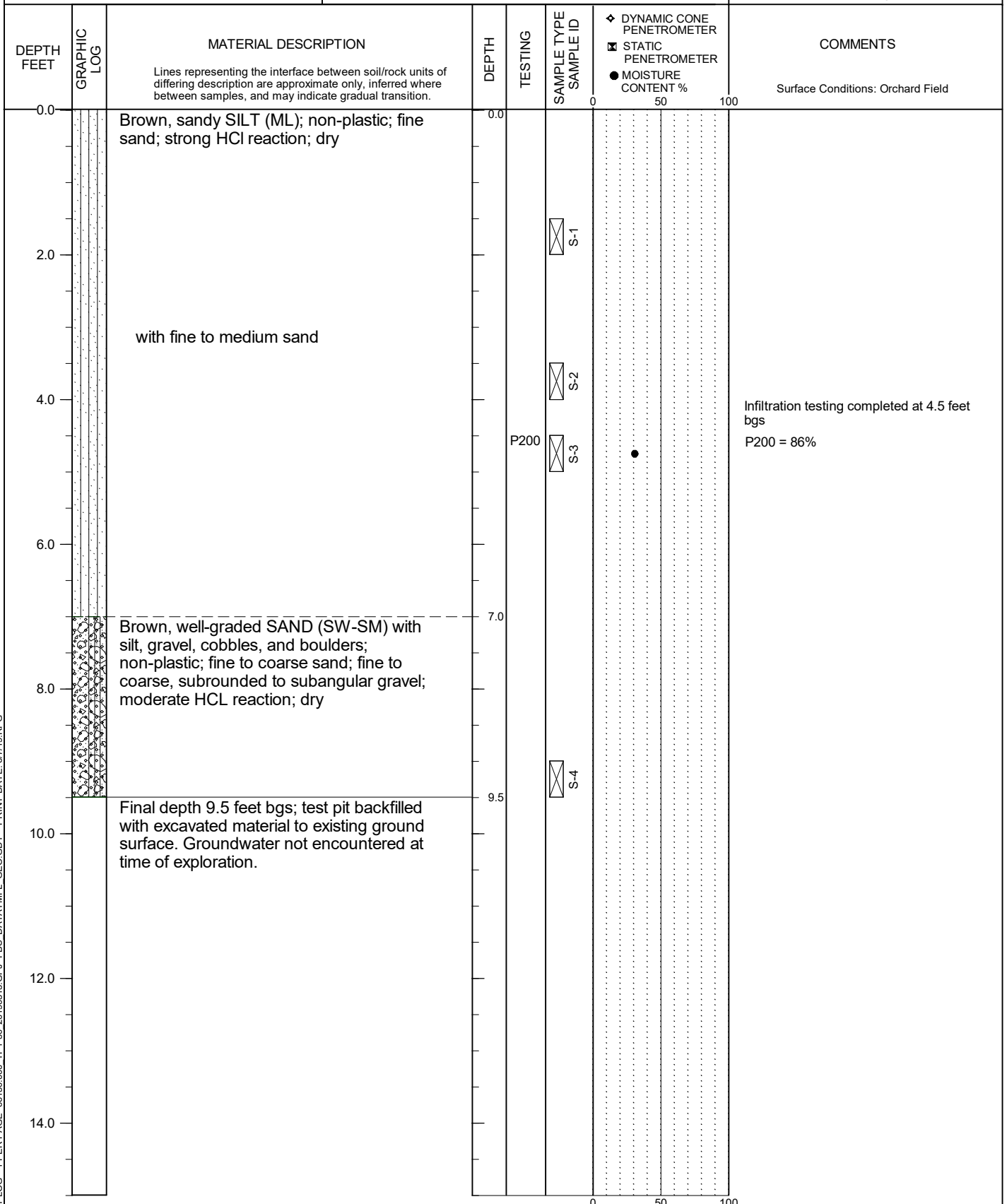
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.217595 Long: -119.298513



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A5
Page 1 of 1



SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-6

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.217573 Long: -119.296608

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Orchard Field
0.0		Brown, sandy SILT (ML) with roots; non-plastic; fine sand; moderate HCL reaction; dry	0.0			0 50 100	
2.0					S-1		
4.0		with calcite stringers; fine to medium sand; without roots			S-2		
6.0		with trace fine to coarse, subrounded gravel; cobbles					
8.0							
10.0		fine to coarse sand			S-3		
10.0		Final depth 10.0 feet bgs; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	10.0				
12.0							
14.0							
						0 50 100	

TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A6
Page 1 of 1



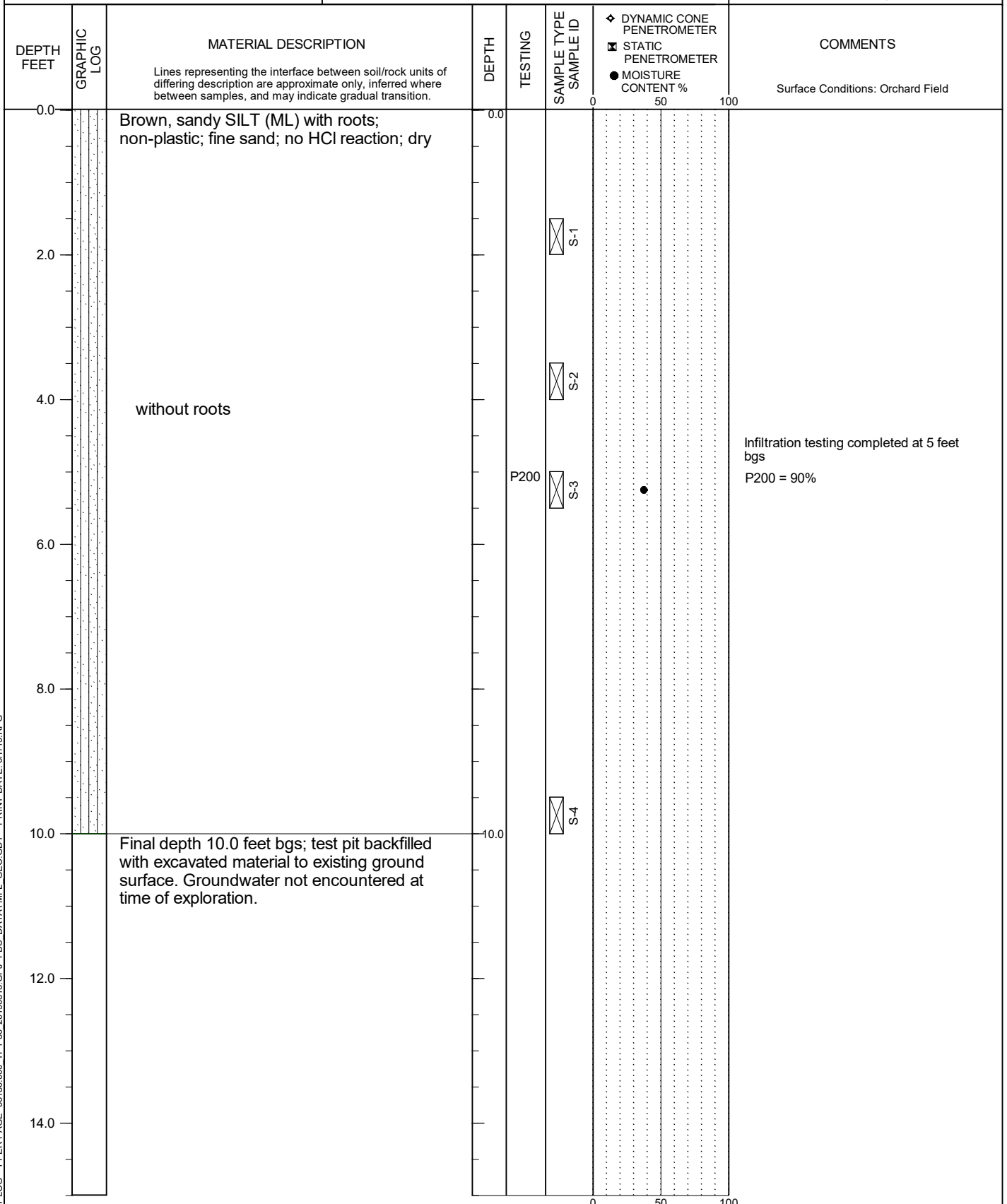
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-7

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.217552 Long: -119.294702



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

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COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A7
Page 1 of 1



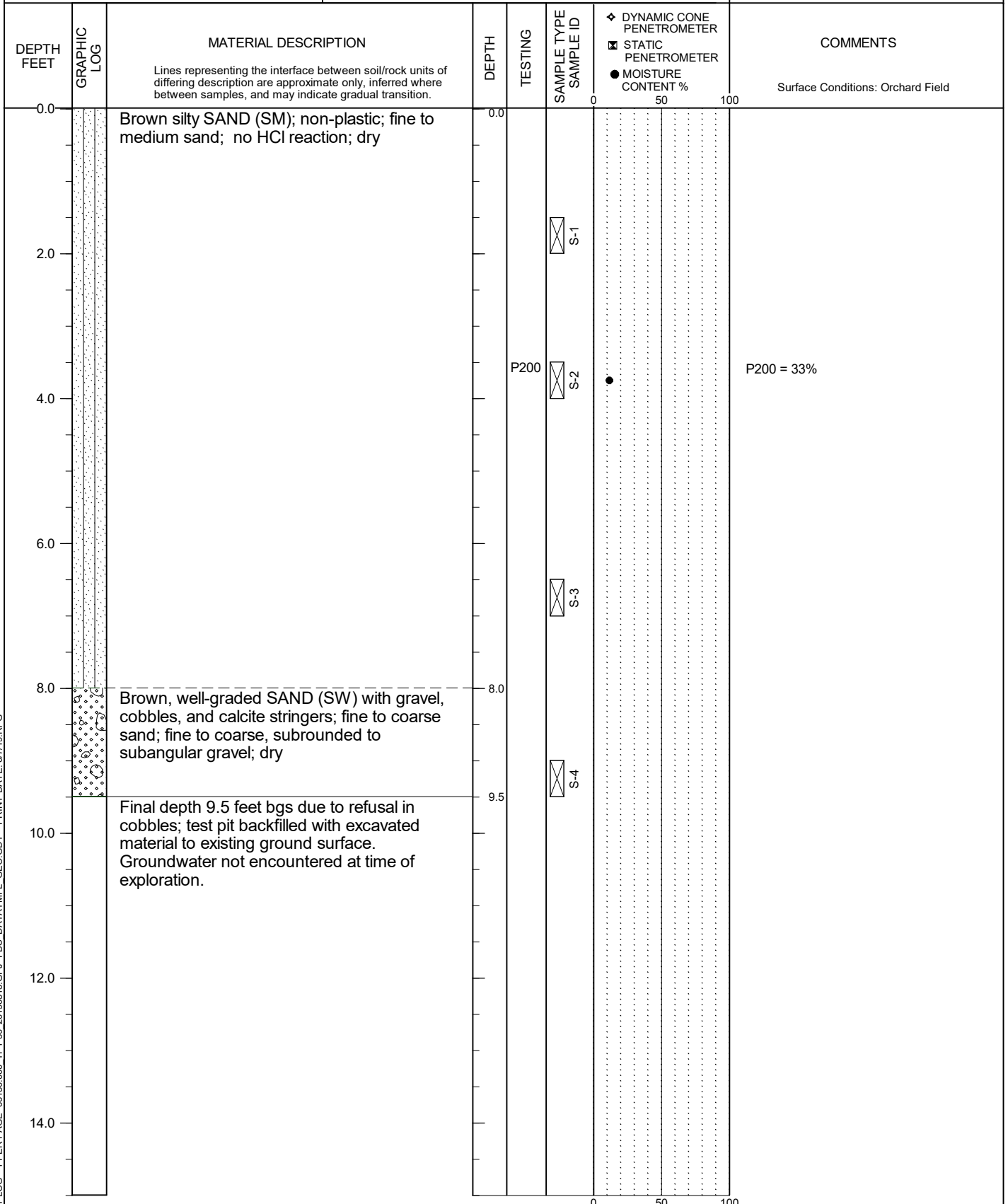
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-8

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.218531 Long: -119.306116



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A8
Page 1 of 1



SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-9

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-9 LOCATION:
(See Site Plan)

Lat: 46.21851 Long: -119.30421

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Orchard Field
0.0		Brown, sandy SILT (ML) with roots; non-plastic; fine sand; moderate HCL reaction; dry	0.0			0 50 100	
2.0					S-1		
4.0		with calcite stringers; basalt cobbles; without roots			S-2		
6.0		mild HCl reaction					
8.0		strong HCl reaction; strong cementation					
10.0		Final depth 10.0 feet bgs; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	10.0		S-3		
12.0							
14.0							
						0 50 100	

TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A9
Page 1 of 1



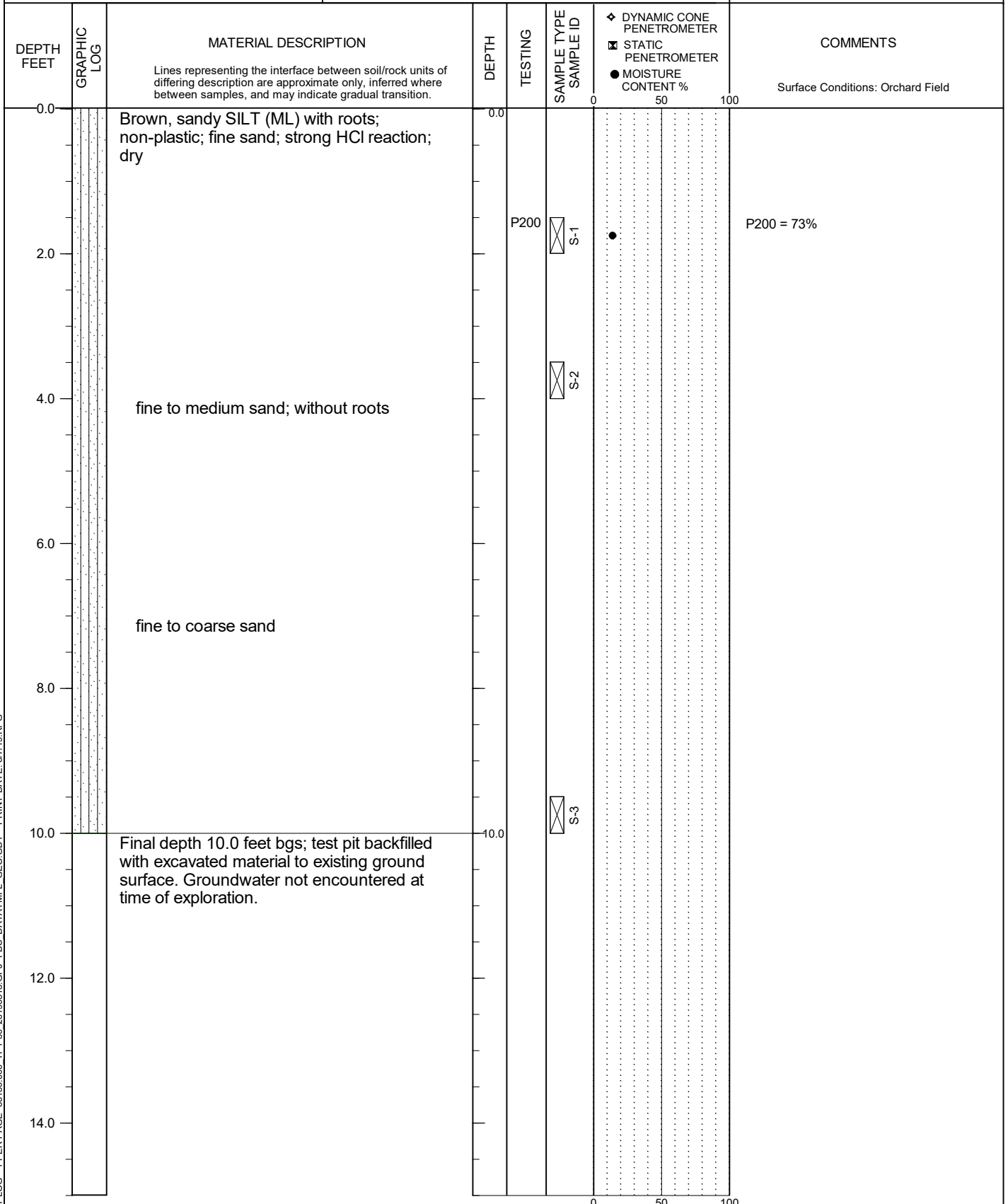
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-10

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-10 LOCATION:
(See Site Plan)

Lat: 46.218488 Long: -119.302305



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A10
Page 1 of 1



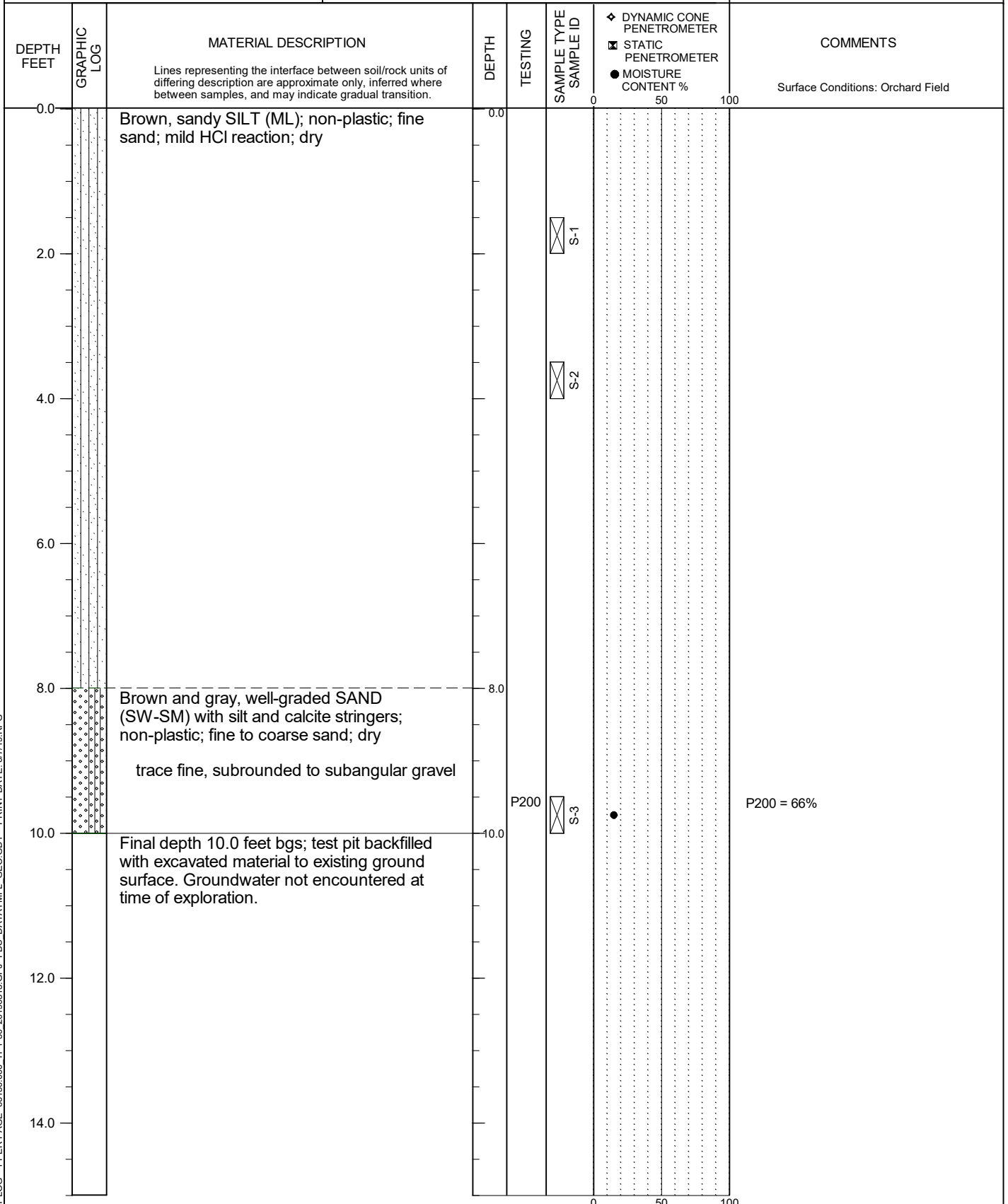
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-11

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-11 LOCATION:
(See Site Plan)

Lat: 46.218467 Long: -119.300399



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A11
Page 1 of 1



SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-12

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-12 LOCATION:
(See Site Plan)

Lat: 46.218445 Long: -119.298493

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Orchard Field
0.0		Brown, sandy SILT (ML); non-plastic; fine sand; mild HCl reaction; dry	0.0			0 50 100	
2.0					S-1		
4.0		with gray silt nodules; moderate HCl reaction; without roots					
6.0					S-2		
8.0		trace gravel and cobbles					
10.0		fine to coarse sand; mild HCl reaction			S-3		
10.0		Final depth 10.0 feet bgs; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	10.0				
12.0							
14.0							
						0 50 100	

TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A12
Page 1 of 1



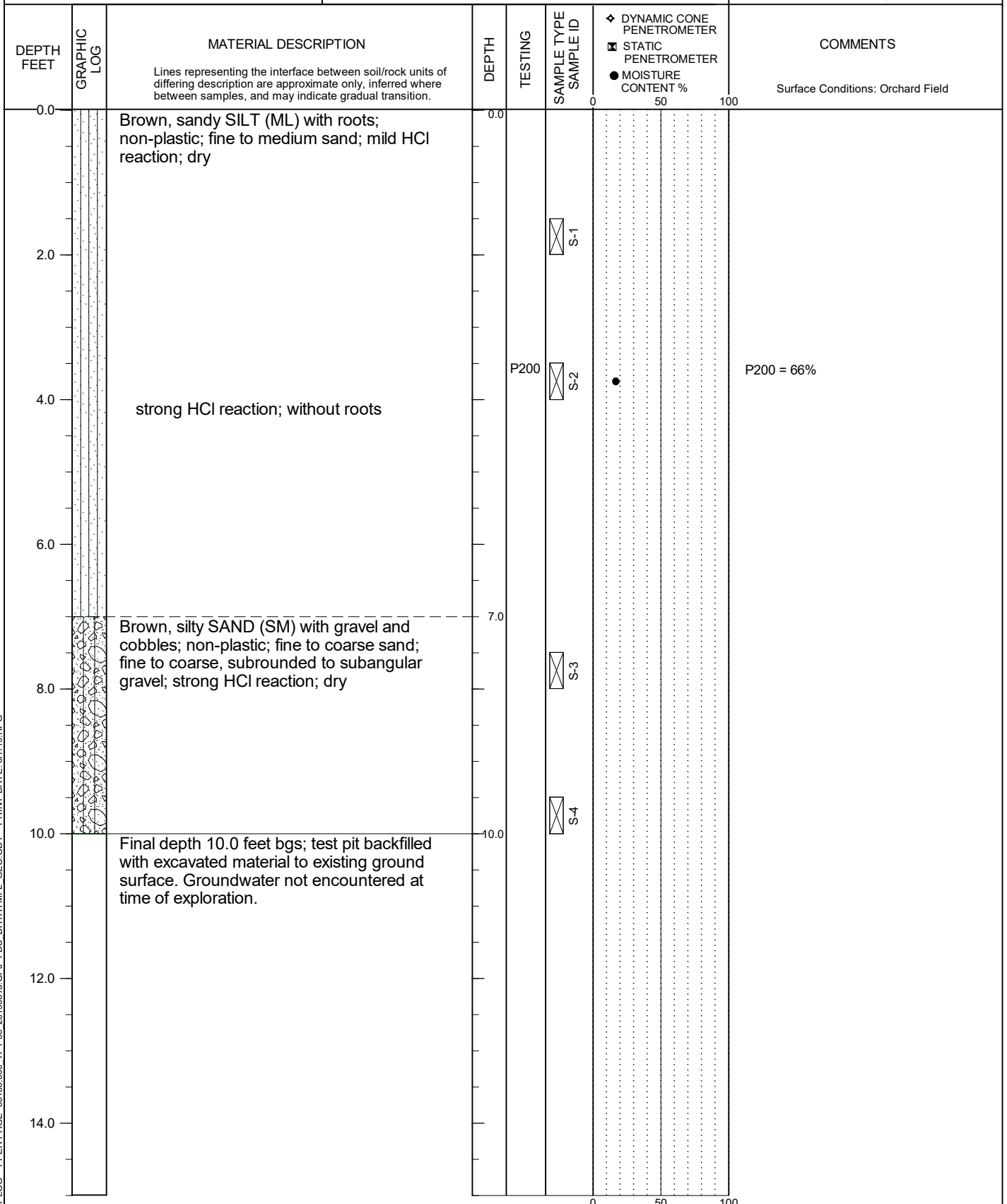
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-13

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-13 LOCATION:
(See Site Plan)

Lat: 46.218424 Long: -119.296588



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A13
Page 1 of 1



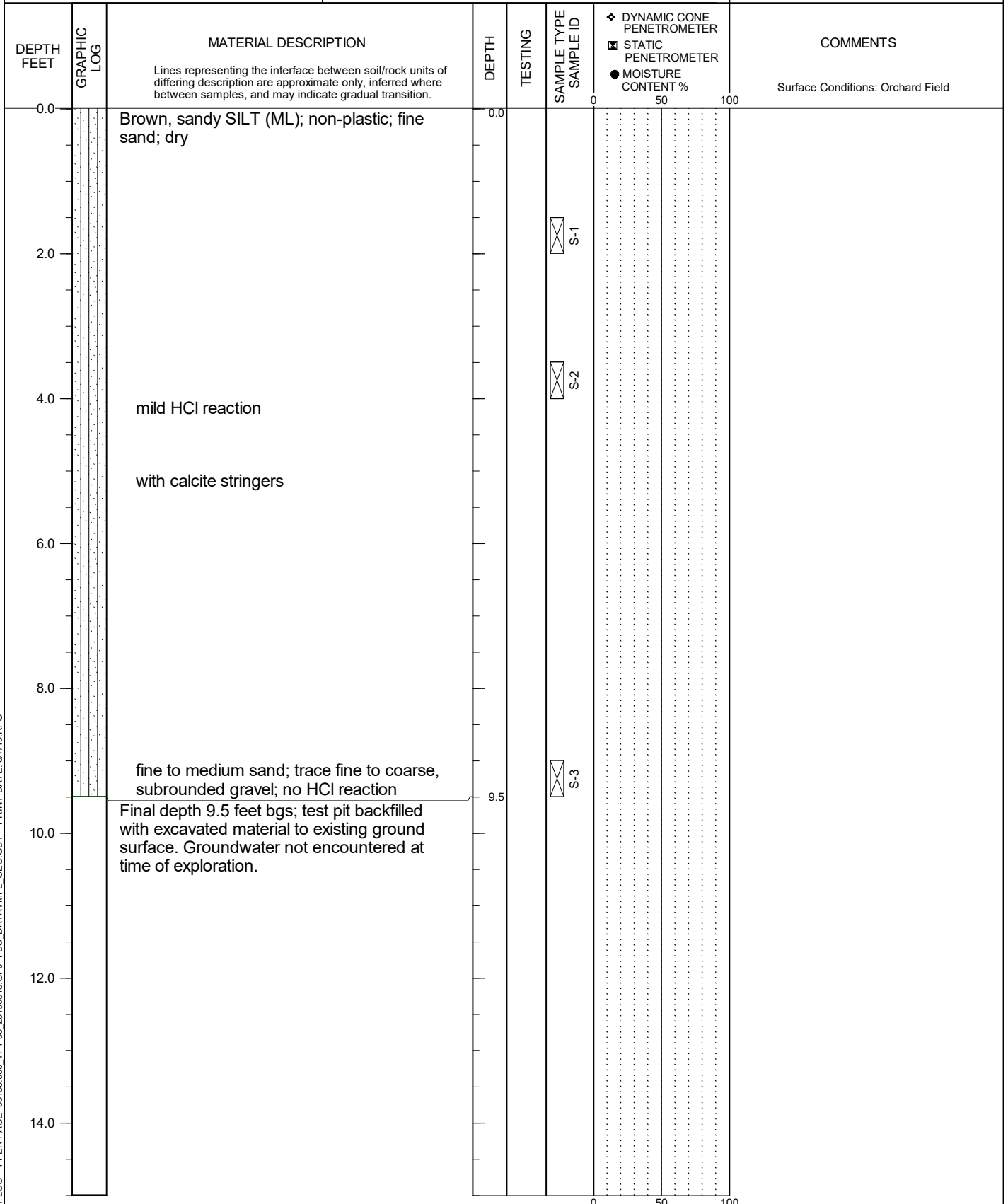
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-14

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-14 LOCATION:
(See Site Plan)

Lat: 46.218403 Long: -119.294682



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A14
Page 1 of 1



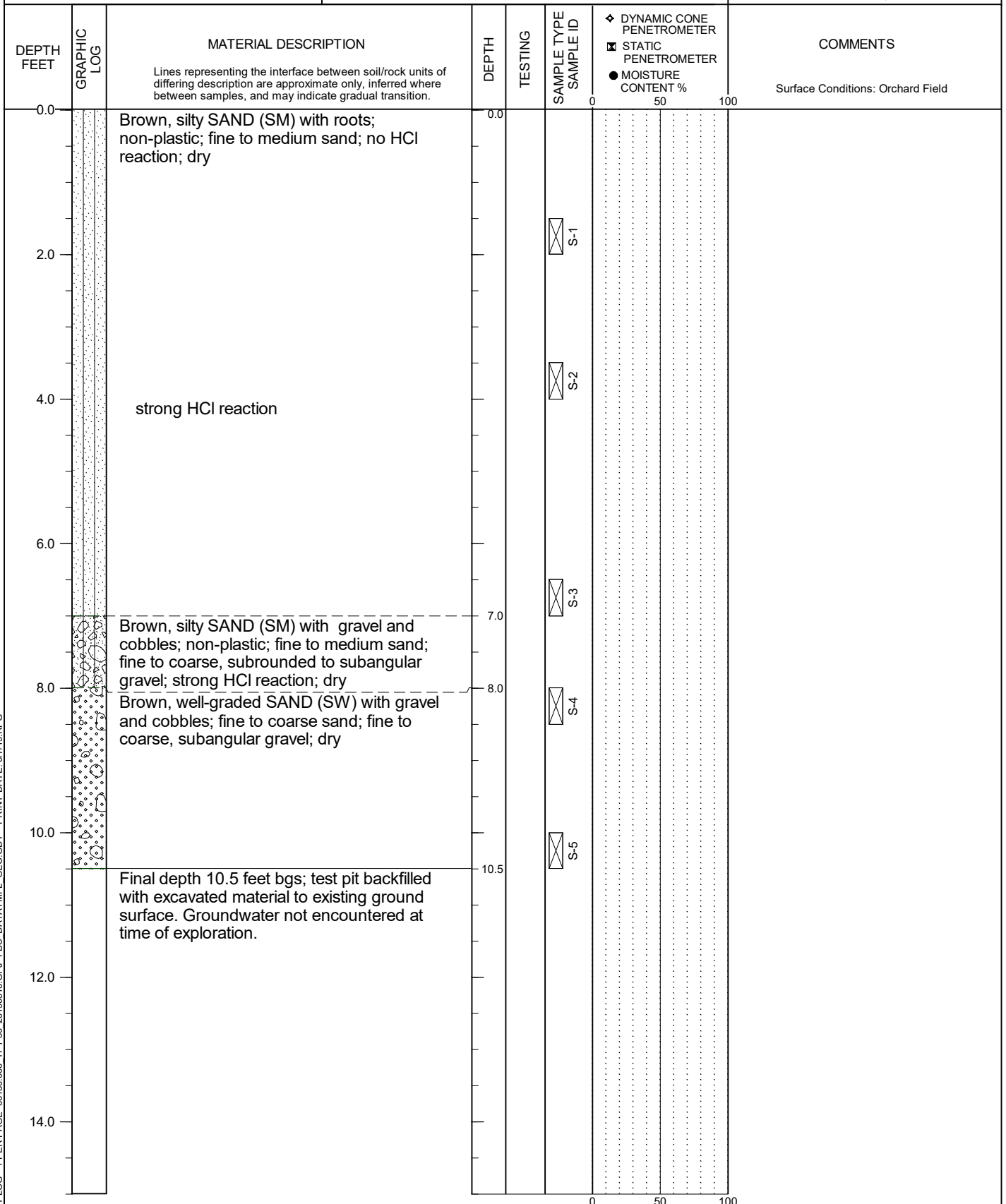
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-15

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-15 LOCATION:
(See Site Plan)

Lat: 46.219382 Long: -119.306096



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A15
Page 1 of 1



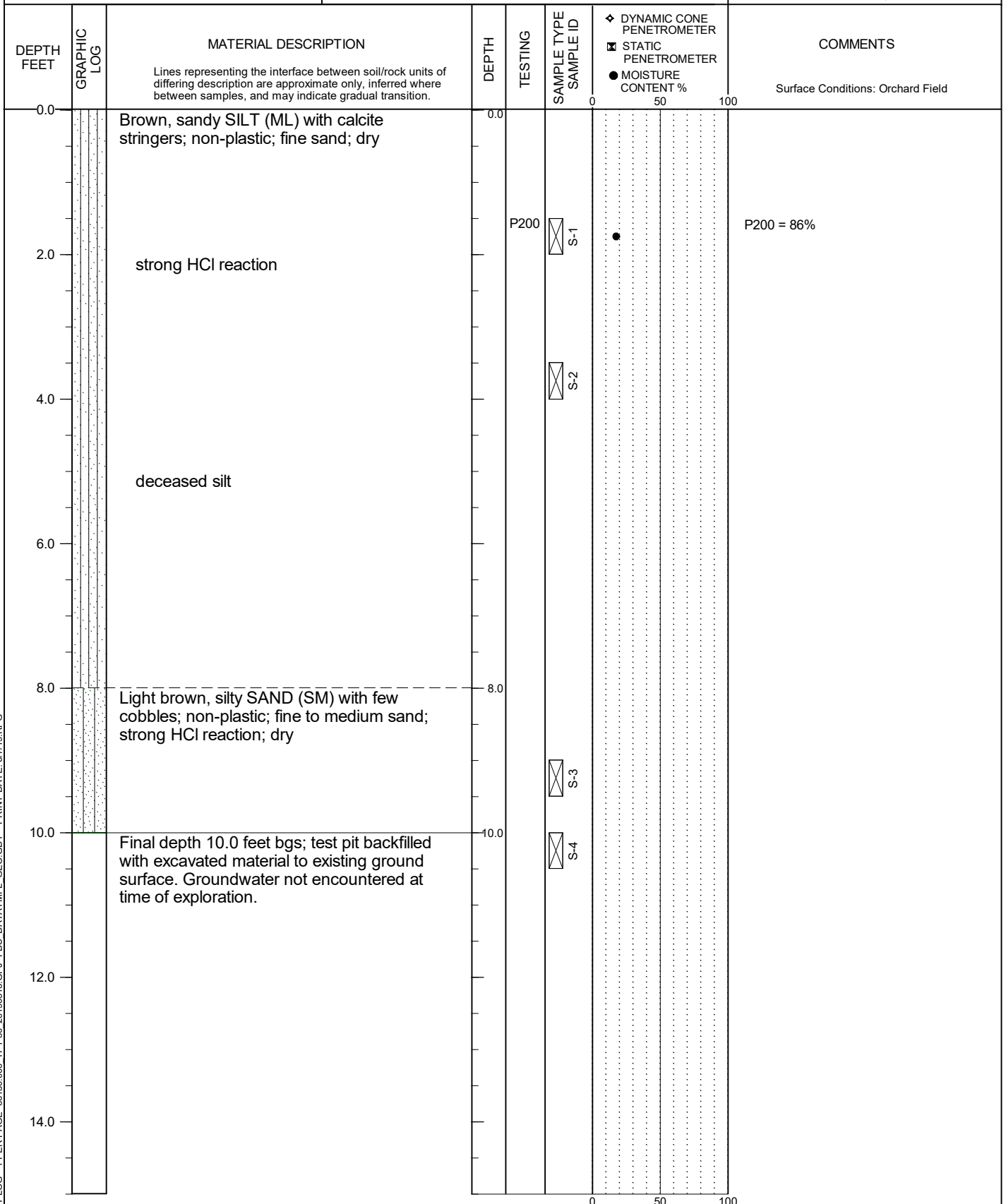
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-16

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-16 LOCATION:
(See Site Plan)

Lat: 46.21936 Long: -119.30419



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A16
Page 1 of 1



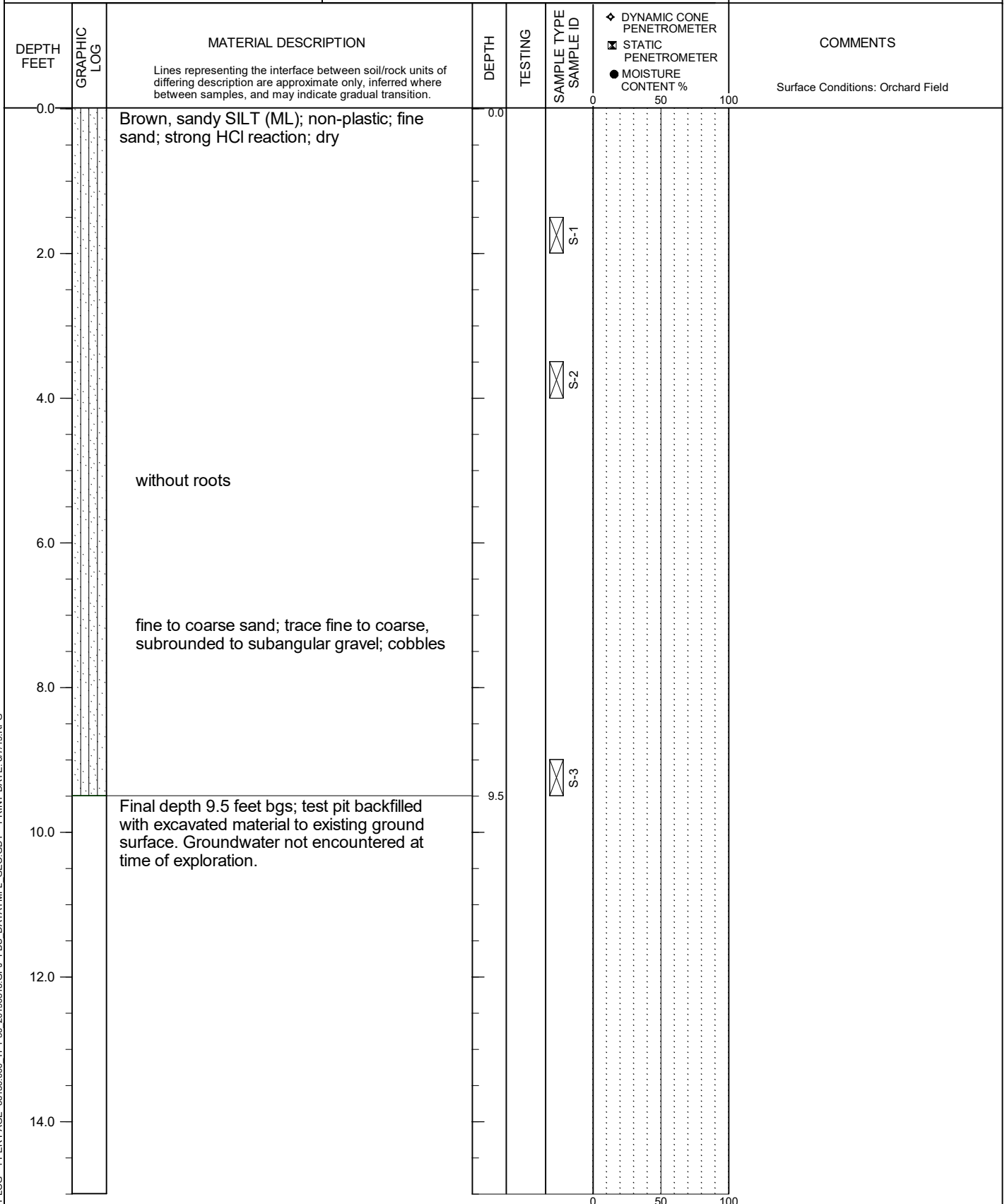
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-17

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-17 LOCATION:
(See Site Plan)

Lat: 46.219339 Long: -119.302285



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A17
Page 1 of 1



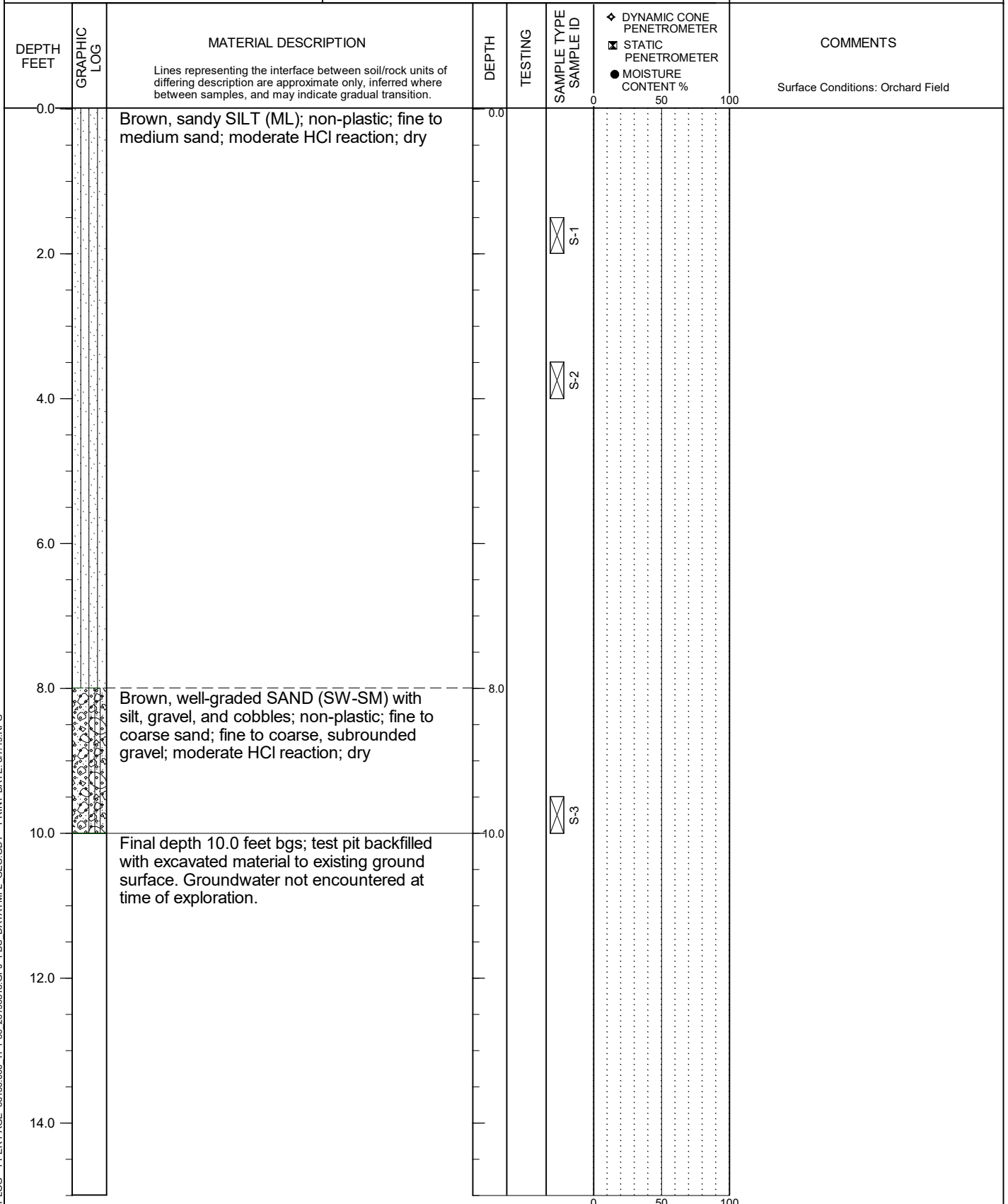
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-18

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-18 LOCATION:
(See Site Plan)

Lat: 46.219318 Long: -119.300379



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A18
Page 1 of 1



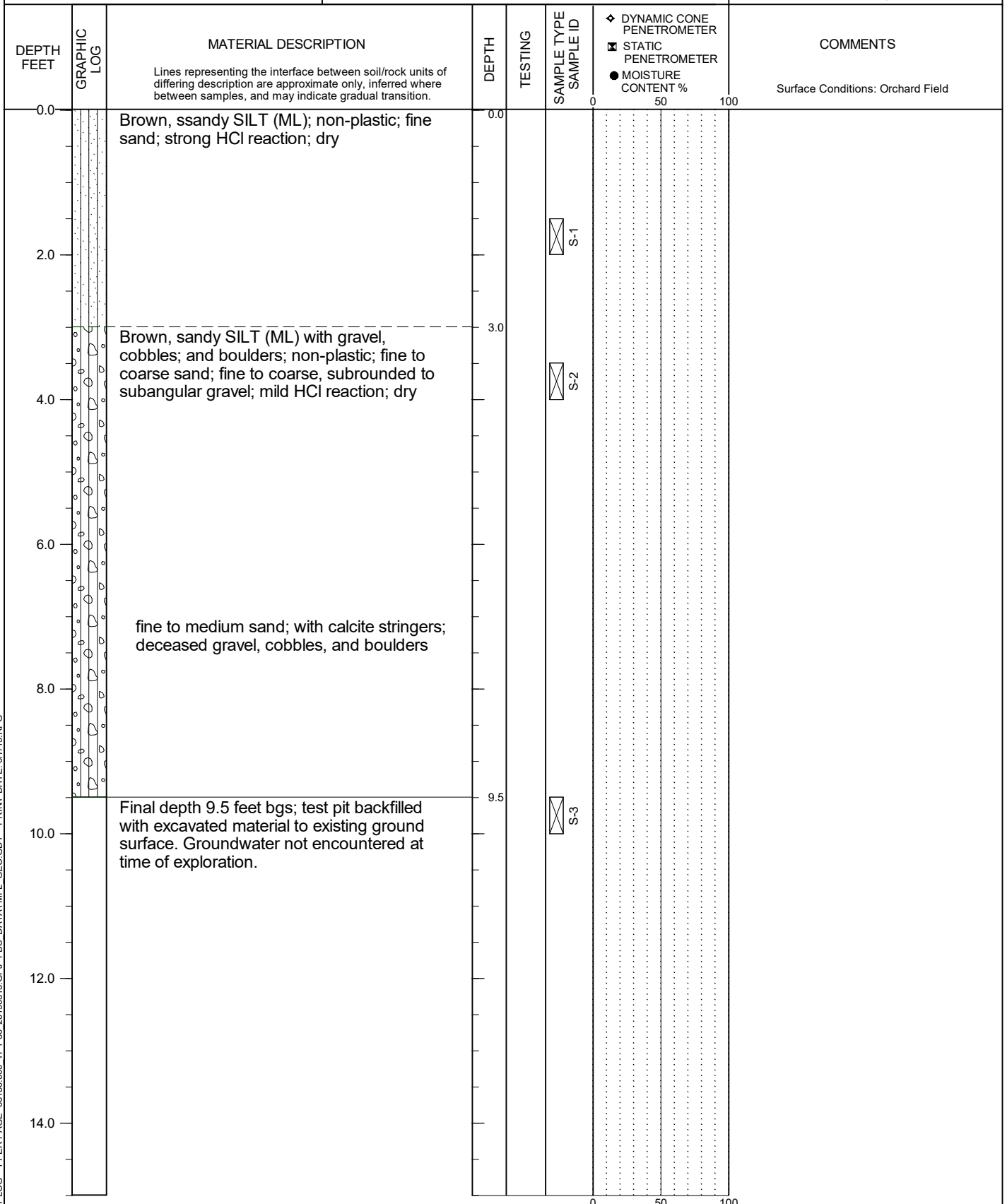
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-19

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-19 LOCATION:
(See Site Plan)

Lat: 46.219296 Long: -119.298473



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A19
Page 1 of 1



SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-20

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-20 LOCATION:
(See Site Plan)

Lat: 46.219275 Long: -119.296568

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Orchard Field
0.0		Brown, sandy SILT (ML); non-plastic; fine to medium sand; strong HCl reaction; dry	0.0			0 50 100	
2.0					S-1		
4.0		with calcite stringers			S-2		
6.0							
8.0							
10.0		fine to coarse sand; with trace fine, subrounded to subangular gravel; cobbles			S-3		
10.0		Final depth 10.0 feet bgs; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	10.0				
12.0							
14.0							
						0 50 100	

TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A20
Page 1 of 1



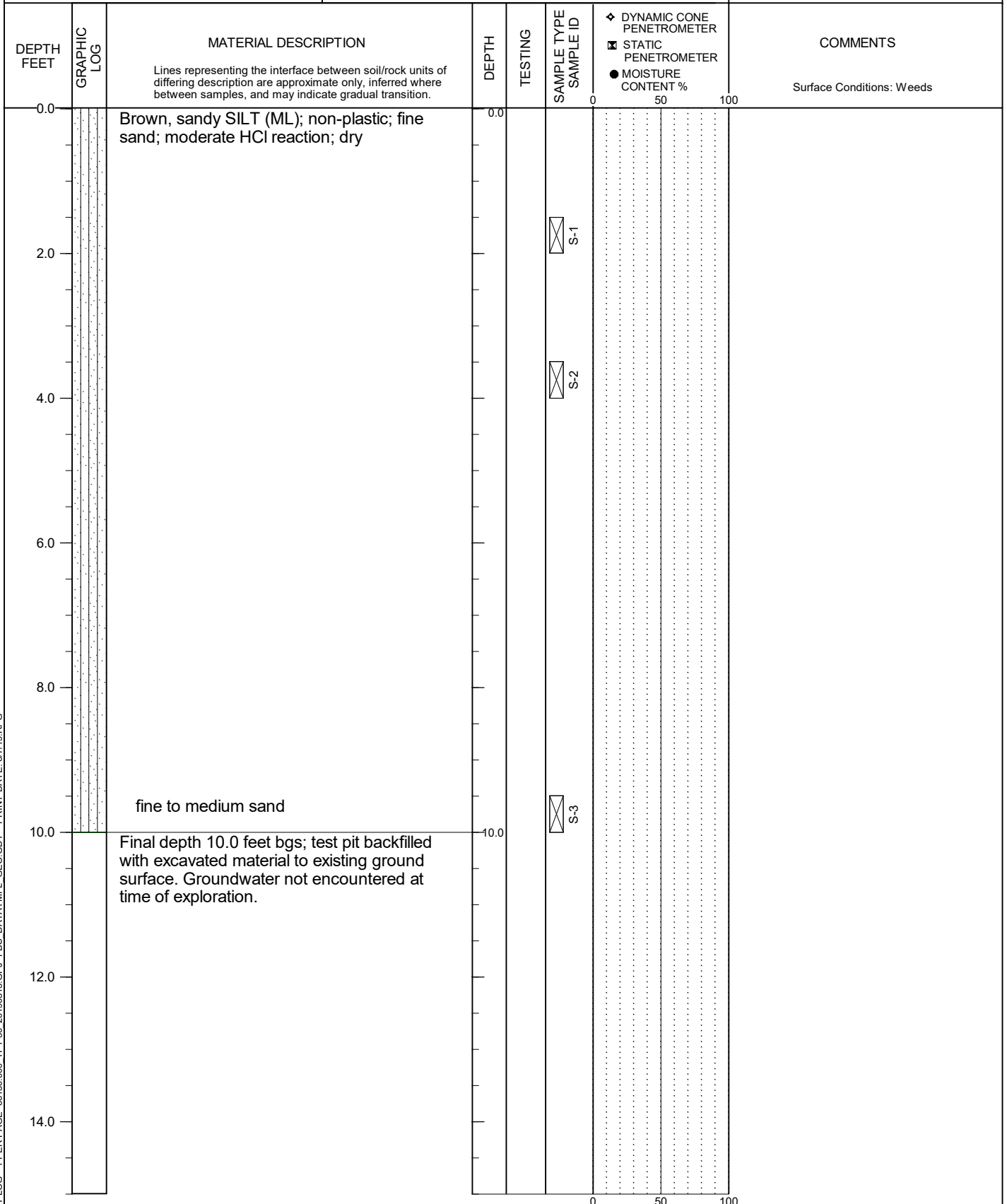
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-21

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-21 LOCATION:
(See Site Plan)

Lat: 46.219253 Long: -119.294662



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A21
Page 1 of 1



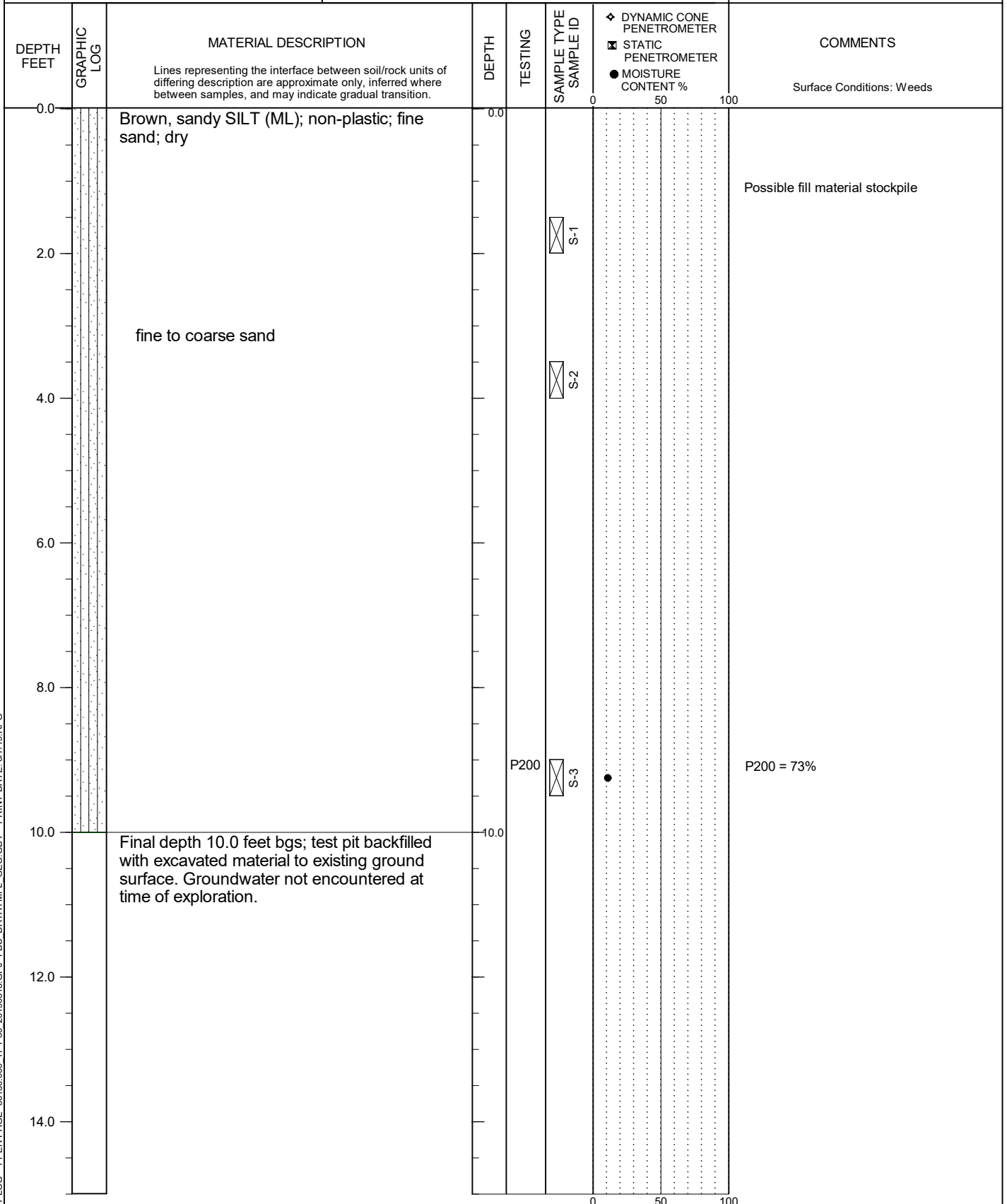
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-22

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-22 LOCATION:
(See Site Plan)

Lat: 46.218936 Long: -119.292777



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A22
Page 1 of 1



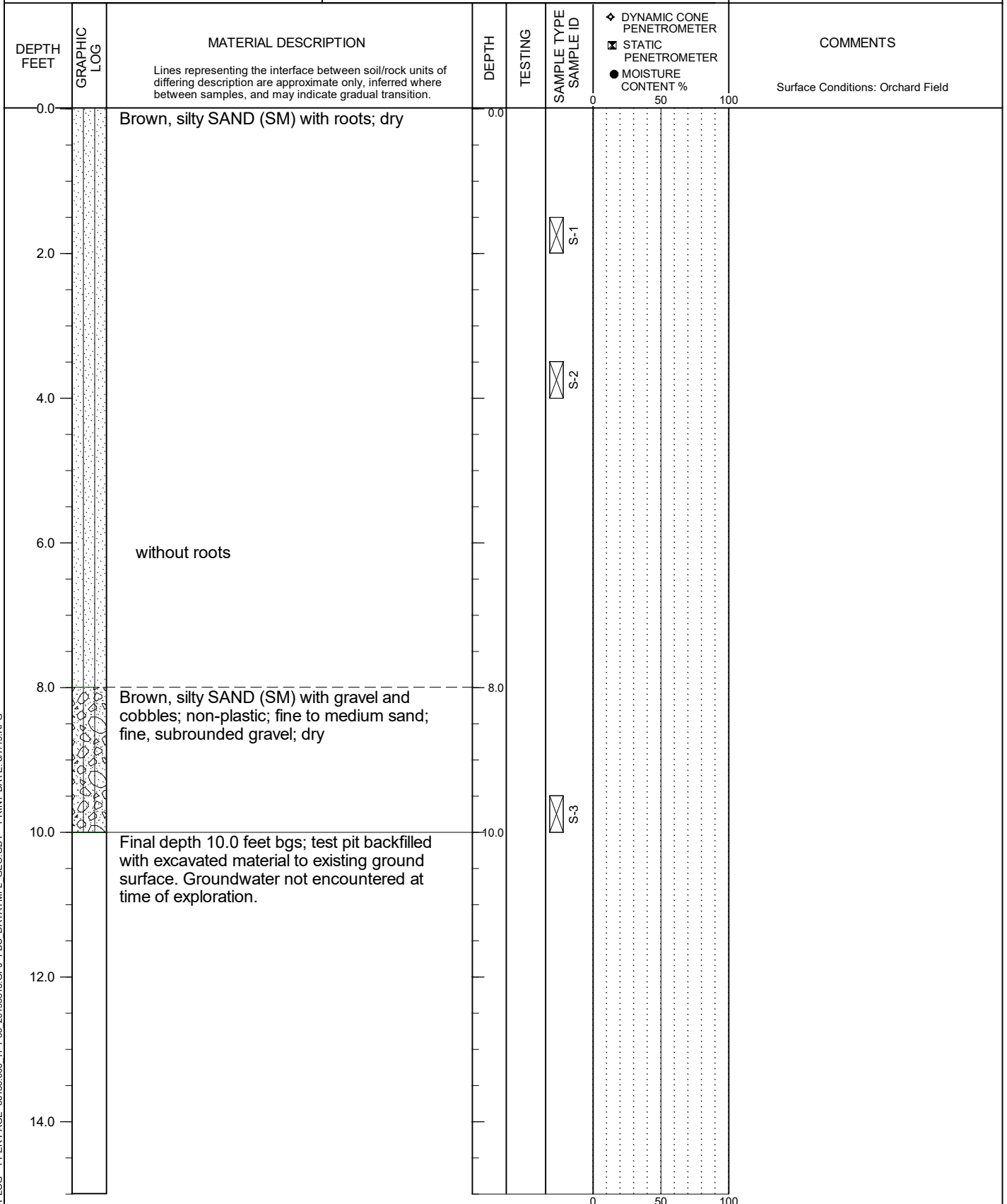
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-23

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-23 LOCATION:
(See Site Plan)

Lat: 46.220233 Long: -119.306076



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A23
Page 1 of 1



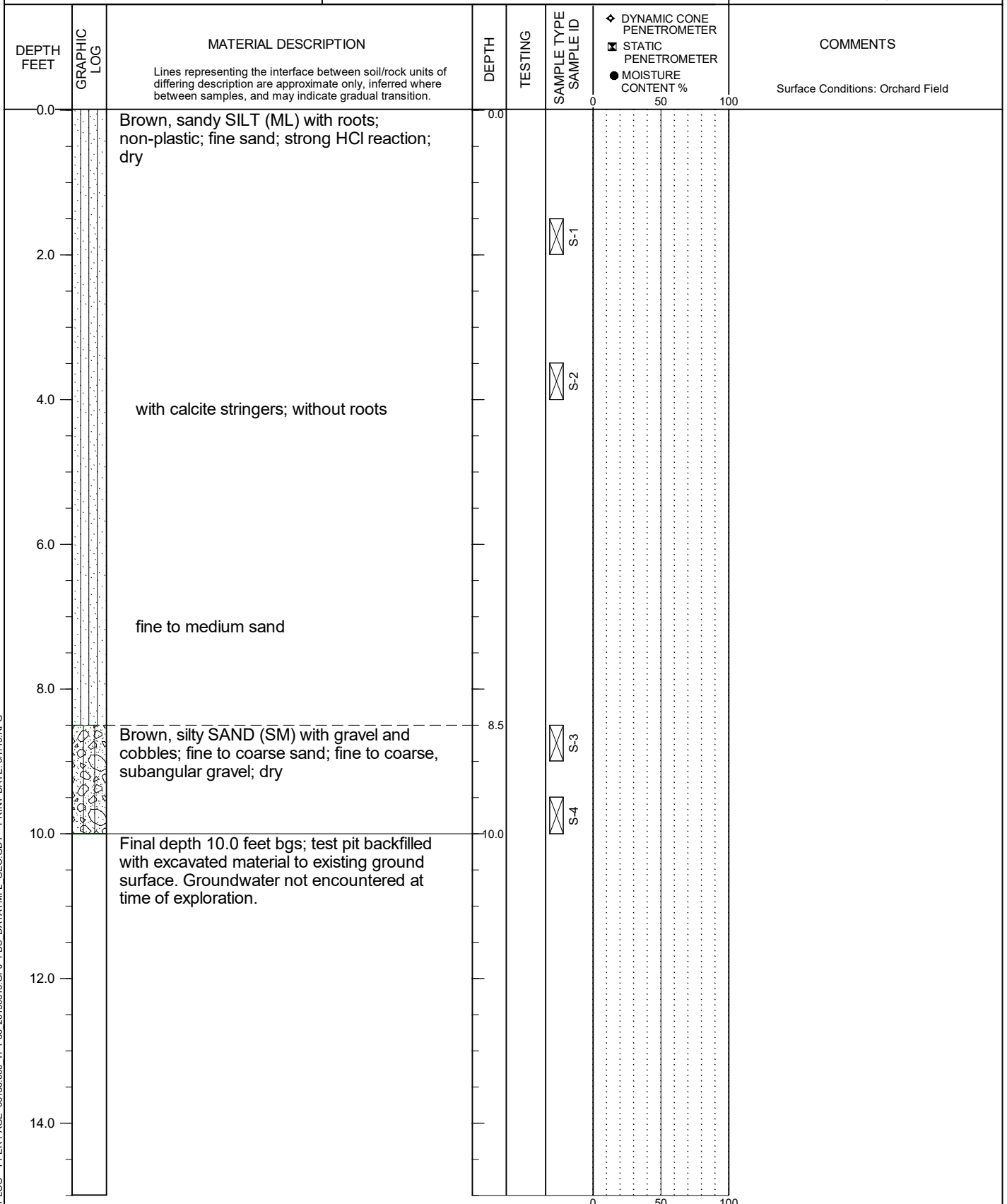
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-24

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-24 LOCATION:
(See Site Plan)

Lat: 46.220211 Long: -119.30417



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 4/30/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A24
Page 1 of 1



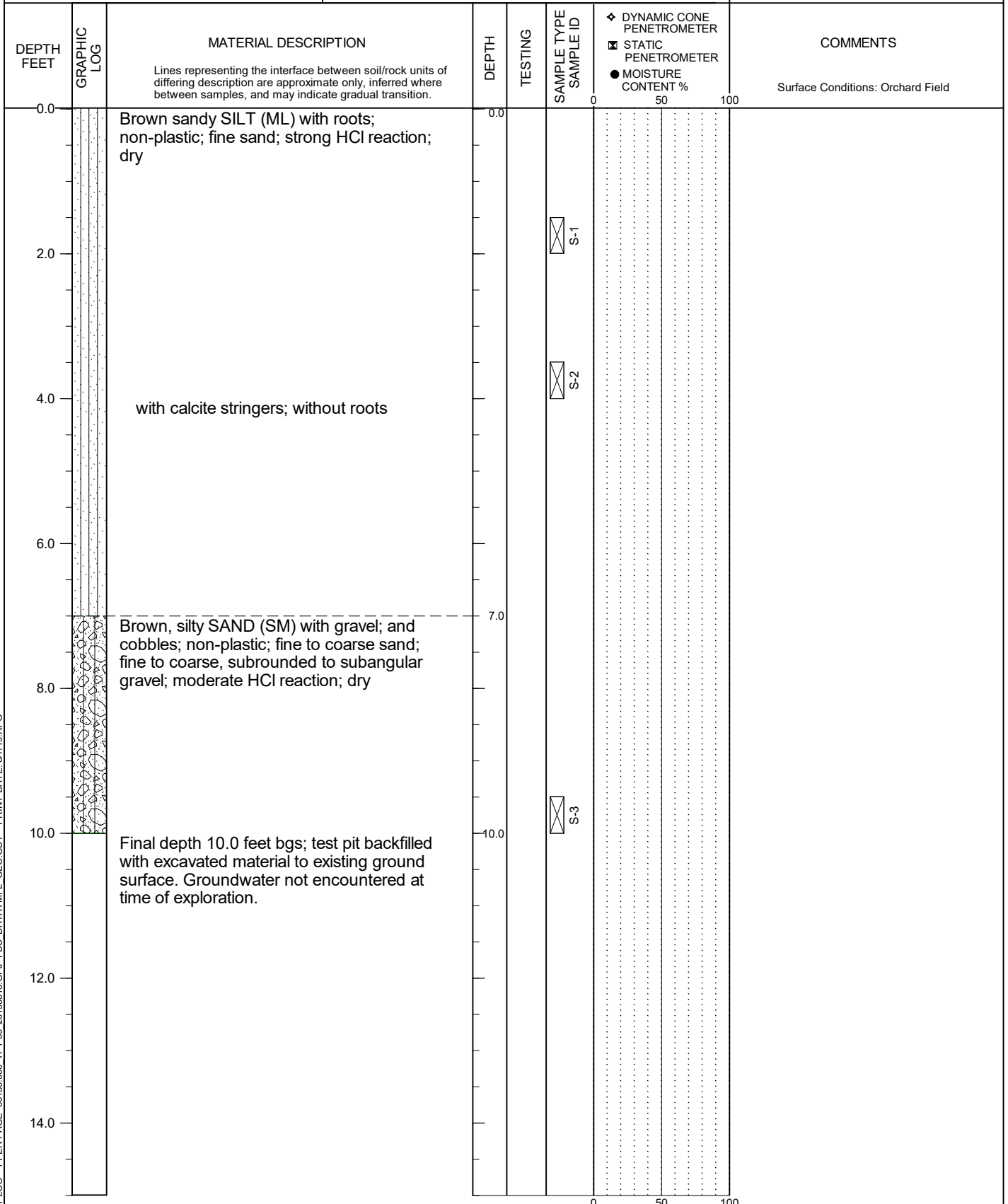
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-25

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-25 LOCATION:
(See Site Plan)

Lat: 46.22019 Long: -119.302265



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A25
Page 1 of 1



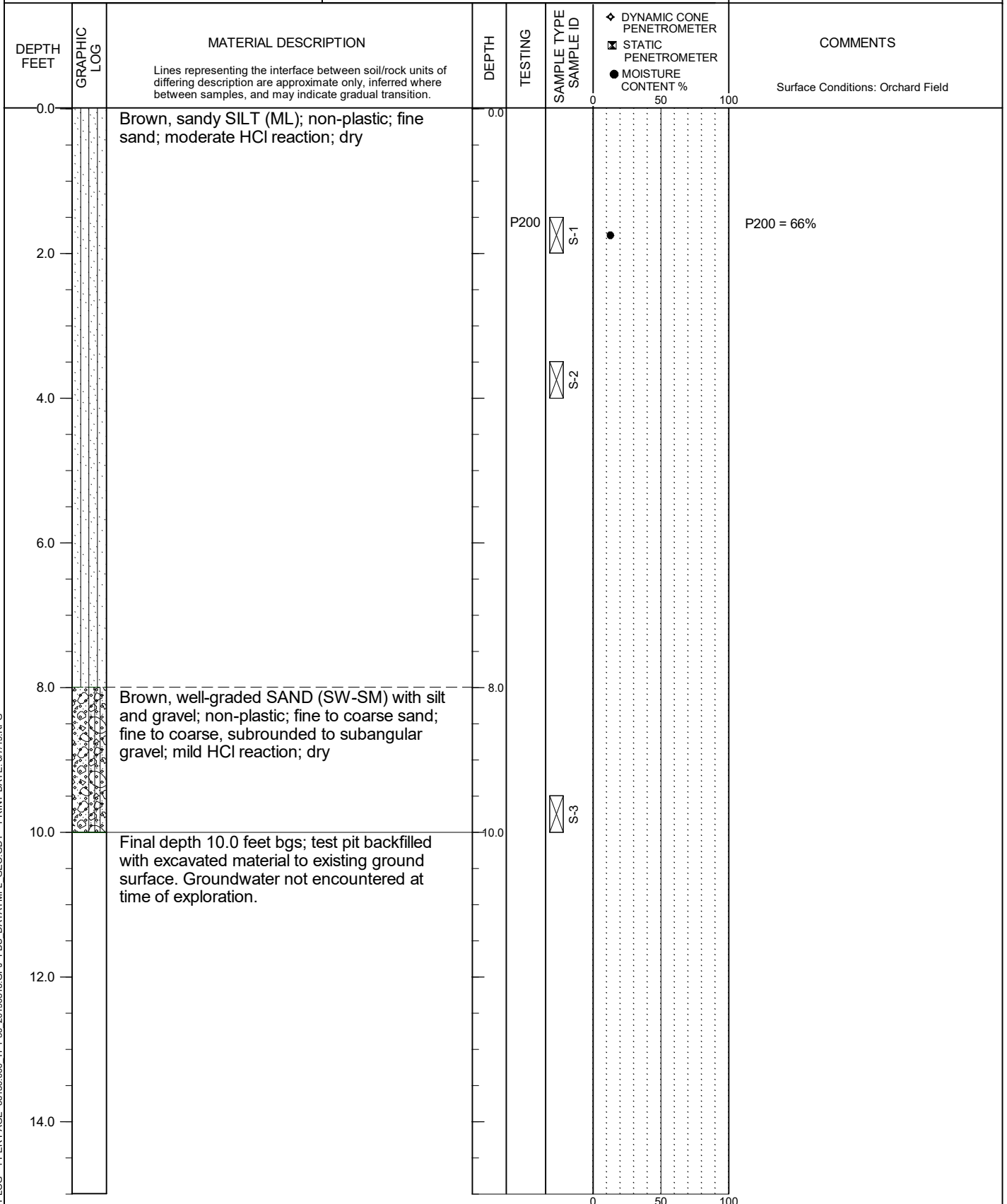
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-26

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-26 LOCATION:
(See Site Plan)

Lat: 46.220168 Long: -119.300359



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/02/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A26
Page 1 of 1



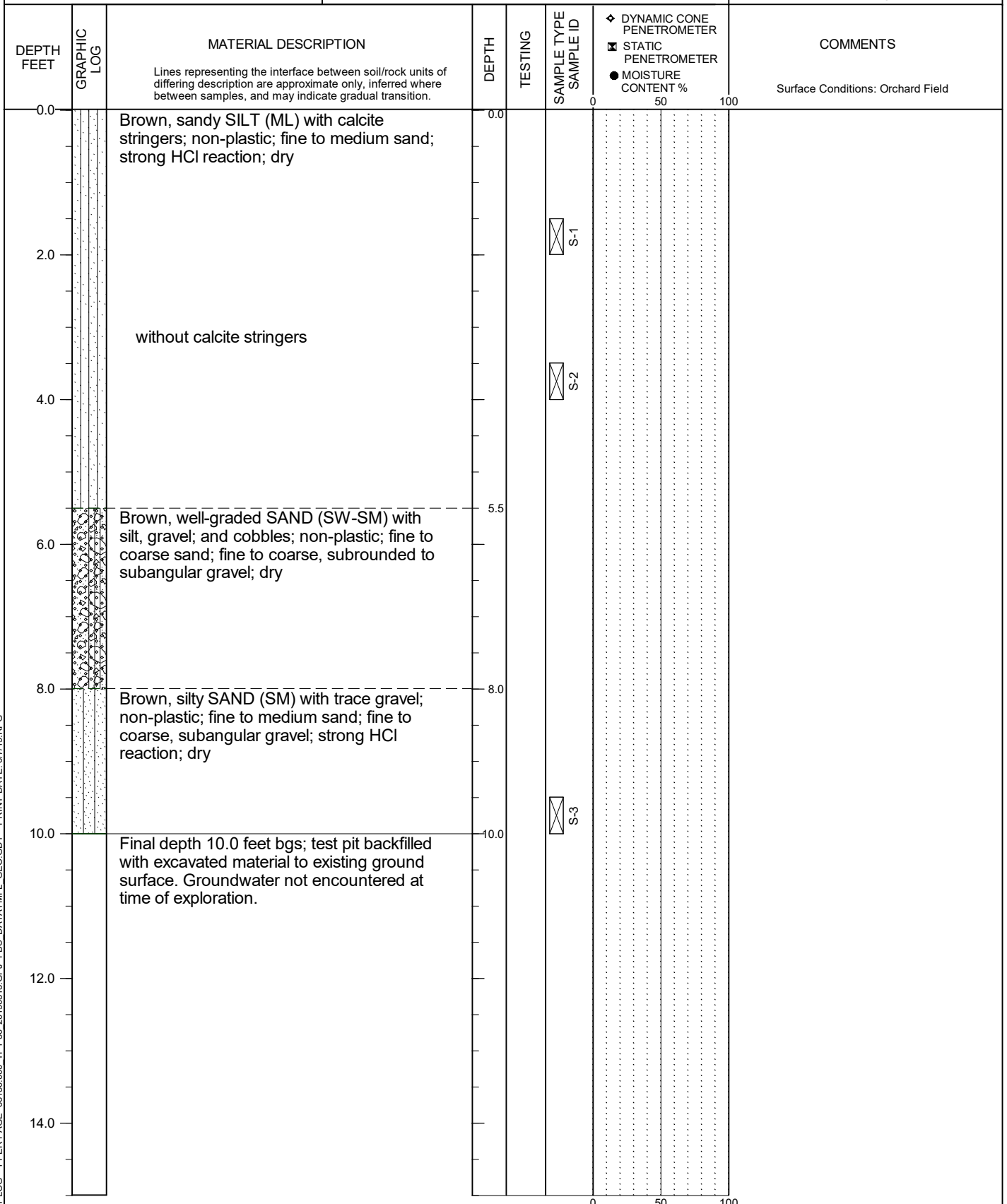
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-27

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-27 LOCATION:
(See Site Plan)

Lat: 46.220147 Long: -119.298453



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A27
Page 1 of 1



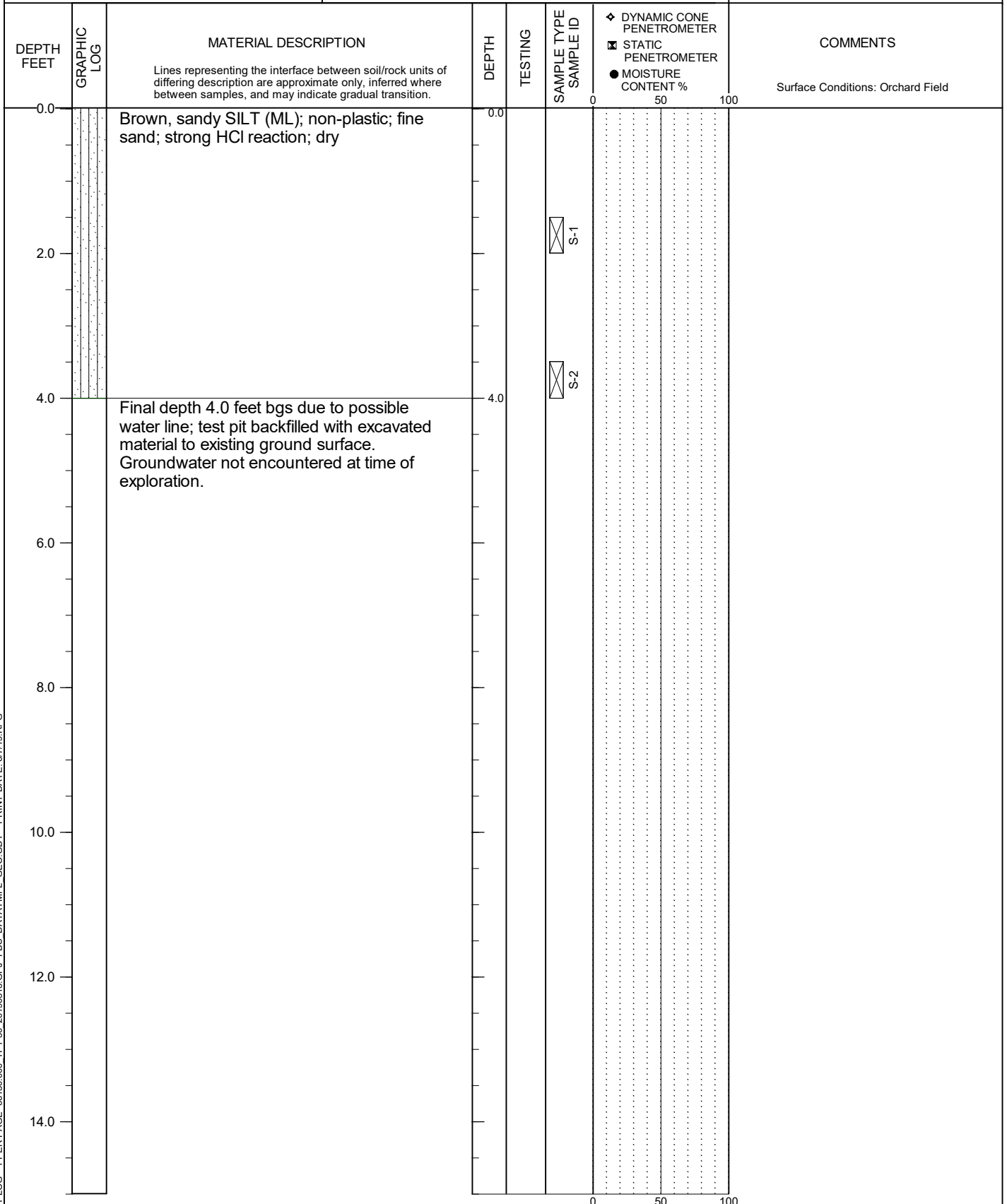
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-28

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-28 LOCATION:
(See Site Plan)

Lat: 46.220126 Long: -119.296548



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A28
Page 1 of 1



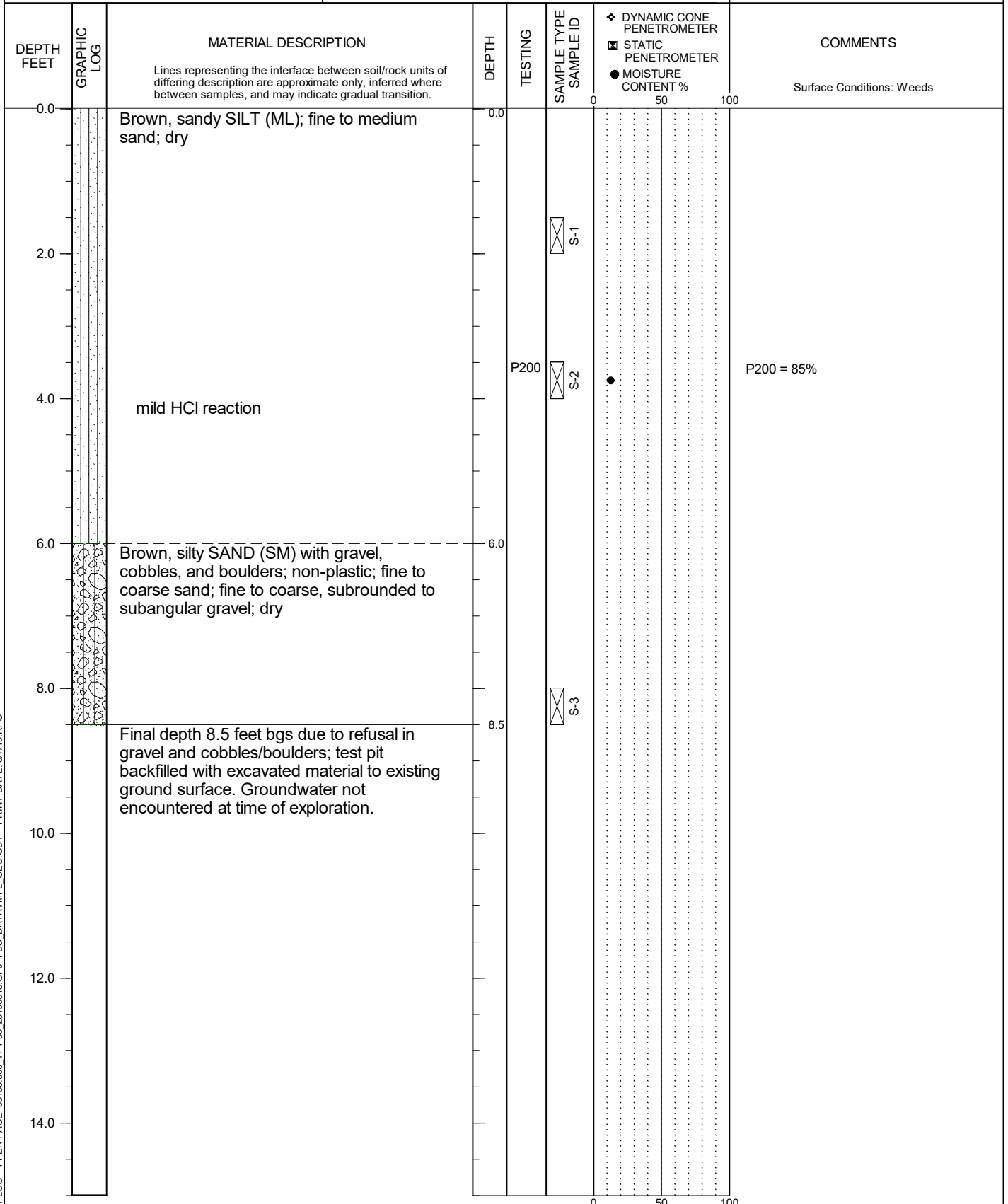
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-29

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-29 LOCATION:
(See Site Plan)

Lat: 46.220104 Long: -119.294642



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 C

FIGURE A29
Page 1 of 1



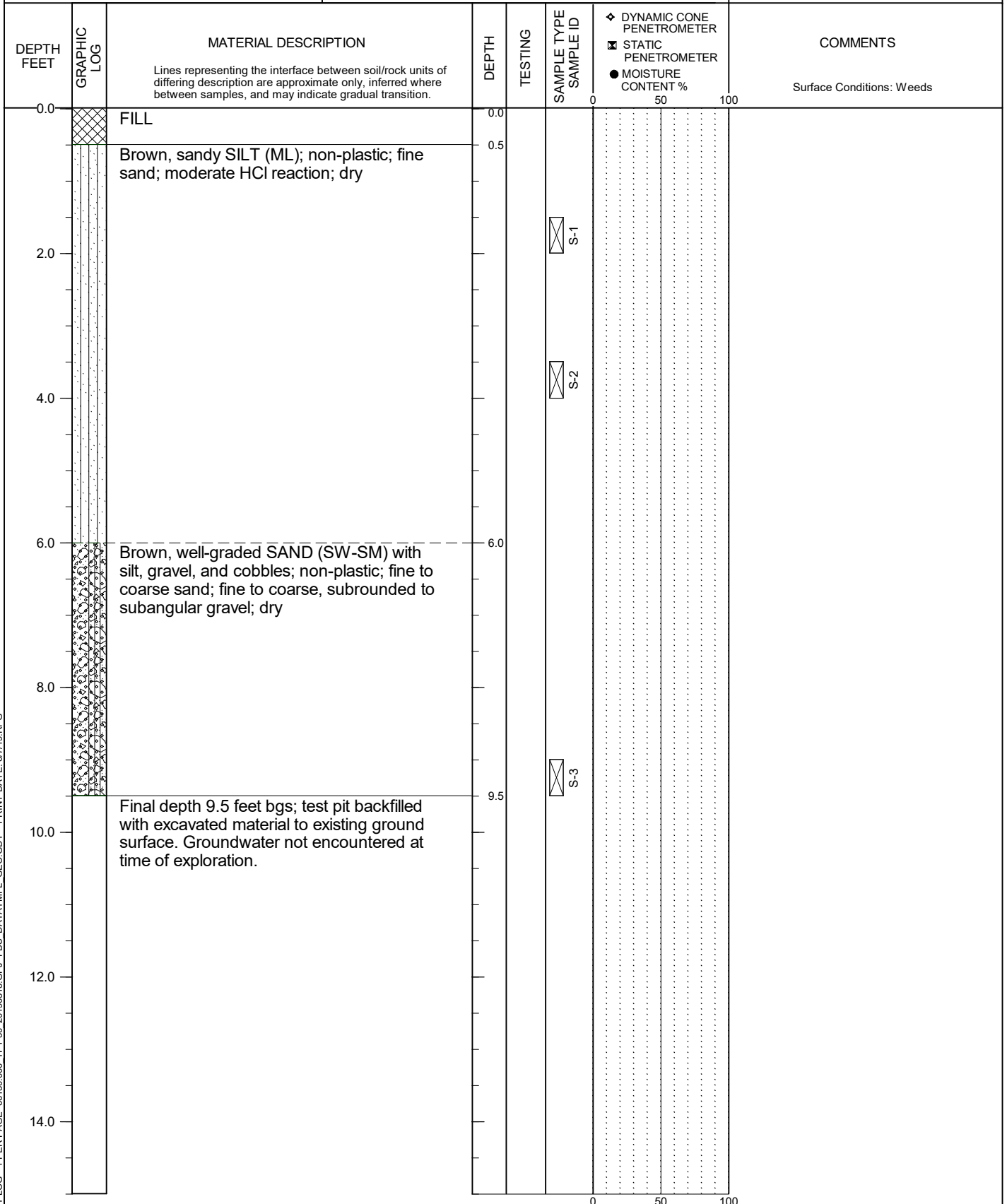
SIENNA HILLS
RICHLAND, WASHINGTON

TEST PIT TP-30

PBS PROJECT NUMBER:
66150.000

APPROX. TEST PIT TP-30 LOCATION:
(See Site Plan)

Lat: 46.22101 Long: -119.295257



TEST PIT LOG - 1 PER PAGE 66150.000 TP1-30 20190513.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 6/7/19.RPG

LOGGED BY: C. Grant
COMPLETED: 5/01/19

EXCAVATED BY: Braden and Nelson, Inc.
EXCAVATION METHOD: CAT 304 Mini Excavator

FIGURE A30
Page 1 of 1

Appendix B

Laboratory Testing

Appendix B: Laboratory Testing

B1 GENERAL

Samples obtained during the field explorations were examined in the PBS laboratory. The physical characteristics of the samples were noted and field classifications were modified where necessary. During the course of examination, representative samples were selected for further testing. The testing program for the soil samples included standard classification tests, which yield certain index properties of the soils important to an evaluation of soil behavior. The testing procedures are described in the following paragraphs. Unless noted otherwise, all test procedures are in general accordance with applicable ASTM standards. "General accordance" means that certain local and common descriptive practices and methodologies have been followed.

B2 CLASSIFICATION TESTS

B2.1 Visual Classification

The soils were classified in accordance with the Unified Soil Classification System with certain other terminology, such as the relative density or consistency of the soil deposits, in general accordance with engineering practice. In determining the soil type (that is, gravel, sand, silt, or clay) the term that best described the major portion of the sample is used. Modifying terminology to further describe the samples is defined in Table A-1, Terminology Used to Describe Soil, in Appendix A.

B2.2 Moisture (Water) Contents

Natural moisture content determinations were made on samples of the fine-grained soils (that is, silts, clays, and silty sands). The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.

B2.3 Grain-Size Analyses (P200 Wash)

Washed sieve analyses (P200) were completed on samples to determine the portion of soil samples passing the No. 200 Sieve (i.e., silt and clay). The results of the P200 test results are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.



SUMMARY OF LABORATORY DATA

SIENNA HILLS
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66150.000

SAMPLE INFORMATION

MOISTURE
CONTENT
(PERCENT)

DRY
DENSITY
(PCF)

SIEVE

ATTERBERG LIMITS

EXPLORATION
NUMBER

SAMPLE
NUMBER

SAMPLE
DEPTH
(FEET)

ELEVATION
(FEET)

GRAVEL
(PERCENT)

SAND
(PERCENT)

P200
(PERCENT)

LIQUID
LIMIT
(PERCENT)

PLASTIC
LIMIT
(PERCENT)

PLASTICITY
INDEX
(PERCENT)

TP-2

S-3

5

21.7

48

TP-5

S-3

4.5

30.6

86

TP-7

S-3

5

37.3

90

TP-8

S-2

3.5

11.5

33

TP-10

S-1

1.5

13.8

73

TP-11

S-3

9.5

14.7

66

TP-13

S-2

3.5

16.6

66

TP-16

S-1

1.5

17.3

86

TP-22

S-3

9

10.7

73

TP-26

S-1

1.5

12.6

66

TP-29

S-2

3.5

12.4

85



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Properties LLC c/o Greg Johnson

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-888-9946

Email: greg@westparkco.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Sienna Hills Development, LLC

UBI#:

Contact: Taylor Merrill

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-870-3432

Email: taylor@westparkco.com

DESCRIPTION OF WORK

Applicant is requesting that a portion of Parcel #134983000001005 be rezoned from C-LB to R-2 to be consistent with the accompanying comprehensive plan map amendment request designation of Badger Mountain South Medium Density Residential.

PROPERTY INFORMATION

Parcel #: 134983000001005

Legal Description: See attached title report

Current Zoning: C-LB

Current Comp Plan: Commercial

Requested Zoning: R-2

Current Use: Undeveloped

Proposed Use: Residential

Area of Property:

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:
See narrative accompanying this application.

Any hardship that may result in the event the rezone is not granted:
See narrative accompanying this application.

The manner in which the proposed rezone conforms to patterns in adjacent zones: See narrative accompanying this application.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: See narrative accompanying this application.
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: See narrative accompanying this application.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: See narrative accompanying this application.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: See narrative accompanying this application.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: See narrative accompanying this application.
Identify impacts on the environment and public safety: See narrative accompanying this application.

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: _____

Larry Squires for Sienna Hills Development, LLC

Applicant Signature: _____

[Signature], Manager

Date _____

1/4/2021

Narrative for Zoning Map Amendment

East of Bent Road, West of Bermuda Boulevard
Richland, Washington

Prepared for:

Sienna Hills Development LLC
2463 E Gala Street, Suite 120
Meridian, Idaho 83642

December 22, 2020
PBS Project 66150.000



4412 S CORBETT AVENUE
PORTLAND, OR 97239
503.248.1939 MAIN
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PBSUSA.COM

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Appendix C: Legal Description and Exhibit

PROJECT SUMMARY

Introduction

This narrative accompanies the zoning map amendment application for Sienna Hills Development LLC (applicant), who is seeking approval for a zoning map amendment. The application package will be submitted to the City of Richland (City) in accordance with Titles 19 and 23 of the Richland Municipal Code (RMC). An application for a comprehensive plan map amendment is being submitted simultaneously with the request for the zoning map amendment; however, the applicant acknowledges and understands that the zoning map amendment application will be processed separately from, and after, the comprehensive plan map amendment.

Site Information

The project property (site) is an approximately 1.82-acre odd-shaped portion of the larger approximately 98-acre parcel. Neither the site nor the larger parcel has an address, but the larger parcel is identified by the Benton County Assessor as Parcel No. 134983000001005, located in Section 34, Township 9 North, Range 28 East, of the Willamette Meridian, City of Richland, Benton County, Washington. Generally, the site is located approximately 2,000 feet west of Bermuda Boulevard, with Bent Road as its western boundary. The site has a comprehensive map classification of Badger Mountain Subarea Commercial (BMC) and a zone of Commercial Limited Business (C-LB).

The site is a part of the Sienna Hills development. The preliminary plat for the development was approved in March 2020 as File S2019-101. The approved development will divide approximately 98 acres of land, of which the site is a part, into 285 residential lots. Included in the approved 285 residential lots are the site's future six residential lots for construction of detached one-family dwellings pending approval of the zoning map amendment and applicable permits.

Surrounding Uses and Zones

The uses and zones surrounding the site are noted as follows:

Table 1. Surrounding Uses and Zone Designations

Direction	Uses	City or County	Zone
North	Undeveloped Phase 4 Sienna Hills	City	R-2
South	Undeveloped Phase 4 Sienna Hills	City	R-1-10
East	Undeveloped Phase 4 Sienna Hills	City	R-2
West	Undeveloped Phase 4 Sienna Hills	City	R-2

Project Description

The applicant wishes to make the site available for the future construction of six detached single-family dwellings. The layout of the six lots has already been approved through the City's File S2019-101, and this zone change approval will not increase the overall number of 285 lots in the Sienna Hills development. To allow for construction of detached one-family dwellings, though, on the approved six lots, the applicant requests a change from the site's current Badger Mountain Subarea Commercial comprehensive plan map classification to the comprehensive plan map classification of Badger Mountain Subarea Medium Density Residential, which if approved allows for the subsequent zone change request from the current Commercial Limited Business (C-LB) to the proposed Medium Density Residential (R-2). The R-2 zone allows detached one-family dwellings, which are not allowed in the C-LB zone. The result of approval of the request, then, will be six detached one-family dwellings on individual lots having a comprehensive plan map designation of

Badger Mountain Subarea Medium Density Residential and a zone of R-2, consistent with the comprehensive plan map designation, zone, and use to the north, east, and west and consistent with the residential zone and use to the south.

QUESTIONS FROM ZONING MAP AMENDMENT APPLICATION

1. The unique characteristics, if any, of the property or circumstances of the owner

Response: The site is surrounded by residential zoning (R-2 to the north, east, and west and R-1-10 to the south) for already-existing or future use as detached one-family dwellings. Accordingly, the site has the unique characteristic of being an island of commercial zoning amongst a sea of residential zoning used, or intended to be used, for detached one-family dwellings.

2. Any hardship that may result in the event the rezone is not granted

Response: Not rezoning the site will result in six fewer opportunities for the citizens of Richland for home ownership of detached one-family dwellings.

3. The manner in which the proposed rezone conforms to patterns in adjacent zones

Response: The adjacent zone to the north, east, and west of the site is the same zone, R-2, that is being requested for the site. Accordingly, approval of the zone change will result in the site's zoning being consistent with the adjacent north, east, and west zone. The area to the south of the site, while a different zone of R-1-10, is still a residential zone and is being, or will be, used for detached one-family dwellings. The proposed rezone, then, will conform to the adjacent residential zones as well as the adjacent land use of detached one-family dwellings.

4. Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones

Response: The proposed zone and use of the site are consistent with the current use (detached one-family dwellings) and residential zones of the surrounding areas to the north, south, east, and west (with the north, east, and west being the same R-2 zone that is being request for the site and the south being another residential zone of R-1-10). This will be of benefit to the surrounding area by providing compatibility in land uses and concentrating detached one-family dwellings in an area, rather than having a different use inserted into the future and developed detached one-family dwelling area. This results in consistency and avoidance of sprawl in this area of the city and provides additional housing stock for individual ownership.

5. 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

Response: The City's Comprehensive Plan, on page 1, states that the "Comprehensive Plan acts as a guide for the community's physical development (land use) over the long term that reflects the community's values, activities, and future growth." Page 6 provides the vision and values, particularly that "Richland is a progressive, safe, and family-friendly community that welcomes diversity." Page 6 further describes the community and neighborhood character of the City as a "family-friendly community with opportunities for jobs, housing, and recreation." The site is specifically part of Badger Mountain Subarea, and the *City of Richland Badger Mountain Subarea Plan* notes that "the Badger Mountain Subarea is intended to be

developed to protect existing residential land uses, conserve and protect natural systems, and provide quality and choice in housing..." as well as noting that "residential neighborhoods are the foundation of the Richland community." The proposed zone change will be consistent with the surrounding residential zones (R-2 and R-1-10) and use (detached one-family dwellings) to the north, south, east, and west of the site, as well as serving as a natural extension of the already existing and future detached one-family dwellings. This will protect existing adjacent residential land use from uses other than one-family dwelling residential. It will also provide more housing stock for home ownership, thus providing choices in housing, and such housing stock will be in a location adjacent to other houses and within walking distance to commercial activity along Bermuda Road.

6. *The benefits or detriments accruing to the city which would result from the granting or denial of this special permit*

Response: The benefits to approving this request are the opportunity for another six detached one-family dwellings to be built for ownership by the citizens of Richland, as well as providing zoning and usage of the site that is consistent with the adjacent north, east, and west zone and use. Overall, then, this provides for a more appropriate land use for the site than the current zoning when considering the adjacent properties on all sides of the site.

7. *Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone*

Response: The bulk of the approved Sienna Hills development is designed for detached one-family dwellings. This site is an outlier with its commercial zone surrounded by residential zoning, noting that the large portion of the Sienna Hills development's C-LB zoning is farther to the east and is adjacent to Bermuda Road. To be consistent with its surrounding residential zones and use approved in the preliminary plat, the zone change is necessary to allow for construction of detached one-family dwellings on the site's lots, rather commercial buildings. This will provide for six houses in the stock available for purchase and home ownership and will be a natural extension of the existing and planned residential use to the south and planned residential use to the north, east, and west. It eliminates the spot-zoned area of C-LB zoning, which will provide consistency in the development's residential zoning and use and still preserve the larger C-LB zoning to the east of Bermuda Road for commercial activity within walking distance of the residential zones.

The following information details consistency with the goals and policies and strategies of the comprehensive plan.

General Community Goals:

Community Goal 1. Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Response: The site is surrounded by zoning and use as detached one-family dwellings. Replacing the site's commercial zoning with a zone that allows for the same detached one-family dwelling use as the adjacent properties ensures use compatibility, which contributes to the livability of the area.

Land Use Element:

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

Response: The site is surrounded by residential zoning and existing or future detached one-family dwellings. The proposed amendment allows for growth within the urban growth area by providing an opportunity for

home ownership for six families and replaces the island of commercial zoning with residential zoning that allows for one-family dwellings, and thereby promoting consistent land use in this area of the Sienna Hills development.

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

Response: The site is surrounded by zoning and use as detached one-family dwellings. Replacing the site's commercial zoning with a zone that allows for the same detached one-family dwelling use as the adjacent properties ensures use compatibility, which contributes to the livability of the area.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Response: The site presently has access to city sewer and water via the extension of lines through the road system and the installation of service connections at each lot. The 285 residential lots (of which, the site's proposed 6 one-family dwelling lots are a part) have already been approved through preliminary plat approval of the Sienna Hills development. The requested amendment does not change the number of lots, nor does it change the existing sewer and water services, or their extension thereof, which will occur regardless of this amendment.

The same holds true for parks, police, fire, emergency medical services, and governmental services. The requested designation is a less-intense use than the existing designation. Regardless of the amendment, the previous approval of the preliminary plat for Sienna Hills will result in an increased demand for parks, police, fire, emergency medical services, and governmental services. This amendment, though, will lessen that increase since, as the result of the approved amendment, the construction of detached one-family dwellings instead of commercial buildings will result in less activity at the site. It is noted that a new clubhouse will be included as an amenity to the development, which will provide opportunities for recreation. Police and fire protection are currently provided by local services, and such protection will continue regardless of this zone change. Public school services for the site are provided by the local school district.

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Response: The city's code has established a public hearing process that is administered by City staff that provides public notice for the request and opportunities for the property owner and applicant as well as the public to provide comment. The application will be processed in accordance with the City's established process in a timely fashion as per city code and state law.

8. Whether the proposed rezone represents spot zoning and whether a larger area should be considered

Response: The proposed rezone does not represent spot zoning. If anything, it eliminates spot zoning since the site is currently zoned C-LB and the requested zone is R-2 just like the adjacent zoning to the north, east, and west.

9. *Identify impacts on the environment and public safety*

Response: The application package includes a completed SEPA checklist, identified as Appendix B. Any development of, on, or to the site must comply with all state and federal environmental regulations.

The site is not part of the shoreline master program, nor does it contain any flood hazard areas, sensitive areas, or critical areas.

The site is currently designated as C-LB. The request is to amend that designation to R-2. The requested designation is less intense than the current designation. The site presently has access to city sewer and water via the extension of lines through the road system and the installation of service connections at each lot. The 285 residential lots (of which, the site's proposed 6 one-family dwelling lots are a part) have already been approved through preliminary plat approval of the Sienna Hills development. The requested amendment does not change the number of lots, nor does it change the existing sewer and water services, or their extension thereof, which will occur regardless of this amendment.

The same holds true for parks, police, fire, emergency medical services, and governmental services. The requested designation is a less-intense use than the existing designation. Regardless of the amendment, the previous approval of the preliminary plat for Sienna Hills will result in an increased demand for parks, police, fire, emergency medical services, and governmental services. This amendment, though, will lessen that increase since, as the result of the approved amendment, the construction of detached one-family dwellings instead of commercial buildings will result in less activity at the site. It is noted that a new clubhouse will be included as an amenity to the development, which will provide opportunities for recreation. Police and fire protection are currently provided by local services, and such protection will continue regardless of this zone change. Public school services for the site are provided by the local school district.

CHAPTER 23.18 RESIDENTIAL ZONING DISTRICTS

23.18.025 Single-family residential design standards

Response: The future dwellings will be new construction of stick-built structures placed on permanent foundations.

23.18.030 Residential use districts permitted land uses

Response: The R-2 zone allows detached one-family dwellings as a permitted use, subject to the general requirements and performance standards required in the R-2 zone.

23.18.040 Site requirements for residential use districts

Response: The minimum lot area requirement in the R-2 zone for a one-family detached dwelling is 6,000 square feet. The approved preliminary plat for Sienna Hills provides a minimum lot size of 6,000 square feet for the six lots comprising the site. The R-2 zone has a minimum lot width of 50 feet, and this requirement has been met in the approved preliminary plat for Sienna Hills. Minimum setback, maximum lot coverage, and

maximum building height requirements will be reviewed for compliance as part of the building permit application process.

23.18.050 Parking standards for residential use districts

Response: Individual driveways will be provided on each of the six approved lots to accommodate the off-street parking requirement.

CHAPTER 23.70 ADMINISTRATION, ENFORCEMENT, AMENDMENT

23.70.180 Amendment

The regulations, restrictions and boundaries set forth in this title may from time to time be amended, supplemented, changed or repealed; provided however, that no such action shall be taken until after a public hearing...

Response: The required public hearing for the requested zoning map amendment from C-LB to R-2 will be scheduled and coordinated by the City.

23.70.190 Initiation of proceedings

Proceedings for a reclassification or an amendment to this title may be initiated by either of the following two means:

- A. *The verified petition of one or more persons or corporations requesting the amendment or owning the property which is proposed to be reclassified shall be filed with the secretary of the planning commission. A petition for reclassification shall also be accompanied by a report from a title insurance company showing ownership of the property involved and a list of the names and addresses of all owners of property within 300 feet of the boundaries of the property involved. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 300 feet of the property involved. Each parcel falling wholly or partly within the 300-foot distance shall be numbered to correspond with the ownership report. The petition shall also be accompanied by such fees as are required by RMC 19.80.020.*

Response: The site is owned by Sienna Hills Development LLC, who is the applicant, property owner, and petitioner requesting the zone change. The required title report, list of property owners, map, and fee have been submitted along with the completed application.

23.70.200 Notice of hearing

Response: The City shall comply with noticing requirements specified in RMC 23.70.200.

23.70.210 Public hearing and recommendation to council

Response: The applicant acknowledges that an open record public hearing shall be held wherein a recommendation will be given to the city council.

23.70.230 Consideration and action by council

Response: The applicant acknowledges that the recommendation, together with other reports, maps, documents, and recommendations, shall be considered by the city council in accordance with the provisions and requirements of RMC Title 19.

Figures

(attached separately)

Appendix A

Traffic Impact Analysis

(attached separately)

Appendix B

**SEPA, Geotechnical Engineering Report, and Soil Sampling Investigation
Report**

(attached separately)

Appendix C

Legal Description and Exhibit
(attached separately)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:
Sienna Hills

2. Name of applicant:
Sienna Hills Development, LLC

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

Taylor Merrill or Greg Johnson, 2463 E Gala Street, Suite 120, Meridian, ID 83642 208.870.3432

4. Date checklist prepared:

November 13, 2020

5. Agency requesting checklist:

City of Richland

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

Preliminary plat approval for 6 phases has been received. Phase 1 is under construction. Complete buildout is planned for 2026.

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

Final engineering drawings will be submitted for Phases 2 through 6. Final plat approval will be obtained for final plats for each phase. Grading permits will be obtained. Building permits will be obtained by individual lot owners.

8. List any environmental information you know about that has been prepared, or will be

prepared, directly related to this proposal. Soil analysis for organochloride pesticides, lead, arsenic. Geotechnical Investigation of site.

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.

The applicant is not aware of any pending applications of other proposals that directly affect the property.

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

Final engineering drawing and grading permit approval, final plat approval, and building permits for houses will be needed for the development, but not specifically for this application.

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.)

Comprehensive plan amendment from Commercial to Medium Density Residential and zone change from C-LB to R-2 for 1.8 acres in the approved Sienna Hills preliminary plat. Allows for 6 residential lots that are **already included** in the approved lot count of 285.

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. Project site is located in a portion of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, City of Richland, Benton County, Washington. Site can be accessed from Bent Road. See attached site plan.

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

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

a. General description of the site:

Hilly

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

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

There are portions of the site that are sloped at a 1.5' Horizontal to 1' Vertical Slope. Majority of the site slopes at approximately 7%.

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

The soils are characterized as Sandy Silt with Silty Sand, Sand with Silt, Gravel and Cobbles.

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

There are existing steep slopes on site that appear to be stable with slight evidence of raveling in some locations. The site has no immediate indications of unstable soils and has been primarily under agricultural production for several years until recently.

- 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.

This application for a comp plan/zone change will not result in any filling, excavation, or grading.

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

No erosion will occur as a result of this application, since it doesn't involve clearing, construction, or use.

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

This project application does not entail construction. It is only an application for a comp plan/zone change.

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

This application does not propose measures to reduce or control erosion, since no grading, excavating, or impacts to the earth are proposed directly for this application.

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.

No construction will result from this application, since it's only for a comp plan/zone change.

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

The applicant is not aware of any off-site sources of emissions or odor that may affect the proposal.

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

There are no proposed measures to reduce or control emissions as part of this application for a comp plan/zone change.

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

- a. Surface Water: [\[help\]](#)

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

There is an irrigation pond operated by Badger Mountain Irrigation District that is located north and east of the property.

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

No.

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

None.

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

The proposal does not require any surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

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

The proposal does not involve any discharges of waste materials to surface waters.

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

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

There will be no groundwater withdrawn from a well for drinking water or any other purpose. No water will be discharged to groundwater.

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.

There will be no waste material that will be discharged into the ground from septic tanks or any other source. The development will utilize the municipal sewer system. Additionally, this application is for a comp plan/zone change and doesn't involve construction work in and of itself.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

The actual Sienna Hills project will involve storm water runoff collection within the roadway prism and disposed of via surface/subsurface methods consistent with city standards. The development will not have any off-site discharge. This specific application, though, is not for development but is for a comp plan/zone change.

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

It is not anticipated that any waste materials will enter ground or surface waters since waste materials are not allowed to be discharged to city-owned, maintained, and operated storm water systems.

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

The completed Sienna Hills project will alter the existing ground surface which could change current existing ground runoff that is currently impacting properties to the south of the development. However, this specific application is for a zone change and doesn't involve any construction work.

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

The actual development of Sienna Hills will adhere to all city and state rules and regulations regarding reducing and controlling surface, ground, and runoff water, and drainage pattern impacts. However, this specific application is for a zone change and, by itself, does not propose any measures for reduction or control since no earthwork is involved with a comp plan/zone change.

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

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

Existing orchard that was on the project site has been taken out of production and removed from the site.

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

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

Remaining grass and brush will be removed where grading will take place. All of the orchard will be removed with the Sienna Hills development. This specific application will not remove any vegetation since it's only for a comp plan/zone change.

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

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

After the construction of the residences, typical residential landscaping including grass and trees will be installed on each individual lot.

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

There are no noxious weeds or invasive species known to be on or near the site to the applicant's knowledge.

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

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

Examples include: *Hawks, songbirds, deer, ground squirrels*

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

Yes, Richland is within the Pacific Flyway.

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

No measures are being proposed to preserve or enhance wildlife.

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

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

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

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

The Sienna Hills development will require energy in order to serve the houses with electricity and gas. This specific application, since it's just for a comprehensive plan map amendment/zone change, will not require any energy.

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

This project has no impact to adjacent properties potential solar needs.

- 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:

No energy conservation features are included in this application, since it is only for a comprehensive plan map amendment/zone change. New houses in the Sienna Hills development must comply with applicable energy codes.

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. *There are no identified potential health hazards with this proposal.*

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

The applicant has no knowledge of known or possible contamination at the site from present or past uses.

- 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.

Site observations and lab results indicate no organochloride pesticides were detected above laboratory detection limits. Arsenic and lead levels are present at concentrations consistent with natural background levels and are below MTCA Method A cleanup levels.

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

None

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

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No measures are proposed at this time to reduce or control environmental hazards.

b. Noise

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

There are no known sources of noise in the area that will directly affect this proposal. The project is near existing agricultural uses and will experience seasonal noises due to the maintenance and production of agricultural products.

- 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.

This project for a comprehensive plan map/zone change will not create any noise.

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

Construction hours for the Sienna Hills project will be limited to working hours as defined in city ordinance.

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.

Currently the site and adjacent properties are vacant, single family homes, or being used for agricultural purposes. This proposal will not affect nearby land uses.

- 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?

The entirety of the project (98+ Acres) will be converted from orchard property to residential non-farm use.

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

The proposal does not anticipate any adverse impacts on agricultural ground, and does not anticipate that current agricultural practices will effect the development.

- c. Describe any structures on the site.

There is an existing Badger Mountain Irrigation District pump station and structure on the site just east of the future Queensgate alignment.

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

The existing pump station and building will remain in place. This land will be set aside in a tract and dedicated to Badger Mountain Irrigation District.

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

The small portion that is the subject of this application is zoned C-LB.

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

The small portion that is the subject of this application has a comprehensive plan designation of Badger Mountain South Commercial.

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

This is not applicable.

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

No.

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

The completed Sienna Hills development anticipates approximately 460 residents.

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

None.

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

None.

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

Sienna Hills will be built in accordance with the city's zoning and comprehensive plan requirements for residential use.

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

None.

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

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

This application will not provide any housing units since it's only a comprehensive plan/zone change.

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

No units will be eliminated as a result of this application.

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

Housing impacts will be controlled by the city's zoning code for the R-2 designation.

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?

This application is for a comprehensive plan/zone change and does not include any construction.

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

No views in the immediate vicinity will be altered or obstructed.

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

Aesthetics will be controlled by the city's zoning code.

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

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

This application itself for a comprehensive plan/zone change will not create any light or glare. The completed Sienna Hills development will create light from the required city street lights as well as outside lighting on the residential homes. This light would be created during the evening hours.

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

The applicant is not aware of any light or glare from the finished project that will be a safety hazard or interfere with views.

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

There are no existing off-site sources of light or glare that will affect this proposal.

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

All proposed lighting associated with the Sienna Hills development will be directed downward.

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

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

There are no designated and informal recreational opportunities in the immediate vicinity.

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

The project will not displace any existing recreational uses.

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

The Sienna Hills development proposes open space, walking paths throughout, and a club house with recreational opportunities.

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.

To the applicant's knowledge, there are no building, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in a preservation register.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The applicant is not aware of any landmarks, features, or other evidence of Indian or historic use or occupation. No professional studies have been conducted at the site to identify such resources.

- 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.

PBS Engineering and Environmental staff evaluated the WISAARD maps for this area. Predictive modeling identifies the area as a moderate risk level. There are no GLO features on the site based on historic mapping.

- 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.

None.

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.

See attached approved preliminary plat map. Major transportation routes include Queensgate Boulevard to Bermuda as well as construction of a portion of Gage Boulevard along the western boundary of the Sienna Hills development. Bent Road runs along the western boundary of this 1.8-acre piece that is being requested to have a zone change to R-2.

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

The property is within the Ben Franklin Transit service area, though no bus service is currently provided for the neighborhood. The nearest bus service is along Keene Road and Gage Blvd., approximately 3.5 miles to the east.

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

The completed Sienna Hills development will provide on-street parking and driveways at each house for off-street parking. No parking spaces will be eliminated.

- 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).

Yes, the project will require the development of new public streets to be extended to the site as well as the development of the internal roadway system to serve the single family homes.

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

No.

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

Approximately 2,850 vehicular trips per day will be generated by the completed Sienna Hills development. Peak volumes would occur in the morning and evening hours. ITE Trip Generation Manual was used for estimation of traffic generated by single family residential development.

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

No.

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

The Sienna Hills development would seek to develop offsite roadway to extend Queensgate Drive (Bermuda) to the site and connect to Bermuda as well as construction and dedication of right of way for future Gage Boulevard. This application itself, as a comprehensive plan/zone change does not directly impact transportation.

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.

The completed Sienna Hills development, that already has preliminary plat approval, will result in the need for fire protection, police protection, schools, and other public services associated with housing development. This specific application for a comprehensive plan/zone change will not specifically result in an increased need for public services.

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

The project does not include measures to reduce or control direct impacts on services because construction or development is not part of this proposal. A separate SEPA checklist was submitted for review and approval as part of the preliminary plat approval of Sienna Hills, of which the site is a part.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- 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.

This application will not specifically need utilities as it's only a comprehensive plan/zone change application. However, the Sienna Hills development that has previous preliminary plat approval will have utilities to include water, sewer, refuse service, and electricity provided by the City of Richland. Irrigation will be provided by Badger Mountain Irrigation District, the natural gas provider in the area is Cascade Natural Gas, and telephone is provided by CenturyLink and Charter Communications. New sanitary sewer, water, and irrigation mains, as well as dry utilities will need to be extended to service the lots.

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 Jason Mattox, PE

Position and Agency/Organization PBS Engineering and Environmental

Date Submitted: 12/29/2020

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

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

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

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

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

Impervious surfaces would be added to lots in the future, but development would be in conformance with City code requirements and significant air impacts or the release of hazardous substances are not anticipated given the proposed land use of residential.

Proposed measures to avoid or reduce such increases are:

All local, state, and federal rules and regulations will be adhered to in the construction of the infrastructure and the residential dwellings.

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

The orchard trees on the site have been removed. Once the houses are finished, typical residential landscaping will be installed on each lot. Some impacts from grading and paving would occur from future project development.

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

Compliance with city and state codes. Typical residential landscaping will be installed on each lot by individual lot owners.

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

The proposed future development is not anticipated to deplete energy or natural resources.

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

Compliance with energy codes and city, state, and federal laws regarding energy and natural resource conservation.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *No impacts to critical areas are anticipated from future development.*

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

Compliance with applicable city, state, and federal laws.

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

There will be no impact to land and shoreline use since the site is not in a shoreline management area. Properties to the south are residential use, and this project is also for residential use.

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

There are no proposed measures.

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

The ultimate project, Sienna Hills, will result in the need for fire protection, police protection, schools, and other public services associated with the houses, including public streets and municipal sewer and water.

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

Project would seek to develop offsite roadway to extend Queensgate Drive (Bermuda) to the site and connect to Bermuda as well as construction and dedication of right of way for future Gage Boulevard. A new local public street system will be constructed within the development. Compliance with city codes and standards will be observed.

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

The applicant is not aware of any conflicts with local, state, or federal laws or requirements for the protection of the environment.



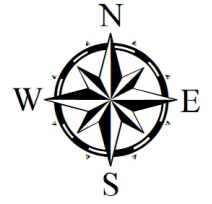
City of Richland Economic Development –
Village Parkway

CPA2021-103

Z2021-103

Vicinity Map

Item: Comprehensive Plan Amendment
Applicant: City of Richland
File #: CPA2021-103





CITY OF RICHLAND
ECONOMIC DEVELOPMENT DEPARTMENT
625 Swift Boulevard, MS-18
Richland, WA 99352
Telephone (509) 942-7717
Fax (509) 942-7764

CI.RICHLAND.WA.US • 509-942-7390

February 23, 2021

City of Richland
Planning Department
625 Swift Blvd., MS #35
Richland, WA 99352

Attn: Mike Stevens, Planning Manager

RE: Comprehensive Plan Land Use Map Amendment-Horn Rapids Future Fire Station

This letter is a formal request to the City of Richland on behalf of Pahlisch Homes, LLC, and the City of Richland Economic Development department to process a Comprehensive Plan Land Use Map Amendment during the City of Richland's 2021 Comprehensive Plan review cycle.

The subject properties are located west of the Village Parkway entrance and north of Village Parkway west extension, and are identified as a portion of 120083000009013 and 120083020005000 for the purposes of the proposed Map Amendment. The property is currently designated as Public Facility (PF). The proposed Map Amendment is to change the land use designation to High Density Residential. A concurrent Zoning Map Amendment is proposed under a separate application as requested by the City of Richland Planning Department, to implement commensurate zoning. The current Parks and Public Facility (PPF) zoning is proposed to be amended to a R-3 (Multi-Family Residential) consistent with the proposed land use designation.

The property is approximately 21.00 acres in the northwest portion of the City Limits, comprised of 20.48 acres of tax parcel 120083000009013, along with an additional 0.59 acres comprised of tax parcel 120083020005000. The project is bound by Highway SR-240 (north), and Village Parkway (west/south).

The attached is the formal application for your consideration during the City's annual review process for the 2020 Comprehensive Plan Map Amendments. The application fee for the Comp. Plan Map Amendment of \$1235.00, Zoning Map Amendment fee of \$1235.00 and the SEPA Checklist fee of \$380.00 shall be billed to the Economic Development Department.

If you have any questions during the review process please feel free to reach out by email dmullins@ci.richland.wa.us or phone (509)724-1954.

Sincerely,

Danielle M. Mullins, PE
Civil Engineer II

Enclosure



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER/APPLICANT INFORMATION

☒ Contact Person

Owner: City of Richland, Economic Development, Danielle Mullins PE

Address: 625 Swift Blvd, Richland WA 99352

Phone: 509 942-7717

Email: dmullins@ci.richland.wa.us

OWNER/APPLICANT

☐ Contact Person

Company: Pahlisch Homes at Horn Rapids Limited Partnership

Contact: Chad Bettsworth, PE

Address: 210 SW Wilson Ave, Ste 100, Bend OR 97702

Phone: 541-385-6762 x166

Email: chadb@pahlisch.com

PROPERTY INFORMATION

Legal Description: **See attached Exhibit (EX-11A - Proposed Zoning Legal Descriptions)**
See attached Exhibit (EX-2A – Overall Legal Description of Property)

Parcel Number: 120083000009013 and 120083020005000

Current Zoning: Parks and Public Facility (PPF)

Current Land Use Designation: Public Facility (PF)

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
 - v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Danielle Mullins, for City of Richland Economic Development

Applicant Signature:  Date 2/23/2021

Applicant Printed Name: Chad Bettsworth, for Pahlisch Homes at Horn Rapids, LP

Applicant Signature:  Date 2/16/21

Horn Rapids Future Fire Station

Comprehensive Plan Land Use Designation Map Amendment

APPLICATION -GENERAL REQUIREMENTS

1. Completed Application and Filing Fee.

The Filing Fee will be paid by Development Services once it has been processed by the Planning department.

2. The purpose of the proposed amendment.

The City is proposing a Comprehensive Plan Map Amendment and a concurrent Zoning Map Amendment on approximately 21 acres ("Site"). It is currently owned by the City of Richland, is currently land use designation of Public Facility (PF). The proposed amendment is for a change in land use designation to a High Density Residential. A concurrent Zoning Map Amendment is proposed as requested by the City, to implement commensurate zoning, and is submitted as a separate application by the Applicant. The current Developed Open Space (PPF) zoning is proposed to amended to be Multiple Family Residence (R-3) land use designation.

Justification:

- **The property was originally slated to be sold to the Richland School District for a new elementary school to support the Horn Rapids area. The Richland School District has reevaluated its locations and has determined that the land is no longer needed. Since the property is in a central location of the proposed residence the City of Richland Fire Department is going to be purchasing a portion of the property to build a new station.**

Why High Density Residential:

- **The Comprehensive Plan supports and accommodate the projected growth;**
 - **The vacant land that is designated as Public Facility should be changed to support the future development around it, which is Medium Density Residential and High Density Residential. This property will be sold by the City and will be developed into the current residential community.**
 - **The Comprehensive Plan concludes that there is not enough residential land to accommodate growth, it also concludes that the bulk of the future dwelling units anticipated would accommodate lower density of residential development and clearly to meet the supporting development in the area, and allow for the same density of homes to be built.**

- **Rezoning this portion of the property to residential provides better flexibility for the City to accommodate the projected growth without reliance on;**
 - **The full utilization of all vacant and underdeveloped land in the City within the horizon of the Comprehensive Plan,**
 - **Willing and timely rezoning and development of the Parks and Public Facility**
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed 36.70A.020).

See Attachment A – Consistency with Growth Management Act Goals

4. How the amendment is consistent with the adopted countywide planning policies.

See Attachment B – Consistency with Countywide Policies 2018 Benton County Comprehensive Plan

5. How the amendment is internally consistent with the City's Comprehensive plan.

See #2 Purpose of Proposed Amendment, above for the justification of How the proposed amendment furthers the City's comprehensive plan objectives.

6. How the amendment furthers the purpose of the City's Comprehensive Plan, as well as other adopted City Plans and codes.

See Attachment C – Consistency with City of Richland Comprehensive Plan Policies

7. If, applicable, how the project will meet concurrency requirements for transportation.

Not Applicable to the Comprehensive Plan Map Amendment.

A Traffic Study was performed in 2006, it was updated in 2007. For this property the Traffic Impact Analysis was Amended and was performed by PBS. In the update, it studies the original Horn Rapids Master Planned Community which designated the property as multi-family residential, elementary school, and public park and compared the increase/decrease in the traffic patterns for the proposed changes per the Comp. Plan change, which is planned as single-family residential and the City of Richland Fire Station. This Amendment is attached.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator.

A SEPA checklist for the programmatic level SEPA review addressing both the proposed Comprehensive Plan Land Use Map Amendment and concurrent Zoning Map Amendment

is submitted herewith. As noted above, City Staff requested inclusion of a traffic impact analysis to supplement the applications for the proposed map amendments. The SEPA Checklist and Attachments are included in this FORMAL Application submittal package.

9. Comprehensive Plan TEXT AMENDMENT applications must also include:
- a. The proposed element, chapter, section and page number of the comp. plan to be amended.

Not Applicable. The proposal is for a Map Amendment.

- b. The proposed text change, with new text underlined and deleted text crossed out.

Not Applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

See the List of Application Exhibits and supporting Exhibits attached hereto. The exhibits are provided as either 8.5"x11" OR 11"x17" format.

- a. The current land use map designation for the subject parcel(s).
EX-3 Current Comprehensive Plan Land Use Designation Map
- b. The land use map designation requested.
EX-4 Proposed Comprehensive Plan Land Use Designation Map
- c. A complete legal description describing the combined area of the subject parcel(s).
EX-2A Overall Legal Description of Property
EX-11A Proposed Zoning Legal Descriptions
- d. A vicinity map showing:
See the attached Regional Vicinity Map and Aerial Site Map that provide a full representation of the location of the site, surrounding areas and existing uses.
EX-1 Regional Vicinity Map
EX-2 Aerial Site Map
 - i. All land use designations within 300 feet of the subject parcel(s).
EX-5 Local Vicinity Map
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels.
EX-5 Local Vicinity Map

- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvement to such roads.

EX-5 Local Vicinity Map

EX-9 City of Transportation Future Functionally Classified Street Network Plan

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable.

Not Applicable

- v. The location of existing utilities serving the subject parcel(s), including electrical, water, and sewer.

EX-8 City of Richland Existing Sewer System

EX-8A City of Richland Master Plan System

EX-8B City of Richland Sewer CIP Summary

- vi. The location and uses of existing structures located on the subject parcel(s).

Not Applicable

- e. Topographical map of the subject parcels and abutting properties at a minimum scale of the one inch represents 200 feet (1:200).

EX-6 Topographic Map

- f. The current official zoning map designation for the subject parcel(s).

EX-7 Current Zoning Map

- g. A detailed plan which indicates any proposed improvements to:

- i. Paved Streets
- ii. Storm drainage control and detention facilities
- iii. Public water supply
- iv. Public sanitary sewers
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods.

Not Applicable

- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment.

EX-11 and EX-11A depict the proposed corresponding Zoning Map Amendment.

The Formal Application for the Horn Rapids Future Fire Station Properties Zoning Map Amendment has been submitted concurrently by the Applicant as a separate application per the request of the City.

- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

The future development or site development design is contemplated to be single-family residents and for a future City of Richland Fire Station. This has been clearly stated and depict in the supporting documentation in the Comprehensive Plan Land Use MAP Amendment, along with the concurrent Zoning MAP Amendment applications.

Horn Rapids Future Fire Station
Comprehensive Plan Land Use Designation Map Amendment

Attachment A
Consistency with Growth Management Act Goals

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: **The proposed comprehensive plan amendment site is located within the City of Richland. It lies within the water and Sewer Service Areas as identified in the Proposed Year 2036 Water Improvements – North (Exhibit 10) of the City of Richland 2017 comprehensive Water System Plan. The City of Richland 2015 General Sewer Plan Update cites accommodating sewer service for the site area with growth per Capital Improvement Plan (CIP) projects. Accordingly, the City is committed to providing public services and the proposed plan amendment is consistent with this goal.**

2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density.*

Response: **The proposed amendment would promote future development in an area currently planned by the City of Richland for growth.**

3. **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with County and city comprehensive plans.*

Response: **The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.**

4. **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and house types, and encourage preservation of existing housing stock.*

Response: **The proposed amendment would promote future development of residential housing allowed by the proposed R-3.**

5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing business and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth*

in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Response: **The Comp. Plan Amendment doesn't involve any Commercial area.**

6. **Property rights.** *Private property shall not be taken for public use without just compensation **having** been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: **The proposal does not involve the taking of private lands for public purposes.**

7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: **The proposed Comp. Plan Amendment is being filed in accordance with City regulations and processing procedures along with all other Comp. Plan Amendments that have been filed within the City's annual plan review cycle, in accordance with the State Growth Management Act.**

8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Response: **The proposed Comp. Plan Amendment does not involve natural resource land, and the current property is zoned Parks and Public Facility and has not been used as Park or had a Public Facility on it previously.**

9. **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: **The proposed Comp. Plan Amendment would change the Public Facilities designation to a High Density Residential on the site. The property was designated as parks/open space which was planned for a new elementary school. The Richland School District chose to not proceed with purchasing the property to build a new elementary school. The property will be used for residential development and for a new City of Richland Fire Station. The small area should not impact the overall goal.**

10. **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: **Development of the site would be subject to City and State environmental regulations whether developed under either the existing or proposed land use**

designations and zoning. There are no natural water features on-site. The Washington State Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) database shows a Ferruginous hawk habitat. According to the WDFW stated that given the proximity adjacent to the highway on one side and residential development on the other, suitability of the habitat is marginal at best. The area is small and rapidly developing area, and essentially surrounded by disturbance(s), would further reduce its suitability. A map is provided, along with the email thread that was had with WDFW.

11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: The application is filed in accordance with existing City regulations, which will require public notification and hearings before both the planning Commission and City Council.

12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Response: As noted Policy 1 above, the proposed Comp Plan Amendment site is located within the City of Richland's Water and Sewer Service Areas and identified in the respective System plans. The site abuts Highway 240, and Village Parkway. The site is located in an area where public facilities and services are present in proximity to the site, and serve existing adjacent recreational and industrial development, along with residential development in the Horn Rapids Master Plan. The amendment area is already in the existing area that was planned for residential development and those facilities and services are anticipated in the City's Management Plans for Water Service, Sewer Service, Transportation Planning, etc., based upon need for future growth within the area. Therefore, the proposed amendment is consistent with this goal.

13. **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: There are no structures on the site and no known sites of historical or archaeological significance.

14. **Shoreline management.** *Develop a Shoreline Master Program (SMP) pursuant to the Shoreline Management Act. The goals and policies of a SMP for a country or city approved under Chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.*

Response: **The site does not lie within the jurisdiction of the City of Richland Shoreline Master Program.**

Horn Rapids Future Fire Station
Comprehensive Plan Land Use Designation Map Amendment

Attachment B
Consistency with Countywide Policies
2018 Benton County Comprehensive Plan

Policy 1: *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 14 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the 14 goals of the Growth Management Act is addressed in Attachment A.

Policy 2: *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county populations; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county populations; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

Response: The proposed Comprehensive plan amendment would provide additional flexibility for the City of Richland to accommodate projected growth in the 2017 Comprehensive Plan. The amendment is consistent with this policy.

Policy 3: *The locating of Urban Growth areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

Response: The subject property is currently within the City of Richland. This amendment is consistent with the policy.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for [a] minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient*

to meet all the land requirements, for the following: community and essential public facilities, populations projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The complex formula for identifying per capita land needs included in this policy has not been reprinted here.).

Response: The proposed Comprehensive Plan Amendment is consistent with the overall intent of the existing plan. It is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in their 2017 Comprehensive Plan. It would not lead to expansion of city limits into the adjacent County Urban Growth areas.

Policy 5: *That within the Urban Growth Area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

Response: The proposed Comprehensive Plan Amendment occurs within the City limits. The City Management plans include the anticipation of extension of streets and utility systems to serve this area. The proposed plan amendment is consistent with the intent of the policy.

Policy 6: *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

Response: The proposed Comprehensive Plan Amendment would not involve extending service district boundaries outside of the City of Richland City Limits. The City's Water and Sewer Comprehensive Plans address future growth, utility extension and reserve capacity for the amendment area located within the existing service areas, and therefore the proposed amendment is consistent with this policy.

Policy 7: *Within each Comprehensive Plan, the Land Use Plan for urban growth areas should designate urban densities and indicate the general locations of greenbelt and critical areas.*

Response: The proposed Comprehensive Plan Amendment is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in the 2017 Comprehensive Plan. There are no known critical areas on the site. Therefore, the proposal is consistent with this policy.

Policy 8: *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Response: The proposed Comprehensive Plan Amendment does not involve revisions to the Urban Growth Boundary. The proposed plan amendment is consistent with this policy. Albeit the site is currently zoned Parks and Public Facility, no Park, but a Public Facility is proposed for a portion of the land.

Policy 9: *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

Response: The proposed Comprehensive Plan Amendment doesn't not involve an expansion of an Urban Growth Area boundary. The site is within the corporate limits of the City of Richland. The amendment is consistent with this policy.

Policy 10: *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

Response: The proposed Comprehensive Plan Amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan. The amendment is consistent with this policy.

Policy 11: *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

Response: The proposed Comprehensive Plan Amendment is not anticipated to impact City planned public facilities. The current land use designation of Public Facilities (PF) was due to the Richland School District's future plans for an elementary school in the Horn Rapids area but they have changed their plans to look for another location.

Policy 12: *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process*

Response: The proposed Comprehensive Plan Amendment would not impact the City's solid waste collection program or commitment to public health. The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

Policy 13: *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in programs activities.*

Response: The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

Policy 14: *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

Response: The proposed Comprehensive Plan Amendment would potentially facilitate existing regional and city planning of transportation facilities and infrastructure improvements, including TIP and CIP project funding, etc. The City Transportation Plan identifies expansion of future infrastructure improvements for the area in the planned future functional Classified Street Network. It is consistent with this policy.

Policy 15: *The County and Cities within shall work together to proceed the housing for all economic segments of the population. All jurisdictions shall see to create the conditions necessary for the construction of affordable housing, as the appropriate densities within the cities and count. The following actions should be accomplished:*

- a. *Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. *Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. *Address the affordable housing needs of very low, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. *Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

Response: The proposed plan amendment would not impact the City's Plans and Policies for affordable housing but could facilitate additional flexibility to accommodate a need

for higher density housing. The proposed Comprehensive Plan Map Amendment is consistent with the intent of the policy.

Policy 16: *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

Response: The proposed Comprehensive Plan Amendment is located within the incorporated City of Richland city limits the amendment is consistent with this policy.

Policy 17: *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

Response: The proposed Comprehensive Plan Amendment site is located within the City of Richland city limits. The amendment is consistent with this policy.

Policy 18: *Consistent with the protection of public Health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.*

Response: The proposed Comprehensive Plan Amendment occurs within the City limits. The City Management plans include the anticipation of extension of streets and utility systems to serve this area. The proposed Plan Amendment is constituent with the intent of this policy.

Policy 19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. (Note: specific economic development policies a-g are note reprinted here).*

Response: The proposed Comprehensive Plan Amendment is intended to facilitate the City's planned expansion of expansion of commercial, businesses and associated job creation; support economic growth and development opportunities; and create of a variety of housing options. It is consistent with this policy.

Policy 20: *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services. (Note: specific policies (a-c) to accomplish this goal have not been reprinted here.)*

Response: The proposed Comprehensive Plan Amendment is within the City limits. The existing City Management Plan(s) anticipate providing infrastructure and public services necessary to support future development within this area. It is consistent with this policy.

Policy 21: *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

Response: The proposed Comprehensive Plan Amendment site is in an area anticipated to accommodate future housing the City's Comprehensive Plan. The amendment is consistent with this policy.

Policy 22: *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter.*

The purpose for the Benton County Wide Planning Policies is to meet the requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.

Response: The proposed Comprehensive Plan Amendment is consistent with the framework and cooperation between the County and City Comprehensive plans. The amendment is consistent with this policy.

Horn Rapids Future Fire Station
Comprehensive Plan Land Use Designation Map Amendment

Attachment C
Consistency with City of Richland Comprehensive Plan Policies

ECONOMIC DEVELOPMENT ELEMENT

ED Goal 1: *Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.*

Policy 1: *Support the growth of a balanced mix of companies in the following sector: high technology, professional service, personal service. Retail trade. Agricultural processing, energy industries, manufacturing, and tourism.*

Policy 2: *Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.*

Policy 3: *Encourage educational institutions and non-profits to train a skilled future workforce.*

Policy 4: *Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.*

Response: The amendment would provide and support development compatible with the City's growth projection in the area for residential development that would in turn support the proposed retail and commercial development along with the industrial uses in the surrounding area, encourage regional economic growth and provide and opportunity for a variety of new jobs. The proposed plan amendment is consistent with this economic development goal.

ED Goal 5: *Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.*

Policy 1: *Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.*

Policy 2: *Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.*

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

Policy 4: Market the newly transferred 1,341 acre land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

Response: The proposed Comprehensive Plan Amendment occurs within the City limits. The City Management plans include the anticipation of streets and utility systems to serve this area. The proposed plan amendment is consistent with the intent of this policy.

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

Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4: Facilitate retail development and Business District, Uptown, and nearby commercial areas.

Policy 5: Promote performing arts venue and activates through partnerships with regional economic development agencies.

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

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

Response: The proposed amendment would provide continuity of the land use and the zoning classification. The amendment will also support the proposed buildout of the current subdivision that is currently being built in phases. The residential development will also support the development growth of the commercial and industrial land that is located within the surrounding area.

LAND USE ELEMENT

LU Goal 1: *Plan for growth within the urban growth area and promotes compatible land use.*

Policy 1: *Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View Area.*

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

Response: The proposed Comprehensive Plan Map Amendment consists of a land use designation and zoning map change on a site located within the City Limits providing flexibility to accommodate projected growth.

LU Goal 2: *Establish land uses that area sustainable and create a livable and vibrant community.*

Policy 1: *Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

Policy 2: *Ensure that adequate public services are provided in a reasonable time frame for new developments.*

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

Response: The proposed Comprehensive Plan Amendment will result in additional flexibility to provide living and working environments for existing Horn Rapids Industrial Park employees and a mix of supporting commercial retail and business to the Horn Rapids Mater Plan community residents. The proposed zoning will support the residential development in the area. The proposed amendment is consistent with this goal and policies.

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

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

Policy 2: *Encourage higher residential densities especially in and near the Central Business Center area.*

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.*

Response: As noted in LU Goal 2 and 3 above, the proposed comprehensive plan amendment would provide for future development of a variety of residential densities and housing types. The proposed amendment is consistent with the land use goal.

LU Goal 4: *Promote commercial and industrial growth that supports the City's economic development goals.*

Policy 1: *Accommodate a variety of commercial land uses including retail and whole sale sales and services, and research and professional services.*

Policy 2: *Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.*

Policy 3: *Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.*

Policy 4: *Encourage the use of buffers or transition zones between non-compatible land uses.*

Policy 5: *In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standard should be used in industrial or commercial developments to mitigate the impacts on residential uses.*

Policy 6: *Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and Port of Benton.*

Response: The proposed Comprehensive Plan Amendment would provide the support the proposed commercial development needed for projected growth ancillary to the Horn Rapids Industrial Park and existing Horn Rapids Master Plan community. The proposed amendment is consistent with the intent of this land use goal.

LU Goal 5: *Ensure connectivity that enhances community access and promotes physical, Social, and overall well- being so residents can live healthier and more active lives.*

Policy 1: *Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.*

Policy 2: *Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.*

Response: The proposed Comprehensive Plan Amendment site is in proximity of the Horn Rapids Master Plan area. It is bounded by SR-240 and the future buildout of Village Parkway. The City's Transportation plan identifies future extensions and development with these city roadways as well as a regional trail envisioned north within the Horn Rapids Industrial Park. The proposed Comprehensive Plan Amendment is consistent with this land use goal.

LU Goal 6: *Develop an attractive and vibrant Central Business District that displays the unique character of Richland.*

Policy 1: *Revitalize declining commercial areas by promoting clean, safe, and pedestrian-and bicycle-friendly environments.*

Policy 2: *Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.*

Policy 3: *Encourage infill development and redevelopment in the Central Business District. Public Facilities.*

Response: The site is not located near the Central Business District, so this goal would not directly apply to this proposal

LU Goal 7: *Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.*

Policy 1: *Locate municipal facilities within their services areas and ensure the grouping of facilities within neighborhoods, whenever feasible.*

Policy 2: *Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.*

Policy 3: *Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.*

Policy 4: *Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.*

Response: Comprehensive Plan Amendment is not anticipated to impact the City's plan for public facilities as the proposed land designation would support the construction of the new City of Richland Fire Station.

LU 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 1: *Ensure that land designated Urban Reserve remain in this holding category to serve future demand for land.*

Policy 2: *Apply the Agricultural designation in the Yakima River floodplain.*

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

Policy 4: *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Policy 5: *Define and identify mineral resources lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.*

Policy 6: *Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAS 365-190-070).*

Policy 7: *Ensure that land uses surrounding the Richland Airport area compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.*

Response: The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not within any shoreline; is without any known historical or archeological significance; is not a mineral resource areal or in close proximity to the Richland Airport.

LU Goal 9: *Within Island View, that City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses.*

Policy 1: *The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.*

Policy 2: *Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.*

Policy 3: *Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.*

Policy 4: *Applicants bringing forward a request to change the zoning of property designate Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single-family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.*

Policy 5: *Whenever properties designated with Single-Family Overlay are rezoned for non-single-family residential uses in accordance with Policy 4 above, the Single-Family Overlay designation should be removed from the subject property.*

Response: **The site is not located within the Island View area, so these land use policies do not apply.**

LU Goal 10: **Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.**

Policy 1: *Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.*

Policy 2: *Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.*

Policy 3: *Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.*

Response: **The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and prove the public with adequate note. The proposed plan amendment is consistent with this Land Use goal.**

HOUSING ELEMENT

HE Goal 1: *Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.*

Policy 1: *Ensure that the comprehensive plan development regulations allow for a variety of housing types, sized, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed use development, cluster development, live/work housing co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.*

Policy 2: *Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designate areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.*

Policy 3: *Support the development of senior housing care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.*

Policy 4: *Promote and prove incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.*

Policy 5: *Allow and regulate manufactured homes in the same way as site-built homes.*

Policy 6: *Plan for an adequate supply of land appropriate land designations and zoning categories to accommodate household growth, accommodating other commercial, industrial, and open space needs of the City.*

Response: *As noted in LU Goals 2 and 3 above, the proposed Comprehensive Plan Amendment would provide for future development of variety of residential densities and housing types. The proposed amendment is consistent with the land use goal.*

HE Goal 2: *Improve affordable housing opportunities for lower-income individuals, households, and first-time homebuyers.*

Policy 1: *Expand the supply of affordable units by proposing owner-and renter-occupied housing throughout the City, consistent with Comprehensive Plan.*

Policy 2: *Promote the use of mixed-income, housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with the Comprehensive Plan.*

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

Response: The amendment would not impact the City's goals and policies for the promotion of affordable housing.

TRANSPORTATION ELEMENT

TE Goal 1: *Provide an efficient and multi-model transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.*

Policy 1: *Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.*

Policy 2: *Identify and secure the rights of way for new and/or expanded transportation corridors.*

Policy 3: *Support rail services for industries and commerce within the area.*

Policy 4: *Support regional planning efforts for roadway, rail, air, and non-motorized travel.*

Policy 5: *Plan and implement transportation system improvements that meet the needs of all areas and residents.*

Policy 6: *Plan transportation facilities that are compatible with adjacent land uses.*

Policy 7: *Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.*

Response: The City of Richland City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.

TE Goals 2: The City of Richland Citywide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.

Policy 1: *Implement appropriate access control for arterial collectors and aerial streets.*

Policy 2: *Link local street networks through subdivisions to provide efficient local circulations, as appropriate, and provide additional collector arterial access for major residential areas.*

Policy 3: *Evaluate, Plan, and install traffic control devise and intersection designs to improve travel safety and efficiency.*

Response: The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed Comprehensive Plan Amendment would promote the opportunity for planned safe and efficient regional roadway connections and extensions within this area of the City. The propose Plan amendment is consistent with this transportation goal.

TE Goals 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

Policy 1: *Support increased use of transit, bicycling, and pedestrian travel.*

Policy 2: *Plan facilities for non-motorized travel across jurisdictional boundaries.*

Policy 3: *Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.*

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

Policy 5: *Design a circulation system to become a bicycle-friendly community with complete streets.*

Response: As noted in TE Goal 2 above, the City's City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed plan amendment is consistent with this transportation goal.

TE Goals 4: *Ensure that the road network is sensitive to the natural and built environment and offers a sense of community.*

Policy 1: *Use appropriate streetscape and gateway features along the major entryways into the City.*

Policy 2: *Implement landscaping and other types of buffers along major transportation corridors.*

Policy 3: *Construct street system improvements to reduce traffic congestion as a measure to improve quality.*

Policy 4: *Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.*

Policy 5: *Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.*

Response: The amendment would not impact the City's goals and policies for road networks.

URBAN DESIGN ELEMENT

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: *Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.*

Policy 2: *Hillside development should, as much as practical, blend with the natural shape and texture of the land.*

Policy 3: *Lighting should be designed so as to promote "Dark Sky" principals.*

Response: The site of the proposed plan amendment does not contain shorelines, steep slopes, or ridgelines and there are no known archeological or historical resources on site. Therefore, this Urban Design goal is not directly applicable to this proposed plan amendment.

UTILITIES ELEMENT

UE Goal 2: *Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to service new development.*

Policy 3: *Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right of way wherever possible.*

Response: The proposed Comprehensive Plan Amendment occurs within the City limits. The City Management plans include the anticipation of extension of streets and utility systems to serve this area. The proposed plan amendment is consistent with the intent of this policy.

Horn Rapids Future Fire Station
Comprehensive Plan Map Amendment

LIST OF EXHIBITS

EX - 1	Regional Vicinity Map
EX – 2	Aerial Site Map
EX – 2A	Overall Legal Description of Property
EX – 3	Current Comprehensive Plan Land Use Designation Map
EX – 4	Proposed Comprehensive Plan Land Use Designation Map
EX – 5	Local Vicinity Map
EX – 6	Topographic Map (1"=1,000)
EX – 7	Current Zoning Map
EX – 8	City of Richland Existing Sewer System
EX – 8A	City of Richland Master Plan System
EX – 8B	City of Richland Sewer CIP Summary
EX – 9	City of Transportation Future Functionally Classified Street Network Plan
EX – 10	City of Richland Water Proposed 2036 Water System Improvements – North
EX – 11	Proposed Zoning Map Amendment
EX – 11A	Proposed Zoning Legal Descriptions

City of Richland

COMPREHENSIVE PLAN AMENDMENT

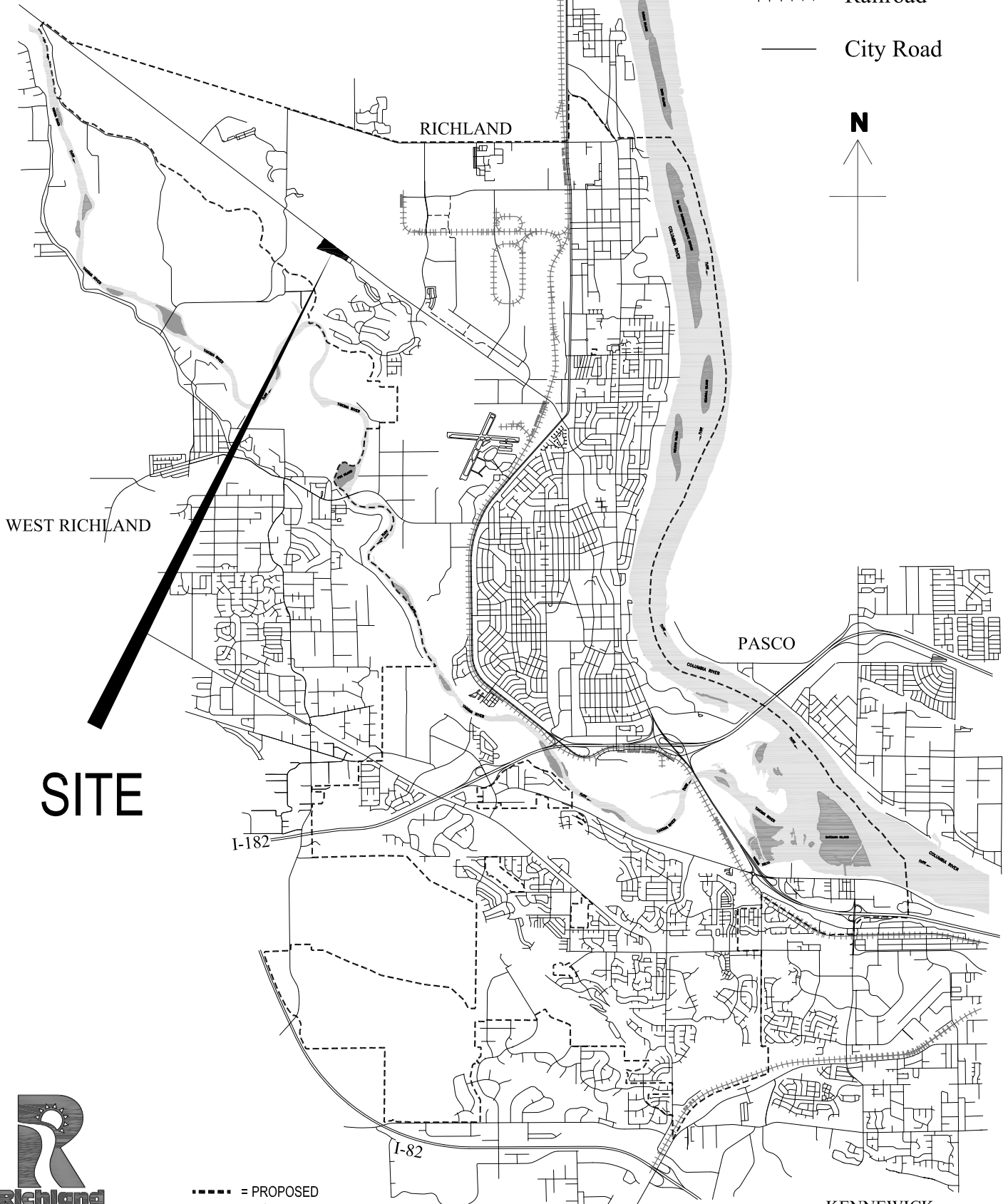
Legend

----- City Limits

+++++ Railroad

—— City Road

N

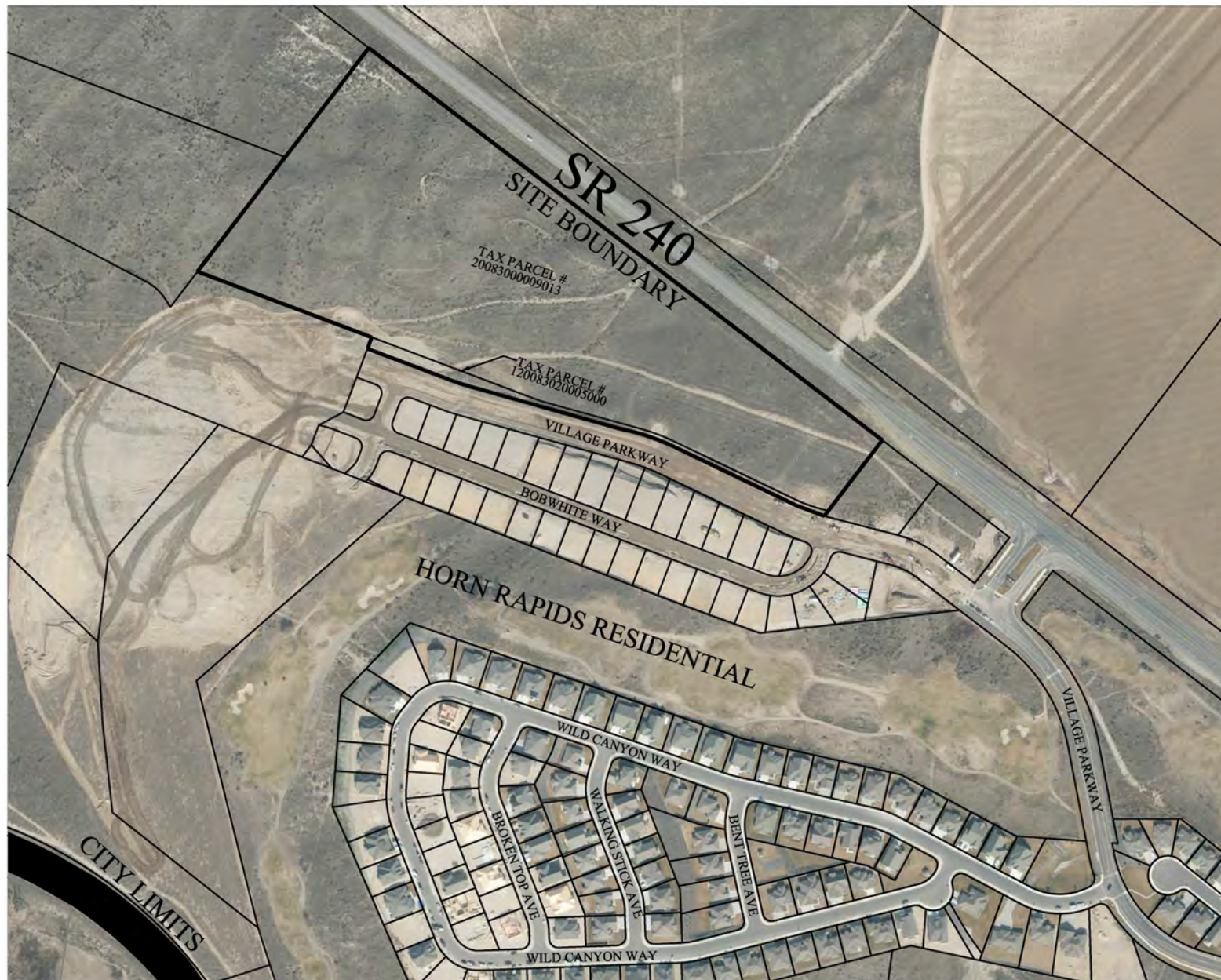


CAD DWG: VALDWG
DATE: 19.01.2021
DRAWN BY: DMM
SCALE: NTS

----- = PROPOSED
ROAD

KENNEWICK

EX-1



AERIAL SITE MAP

CITY OF RICHLAND ECONOMIC DEVELOPMENT
AND PAHLISCH HOMES
RICHLAND, WA

EX-2

DRAWING SCALE: NTS

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January 14, 2021

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DESCRIPTION FOR COMBINED SUB-AREAS 1 & 2:

TRACT E OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2 RECORDED IN VOLUME 15 OF PLATS AT PAGE 680 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2020-025039 AND A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2005-026833, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, MARKED BY A 3 INCH BRASS CAP INSCRIBED "S20-S21-S28-S29 T10N R28E LS 6455 1994" ON THE GOLF COURSE FAIRWAY, LOCATED NORTH 86°44'36" EAST A DISTANCE OF 5,300.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20, MARKED BY A STONE WITH "X" IN IRRIGATION VALVE CASE NEAR THE INTERSECTION OF WEIDLE ROAD & E 811 PR NE AT FENCE CORNER; THENCE NORTH 00°16'10" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 175.39 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EASEMENT MARGIN OF STATE ROUTE 240, ALSO KNOWN AS SECONDARY STATE HIGHWAY NO. 11-C, GRANTED PER DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 573713, SAID SOUTHWESTERLY EASEMENT MARGIN BEING A 75.00 FOOT OFFSET FROM THE CENTERLINE THEREOF;

THENCE NORTH 52°35'11" WEST ALONG SAID SOUTHWESTERLY EASEMENT MARGIN A DISTANCE OF 2,472.89 FEET TO A WESTERLY PROPERTY CORNER OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-008939 AND DEPICTED ON SURVEY NO. 4139 RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2010-026398, MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "SHEA LS 33656", BEING THE NORTHWEST CORNER OF TRACT D OF SAID PLAT OF QUAIL RIDGE PHASE 1 & 2 AND TRUE POINT OF BEGINNING;

THENCE NORTH 52°35'11" WEST CONTINUING ALONG SAID SOUTHWESTERLY EASEMENT MARGIN A DISTANCE OF 1,775.19 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY COMPOSITE BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-023857 AND SAID BENTON COUNTY AUDITOR'S FILE NUMBER 2019-008939;

THENCE SOUTH 37°24'49" WEST ALONG SAID SOUTHEASTERLY COMPOSITE BOUNDARY A DISTANCE OF 774.63 FEET TO THE INTERSECTION WITH THE BOUNDARY OF TRACT F OF SAID PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE ALONG SAID TRACT F BOUNDARY THE FOLLOWING COURSES:

THENCE SOUTH 69°17'53" EAST A DISTANCE OF 510.69 FEET;

THENCE SOUTH 20°42'03" WEST A DISTANCE OF 33.51 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY MARGIN OF VILLAGE PARKWAY DEDICATED PER SAID PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE LEAVING SAID TRACT F BOUNDARY AND FOLLOWING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES:

THENCE SOUTH 69°17'57" EAST A DISTANCE OF 247.61 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 562.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 50.93 FEET, WITH A DELTA ANGLE OF 05°11'33", A CHORD BEARING OF SOUTH 71°53'44" EAST, AND A CHORD LENGTH OF 50.91 FEET;

THENCE SOUTH 74°29'30" EAST A DISTANCE OF 483.39 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 562.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH

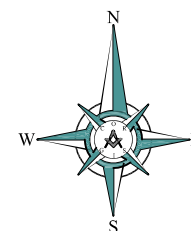
OF 99.43 FEET, WITH A DELTA ANGLE OF 10°08'11", A CHORD BEARING OF SOUTH 69°25'25" EAST, AND A CHORD LENGTH OF 99.30 FEET;

THENCE SOUTH 64°21'20" EAST A DISTANCE OF 378.80 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 458.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 80.39 FEET, WITH A DELTA ANGLE OF 10°03'26", A CHORD BEARING OF SOUTH 69°23'02" EAST, AND A CHORD LENGTH OF 80.29 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF SAID TRACT D OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE NORTH 37°24'49" EAST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 262.27 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 918,180 SQUARE FEET, 21.08 ACRES, MORE OR LESS.

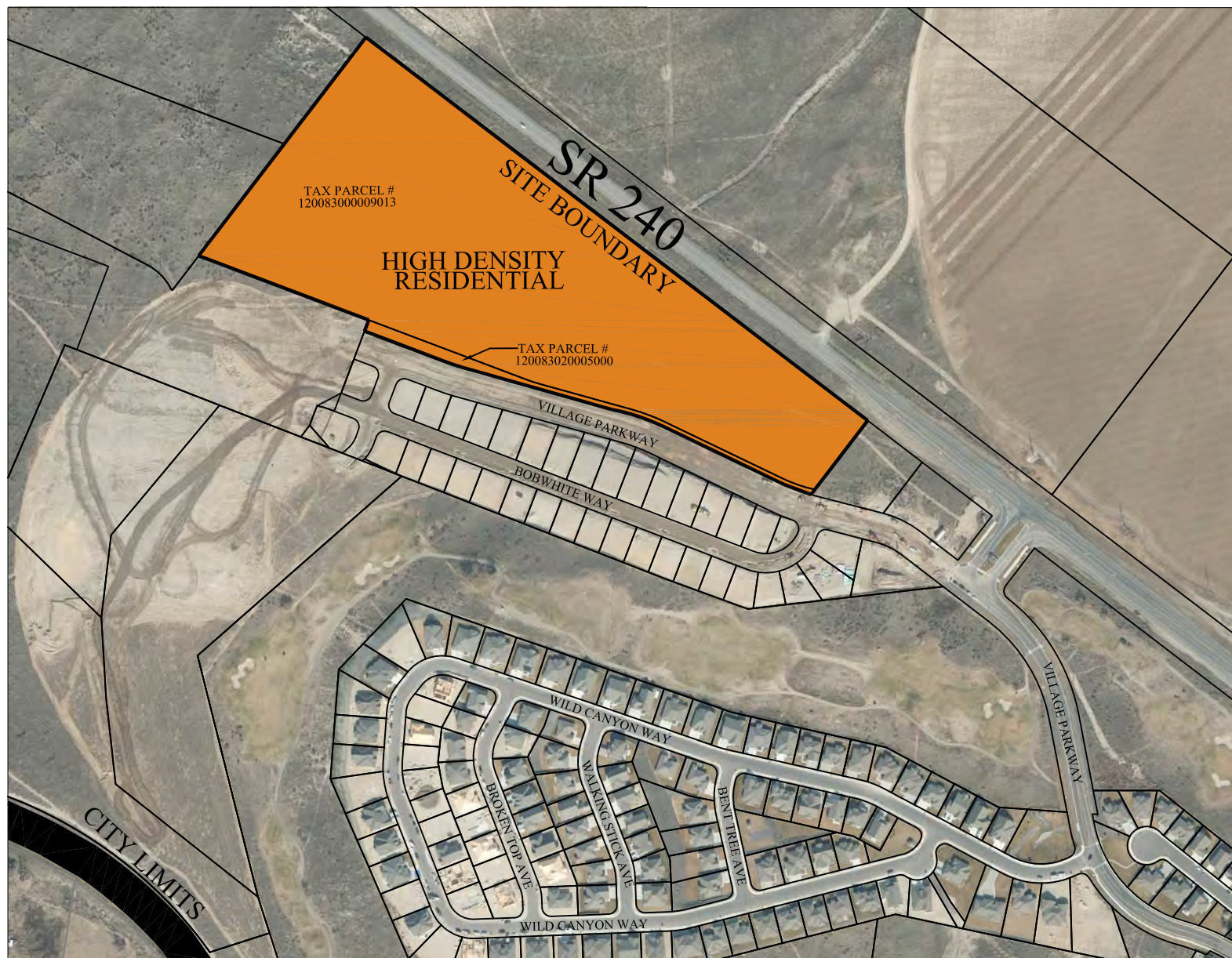
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



DRAWING SCALE: NTS

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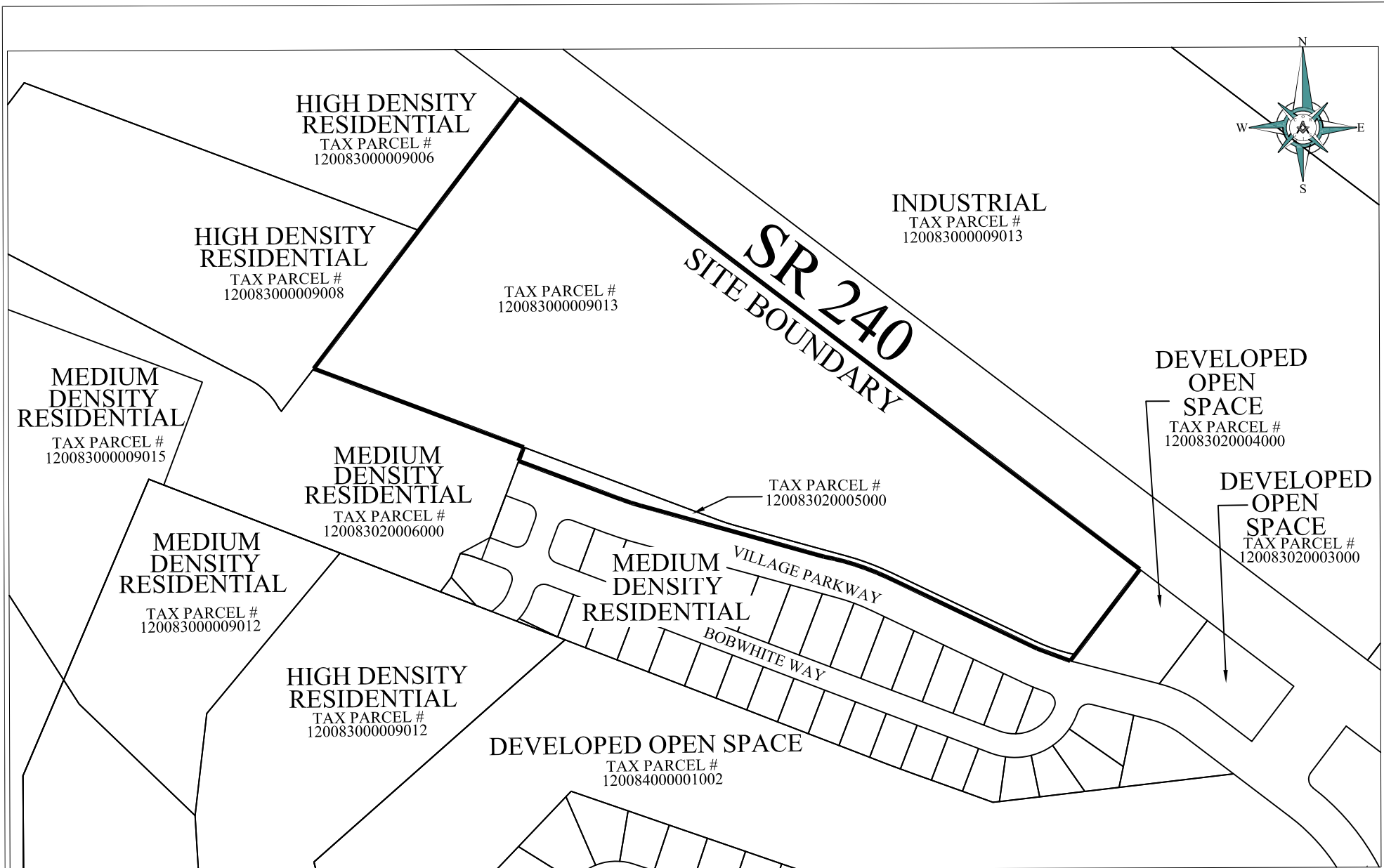
DRAWING SCALE: NTS

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January 21, 2021

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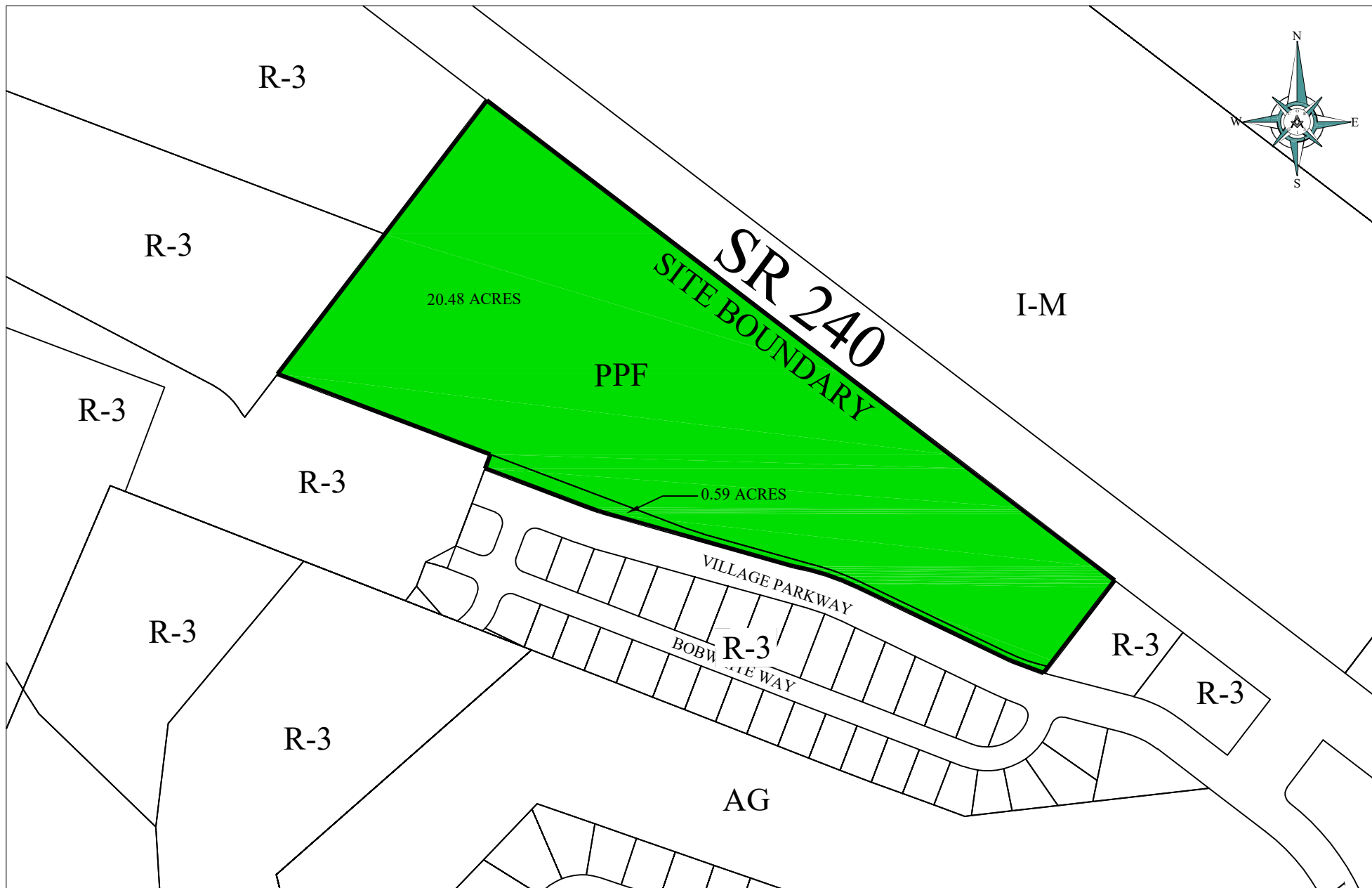


**HORN RAPIDS FUTURE FIRE STATION
LOCAL VICINITY MAP**
CITY OF RICHLAND ECONOMIC DEVELOPMENT
AND PAHLISCH HOMES
RICHLAND, WA

DRAWING
SCALE: 1"=300'

EX-5

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HORN RAPIDS FUTURE FIRE STATION
CURRENT ZONING MAP
 CITY OF RICHLAND ECONOMIC DEVELOPMENT
 AND PAHLISCH HOMES
 RICHLAND, WA

EX-7

DRAWING SCALE: NTS

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February 24, 2021

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Figure A1

Existing System

Legend

- City Limits
- Waste Water Treatment Plant
- City Lift Stations
- George Washington Way Diversion Structure
- Forcemain

Existing Pipe Size (in)

- Collector
- 10
- 12
- 15
- 18
- 21
- 24
- 27
- 30
- 36
- 42
- 54



Date: Dec 4, 2015





Figure A9

Master Plan System

Legend

City Limits

UGA

50-yr Planning

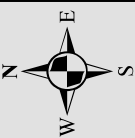
Waste Water Treatment Plant

City Lift Stations

MP City Lift Station

Existing Size (in)	MP Pipe Size (in)
Collector	Collector
10	10
12	12
15	15
18	18
21	21
24	24
27	27
30	30
36	36
42	42
54	54
Forcemain	MP Forcemain

0 6,000 12,000 Feet



Date: Dec 10, 2015



EX-8A



Figure A13
CIP Summary Map

Legend

City Limits

UGA

50-yr Planning

Waste Water Treatment Plant

City Lift Stations

MP City Lift Station

2015-2019

2020-2024

With Growth

Existing Size (in)

10

12

15

18

21

24

27

30

36

42

54

Forcemain

NOTE
A Master Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

0 6,000 12,000 Feet

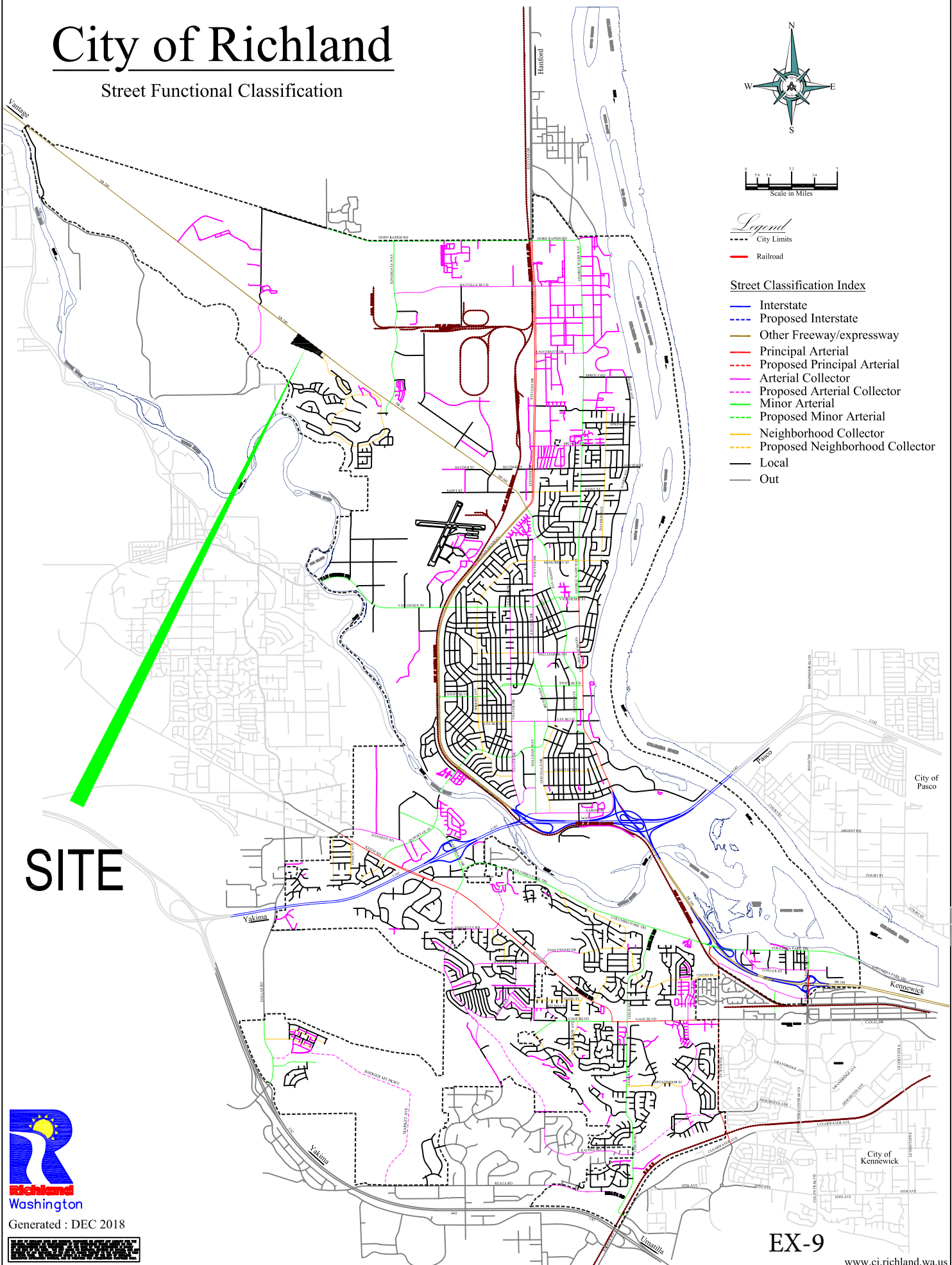


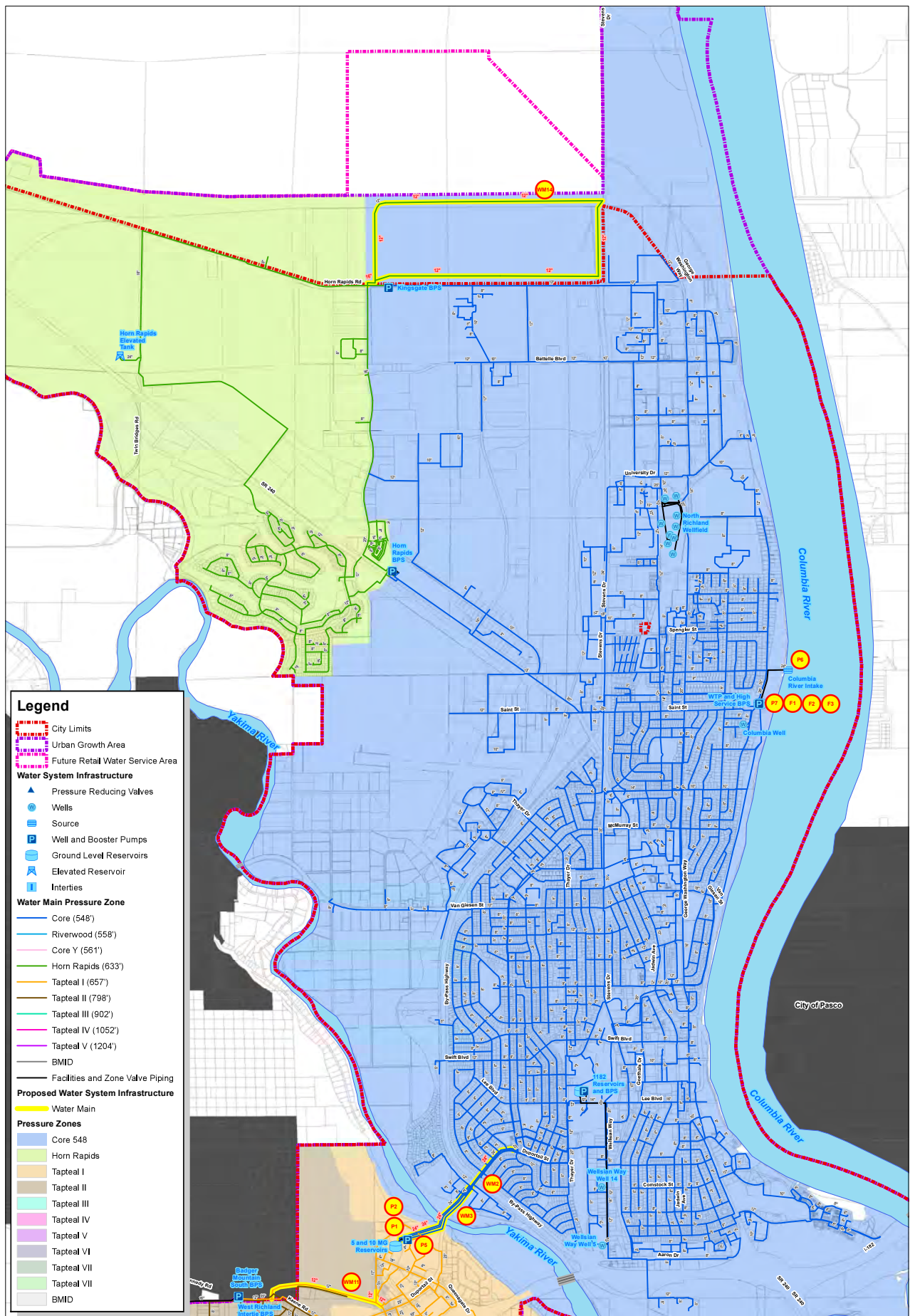
Date: Dec 9, 2015



City of Richland

Street Functional Classification





\\RH2\DFS\RICHLAND\DATA\RIC\715-107\GIS\MAPS\FIG8-1.MXD BY: RWITHERS PLOT DATE: MAR 20, 2017 COORDINATE SYSTEM: NAD 1983 STATEPLANE WASHINGTON SOUTH FIPS 4602 FEET

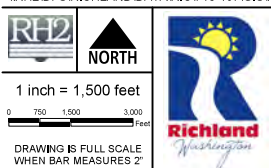
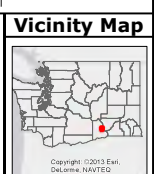
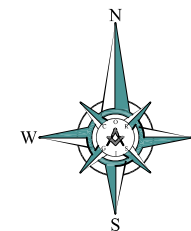
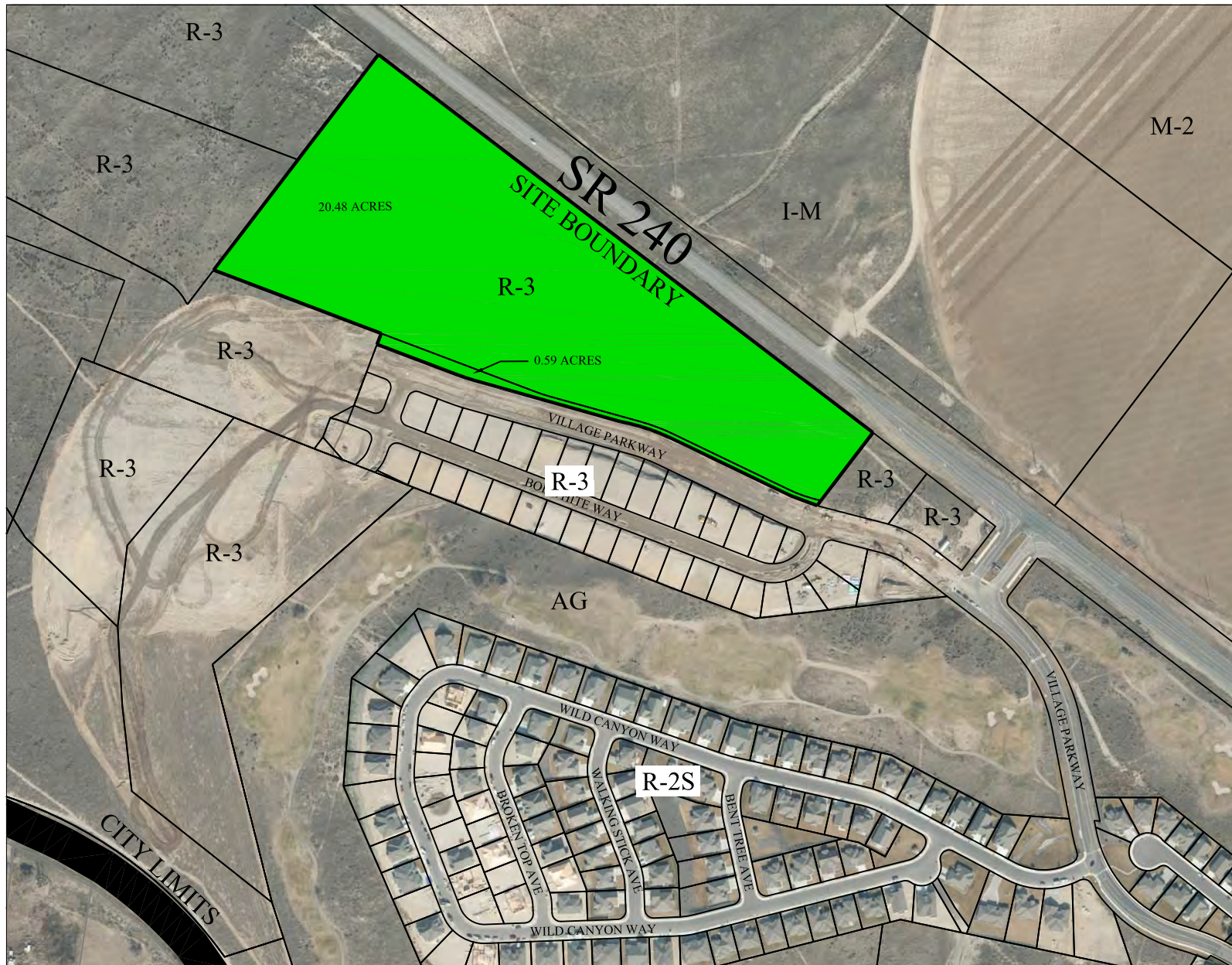


Figure 8-1 **Proposed Year 2036 Water System** **Improvements - North** **City of Richland** **2017 Comprehensive Water System Plan**

EX-10





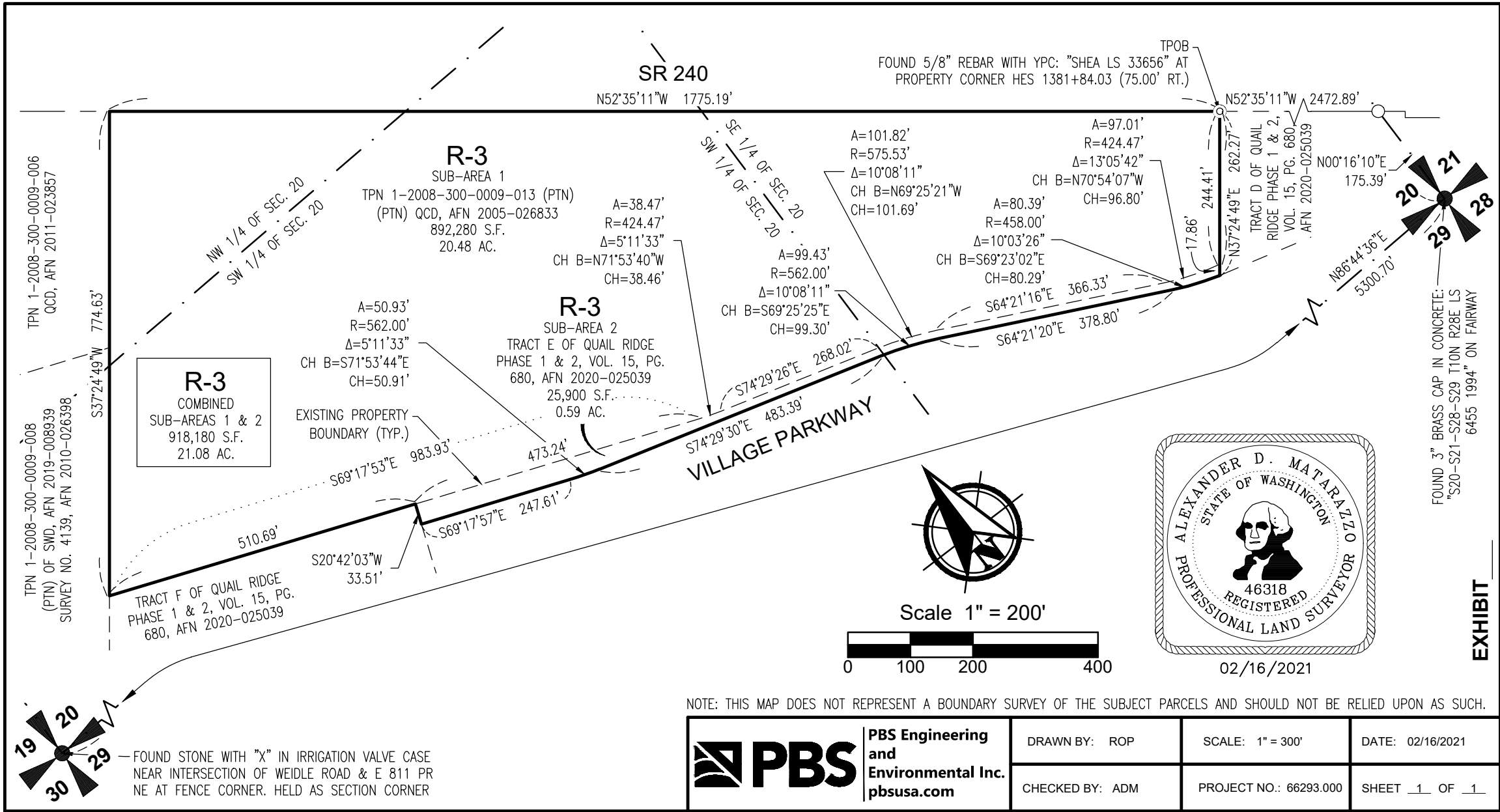
HORN RAPIDS FUTURE FIRE STATION
PROPOSED ZONING MAP AMENDMENT
 CITY OF RICHLAND ECONOMIC DEVELOPMENT
 AND PAHLISCH HOMES
 RICHLAND, WA

DRAWING SCALE: NTS

EX-11

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DESCRIPTION FOR SUB-AREA 1

A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2005-026833, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, MARKED BY A 3 INCH BRASS CAP INSCRIBED "S20-S21-S28-S29 T10N R28E LS 6455 1994" ON THE GOLF COURSE FAIRWAY, LOCATED NORTH 86°44'36" EAST A DISTANCE OF 5,300.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20, MARKED BY A STONE WITH "X" IN IRRIGATION VALVE CASE NEAR THE INTERSECTION OF WEIDLE ROAD & E 811 PR NE AT FENCE CORNER; THENCE NORTH 00°16'10" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 175.39 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EASEMENT MARGIN OF STATE ROUTE 240, ALSO KNOWN AS SECONDARY STATE HIGHWAY NO. 11-C, GRANTED PER DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 573713, SAID SOUTHWESTERLY EASEMENT MARGIN BEING A 75.00 FOOT OFFSET FROM THE CENTERLINE THEREOF;

THENCE NORTH 52°35'11" WEST ALONG SAID SOUTHWESTERLY EASEMENT MARGIN A DISTANCE OF 2,472.89 FEET TO A WESTERLY PROPERTY CORNER OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-008939 AND DEPICTED ON SURVEY NO. 4139 RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2010-026398, MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "SHEA LS 33656", BEING THE NORTHWEST CORNER OF TRACT D OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2 RECORDED IN VOLUME 15 OF PLATS AT PAGE 680 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2020-025039 AND TRUE POINT OF BEGINNING;

THENCE NORTH 52°35'11" WEST CONTINUING ALONG SAID SOUTHWESTERLY EASEMENT MARGIN A DISTANCE OF 1,775.19 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY COMPOSITE BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-023857 AND SAID BENTON COUNTY AUDITOR'S FILE NUMBER 2019-008939;

THENCE SOUTH 37°24'49" WEST ALONG SAID SOUTHEASTERLY COMPOSITE BOUNDARY A DISTANCE OF 774.63 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY COMPOSITE BOUNDARY OF TRACT E & F OF SAID PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE ALONG SAID NORTHEASTERLY COMPOSITE BOUNDARY THE FOLLOWING COURSES:

THENCE SOUTH 69°17'53" EAST A DISTANCE OF 983.93 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 424.47 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.47 FEET, WITH A DELTA ANGLE OF 05°11'33", A CHORD BEARING OF SOUTH 71°53'40" EAST, AND A CHORD LENGTH OF 38.46 FEET;

THENCE SOUTH 74°29'26" EAST A DISTANCE OF 268.02 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 575.53 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 101.82 FEET, WITH A DELTA ANGLE OF 10°08'11", A CHORD BEARING OF SOUTH 69°25'21" EAST, AND A CHORD LENGTH OF 101.69 FEET;

THENCE SOUTH 64°21'16" EAST A DISTANCE OF 366.33 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 424.47 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 97.01 FEET, WITH A DELTA ANGLE OF 13°05'42", A CHORD BEARING OF SOUTH 70°54'07" EAST, AND A CHORD LENGTH OF 96.80 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF SAID TRACT D OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE LEAVING SAID NORTHEASTERLY COMPOSITE BOUNDARY NORTH 37°24'49" EAST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 244.41 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 892,280 SQUARE FEET, 20.48 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

DESCRIPTION FOR SUB-AREA 2:

TRACT E OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2 RECORDED IN VOLUME 15 OF PLATS AT PAGE 680 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2020-025039, LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

HAVING AN AREA OF 25,900 SQUARE FEET, 0.59 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



First American

First American Title Insurance Company

**8109 W Grandridge Blvd, Suite 110
Kennewick, WA 99336**

January 30, 2021

Darin Arrasmith
City of Richland
625 Swift Boulevard
Richland, WA 99352

Phone: (509) 942-7591

Fax:

Title Officer:	Kevin L. Howes
Phone:	(509)734-0771
Fax No.:	(866)907-4468
E-Mail:	Khowes@firstam.com
Order Number:	3669013

Escrow Number:	3669013
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Owner:	Pahlisch Homes at Horn Rapids Limited Partnership and City of Richland
Property:	3112 Village Parkway Richland, Washington 99354

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

5003353-3669013

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

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 prosecution 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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

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

3669013

Order No.: 3669013

Liability: \$2,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: City of Richland

Date of Guarantee: January 27, 2021 @ 8:00am

The assurances referred to on the face page hereof are:

1. Title is vested in:

Pahlisch Homes at Horn Rapids Limited Partnership, an Oregon limited partnership, as to Parcel A and the City of Richland, a municipal corporation of the State of Washington, as to Parcel B

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.



First American

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3669013

RECORD MATTERS

1. General taxes and assessments, if any, for the year 2021, in an amount not yet available, which cannot be paid until the **15th day of February** of said year.
Tax Account No.: 120083020005000

Assessed Land Value: \$ 70,000.00
Assessed Improvement Value: \$ 0.00
2. General taxes and assessments, if any, for the year 2021, in an amount not yet available, which cannot be paid until the **15th day of February** of said year.
Tax Account No.: 120083000009013 (IOP)
1st Half
Assessed Value of Land: \$ 1,033,820.00
Assessed Value of Improvement: \$ 0.00
2nd Half
Assessed Value of Land: \$ 1,033,820.00
Assessed Value of Improvement: \$ 0.00
3. Provisions of the Articles of Incorporation and By-Laws of the **Horn Rapids Master Homeowners**, and any tax, fee, assessments or charges as may be levied by said association.
Recorded: October 11, 2019

Recording No.: [2019-031435](#)
4. 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.
5. Reservations contained in Deed:
Executed By: United States of America
Recorded: March 16, 1987
Recording Information: [87-4170](#)
As Follows:

SUBJECT TO a 100-foot wide easement for said canal, being 50 feet on each side of the center line of said canal as it now exists.
6. Relinquishment of right to access to State Highway and of light, view and air, under terms of Deed to the State of Washington except as therein provided.

7. Reservations contained in Deed:
Executed By: United States of America
Recorded: October 2, 1991
Recording Information: [91-17968](#)
As Follows:

A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945); and All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law.

Our title examination does not include the present ownership of the above reserved mineral rights.

8. Road and Utilities Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, The City of Richland
And: Horn Rapids Land Development
Recording Information: [2002-028629](#)

9. Road and Utilities Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, The City of Richland
And: Columbia Triangle Venture
Recording Information: [2002-028630](#)

10. 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: [94-18376](#)

Amendment thereto recorded under [2001-021610](#), [2003-061197](#), [2005-026398](#), [2005-030827](#), [2007-022828](#), [2011-024381](#), [2016-006290](#), a re-record of [2016-006215](#), [2018-002298](#) and [2019-008940](#).

11. Drainage Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: Columbia Triangle Venture, The City of Richland, Horn Rapids Land Development
Recording Information: [2002-028631](#)

12. Emergency Access and Utilities Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: The City of Richland
Recording Information: [2002-028632](#)

13. Sewer Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, Horn Rapids Land Development
And: Horn Rapids Land Development, The City of Richland
Recording Information: [2002-028633](#)

14. Sewer Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: The City of Richland
Recording Information: [2002-028634](#)
15. Sewer Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: The City of Richland, Horn Rapids Land Development
Recording Information: [2002-028635](#)
16. Sewer and Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: Columbia Triangle Venture, The City of Richland
Recording Information: [2002-028636](#)

Amendment thereto recorded under [2017-002344](#).

17. Sewer and Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: Columbia Triangle Venture, The City of Richland
Recording Information: [2002-028637](#)
18. Sewer and Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates
And: Columbia Triangle Venture, The City of Richland
Recording Information: [2002-028638](#)

Amendment thereto recorded under [2017-002345](#).

19. Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, Horn Rapids Land Development
And: The City of Richland, Horn Rapids Land Development
Recording Information: [2002-028639](#)
20. Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, The City of Richland
And: Columbia Triangle Venture, Horn Rapids Land Development
Recording Information: [2002-028640](#)
21. Electrical and Water Easement Agreement and the terms and conditions thereof:
Between: Columbia Golf Associates, The City of Richland
And: Columbia Triangle Venture, Horn Rapids Land Development, The City of Richland
Recording Information: [2002-028641](#)

22. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Record Survey No. 3935 recorded under recording number [2008-029833](#).
23. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by the Plat of Quail Ridge Phase 1 & 2 recorded in [Volume 15 of Plats, Page\(s\) 680](#).

24. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Record Survey No. 5052 recorded under recording number [2018-023978](#).
25. Relinquishment of right to access to State Highway and of light, view and air, under terms of Deed to the State of Washington except as therein provided.
Recorded: April 3, 2018
Recording Information: [2018-009303](#)
Affects: Parcel B

Informational Notes, if any



First American

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3669013

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

Parcel A

TRACT E, QUAIL RIDGE PHASE 1 & 2, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 15 OF PLATS, PAGE 680](#), RECORDS OF BENTON COUNTY, WASHINGTON.

Parcel B

THAT PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

THOSE PORTIONS OF SECTIONS 19, 20, AND 29, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 89° 22' 08" EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 210.81 FEET MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY LINE FOR STATE ROUTE 240, THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT OF WAY; THENCE NORTH 52° 35' 15" WEST A DISTANCE OF 232.06 FEET; THENCE NORTH 37° 24' 45" EAST 10.00 FEET; THENCE NORTH 52° 35' 15" WEST A DISTANCE OF 1912.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 52° 35' 15" WEST A DISTANCE OF 3487.19 FEET; THENCE SOUTH 37° 24' 45" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 52° 35' 15" WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 37° 24' 45" EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 52° 35' 15" WEST A DISTANCE OF 980.00 FEET; THENCE SOUTH 82° 24' 45" WEST A DISTANCE OF 67.39 FEET; THENCE NORTH 64° 28' 10" WEST A DISTANCE OF 19.99 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 64° 28' 10" EAST; THENCE SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, ALONG SAID CURVE HAVING A RADIUS OF 130 FEET THROUGH A CENTRAL ANGLE OF 47° 57' 50" A DISTANCE OF 108.83, TO A POINT ON THE EASTERLY RIGHT OF WAY OF TWIN BRIDGES ROAD (FORMERLY GROSSCUP ROAD); THE FOLLOWING COURSES ARE ALONG THE EASTERLY RIGHT OF WAY; THENCE SOUTH 22° 26' 00" EAST A DISTANCE OF 199.08 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 1020.04 FEET THROUGH A CENTRAL ANGLE OF 23° 23' 16" A DISTANCE OF 416.38 FEET; THENCE SOUTH 00° 57' 16" WEST A DISTANCE OF 1173.86 FEET; THENCE SOUTH 00° 58' 00" WEST A DISTANCE OF 92.60 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 820.00 FEET THROUGH A CENTRAL ANGLE OF 47° 32' 00" A DISTANCE OF 680.29 FEET; THENCE SOUTH 48° 30' 00" WEST A DISTANCE OF 341.50 FEET; THENCE SOUTH 46° 17' 51" WEST A DISTANCE OF 83.01 FEET LEAVING SAID EASTERLY RIGHT OF WAY TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY ON A 50 FOOT OFFSET FROM CENTERLINE AS BUILT LOCATION OF THE FORMER RICHLAND IRRIGATION DISTRICT CANAL REC. NO [87-4170](#), THE FOLLOWING COURSES ARE ALONG SAID NORTHEASTERLY RIGHT OF WAY; THENCE SOUTH 62° 36' 19" EAST A DISTANCE OF 18.03 FEET; THENCE SOUTH 61° 27' 57" EAST A DISTANCE OF 46.19 FEET; THENCE SOUTH 60° 26' 25" EAST A DISTANCE OF 62.98 FEET; THENCE SOUTH 61° 19' 14" EAST A DISTANCE OF 53.70 FEET; THENCE SOUTH 60° 36' 11" EAST A DISTANCE OF 53.98 FEET; THENCE SOUTH 62° 05' 07" EAST A DISTANCE OF 54.02 FEET; THENCE SOUTH 59° 37' 54" EAST A DISTANCE OF 53.11 FEET; THENCE SOUTH 59° 54' 21" EAST A DISTANCE OF 54.41 FEET; THENCE SOUTH 56° 12' 24" EAST A DISTANCE OF 58.03 FEET; THENCE SOUTH 49° 26' 17" EAST A DISTANCE OF 62.71 FEET; THENCE SOUTH 43° 38' 23" EAST A DISTANCE OF 57.28 FEET; THENCE SOUTH 39° 37' 50" EAST A DISTANCE OF 59.14 FEET; THENCE SOUTH 33° 13' 45" EAST A DISTANCE OF 60.86 FEET; THENCE SOUTH 30° 51' 34" EAST A DISTANCE OF 52.53 FEET; THENCE SOUTH 37° 15' 55" EAST A

DISTANCE OF 46.10 FEET; THENCE SOUTH 45° 03' 33" EAST A DISTANCE OF 48.94 FEET; THENCE SOUTH 45° 28' 16" EAST A DISTANCE OF 52.66 FEET; THENCE SOUTH 46° 42' 18" EAST A DISTANCE OF 46.15 FEET; THENCE SOUTH 53° 21' 50" EAST A DISTANCE OF 56.40 FEET; THENCE SOUTH 64° 11' 51" EAST A DISTANCE OF 45.37 FEET; THENCE SOUTH 72° 50' 55" EAST A DISTANCE OF 43.97 FEET; THENCE SOUTH 79° 28' 10" EAST A DISTANCE OF 47.14 FEET; THENCE SOUTH 83° 51' 02" EAST A DISTANCE OF 59.60 FEET; THENCE SOUTH 84° 37' 07" EAST A DISTANCE OF 63.48 FEET; THENCE SOUTH 84° 04' 22" EAST A DISTANCE OF 53.15 FEET; THENCE SOUTH 84° 36' 26" EAST A DISTANCE OF 58.62 FEET; THENCE SOUTH 85° 23' 27" EAST A DISTANCE OF 56.01 FEET; THENCE SOUTH 82° 45' 59" EAST A DISTANCE OF 57.26 FEET; THENCE SOUTH 77° 43' 38" EAST A DISTANCE OF 59.19 FEET; THENCE SOUTH 72° 25' 38" EAST A DISTANCE OF 62.64 FEET; THENCE SOUTH 69° 51' 07" EAST A DISTANCE OF 57.93 FEET; THENCE SOUTH 37° 57' 51" EAST A DISTANCE OF 52.77 FEET; THENCE SOUTH 64° 03' 53" EAST A DISTANCE OF 73.65 FEET; THENCE SOUTH 61° 56' 11" EAST A DISTANCE OF 53.77 FEET; THENCE SOUTH 62° 01' 43" EAST A DISTANCE OF 54.05 FEET; THENCE SOUTH 58° 21' 37" EAST A DISTANCE OF 51.34 FEET; THENCE SOUTH 57° 08' 23" EAST A DISTANCE OF 52.63 FEET; THENCE SOUTH 54° 06' 59" EAST A DISTANCE OF 55.36 FEET; THENCE SOUTH 52° 41' 24" EAST A DISTANCE OF 56.61 FEET; THENCE SOUTH 47° 46' 03" EAST A DISTANCE OF 54.80 FEET; THENCE SOUTH 47° 59' 47" EAST A DISTANCE OF 58.61 FEET; THENCE SOUTH 43° 05' 20" EAST A DISTANCE OF 56.97 FEET; THENCE SOUTH 38° 45' 34" EAST A DISTANCE OF 57.36 FEET; THENCE SOUTH 36° 49' 24" EAST A DISTANCE OF 54.07 FEET; THENCE SOUTH 35° 36' 27" EAST A DISTANCE OF 55.96 FEET; THENCE SOUTH 31° 22' 31" EAST A DISTANCE OF 68.80 FEET; THENCE SOUTH 27° 18' 04" EAST A DISTANCE OF 54.39 FEET; THENCE SOUTH 26° 44' 39" EAST A DISTANCE OF 53.66 FEET; THENCE SOUTH 24° 09' 09" EAST A DISTANCE OF 52.73 FEET; THENCE SOUTH 23° 36' 33" EAST A DISTANCE OF 56.55 FEET; THENCE SOUTH 17° 48' 06" EAST A DISTANCE OF 52.86 FEET; THENCE SOUTH 16° 50' 19" EAST A DISTANCE OF 52.58 FEET; THENCE SOUTH 18° 53' 38" EAST A DISTANCE OF 53.84 FEET; THENCE SOUTH 18° 11' 20" EAST A DISTANCE OF 54.75 FEET; THENCE SOUTH 18° 17' 43" EAST A DISTANCE OF 56.07 FEET; THENCE SOUTH 15° 22' 47" EAST A DISTANCE OF 57.93 FEET; THENCE SOUTH 13° 17' 15" EAST A DISTANCE OF 57.95 FEET; THENCE SOUTH 03° 26' 56" EAST A DISTANCE OF 59.69 FEET; THENCE SOUTH 01° 05' 20" WEST A DISTANCE OF 62.80 FEET; THENCE SOUTH 07° 38' 49" WEST A DISTANCE OF 56.58 FEET; THENCE SOUTH 08° 22' 19" WEST A DISTANCE OF 67.21 FEET; THENCE SOUTH 14° 06' 37" WEST A DISTANCE OF 55.03 FEET; THENCE SOUTH 13° 06' 15" WEST A DISTANCE OF 51.38 FEET; THENCE SOUTH 14° 43' 37" WEST A DISTANCE OF 54.17 FEET; THENCE SOUTH 15° 58' 33" WEST A DISTANCE OF 53.36 FEET; THENCE SOUTH 15° 59' 46" WEST A DISTANCE OF 56.84 FEET; THENCE SOUTH 18° 29' 49" WEST A DISTANCE OF 56.52 FEET; THENCE SOUTH 19° 42' 21" WEST A DISTANCE OF 50.83 FEET; THENCE SOUTH 22° 06' 48" WEST A DISTANCE OF 59.21 FEET; THENCE SOUTH 24° 47' 36" WEST A DISTANCE OF 57.37 FEET; THENCE SOUTH 27° 20' 53" WEST A DISTANCE OF 56.37 FEET; THENCE SOUTH 32° 27' 28" WEST A DISTANCE OF 56.52 FEET THENCE SOUTH 35° 43' 55" WEST A DISTANCE OF 54.16 FEET; THENCE SOUTH 40° 44' 09" WEST A DISTANCE OF 53.78 FEET; THENCE SOUTH 44° 38' 37" WEST A DISTANCE OF 47.07 FEET; THENCE SOUTH 45° 45' 17" WEST A DISTANCE OF 55.08 FEET; THENCE SOUTH 42° 34' 58" WEST A DISTANCE OF 48.62 FEET; THENCE SOUTH 37° 49' 02" WEST A DISTANCE OF 59.06 FEET; THENCE SOUTH 24° 20' 25" WEST A DISTANCE OF 19.77 FEET; THENCE SOUTH 04° 42' 50" EAST A DISTANCE OF 3.83 FEET; THENCE SOUTH 32° 02' 09" EAST A DISTANCE OF 70.22 FEET; THENCE SOUTH 34° 43' 39" EAST A DISTANCE OF 53.73 FEET; THENCE SOUTH 31° 18' 38" EAST A DISTANCE OF 63.19 FEET; THENCE SOUTH 35° 06' 03" EAST A DISTANCE OF 24.61 FEET; THENCE SOUTH 33° 45' 12" EAST A DISTANCE OF 23.23 FEET; THENCE SOUTH 37° 39' 54" EAST A DISTANCE OF 24.18 FEET; THENCE SOUTH 53° 04' 12" EAST A DISTANCE OF 32.18 FEET; THENCE SOUTH 73° 11' 12" EAST A DISTANCE OF 45.95 FEET; THENCE SOUTH 76° 36' 27" EAST A DISTANCE OF 52.04 FEET; THENCE SOUTH 78° 21' 44" EAST A DISTANCE OF 53.40 FEET; THENCE SOUTH 74° 15' 36" EAST A DISTANCE OF 55.05 FEET; THENCE SOUTH 70° 39' 20" EAST A DISTANCE OF 54.62 FEET; THENCE SOUTH 66° 08' 24" EAST A DISTANCE OF 55.21 FEET; THENCE SOUTH 64° 25' 42" EAST A DISTANCE OF 54.33 FEET; THENCE SOUTH 62° 35' 24" EAST A DISTANCE OF 54.78 FEET; THENCE SOUTH 60° 10' 22" EAST A DISTANCE OF 53.75 FEET; THENCE SOUTH 60° 19' 35" EAST A DISTANCE OF 53.83 FEET; THENCE SOUTH 52° 08' 54" EAST A DISTANCE OF 57.42 FEET; THENCE SOUTH 49° 10' 37" EAST A DISTANCE OF 50.24 FEET; THENCE SOUTH 46° 50' 14" EAST A DISTANCE OF 114.96 FEET; THENCE SOUTH 43° 25' 00" EAST A DISTANCE OF 44.52 FEET; THENCE SOUTH 40° 07' 3" EAST A DISTANCE OF 56.38 FEET; THENCE NORTH 44° 20' 21" EAST A DISTANCE OF 113.30 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL "B" AS DESCRIBED IN SWD AF#1996-006256, RECORDS OF BENTON COUNTY, WASHINGTON THE FOLLOWING COURSES ARE ALONG PARCEL "B"; THENCE NORTH 64° 31' 19" WEST A DISTANCE OF 159.23 FEET; THENCE NORTH 60° 52' 51" WEST A DISTANCE OF 721.93 FEET; THENCE NORTH 52° 24' 10" EAST A DISTANCE OF

1106.57 FEET; THENCE NORTH 57° 31' 24" EAST A DISTANCE OF 405.23 FEET; THENCE SOUTH 89° 34' 09" EAST A DISTANCE OF 747.48 FEET; THENCE SOUTH 24° 55' 37" EAST A DISTANCE OF 3.75 FEET LEAVING SAID SOUTHERLY LINE OF SAID PARCEL "B", TO A POINT ON THE NORTHWESTERLY LINE OF THE PLAT OF PRESTWICK AT HORN RAPIDS (RIVER PARK DRIVE), AS RECORDED IN VOLUME 14 OF PLATS ON PAGE 170 RECORD OF BENTON COUNTY, WASHINGTON; THENCE NORTH 64° 02' 25" EAST A DISTANCE OF 93.62 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON THE NORTHERLY MARGIN OF SAID RIVER PARK DRIVE AND A NON-TANGENT POINT OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING ON NORTH 18° 25' 34" EAST AND A RADIUS OF 558.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 20.14 FEET THROUGH A CENTRAL ANGLE OF 02° 04' 03" AND A CHORD BEARING AND DISTANCE OF NORTH 70° 32' 24" WEST 20.14 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF THE PLAT OF MAIDSTONE AT HORN RAPIDS AS RECORDED IN VOLUME 15 ON PAGE 36, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 15° 36' 34" EAST A DISTANCE OF 84.55 FEET ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF MAIDSTONE, THE FOLLOWING COURSES ARE ALONG SAID NORTHWESTERLY LINE; THENCE NORTH 26° 17' 38" EAST A DISTANCE OF 80.93 FEET; THENCE NORTH 40° 08' 37" EAST A DISTANCE OF 80.74 FEET; THENCE NORTH 46° 09' 03" EAST A DISTANCE OF 451.28 FEET; THENCE NORTH 73° 25' 15" WEST A DISTANCE OF 829.57 FEET LEAVING SAID NORTHWESTERLY LINE OF SAID PLAT OF MAIDSTONE ALONG THE SOUTHERLY LINE OF PARCEL "A" OF SWD, SECOND CORRECTION AF#96-6256, RECORDS OF BENTON COUNTY, WASHINGTON THE FOLLOWING COURSES ARE ALONG SAID PARCEL "A"; THENCE SOUTH 76° 01' 32" WEST A DISTANCE OF 352.03 FEET; THENCE SOUTH 87° 59' 08" WEST A DISTANCE OF 592.45 FEET; THENCE NORTH 78° 30' 24" WEST A DISTANCE OF 487.33 FEET; THENCE NORTH 17° 41' 28" WEST A DISTANCE OF 448.14 FEET; THENCE NORTH 14° 02' 54" WEST A DISTANCE OF 699.54 FEET; THENCE NORTH 48° 39' 34" EAST A DISTANCE OF 764.34 FEET; THENCE SOUTH 68° 42' 46" EAST A DISTANCE OF 791.83 FEET; THENCE SOUTH 69° 57' 21" EAST A DISTANCE OF 250.95 FEET; THENCE NORTH 83° 26' 21" EAST A DISTANCE OF 562.80 FEET; THENCE NORTH 68° 15' 00" EAST A DISTANCE OF 273.37 FEET; TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY FOR STATE ROUTE 240 AND BACK TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION DEFINED AS FOLLOWS;

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON;

DESCRIBED AS FOLLOWS; BEGINNING AT A 3-INCH BRASS CAP MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 86° 44' 38" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 1504.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, NORTH 89° 33' 31" WEST 626.63 FEET; THENCE SOUTH 76° 07' 32" WEST 237.83 FEET; THENCE SOUTH 00° 42' 18" WEST 701.84 FEET; THENCE SOUTH 84° 34' 08" EAST 489.13 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 641.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 28° 36' 49" EAST); THROUGH A CENTRAL ANGLE OF 03° 02' 38" FOR AN ARC DISTANCE OF 34.05 FEET; THENCE NORTH 64° 02' 25" EAST 111.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RIVER PARK DRIVE SAID POINT BEING 42.00 NORTHERLY OF THE CENTER LINE OF SAID RIVER PARK DRIVE WHEN MEASURED AT RIGHT ANGLES OR RADIAL SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 17, MAIDSTONE AT HORN RAPIDS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 36 RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RIVER PARK DRIVE AND SAID LOT 17; NORTHWESTERLY ALONG THE ARC OF A 558.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 18° 25' 32" EAST), THROUGH A CENTRAL ANGLE OF 02° 04' 23" FOR AN ARC DISTANCE OF 20.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND THE POINT OF TANGENCY THENCE LEAVING NORTHERLY RIGHT OF WAY LINE OF SAID RIVER PARK DRIVE AND CONTINUING TO FOLLOW SAID PLAT BOUNDARY THE FOLLOWING COURSES; THENCE NORTH 15° 36' 34" EAST 84.57 FEET; THENCE NORTH 26° 17' 38" EAST 80.93 FEET; THENCE NORTH 40° 08' 37" EAST 80.74 FEET; THENCE NORTH 46° 09' 03" EAST 595.22 FEET; THENCE LEAVING THE PLAT BOUNDARY OF SAID MAIDSTONE AT HORN RAPIDS, NORTH 53° 45' 39" WEST 222.36 FEET; THENCE NORTH 89° 33' 31" WEST 92.93 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE NORTH 00° 30' 06" EAST 174.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 240, NORTH 52° 35' 15" WEST 1873.74 FEET TO THE BOUNDARY OF THE COLUMBIA GOLF ASSOCIATES PARCEL AS DESCRIBED UNDER AF#2005-043675, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240 AND FOLLOWING THE BOUNDARY OF SAID COLUMBIA GOLF ASSOCIATED PARCEL THE FOLLOWING COURSES; THENCE SOUTH 68° 15' 00" WEST 273.38 FEET; THENCE SOUTH 83° 26' 21" WEST 10.46 FEET TO THE TRUE POINT OF BEGINNING,

THENCE CONTINUING SOUTH 83° 26' 21" WEST 552.34 FEET; THENCE NORTH 69° 57' 21" WEST 250.97 FEET; THENCE NORTH 68° 42' 46" WEST 791.83 FEET; THENCE LEAVING THE BOUNDARY OF SAID COLUMBIA GOLF ASSOCIATES PARCEL AND CONTINUING NORTH 68° 42' 46" WEST 979.66 FEET; THENCE NORTH 20° 42' 03" EAST 250.58 FEET; THENCE NORTH 69° 17' 57" WEST 768.43 FEET; THENCE NORTH 37° 24' 45" EAST 519.51 FEET; THENCE SOUTH 69° 17' 57" EAST 960.00 FEET; THENCE SOUTH 37° 24' 45" WEST 519.51 FEET; THENCE SOUTH 69° 17' 57" EAST 1019.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 542.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 20° 42' 03" EAST) THROUGH A CENTRAL ANGLE OF 05° 11' 33" FOR AN ARC DISTANCE OF 49.12 FEET; THENCE SOUTH 74° 29' 30" EAST 268.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 458.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 15° 30' 30" WEST) THROUGH A CENTRAL ANGLE OF 10° 08' 10" FOR AN ARC DISTANCE OF 81.03 FEET THENCE SOUTH 64° 21' 20" EAST 366.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 542.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 25° 38' 40" EAST) THROUGH A CENTRAL ANGLE OF 07° 27' 25" FOR AN ARC DISTANCE OF 70.54 FEET; THENCE NORTH 37° 24' 45" EAST 371.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240 SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTH 52° 35' 15" EAST 440.45 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTH 37° 24' 45" WEST 242.00 FEET; THENCE SOUTH 52° 35' 15" EAST 11.76 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LYING IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON REBAR MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AS SHOWN IN RECORD OF SURVEY #4139, RECORDS IN VOLUME 1 OF SURVEYS, PAGE 4139, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 86° 43' 18" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 751.33 FEET; THENCE LEAVING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 62° 20' 10" WEST 257.09 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 37° 24' 45" WEST 54.79 FEET; THENCE NORTH 62° 20' 10" WEST 88.12 FEET; THENCE NORTH 37° 24' 45" EAST, 1092.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE OF SAID STATE ROUTE 240 WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTH 52° 35' 15" EAST 1006.30 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 240, SOUTH 37° 24' 45" WEST 377.83 FEET; THENCE NORTH 69° 17' 57" WEST 960.00 FEET; THENCE SOUTH 37° 24' 45" WEST 369.01 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,

TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00° 30' 06" EAST ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 174.99 FEET TO THE SOUTHERLY MARGIN OF STATE ROUTE 240; THENCE NORTH 52° 35' 15" WEST ALONG THE SOUTHERLY MARGIN THEREOF FOR A DISTANCE OF 1873.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 52° 35' 15" WEST ALONG THE SOUTHERLY MARGIN THEREOF FOR A DISTANCE OF 159.45 FEET; THENCE SOUTH 37° 24' 45" WEST FOR A DISTANCE OF 242.00 FEET; THENCE SOUTH 52° 35' 15" EAST FOR A DISTANCE OF 11.76 FEET TO THE INTERSECTION OF THE NORTHWEST LINE OF A PARCEL AS DESCRIBED AS TRACT 1 IN DEED RECORDED UNDER AF#2005-043675, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE THE FOLLOWING COURSES; THENCE NORTH 83° 26' 21" EAST FOR A DISTANCE OF 10.46 FEET; THENCE NORTH 68° 15' 00" EAST FOR A DISTANCE OF 273.38 FEET TO THE SOUTHERLY MARGIN THEREOF AND THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, (FROM WHICH A STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 BEARS SOUTH 86°44'38" WEST, 2650.30 FEET); THENCE SOUTH 86°44'38" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 462.15 FEET; THENCE NORTH 78°30'24" WEST, 441.70 FEET; THENCE NORTH 17°47'28" WEST, 341.42 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING NORTH 17°47'28" WEST, 106.72 FEET; THENCE NORTH 14°02'54" WEST, 699.54 FEET; THENCE NORTH 48°39'34" EAST, 764.06 FEET; THENCE NORTH 68°42'46" WEST, 1016.38 FEET; THENCE SOUTH 23°10'55" WEST, 733.96 FEET; THENCE SOUTH 00°05'48" EAST, 554.49 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A 1245.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 14°40'57" WEST) THROUGH A CENTRAL ANGLE OF 39°39'30" FOR AN ARC LENGTH OF 861.75 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 55°29'18" EAST, 844.65 FEET); THENCE NORTH 72°12'32" EAST, 176.21 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION;

AND ALSO EXCEPT A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 20, (FROM WHICH THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 BEARS SOUTH 86°44'38" WEST, 2650.30 FEET); THENCE NORTH 00°30'06" EAST, 174.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE NORTH 52°35'15" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240 FOR A DISTANCE OF 2473.61 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF RICHLAND PARCEL AS DESCRIBED UNDER AUDITOR'S FILE NO. [2005-026833](#), RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240 ALONG THE BOUNDARY OF SAID CITY OF RICHLAND PARCEL THE FOLLOWING COURSES: THENCE SOUTH 37°24'45" WEST, 244.41 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 37°24'45" WEST, 126.65 FEET TO THE SOUTHEAST CORNER OF SAID CITY OF RICHLAND PARCEL, SAID POINT ALSO BEING AN INTERIOR CORNER OF THE PAHLISCH HOMES AT HORN RAPIDS LIMITED PARTNERSHIP PARCEL; THENCE ALONG THE COMMON BOUNDARY OF SAID CITY OF RICHLAND PARCEL AND SAID PAHLISCH HOMES AT HORN RAPIDS LIMITED PARTNERSHIP PARCEL THE FOLLOWING COURSES: THENCE NORTHWESTERLY, ALONG THE ARC OF A

542.00 RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 18°11'15" EAST) THROUGH A CENTRAL ANGLE OF 07°27'25" FOR AN ARC LENGTH OF 70.54 FEET, (THE LONG CHORD OF WHICH BEARS NORTH 68°05'02" WEST, 70.49 FEET); THENCE NORTH 64°21'20" WEST, 366.33 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A 458.00 FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 25°38'40" WEST) THROUGH A CENTRAL ANGLE OF 10°08'11" FOR AN ARC LENGTH OF 81.03 FEET, (THE LONG CHORD OF WHICH BEARS NORTH 69°25'25" WEST, 80.92 FEET); THENCE NORTH 74°29'30" WEST, 268.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A 542.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS WHICH BEARS NORTH 15°30'30" EAST) THROUGH A CENTRAL ANGLE OF 05°11'33" FOR AN ARC LENGTH OF 49.12 FEET, (THE LONG CHORD OF WHICH BEARS NORTH 71°53'44" WEST, 49.10 FEET); THENCE NORTH 69°17'57" WEST, 1019.21 FEET; THENCE NORTH 37°24'45" EAST, 122.71 FEET; THENCE LEAVING THE COMMON BOUNDARY OF SAID CITY OF RICHLAND PARCEL AND SAID PAHLISCH HOMES AT HORN RAPIDS LIMITED PARTNERSHIP PARCEL, SOUTH 69°17'57" EAST, 983.92 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A 424.47 FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 20°42'03" EAST) THROUGH A CENTRAL ANGLE OF 05°11'33" FOR AN ARC LENGTH OF 38.47 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 71°53'44" EAST, 38.46 FEET); THENCE SOUTH 74°29'30" EAST, 268.02 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A 575.53 FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS WHICH BEARS SOUTH 15°15'30" WEST) THROUGH A CENTRAL ANGLE OF 10°08'11" FOR AN ARC LENGTH OF 101.82 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 69°25'25" EAST, 101.69 FEET); THENCE SOUTH 64°21'20" EAST, 366.33 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A 424.47 FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 25°38'40" EAST) THROUGH A CENTRAL ANGLE OF 13°05'42" FOR AN ARC LENGTH OF 97.01 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 70°54'11" EAST, 96.80 FEET) TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER [2005-026833](#), LOCATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 86°44'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20 A DISTANCE OF 2650.36 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 15°35'50" EAST A DISTANCE OF 1075.35 FEET TO A POINT BEING A 20.00 FOOT NORTHEASTERLY OFFSET FROM THE NORTHEASTERLY RIGHT OF WAY MARGIN OF THE FORMER RICHLAND IRRIGATION DISTRICT CANAL DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER [87-4170](#), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 06°27'23" EAST A DISTANCE OF 1658.90 FEET TO THE PARCEL BOUNDARIES OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER [2019-008939](#); THENCE ALONG SAID PARCEL BOUNDARIES THE FOLLOWING COURSES:

THENCE SOUTH 69°18'04" EAST A DISTANCE OF 768.43 FEET; THENCE SOUTH 20°41'56" WEST A DISTANCE OF 250.58 FEET; THENCE NORTH 68°42'53" WEST A DISTANCE OF 36.72 FEET; THENCE SOUTH 23°10'48" WEST A DISTANCE OF 733.96 FEET; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 554.53 FEET TO A POINT BEING A 20.00 FOOT NORTHEASTERLY OFFSET FROM SAID NORTHEASTERLY RIGHT OF WAY MARGIN OF THE FORMER RICHLAND IRRIGATION DISTRICT CANAL, SAID POINT BEING AN ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1245.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 14°42'25" WEST; THENCE ALONG SAID CURVE AND LEAVING SAID PARCEL BOUNDARIES, HAVING AN ARC LENGTH OF 194.06 FEET, WITH A DELTA ANGLE OF 08°55'51", A CHORD BEARING OF NORTH 79°45'30" WEST, AND A CHORD LENGTH OF 193.87 FEET; THENCE ALONG SAID 20.00 FOOT NORTHEASTERLY OFFSET FROM SAID NORTHEASTERLY RIGHT OF WAY MARGIN OF THE FORMER RICHLAND IRRIGATION DISTRICT CANAL FOR FOLLOWING COURSES: THENCE NORTH 84°13'26" WEST A DISTANCE OF 238.59 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 68.33 FEET, WITH A DELTA ANGLE OF 13°58'57", A CHORD BEARING OF NORTH 77°13'57" WEST, AND A CHORD LENGTH OF 68.16 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER [2005-026833](#), LOCATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20, MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LS 16216" IN CASE AT THE CENTERLINE OF TWIN BRIDGES ROAD, LOCATED NORTH 00°58'13" EAST A DISTANCE OF 2,641.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20, MARKED BY A STONE WITH "X" IN IRRIGATION VALVE CASE NEAR THE INTERSECTION OF WEIDLE ROAD & E 811 PR NE AT FENCE CORNER; THENCE SOUTH 00°58'13" WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 348.32 FEET TO THE INTERSECTION WITH THE EAST MARGIN OF TWIN BRIDGES ROAD RIGHT OF WAY, DEDICATED PER CITY OF RICHLAND ORDINANCE NO. 18-10, PAGES 34 THROUGH 36 OF 38, RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2010-020839 AND TRUE POINT OF BEGINNING;

THENCE SOUTH 00°58'13" WEST CONTINUING ALONG SAID WEST LINE OF SECTION 20 A DISTANCE OF 414.54 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 273.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 38°47'20" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.49 FEET, WITH A DELTA ANGLE OF 07°01'46", A CHORD BEARING OF SOUTH 54°43'33" EAST, AND A CHORD LENGTH OF 33.47 FEET TO A POINT OF REVERSE CURVATURE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,058.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 399.81 FEET, WITH A DELTA ANGLE OF 21°39'07", A CHORD BEARING OF SOUTH 47°24'53" EAST, AND A CHORD LENGTH OF 397.44 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2020-000064;

THENCE NORTH 06°27'35" EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 1,100.83 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF TRACT F OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2 RECORDED IN [VOLUME 15 OF PLATS AT PAGE 680](#) UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2020-025039;

THENCE NORTH 37°24'49" EAST ALONG SAID WEST BOUNDARY OF TRACT F A DISTANCE OF 95.71 FEET TO THE INTERSECTION WITH THE BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-023857;

THENCE NORTH 62°20'05" WEST ALONG SAID BOUNDARY A DISTANCE OF 88.12 FEET; THENCE NORTH 37°24'49" EAST CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 1,092.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EASEMENT MARGIN OF STATE ROUTE 240, ALSO KNOWN AS SECONDARY STATE HIGHWAY NO. 11-C, GRANTED PER DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER [573713](#), SAID SOUTHWESTERLY EASEMENT MARGIN BEING A 75.00 FOOT OFFSET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID SOUTHWESTERLY EASEMENT MARGIN THE FOLLOWING COURSES:

THENCE NORTH 52°35'11" WEST A DISTANCE OF 102.54 FEET;

THENCE SOUTH 37°24'49" WEST A DISTANCE OF 5.00 FEET TO AN 80.00 FOOT OFFSET FROM SAID CENTERLINE;

THENCE NORTH 52°35'11" WEST A DISTANCE OF 300.00 FEET;

THENCE NORTH 37°24'49" EAST A DISTANCE OF 5.00 FEET TO A 75.00 FOOT OFFSET FROM SAID CENTERLINE;

THENCE NORTH 52°35'11" WEST A DISTANCE OF 140.99 FEET;

THENCE SOUTH 37°24'49" WEST LEAVING SAID SOUTHWESTERLY EASEMENT MARGIN A DISTANCE OF

158.00 FEET;

THENCE NORTH 52°35'11" WEST A DISTANCE OF 35.74 FEET;

THENCE SOUTH 37°24'49" WEST A DISTANCE OF 329.00 FEET;

THENCE SOUTH 61°57'09" WEST A DISTANCE OF 27.75 FEET;

THENCE NORTH 89°02'49" WEST A DISTANCE OF 71.00 FEET;

THENCE SOUTH 00°57'11" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°02'49" WEST A DISTANCE OF 167.00 FEET TO THE EAST MARGIN OF SAID TWIN BRIDGES ROAD RIGHT OF WAY, BEING A 40.00 FOOT OFFSET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID EAST RIGHT OF WAY MARGIN THE FOLLOWING COURSES:

THENCE SOUTH 00°57'11" WEST A DISTANCE OF 964.44 FEET;

THENCE SOUTH 00°58'13" WEST A DISTANCE OF 92.21 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 260.27 FEET, WITH A DELTA ANGLE OF 17°45'10", A CHORD BEARING OF SOUTH 09°50'48" WEST, AND A CHORD LENGTH OF 259.23 FEET TO THE TRUE POINT OF BEGINNING.



February 19, 2021

Danielle Mullins, P.E., Economic Development
City of Richland
625 Swift Blvd
Richland, WA 99352

Regarding: Trip Generation Letter
Horn Rapids – Quail Ridge Comprehensive Plan Amendment
Southeast of Twin Bridges Road / SR 240 intersection
Richland, Washington 99354
PBS Project 66118.003

Dear Danielle Mullins:

This letter provides information on the estimated net new trips generated from the prior and current proposed land uses on a portion of the Horn Rapids – Quail Ridge site. The portion in question is located along the southwest side of State Route 240 (SR 240) between Twin Bridges Road and Village Parkway in Richland, Washington. The attached maps indicate the subject site. A comprehensive plan amendment is proposed to modify this portion of the Horn Rapids Master Planned Community designated for multi-family residential, elementary school, and public park uses. Instead, the site will be planned for single-family residential and fire station uses.

TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, was used to estimate the number of trips generated by each of the land uses, both those in the prior master plan and those currently proposed. Table 1 presents the current proposed land uses and Table 2 presents the prior proposed land uses.

Table 1. Current Proposed Land Uses

Site Use	Developed Size ^a	ITE Land Use Model	ITE Land Use Code
Single-Family Residential	215 du	Single-Family Detached Housing	210
Fire Station	10,000 sf	Fire and Rescue Station	575

^a du = dwelling units; sf = square feet gross floor area

Table 2. Prior Proposed Land Uses

Site Use	Developed Size ^a	ITE Land Use Model	ITE Land Use Code
Multi-family Residential	600 du	Multifamily Housing (Low-Rise)	220
Park Site	15 ac	Public Park	411
Elementary School	530 students	Elementary School	520

^a du = dwelling units; ac = acres

The total trip generation estimates for the Horn Rapids – Quail Ridge site were calculated using either the ITE weighted average trip rates or regression equations, following ITE *Trip Generation Handbook*, 3rd Edition, guidelines.

There are two areas proposed for a comprehensive plan amendment: they cover approximately 28 acres and 42 acres in area, respectively. Both areas are outlined on the attached maps. The current proposed land uses include 87 dwelling units and 128 dwelling units (total of 215 dwelling units) of single-family housing plus a fire station. The size for the fire station was estimated based on ITE data which indicated that a typical size is 10,000 square feet of gross floor area. See the attachments for a graphical representation of the current proposed land uses. The trips generated by the current proposed uses are summarized in Table 3. Detailed trip generation calculations are attached.

Table 3. Trip Generation for Current Proposed Uses at the Horn Rapids – Quail Ridge Site

Current Proposed Land Use (ITE Code)	Single-Family Detached Housing (210)		Fire and Rescue Station (575)		Total	
Independent Variable	Dwelling Units		1,000 Square Feet			
Size	215		10			
Peak Hour Trips	AM	PM	AM ^a	PM	AM	PM
Entering	39	134	1	1	40	135
Exiting	118	78	1	4	119	82
Total Trips	157	212	2	5	159	217

^a For the AM peak hour, a rate of half the PM rate was assumed: 0.24.

Within these same areas, the prior proposed site plan included approximately 28 acres of elementary school and park area and approximately 42 acres of multi-family housing. The master plan documents do not provide adequate details to identify the sizes of the prior proposed uses other than their approximate areas. The following assumptions were made for the prior proposed land uses:

On the 28-acre area:

- Elementary School
 - 13 acres in area based on average elementary school campus sizes in Richland, Washington.
 - 530 students based on median enrollment values for the 10 existing elementary schools within the Richland School District
- Public Park
 - 15 acres of public park remain after subtracting 13 acres for the elementary school from the total 28-acre area

On the 42-acre area:

- Multi-family Housing
 - 600 dwelling units of multi-family (low-rise) housing based on 1 unit per 3,000 square feet of land, the maximum density for multi-family dwellings in zone R-3 within Richland Municipal Code 23.18.040

See the attachments for a graphical representation of the prior proposed land uses. The trips generated by the current proposed uses are summarized in Table 4. Detailed trip generation calculations are attached.

Table 4. Trip Generation for Prior Proposed Uses at the Horn Rapids – Quail Ridge Site

Prior Proposed Land Use (ITE Code)	Multifamily Housing (Low-Rise) (220)		Public Park (411)		Elementary School (520)		Total	
Independent Variable	Dwelling Units		Acres		Students			
Size	600		15		530			
Peak Hour Trips	AM	PM	AM	PM	AM	PM	AM	PM
Entering	60	183	0	1	192	43	252	227
Exiting	202	108	0	1	163	47	365	156
Total Trips	262	291	0	2	355	90	617	383

Net peak hour trips were estimated by deducting ITE trips generated by the prior proposed land uses from the trips generated by the current proposed land uses. Table 5 presents the net trip calculations.

Table 3. Net Trip Generation for Horn Rapids – Quail Ridge Site

Proposed Condition	Current Proposed Uses		Prior Proposed Uses		Net Trips	
Peak Hour Trips	AM	PM	AM	PM	AM	PM
Entering	40	135	(252)	(227)	(212)	(92)
Exiting	119	82	(365)	(156)	(246)	(74)
Total Trips	159	217	(617)	(383)	(458)	(166)

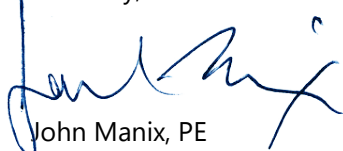
Note: negative values are shown italicized in parentheses.

The prior proposed uses would have generated more trips than the current proposed uses. The proposed comprehensive plan amendment will not increase the net number of trips generated within the site.

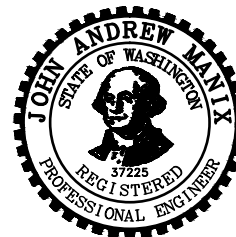
CLOSING

Please feel free to contact me at 360.567.2117 or John.Manix@pbsusa.com with any questions or comments.

Sincerely,


 John Manix, PE
 Senior Traffic Engineer

Attachments: Original Prior Site Plan
 Current Site Plan with Land Use Markups
 Prior Site Plan with Land Use Markups
 Trip Generation



BJ:DAH,JAM:mo

Horn Rapids Master Planned Community



- Located in North Richland, Washington
- Approximately 1/3 of Horn Rapids is dedicated to recreation, parks and greenbelts.
- Elementary school, day care facility and a 100,000 - 150,000 square foot "Village Center" are planned.
- Up to 3,050 new homes of many types, sizes and price ranges.
- 835 Acres
- Many homes will be located along the golf course, greenbelts, parks or near Horn Rapids lakes.
- 18-hole championship target golf course.
- The City of Richland, Columbia Triangle Venture, L.P. and Columbia Golf Associates combined resources to create this successful, public-private enterprise.

Twin Bridges Road

This map is an artist's rendering of the Horn Rapids community and is not to scale. Modifications will surely occur in the entire development plan as Horn Rapids grows, matures, and listens to its customers.

SR 240

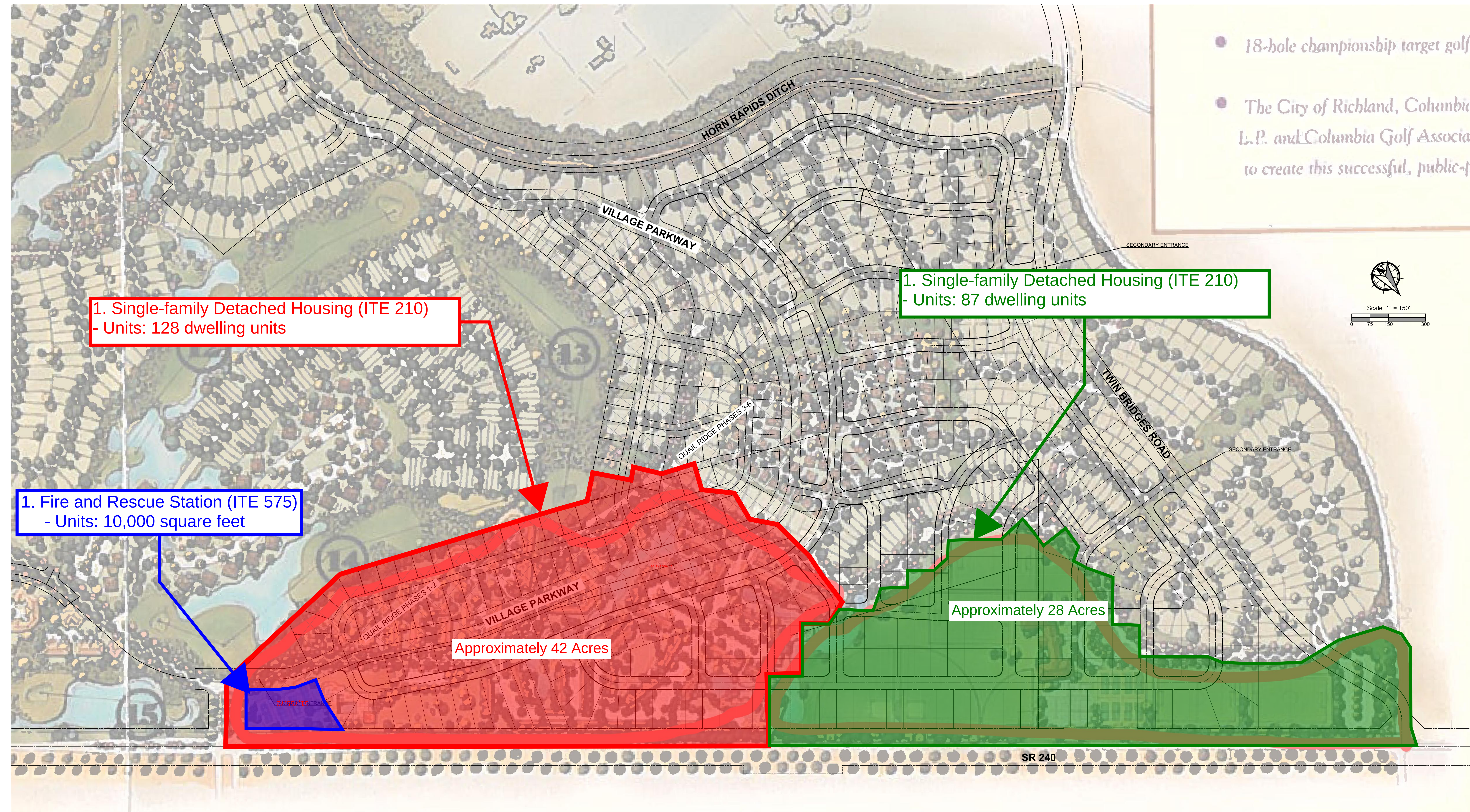


HORN RAPIDS

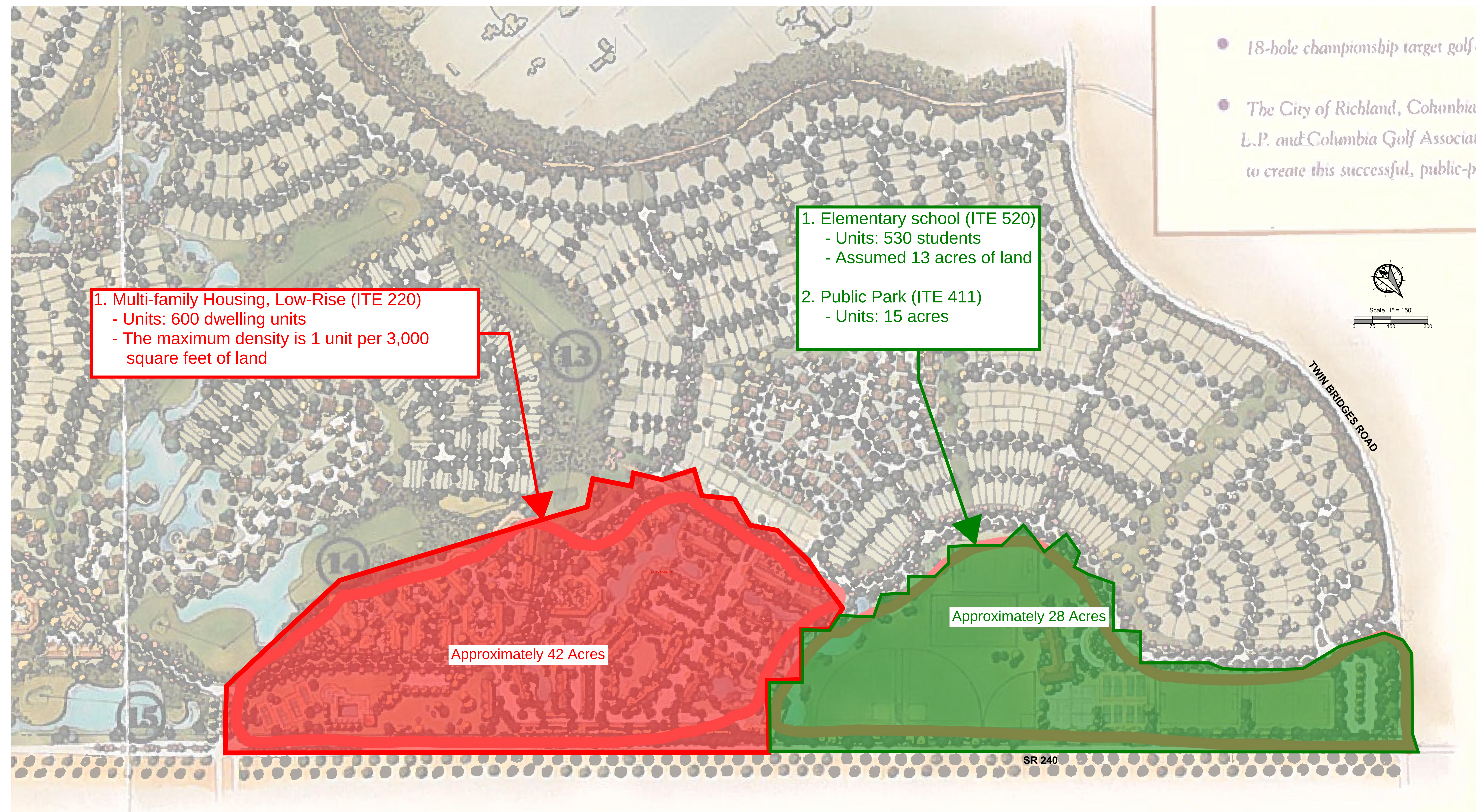
For new home information, call
(509) 375-4148

For Golf course information, call
(509) 375-4714

Current Proposed Land Uses (Horn Rapids - Quail Ridge, PBS Project 66118.003)



Prior Proposed Land Uses (Horn Rapids - Quail Ridge, PBS Project 66118.003)



Detailed Land Use Data
For 530 Students of SCHOOLELEM 1
(520) Elementary School

Project: Horn Rapids - Quail Ridge

Open Date: 2/12/2021
Analysis Date: 2/12/2021

<u>Day / Period</u>	<u>Total Trips</u>	<u>Pass-By Trips</u>	<u>Avg Rate</u>	<u>Min Rate</u>	<u>Max Rate</u>	<u>Std Dev</u>	<u>Avg Size</u>	<u>% Enter</u>	<u>% Exit</u>	<u>Use Eq.</u>	<u>Equation</u>	<u>R2</u>
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	1002	0	1.89	1.51	2.45	0.34	760	50	50	False	$T = 2.13(X) - 184.07$	0.7
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	355	0	0.67	0.24	1.47	0.27	603	54	46	False		
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	90	0	0.17	0.05	0.44	0.11	590	48	52	False		

Detailed Land Use Data
For 600 Dwelling Units of LOW-RISE 1
(220) Multifamily Housing (Low-Rise)

Project: Horn Rapids - Quail Ridge

Open Date: 2/12/2021
Analysis Date: 2/12/2021

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	4495	0	7.32	4.45	10.97	1.31	168	50	50	True	$T = 7.56(X) - 40.86$	0.96
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	262	0	0.46	0.18	0.74	0.12	199	23	77	True	$\ln(T) = 0.95 \ln(X) - 0.51$	0.9
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	291	0	0.56	0.18	1.25	0.16	187	63	37	True	$\ln(T) = 0.89 \ln(X) - 0.02$	0.86

Detailed Land Use Data
For 15 Acres of PUBLICPARK 1
(411) Public Park

Project: Horn Rapids - Quail Ridge

Open Date: 2/12/2021
Analysis Date: 2/12/2021

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	12	0	0.78	0.55	34	1.36	612	50	50	False	$T = 0.64(X) + 88.46$	0.82
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	0	0	0.02	0	4.5	0.23	398	59	41	False		
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	2	0	0.11	0.05	3.5	0.24	516	55	45	False	$T = 0.06(X) + 22.6$	0.53

Detailed Land Use Data
For 215 Dwelling Units of SFHOUSE 1
(210) Single-Family Detached Housing

Project: Horn Rapids - Quail Ridge

Open Date: 2/12/2021
Analysis Date: 2/12/2021

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	2103	0	9.44	4.81	19.39	2.1	264	50	50	True	$\ln(T) = 0.92 \ln(X) + 2.71$	0.95
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	157	0	0.74	0.33	2.27	0.27	219	25	75	True	$T = 0.71(X) + 4.8$	0.89
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	212	0	0.99	0.44	2.98	0.31	242	63	37	True	$\ln(T) = 0.96 \ln(X) + 0.2$	0.92

Detailed Land Use Data
For 10 1000 Sq. Ft. GFA of FIRESTATION 1
(575) Fire and Rescue Station

Project: Horn Rapids - Quail Ridge

Open Date: 2/12/2021
Analysis Date: 2/12/2021

<u>Day / Period</u>	<u>Total Trips</u>	<u>Pass-By Trips</u>	<u>Avg Rate</u>	<u>Min Rate</u>	<u>Max Rate</u>	<u>Std Dev</u>	<u>Avg Size</u>	<u>% Enter</u>	<u>% Exit</u>	<u>Use Eq.</u>	<u>Equation</u>	<u>R2</u>
Weekday Average Daily Trips Source : USER - Custom	48	0	4.8	0.18	1.1	0.48	10	29	71	False		0
Weekday AM Peak Hour of Adjacent Street Traffic Source : USER - Custom	2	0	0.24	0.18	1.1	0.48	10	29	71	False		0
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	5	0	0.48	0.18	1.1	0.48	10	29	71	False		

Trip Generation Summary

Alternative: Current Proposed Land Uses

Phase:

Open Date: 2/11/2021

Project: Horn Rapids - Quail Ridge

Analysis Date: 2/11/2021

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 1		1052	1051	2103		39	118	157		134	78	212
	215 Dwelling Units												
575	FIRESTATION 1	✓	14	34	48	✓	1	1	2		1	4	5
	10 1000 Sq. Ft. GFA												
Unadjusted Volume			1066	1085	2151		40	119	159		135	82	217
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			1066	1085	2151		40	119	159		135	82	217

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Trip Generation Summary

Alternative: Prior Proposed Land Uses

Phase:

Open Date: 2/12/2021

Project: Horn Rapids - Quail Ridge

Analysis Date: 2/12/2021

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1		2248	2247	4495		60	202	262		183	108	291
	600 Dwelling Units												
411	PUBLICPARK 1		6	6	12		0	0	0		1	1	2
	15 Acres												
520	SCHOOLELEM 1		501	501	1002		192	163	355		43	47	90
	530 Students												
Unadjusted Volume			2755	2754	5509		252	365	617		227	156	383
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			2755	2754	5509		252	365	617		227	156	383

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

1Horn Rapids - Quail Ridge - Total Trips										
ITE Code	Land Use	Total	Unit	ADT	Enter	AM Exit	Total	Enter	PM Exit	Total
Current Proposed Land Use										
210	Single-family Detached Housing	215	DU	2,103	39	118	157	134	78	212
575	Fire and Rescue Station	10	1,000 sf	48	1	1	2	1	4	5
			New Trips	2,151	40	119	159	135	82	217
Prior Proposed Land Use										
220	Multi-family Housing (Low-Rise)	600	DU	-4,495	-60	-202	-262	-183	-108	-291
411	Public Park	15	acres	-12	0	0	0	-1	-1	-2
520	Elementary School	530	students	-1,002	-192	-163	-355	-43	-47	-90
			New Trips	-5,509	-252	-365	-617	-227	-156	-383
Net NewTrips					-212	-246	-458	-92	-74	-166

Mullins, Danielle

From: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Sent: Friday, January 8, 2021 4:00 PM
To: Mullins, Danielle
Subject: RE: Priority Habitats and Species

Danielle,

Yes there is habitat and that within the yellow highlight is mapped as a Priority Habitat (shrub steppe). The remainder of the site is also habitat, but NOT mapped. Additionally, there are historic (and no longer existing) burrowing owl sites to the south/east.

As I said in a previous email, the PHS data layers are very out dated.

Given the proximity adjacent to the highway on one side and residential development on the other, the suitability of the habitat is marginal at best. Plus it's small size, in a rapidly developing area, and essentially surrounded by disturbance(s), would further reduce its suitability.

It would be useful to examine the SEPA trail for the residential development currently being built to the south/east to determine how habitat/species impacts were addressed. I believe that City code will provide the needed language to address.

Mike



From: Mullins, Danielle <dmullins@CI.RICHLAND.WA.US>
Sent: Friday, January 8, 2021 3:05 PM
To: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Subject: RE: Priority Habitats and Species

This message has originated from an External Source. Please use caution when opening attachments, clicking links, or responding to this email. Contact your desktop support or IT security staff for assistance and to report suspicious messages.

Mike,

Were you able to determine if there was any habitat on the property that I sent my inquiry about?

Just wanted to close the loop today if we could.

Thanks,

Danielle M. Mullins, PE
Civil Engineer II
(509) 942-7717

From: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Sent: Wednesday, January 6, 2021 1:18 PM
To: Mullins, Danielle <dmullins@CI.RICHLAND.WA.US>
Subject: RE: Priority Habitats and Species

Danielle,

Thanks for the maps. I cross-referenced them with our Priority Species and Habitat (PHS) Maps, which are, in some areas, very out-dated. This is the case for the zone change area. Our PHS indicates only burrowing owl dens and habitat BUT, this is very old data (the base layer is also very old as there is much more development in the area than the map shows).

I'll make a quick site visit tomorrow morning. Based on what I know of the area, at this time I see no issue that would derail a zone change.

Mike
Michael Ritter
Fish and Wildlife Area Habitat Biologist
Statewide Technical Lead: Wind and Solar
Washington Department of Fish and Wildlife
2620 N. Commercial Ave
Pasco, WA 99301
509-380-3028 (cell)



From: Mullins, Danielle <dmullins@CI.RICHLAND.WA.US>
Sent: Tuesday, January 5, 2021 3:38 PM
To: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Subject: RE: Priority Habitats and Species

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Mike,

Here are the maps that we spoke about on the phone. The purpose for the land use and zoning change for the property is because the Richland School District decided not to build a new elementary school, and is being changed to support the residential development that is currently being constructed across Valley Parkway. This proposal is also to support the construction of a new City of Richland Fire Station.

Please see the attached maps, along with the description. If you have any additional changes I am in the office all week.

Thanks again for the call today,

Danielle M. Mullins, PE
Civil Engineer II
(509) 942-7717

From: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Sent: Monday, January 4, 2021 1:40 PM
To: Mullins, Danielle <dmullins@CI.RICHLAND.WA.US>
Subject: RE: Priority Habitats and Species

I should have a response to you by Wednesday, will that work?

From: Mullins, Danielle <dmullins@CI.RICHLAND.WA.US>
Sent: Monday, January 4, 2021 1:18 PM
To: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Subject: Priority Habitats and Species

This message has originated from an External Source. Please use caution when opening attachments, clicking links, or responding to this email. Contact your desktop support or IT security staff for assistance and to report suspicious messages.

Mike,

I was wondering if you could help me out. I am not sure what I need to do. I am working on a Comp Plan Amendment and a SEPA. I looked up the area for any species that are threatened and I found that the Ferruginous Hawk is in the area of the Comp Plan Amendment. I have attached the overview (location is where the red "X" is shown) . Please let me know what I need to do next, the overview states that I should call the PHS Data Release at 360-902-2543, for obtaining information.

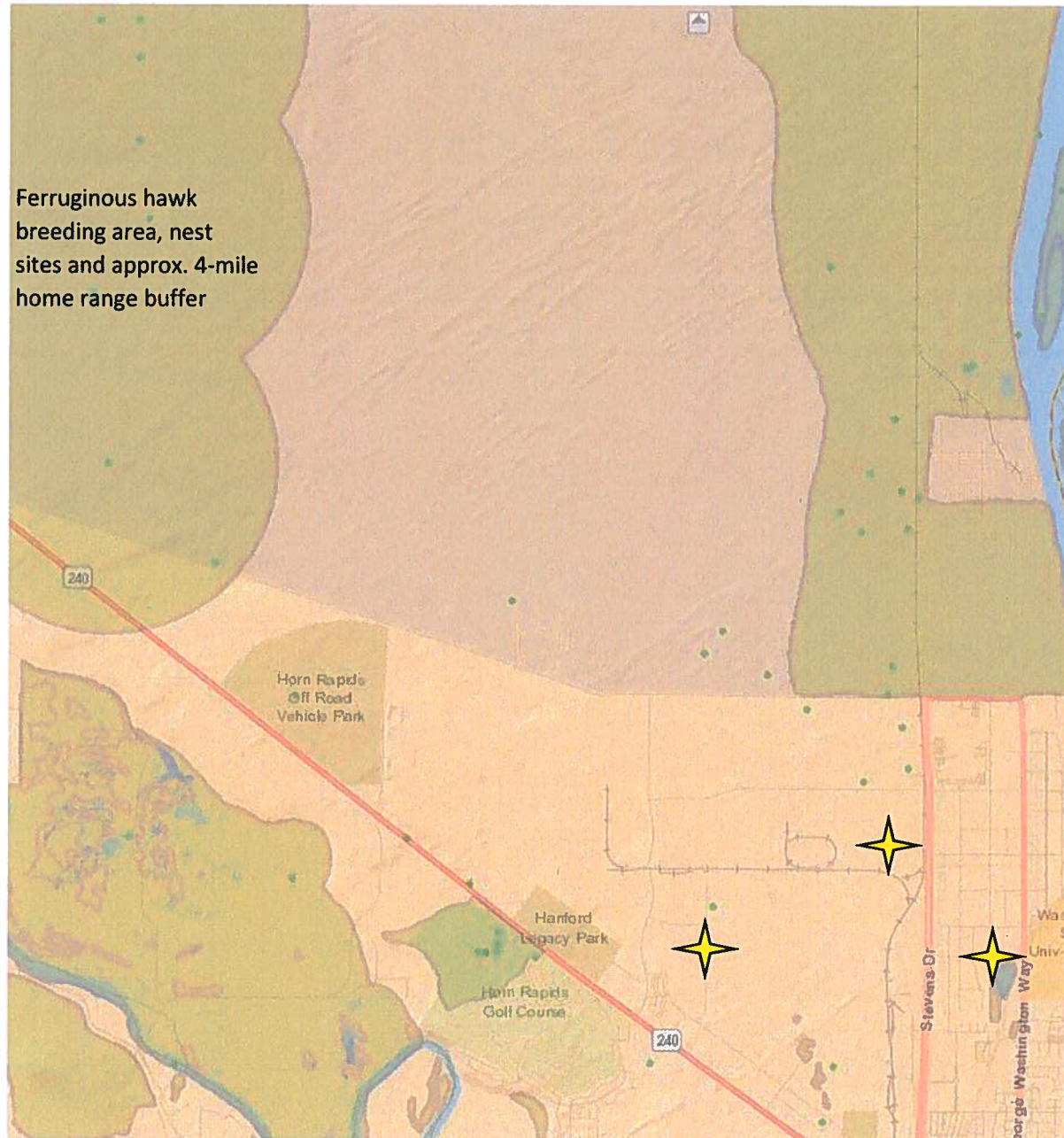
Thanks,



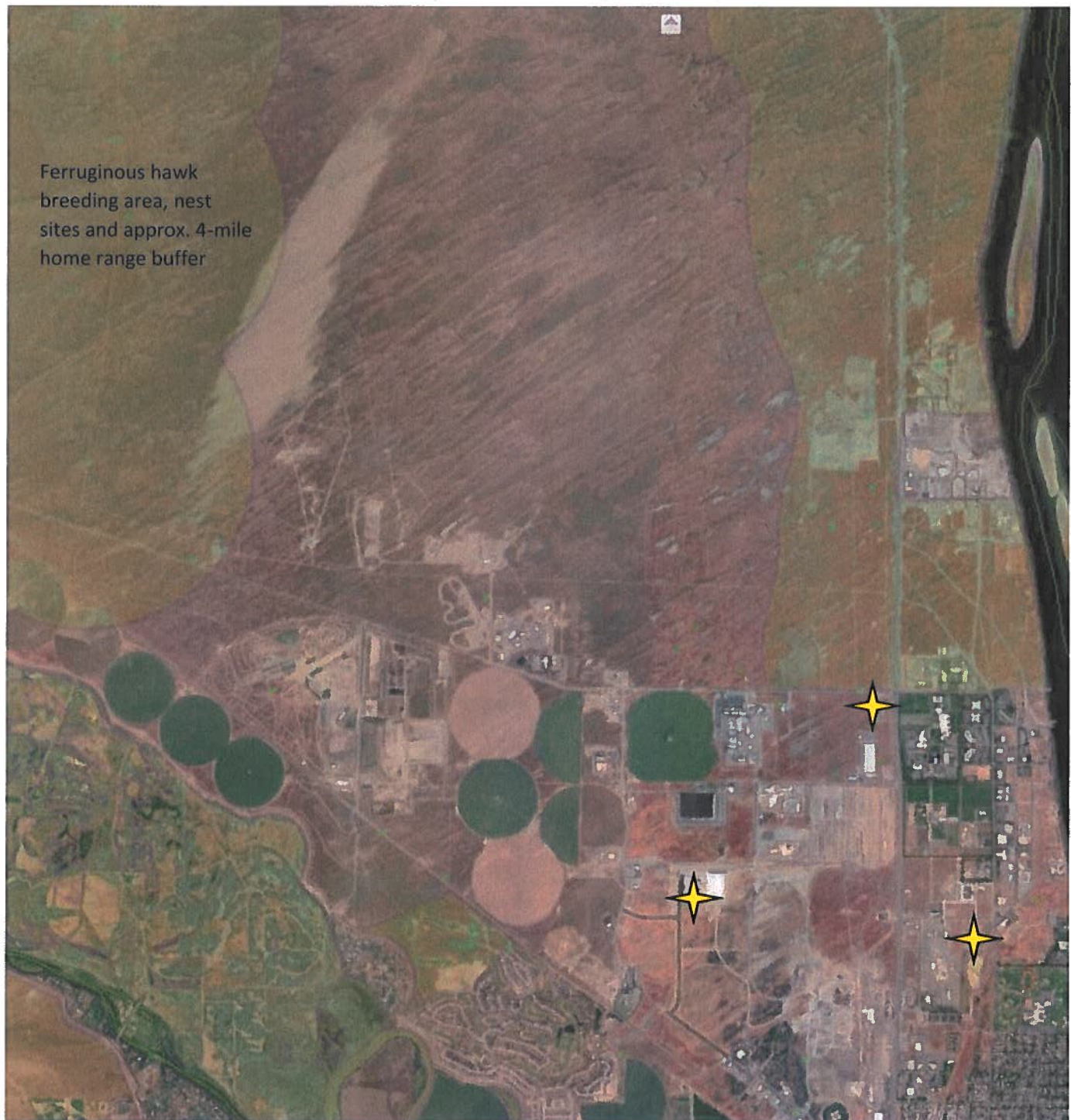
Danielle M. Mullins, PE
Civil Engineer II
625 Swift Blvd., MS-18 | Richland, WA 99352
(509) 942-7717

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Maps showing WDFW PHS species, habitats, and breeding areas relative to pending land use actions in the City of Richland. Ferruginous hawks will certainly fly outside the buffer to forage, but they are strongly linked with ground squirrels as a primary prey, but may also prey on small rodents. The PHS data base does not indicate any ground squirrel colonies associated with or adjacent to the pending land use actions, so impacts to Ferruginous hawk foraging are unlikely. Additionally, the closest pending land use actions to a buffer is approximately 3 miles, and in between there is a variety of other development, including transportation.



= Pending land use actions: Port of Benton, 3D Development, JUB Engineers. All three pending actions within the Richland city Limits.



Ferruginous hawk
breeding area, nest
sites and approx. 4-mile
home range buffer



= Pending land use actions: Port of Benton, 3D Development, JUB Engineers. All three pending actions within the Richland city Limits.



Priority Habitats and Species on the Web



Report Date: 12/22/2020

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Generalized Location
Burrowing owl	N/A	Candidate	No
Ferruginous hawk	N/A	Threatened	Yes

PHS Species/Habitats Details:

Burrowing owl	
Scientific Name	<i>Athene cunicularia</i>
Priority Area	Breeding Area
Site Name	HORN RAPIDS GOLF COURSE
Accuracy	1/4 mile (Quarter Section)
Notes	SITE HAS APPROXIMATELY 4 NATURAL BURROWS. NEEDS ADDITIONAL SURVEY. BLACK-TAILED JACKRABBITS ALSO SEEN IN THE AREA.
Source Record	913558
Source Dataset	PHSREGION
Source Name	SOUTHERN, MARK U OF A
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	Y
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026
Geometry Type	Polygons

Ferruginous hawk	
Scientific Name	<i>Buteo regalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Threatened
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

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

CULTURAL RESOURCES REPORT COVER SHEET

Author: Christopher Landreau. and Mallory Triplett

Title of Report: **A Cultural Resources Review and Inventory of the Proposed Horn Rapids Future Fire Station Project, Richland, Benton County, Washington**

DAHP Project: 2021-02-00983

Date of Report: February 25, 2021

County: Benton

Section: 20 Township: 10N Range: 28E

Quad: Richland, WA 7.5' Acres: 35

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

HR-1 (Smithsonian # TBD)

A Cultural Resources Review and Inventory of the Proposed Horn Rapids Future Fire Station Project, Richland, Benton County, Washington

February 25, 2021

RLR Report 2021-532-05

DAHP Project: 2021-02-00983

By
Christopher Landreau, M.S. and Mallory Triplett, B.S.



*PO Box 2215, Yakima WA 98907
PH (509) 952-5130 E-Mail: chris@reisslandreau.com*



Consultation provided to The City of Richland

EXECUTIVE SUMMARY

The City of Richland has planned to add a new fire station, new roads, and single-family housing on two parcels in northern Richland, Washington. RLR was retained to consult and provide a reconnaissance Cultural Resources Inventory of the proposed Area of Potential Effect (APE). *The property that is being studied is for the Comprehensive Plan Land Use/Zoning Map Amendment-Horn Rapids Future Fire Station. The property is approximately 21.00 acres in the northwest portion of the City Limits, comprised of 20.48 acres of tax parcel 120083000009013, along with an additional 0.59 acres comprised of tax parcel 120083020005000. The project is bound by Highway SR-240 (north), and Village Parkway (west/south) (City of Richland 2021).*

This report documents a prescribed survey and inventory of the project APE, as set forth, after State Environmental Policy Act (SEPA) consultation with Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

The preliminary research conducted through the State of Washington Department of Archaeology and Historic Preservation (WISAARD) database revealed nine previous survey reports and three previously recorded archaeological site within a one-mile radius of the proposed APE. No known sites will be impacted by the proposed action.

A single historic scatter (HR-1) was relocated during the pedestrian survey. This scatter was sparse, fragmented, and had no subsurface depth. There were no other pre-contact or historic sites relocated during the rest of the pedestrian or sub-surface survey. In terms of pre-contact Native American cultural material, as well as potential historic period remains, we believe potential for inadvertent discovery to be limited. **HR-1 is likely a one-time refuse deposit and is not recommended as eligible to the NRHP; therefore, RLR finds no effect to historic properties per 36CFR § (800.4(d)(1) and that work continue as planned.**

Legal Information:

County: Benton
Richland WA topographic quadrangle.

T10N, R28E, S20

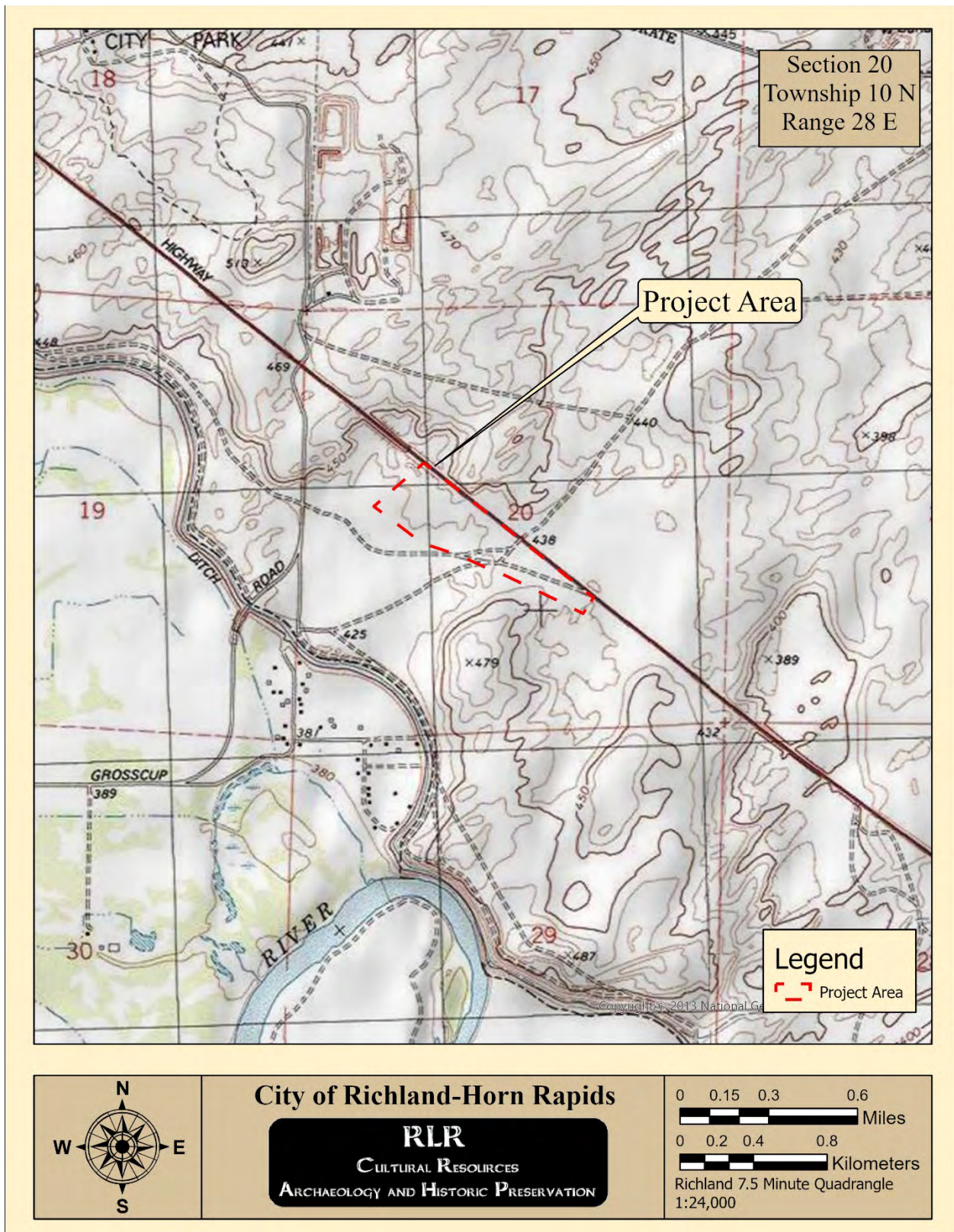


Figure 1. Project location on a 1:24,000 scale topographic projection

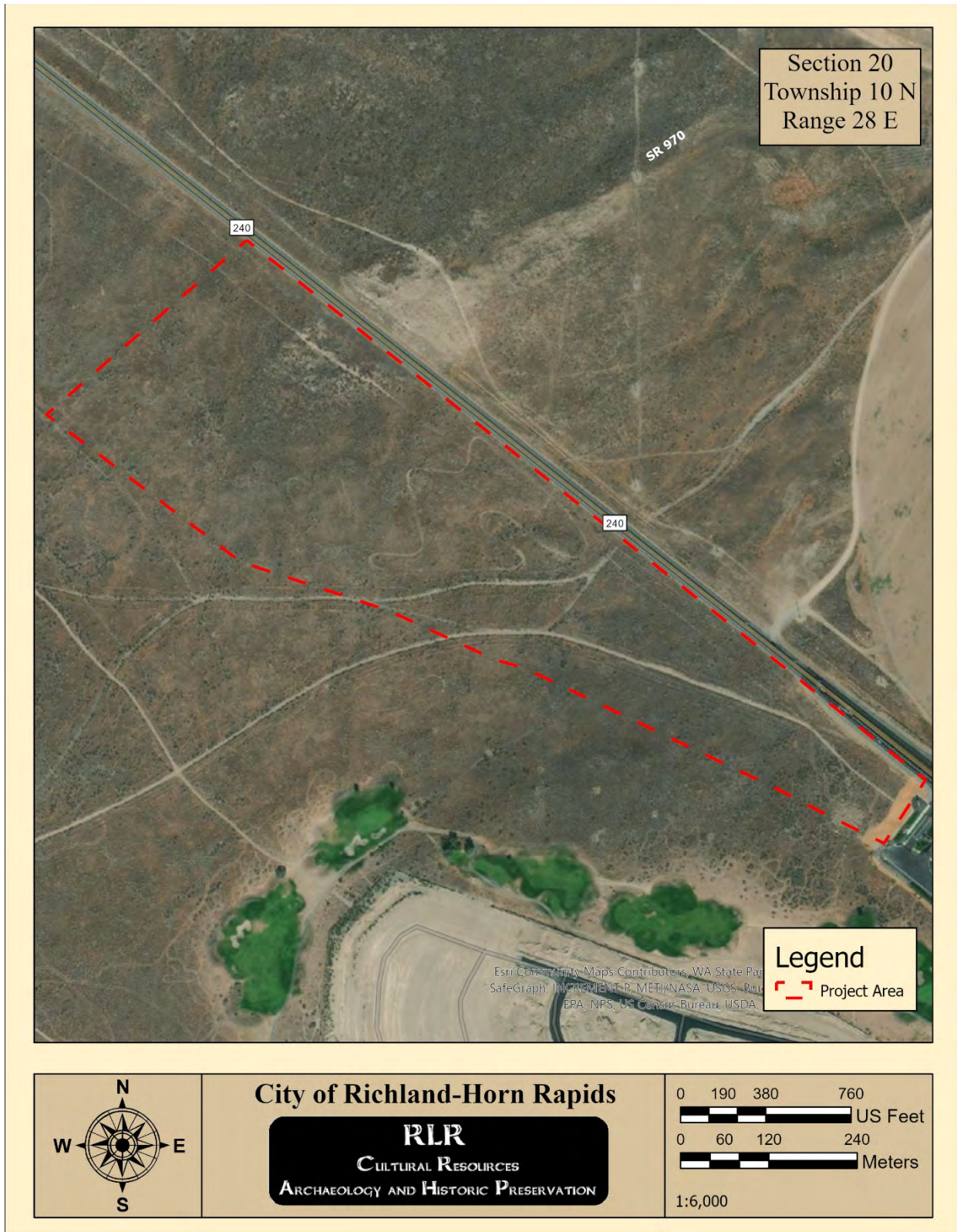


Figure 2. Project location on an orthographic projection.

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PROJECT DESCRIPTION

A. Project Activities: The City of Richland has planned to add a new fire station, new roads, and single-family housing on two parcels in northern Richland, Washington. RLR was retained to consult and provide a reconnaissance Cultural Resources Inventory of the proposed APE. RLR was retained to consult and provide a reconnaissance Cultural Resources Inventory of the proposed APE.

B. Area of Potential Effect (APE): *The property that is being studied is for the Comprehensive Plan Land Use/Zoning Map Amendment-Horn Rapids Future Fire Station. The property is approximately 21.00 acres in the northwest portion of the City Limits, comprised of 20.48 acres of tax parcel 120083000009013, along with an additional 0.59 acres comprised of tax parcel 120083020005000. The project is bound by Highway SR-240 (north), and Village Parkway (west/south).*” (City of Richland 2021).

C. Location and size (in acres) of the survey area: The 35-acre project is located in Benton County, WA in Section 20, Township 10N, Range 28E.

D. Regulatory: This report documents a prescribed survey and inventory of the project APE, as set forth after SEPA consultation with Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

D. Survey personnel: Josh Allen, M.S., Mallory Triplett, B.S., and Miranda Maple, B.A.

E. What circumstances led to this survey: This project was a standard regulatory compliance project.

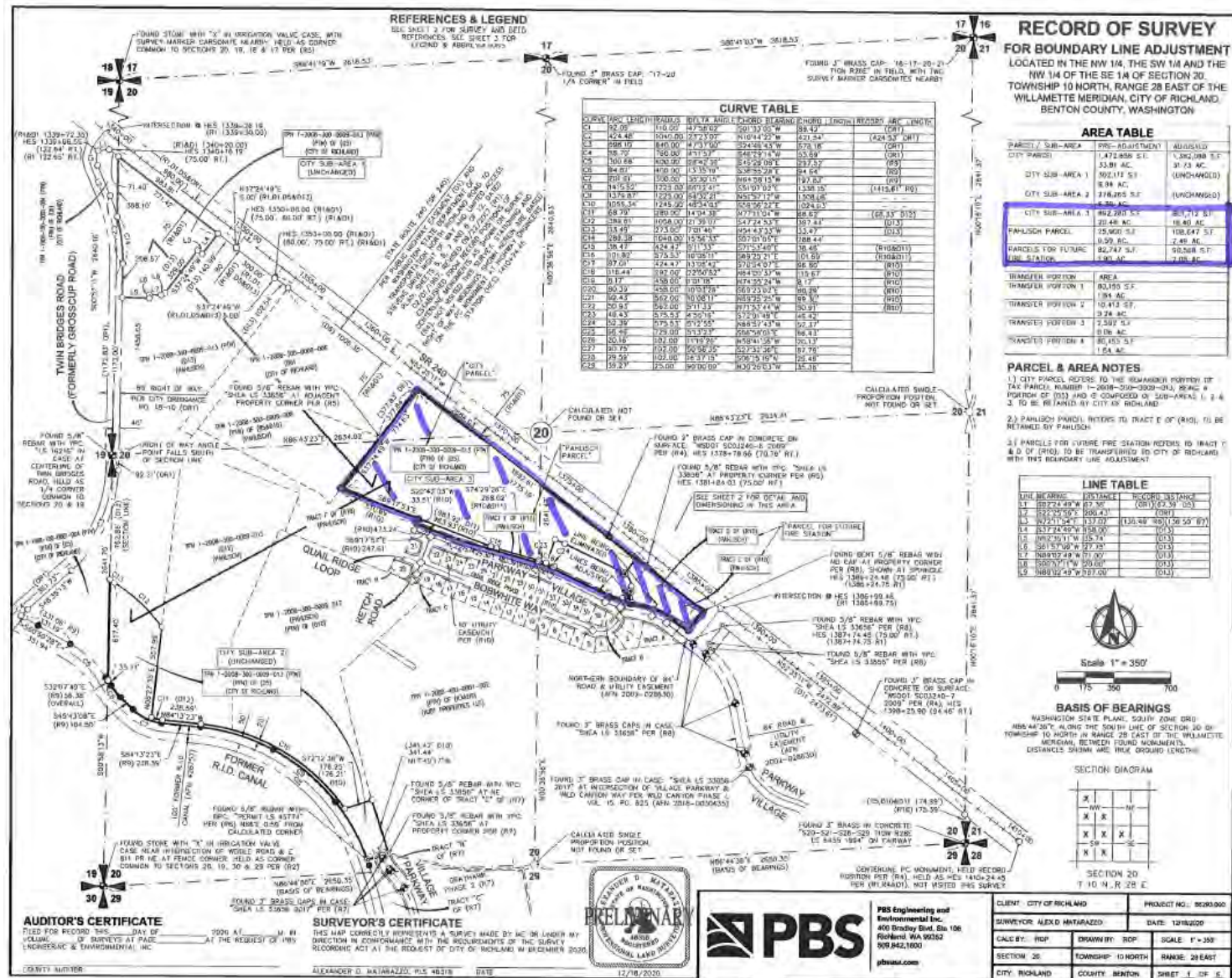


Figure 3. Preliminary Design from City of Richland and PBS Engineering 2020.

ENVIRONMENTAL SETTING

Climate

The Columbia Basin of Eastern Washington have a semiarid climate with warm, dry summers and cool, moist winters. The average annual precipitation is 9 to 12 inches. The average January temperature is 30 degrees F.; the average July temperature is 72 degrees F.; and the average annual temperature is 48 to 52 degrees F. The frost-free season is 135 to 180 days (USDA 2020).

Landforms and Geomorphology

The general area is part of the Columbia Basin Physiographic region (Lasmanis 1991:265; Walker 1998), the Columbia Plateau (McKee 1972), or the Great Plain of the Columbia (Meinig 1968). All three are apropos as the geophysical setting is a basin at an altitude above sea level, yet should be regarded strictly as a structural basin which formed before the Columbia River Basalt Group (CRBG) filled with successive basalt flows during the Miocene.

McKee (1971) outlines tectonic events beginning 40 Mya involving a massive crustal plate—the Farallon plate—which subducted under the North American plate causing pressure to build up and deformation of the crust. The project area is between a normal yet concealed fault—known more colloquially as the Horse Heaven Hills—and a concealed opposing thrust fault. Excessive pressure led to faulting and eventually flood-like eruptions of olivine-rich basalt. Subduction of the Farallon plate under the North American plate continued from 19 to 2 Mya, but at a slower rate. The Columbia River Basalt Group is the result of several sequential low-viscosity Miocene flood-basalt flows from approximately 17.5 to 2 Mya that covered an area of over 63,000 mi² and began in an unstable fault zone near the present borders of Washington, Idaho, and Oregon. Individual lava flows measure 27 to 100 ft. (8 to 30 m) thick, but when taken in aggregate—as one might at Vantage, Washington—a total thickness of 2,000 to 5,000 ft. (600 to 1,550 m) can be attributed to this formation (Franklin et al. 1988:29). Columbia River Basalt Group (CRBG) flows were malleable enough that they folded under pressure instead of faulting, though there are numerous faults within the region.

The Columbia Basin Province is best defined by the areal extent of the Miocene CRBG flows. These basalts, which are present in the Blue Mountain uplift as well as in the Columbia Basin, cover 36% of the state of Washington. This group consists of four flood basalt formations, starting with the Imnaha Basalt at 17.5 Mya, followed by the Grande Ronde Basalt (16.5 to 15.6 Mya), the Wanapum Basalt (15.6 to 14.5 Mya), and lastly the Saddle Mountains Basalt (14.5 to 6 Mya).

On the basis of geophysical evidence, the basalts are known to reach a maximum total thickness of 16,000 ft. (4,545m) in the Pasco Basin. During the Pliocene and the Pleistocene, gravel, sand, silt, and clay were deposited in lakes or by aggrading streams and rivers in depressions such as the Pasco Basin, where in places 1,000 ft. (300m) of sediment lies on top of the basalt.

Glacial outwash during the Pleistocene produced huge volumes of wind-blown silt called loess. Loess blankets much of the Columbia Basin and in places is up to 200 ft. (60m) thick. Indeed, much of the project area resides atop Missoula Flood deposits composed of gravels, silts, and aerally distributed loess (see Soils below) hence the development of the Columbia Basin Project in the 1930s and 1950s.

Surficial geology is dominated by Quaternary loessal deposits resultant from the Missoula Floods series of events and aerial redistribution thereof since the last flood event. Otherwise, Middle Miocene CRBG Umatilla Member is exposed in drainages e.g., Coyote Canyon and relatively low-relief outcrops. Middle Miocene CRBG Umatilla Member (map symbol Mv_{su}; Figure 5) is composed of two flows black in color but weathering to yellow-orange in color. They have a glassy to very fine grained crystalline structure with sparse plagioclase phenocrysts. These flows have well-developed entablature with hackly jointing and colonnades in places. These flows have normal magnetic polarity. The upper subunit is named Sillusi flow and the lower subunit is named Basalt of Umatilla. Basalt of Umatilla has lower P₂O₅ and higher TiO₂ than the Sillusi flow, though both are known to have mixed locally and may be difficult to distinguish (Reidel et al. 1994).

Middle Miocene Pomona Member is also represented along a Columbia River paleochannel exposure to the north of the project area. CRBG Pomona Member has two flows or flow units, each with small phenocrysts of plagioclase, clinopyroxene, and olivine. Pomona Member flows have reversed magnetic polarity and occurs in nearly sheet-like flows ca. 30-60m thick. The Upper flow is black to gray-black in color weathering to gray. The Lower flow is blue-black in color weathering to black-gray. Both exhibit fanning columns distinguish (Reidel et al. 1994).

Smith (1988) finds that the Columbia Basin is dominated by two major landform types: flood-scoured coulees and loess-mantled interfluvial uplands. Otherwise, the contrast between upland and “lowland” topography provides microclimate niches wherein different biotic, human, and ecologic communities have managed to eke out an existence since the last catastrophic flood event ca. 12,500 years before the present. Indeed, between CRBG flows in the steep canyon areas exposures of the Ringold Formation occasionally crop out, revealing or producing cryptocrystalline-silicate (CCS) groundmass materials early inhabitants of the region used for the manufacturing of stone tools such as projectile points, knives, scrapers, drills, burins, and other flake tools. Talus scree and landslide deposits are also known and have been identified as occasionally containing pre-contact human interments or features such as hunting blinds, game drives or pits. No human burials are within the proposed project areas, but the possibility that pre-contact lithic materials, features, or buried human remains does exist, hence the cultural resources survey this project report entails.

Vegetation

Prior to Euro-American settlement, the project area was within undisturbed shrub-steppe grassland with sagebrush, rabbitbrush, bunchgrass, and ryegrass (Franklin and Dyrness 1973). The predominant vegetation in the valley bottom was Bluebunch wheatgrass (*Agropyron spicatum*) and Basin wild rye (*Elymus cinereus*). Willow (*Salix* spp.) and cottonwood (*Populus trichocarpa*) outlined streams and wetted areas, while big sage (*Artemesia tridentata*),

rabbitbrush (*Chrysothamus nauseosum*), and bitterbrush (*Purshia tridentata*) flourished in the drier areas (Franklin and Dyrness 1973).

Soils

Soils within the project area are primarily composed of Quincy Loamy Sand (QuD) at 0 to 30% slopes. The soil is considered excessively drained and can be excavated to more than 80 inches before reaching a disruptive feature. The soil profile is loamy sand at 0 to 9 inches, and loamy fine sand at 9 to 60 inches (Figure 4).



Figure 4. NRCS Soil Map and Legend of the Project Area (NRCS 2021).

CULTURAL SETTING

Prehistory Overview

Archaeological investigation of the Columbia Plateau now spans one hundred years. Early efforts concentrated on main-stem riverine settings, more often than not along the Columbia and Snake rivers, as a result of large-scale reclamation projects. The American Museum of Natural History sponsored perhaps the earliest formal inquiry into central Washington archaeology when Harlan Smith (1910) documented and excavated locations in the upper Yakima River Basin, from the Naches River to Lake Cle Elum. Smith recorded a variety of cultural resources, including private artifact collections, pictographs, petroglyphs, a tool stone quarry, house pit depressions and human internments.

The early period of conservation archaeology coincided with the Culture History period of Americanist archaeology and produced “characterizations of time and space in terms of archaeological content” for the region (Dunnell 1979). Archaeological periods and phases represent, for the most part, spans of time during which settlement and/or subsistence is assumed to have changed very little (Bicchieri 1976). Phase ranges are based on a combination of radiocarbon dates and chronologies largely based on projectile point forms.

Cultural history of this region begins with the Paleo-Indian period dating to 11,500 years ago. The Richey-Roberts Clovis Cache is the only known site to contain intact cultural deposits of this age and was found north of the proposed project area near Wenatchee, WA (Mierendorf, 1987). Numerous artifacts attributed to the Clovis period have been found across the landscape but are entirely limited to surface finds (Ames et al. 1998) where chronological placement is limited to artifact typology association. The climate at this period experienced major changes as the cooler Pleistocene environment transitioned into the warmer Holocene environment; this period also represents the last major retreat of the glaciers and a transformation into the landscape that we generally see today (Chatters 1998).

Using the Cultural Chronology developed by Ames et al. (1998) the next major technological shift seen in the archaeological record dates to 11,000-5,000/4,400 years ago and is characterized by people who utilized a broad-spectrum hunter-gatherer subsistence economy. These people would have moved across the landscape according to seasonal changes in low population densities which were highly adaptable Ames et al. (1998). No evidence of pit houses or permanent structures has been found from this era. Technologies inferred from artifacts and features indicate that these people were highly mobile and likely had no use for a permanent structure. This period also predates the eruption of Mount Mazama in southern Oregon, a chronological marker used to date archaeological sites based on their position above or below the lens of ash.

After the eruption of Mount Mazama, Ames et al. (1998) identifies the next major technological shift at 5,000/4,400-1,900 years ago. This shift in technology is marked by the decline in frequency of projectile points and an increase in milling stone size and evidence of intensified

natural resource exploitation including certain roots and salmon. This period also marks the first appearance of pit houses. The climate during this period was cooler relative to the climate observed during Period 1B. Timberlines descended in elevation and moisture increased (Chatters 1998).

The next period of technological shift identified by Ames et al. (1998) spans from 1,900 years ago to A.D. 1720 (ca. 300 years ago). At the beginning of this period pit houses became widespread. Evidence of a heavy reliance on fishing, storage and intensive exploitation of camas can be found in the archaeological record from this period. Land use patterns observed by Euro-American explorers during their first arrivals corroborate archaeological findings. The period ends with the arrival of the horse and European explorers (i.e., Contact Period). Within this period the climate continued to cool until around 800 years ago when temperatures begin to warm and glaciers receded as a result (Chatters 1998). This fluctuation in temperature is reflected in the observable tree lines in the archaeological record. Between A.D. 1400 and 1850 a “Little Ice Age” occurred, and while evident in the higher mountain ranges, this event had little effect on the flora of the Northwest (Chatters 1998).

Ethnographic Overview

In 1807 the first trading post was established on the Columbia River and in 1820 the famous trading center of Colville tribes’ ancestors, Kettle Falls, was occupied by the Hudson Bay Company. The era of trade began with indigenous native people and was often conducted by non-Indians from the northern territories which became Canada. The first major Euro-American settlement began in 1835. Samuel Parker settled on land the Columbia Plain. Though Parker noted the fertile upper prairies, few settlers were as tenacious without adequate water supplies. The Whitman and Spaulding missions were established a year later in 1836.

In 1847, relations with the local Native Americans became strained with the Whitman Massacre and the Cayuse War. Prior to the 1860s the territorial dispute between the United States and Great Britain also discouraged homesteading and settlement. The Treaty of 1846 ended British claims in what became north central Washington, and established the Canadian border as well as the Oregon Territory (and later the Washington Territory). U.S. Army orders prohibited white settlement in most of eastern Washington between 1846 and 1859 until a treaty between the United States and the Yakima Confederacy signed at Walla Walla in 1855 was ratified by Congress (in 1859), establishing much of the current reservation. Large reservations such as the Colville were established for the Native American Tribes and confederacies thereafter.

Historical Overview

Before Washington became a Territory, the Lewis and Clark Expedition made a stop at the confluence of the Snake and Columbia rivers in the autumn of 1805. Canadian explorer David Thompson (1770-1857) was the first to describe interactions with native groups in his (Kershner 2008). Thompson embarked from Kettle Falls on July 3, 1811 on a historic voyage down the Columbia River to the Pacific Ocean. Thompson was also the fur agent in charge of the Columbia Department of the North West Company of Canada. He was sent on a mission to

determine whether the Columbia was navigable to the sea and whether it could provide a viable trade route for the fur company. Thompson was the first white man to descend the river and make contact with tribes between Kettle Falls and the mouth of the Snake River. Thompson's route intersected the route of Lewis and Clark from five years earlier.

Between 1818 and 1833, additional trading posts were established in the Northwest. Ross (1956:125) notes the Yakama were trading at Fort Nez Percés near the mouth of the Walla Walla River after the North West Company established the post in 1818. Fort Vancouver was established by the London-based Hudson's Bay Company (HBC) on the Lower Columbia River in 1825. Fort Nisqually, established by the HBC at the south end of Puget Sound, was established in 1833. By the late 1840s, the fur trade went into decline while a new era of intensive settlement primarily by Euro-Americans was just beginning. Instead of trading posts, military forts were constructed. Concurrently, Catholic missions were also constructed in the region.

In 1848, Chief Kamiakin requested that a mission be established on his own lands which extended from the present-day town of Prosser, WA west to Naches, WA. Kamiakin's brother, Skalamo, is said to have lived in the Ahtanum (Bischoff 1949). On July 6, 1848, the first St. Joseph's Mission was founded near Simcoe River. Father Louis Joseph d'Herbomez served at the St. Joseph's on the Simcoe from 1850 and helped Father Pandosy build the Holy Cross Mission on the upper Ahtanum Creek. Originally known as Sainte-Croix d'Ahtanum, the mission soon became the headquarters of the various Oblate stations in the Yakima Valley (Lentz 1974). It is currently a National Register property; similarly, Kamiakin's Gardens is currently a National Register District.

Euro-American settlement of the Yakima River Valley began in earnest in late 1848 with the establishment of the Immaculate Conception Mission (1848-56) along Manastash Creek (Glauert and Kunz 1976). Emigrants, livestock herders, and prospectors trickled into the valleys during the intervening years. In 1870, cattlemen A. J. Splawn and Ben Burch established a trading post in a place later known as Ellensburg. Settlers drawn to the valley in search of gold and coal established mining claims, homesteads, farms, and ranches on the fertile valley soils. Settlers and the enterprising railroads required wood to complete the expansion of rail lines across the Plateau. Logging began in earnest in the forests of the Cascades. Lumber mills were established seemingly wherever there was access to timber—even small groves of pine were razed to supply demand. Logs were floated down the Yakima River to mills in Ellensburg and Yakima (Selah). Indeed, a log jam in the 1880s seriously disrupted the salmon runs for several generations.

On July 2nd, 1864, President Abraham Lincoln chartered the Northern Pacific Railroad Company to build a transcontinental rail line from the Great Lakes to Puget Sound. The Northern Pacific Railroad (hereafter NPRR) expanded markets for the growing number of irrigated farms which dotted the valleys. Hay, wheat, fruit, and livestock—both sheep and cattle—were the mainstays. As irrigation techniques gradually improved, farmers diversified their operations by planting orchards of apples, peaches, cherries, pears, plums, and eventually hops. Dairy farmers and cattle ranchers were soon served by skimming stations that appeared throughout the region (Dodril and Sadin 2009). Although ranching became the dominant

economic activity in the area from the 1860s into the early 1880s, its decline was due to a combination of railroad construction, large-scale farming and fencing, and the destruction of the range from overgrazing (Bard and McClintock 1997).

Richland, Washington Overview

Richland, WA is located in the eastern portion of the Yakima Valley in what is now Benton County, WA. Among the first inhabitants, along with other river tribes, were the Chemnapum, a tribe closely related to the Wanapum of the Columbia River (Kershner 2008). For thousands of years, the Chemnapum utilized resources on a seasonal round at “Chemna,” land that includes areas now known as Richland and West Richland, as well as the Yakima River Delta, the confluence of the Yakima and Columbia Rivers, which they called “Tapteal.”

The earliest record of contact between the Chemnapum and non-native peoples is of the Lewis and Clark expedition in 1805, traveling by water on the Columbia River between the lands of what are today Richland and West Richland. The Lewis and Clark Expedition canoed up the Columbia River to the mouth of the Yakima River (Kershner 2008). Contact was extended by the British Northwest Fur Company, who used the same water route to trade with the Chemnapum between 1811 and the 1850s.

Non-native explorers, although not settling the area, were interested in its potential for other uses. In 1841, Robert E. Johnson of the Army Corps of Topographical Engineers mapped the Yakima Valley, including the West Richland area (Kershner 2008). When the area became part of Washington Territory in 1853 (previously part of Oregon Territory), Governor Isaac Stevens began developing plans to construct a railway through the Yakima Valley and the Cascade Mountains to Puget Sound. In this same year, Congress authorized the building of a road through the Yakima Valley, which would transect what is presently West Richland.

It was not until 1863 that the first non-native person officially settled in the West Richland area. At the mouth of the Yakima River, approximately 5 miles east of where West Richland is today, J. B. Nelson built his home (Kubic 1994). Soon after, in 1868, E. Bird brought the cattle industry to the Richland area, which possibly included use of the West Richland area (Kubic 1994). When a stagecoach company was established in Richland area in 1880, more settlers came (Kershner 2008). This number once again increased in 1883 with the construction of the Northern Pacific Railroad through the Yakima Valley (Kershner 2008).

The increase in settlement of the area placed a greater demand on the lands than was custom with the Chemnapum, representing a great shift in the relationship people of the area shared with the landscape. By 1892, Nelson Rich and Howard Amon had formed the Benton Water Company, irrigating the lands of what are now Richland and West Richland (Kershner 2008).

This transformation of the landscape for agricultural and ranching use paved the way for the development of small communities of settlers and invited further sociopolitical division of the lands. In 1905, Benton County was created, and modern-day West Richland became known as “Lower Yakima”. The population exploded in the 1920s and 1930s with the large influx of farmers from the Midwest during the “Dust Bowl” era. To combat the economic downturn of the Great Depression, construction was begun in 1934 of a series of hydroelectric dams and

locks along the Columbia River. With these in place, the Tri-Cities (Richland [and what is currently West Richland], Pasco, and Kennewick) became a major river transportation hub and, again, the population steadily rose.

Farming was the primary industry in the Tri-Cities area until WWII when, in 1943, the Hanford Atomic Reservation was established 20 miles north of what is presently West Richland (Kubic 1994). The United States War Department took possession of 860-mi² area, including Richland, Hanford, and White Bluffs, and placed it under the control of the Manhattan District of the U.S. Army Corps of Engineers for construction of the Hanford Engineer Works, which produced the plutonium for the atomic bomb that was detonated over Nagasaki in WWII (World Citizens for Peace 2020). The take-over of the area meant settlers no longer could own houses or the land on which they lived, prompting many residents of Richland to move across the Yakima River to what is now West Richland, where it was possible to purchase and own land.

Small communities of farmers lived in the Richland area under the “Lower Yakima” title for some time before new names were adopted by its residents. In 1948, Carl Heminger purchased 80 acres of land in the area and laid out plans for “Heminger City;” however, the people of the community already living there chose the name “Enterprise.” So, in 1949, Mr. Heminger moved a mile away and platted another small community, which did adopt his name as “Heminger City”.

In between the platting of the two cities, in 1948, the Yakima and Columbia Rivers flooded the roadways of Richland. Community members banded together to help build a dike called “The Miracle Mile” around Richland in 5 days to both protect Richland and prevent further damage to Heminger City and Enterprise (Wright 2011). In 1953, the McNary Dam was built on the Columbia River 35 miles south of Heminger City and Enterprise (West Richland). Because ocean-going barge traffic was able to travel between the Pacific Ocean and Richland, industry thrived and more people came to the area (Kubic 1994). As quickly as 1954, the conglomerate of small communities known as Enterprise and Heminger City gathered enough signatures to join together and officially become “West Richland” (Kershner 1994).

A campaign began in 1964 to diversify Richland’s economy and reduce its dependence on Hanford. Between 1964 and 1971, eight of the nine production reactors of Hanford were shut down, the last one closing in 1988. After the end of the Cold War in 1989, Hanford’s mission became environmental restoration. The Tri-Cities (and West Richland) continue to benefit from Hanford activity, but Hanford is no longer the main source of employment for the area. Agriculture, however, continues to thrive, particularly in Richland.

RECORDS SEARCH

Sites on, adjacent to, or nearby the subject property APE identified by the literature review are considered to be confidentially located. Files pertaining to these sites or cultural resources surveys can be found on the Washington Information System for Architectural and Archaeological Resources Database (WISAARD).

Archival reports within a 1-mile radius of the subject property

Within a one-mile radius there are nine cultural resources reports. These reports are summarized in Table 1 below.

Table 1. Cultural Resources Reports within a One-Mile Radius of the APE

NADB	Author	County	Title
1350517	Sharley, Ann	Benton	Cultural Resources Survey for the Washington State Department of Transportation's SR 240, Beloit Road to Kingsgate Way Project
1351107	Miller, Carey L.	Benton	Archaeological Survey for the Proposed Babe Ruth Baseball Complex, Richland
1694156	Stapp, Darby	Benton	Cultural Resources Reconnaissance for the Clubhouse Lane Roundabout and Road Extension, and Grading of Adjacent Lots Project, Richland, WA
1692574	Hansen, Heather	Benton	Cultural Resources Reconnaissance for the Henderson Loop West Project, Richland, WA
1353206	Arthur, Ed	Benton	Cultural Resources Survey for the Robertson Drive Extension, Richland, WA
1689642	Knobbs, Jacob	Benton	Archaeological Assessment of the 40-Acre Parcel Being Considered for the Proposed Army National Guard Readiness Center, Richland
1351223	Chobot, Katherine	Benton	Cultural Resources Assessment and Monitoring for the Port of Benton Transload Facility Project
1342318	Chatters, James C.	Benton	Letter to Gene Post Regarding Preliminary Report on the Cultural Resources File Search and Survey of the Precision Cast Parts Property
1352450	Arthur, Ed	Benton	Cultural Resource Survey for the Horn Rapids .75 Mgal Reservoir, Richland

Historic property inventories within a 1-mile radius of the APE

There are no Historic Property Inventories (HPI)s within a one-mile radius of the APE.

Register Properties within a 1-mile radius of the APE

There are no registered properties recorded within a one-mile radius of the APE.

Cemeteries within a 1-mile radius of the APE

There are no cemeteries recorded within a one-mile radius of the APE.

Archaeological Sites recorded within a 1-mile radius of the APE

Three previously recorded archaeological sites are within a one-mile radius of the APE and are summarized in Table 2. None of these sites are within or immediately adjacent to the APE.

Table 2. Archaeological Sites within a One-Mile Radius of the APE

Smithsonian Number	Site Name	Site Type	Comments
BN00030	N/A	Precontact	One possible stone cairn burial
BN01475	N/A	Precontact	Pre-contact lithic material, ground stone isolate
BN01122	N/A	Historic	Historic refuse scatter, 80 x 30 m, early 1900s

Cadastral Survey

The project APE covers a cadastral survey from 1865. The 1865 survey of T10N R28E was conducted by Francis Henry. Henry notes the Yakama River and a wagon trails is located less than a mile southwest of the project area. No other features are noted in the survey (Figure 5).



Figure 5. 1865 Cadastral Survey of T10N R28E (USDI BLM 2021).

INVENTORY METHODOLOGY

Archaeological survey method: RLR planned a visual survey within the project APE, spacing transects within the APE 15-20 m apart. Areas of disturbance, including mounds, cuts, trenches, built environment, etc. are inspected for surficial expressions of cultural materials and may retain intact, native soil profiles. Next, RLR planned 59, 30-40cm wide shovel probes within the APE. All material was planned to be screened by ¼-inch mesh.

SURVEY RESULTS

Archaeological investigation consisted of pedestrian survey and subsurface testing of the proposed APE, generally southwest of Highway 240, in Richland, Washington (Figure 6). The archaeological investigation was conducted by Mallory Triplett, B.S., Miranda Maple, B.A., and Josh Allen, M.S. on February 3-5 and 8-9, 2021. The weather during fieldwork was cloudy with moderate wind (5-10 mph). Temperatures during fieldwork ranged from 39-51°F.



Figure 6. Project APE overview; View: W.



Figure 7. Project Transect Survey Map

Pedestrian Survey

Pedestrian survey included a 100% survey of the proposed APE (Figure 7). The parcel has seen little to no disturbance beyond some light off-road activity, hiking, and horseback riding; however, it was covered in modern trash. There were several two-track roads noted, isolated cans and bottle fragments, and two, large bottle dumps (20+ vessels) that all dated to less than 50 years in age (Figure 8). The southwest side was being actively developed with the addition of sidewalks, roads, and utilities immediately adjacent to the APE (Figure 9). Vegetation was consistent with light use over the last century with some disturbance to the distribution of vegetation due to several, two-track roads. Native species include big sagebrush (*Artemisia tridentata*) and various bunchgrasses, while invasive species include Russian thistle (*Kali tragus*) and cheatgrass (*Bromus tectorum*). Surface visibility ranged from 70-100% throughout the APE.



Figure 8. Detail of modern refuse found throughout APE



Figure 9. Overview of sidewalk, utilities, and road immediately adjacent to APE; View: E

HR-1 Site Summary

One historic scatter (HR-1) was relocated near the southwestern edge of the APE. The scatter was sparse, surficial, and only contained fragments of glassware, ceramic, and one crushed can (Table 3, Figure 10). The site was scattered over an area of about 50 m² and STP 52 was within the site boundaries (Figure 11). There was a single fragment of white-improved-earthenware (WIE) found on the surface of STP 52. STP 52 was excavated to 81 centimeters-below-surface (cmbs) with no other artifacts found below the surface. The site appeared to be a single episode, refuse deposit based on the fragmented, sparse, and scattered nature of the artifacts and the lack of depth (Figure 12).

The fish scale, molded design on the milk glass cup fragment was a common mold used by Anchor-Hocking during the years that they produced the Fire-King brand (Parson 2021). Although the Fire-King brand was used by Anchor-Hocking from the 1940s-1970s, the fish scale mold was most popular during the 1940s and 1950s (Parsons 2021).

Table 3. Artifacts found in Historic Scatter-1

Location	Count	Material	Type/Description
Surface	4	Ceramic	Dark, cobalt blue, WIE fragments
	8	WIE	White-improved-earthenware, non-diagnostic fragments
	4	Glass	Milk glass fragments, with fish scale molding, one with rim
	4	Glass	Clear glass fragments, non-diagnostic
	2	Glass	Clear glass fragments, with condiment panels
	1	Porcelain	Porcelain bowl fragment with transfer print motif in leaves and white and green flowers on an orange and yellow background
	1	Ferrous	Sanitary Seam can, crushed
STP 52	1	WIE	White-improved-earthenware, non-diagnostic fragment



Figure 10. Sample of artifacts from HR-1; View; Detail

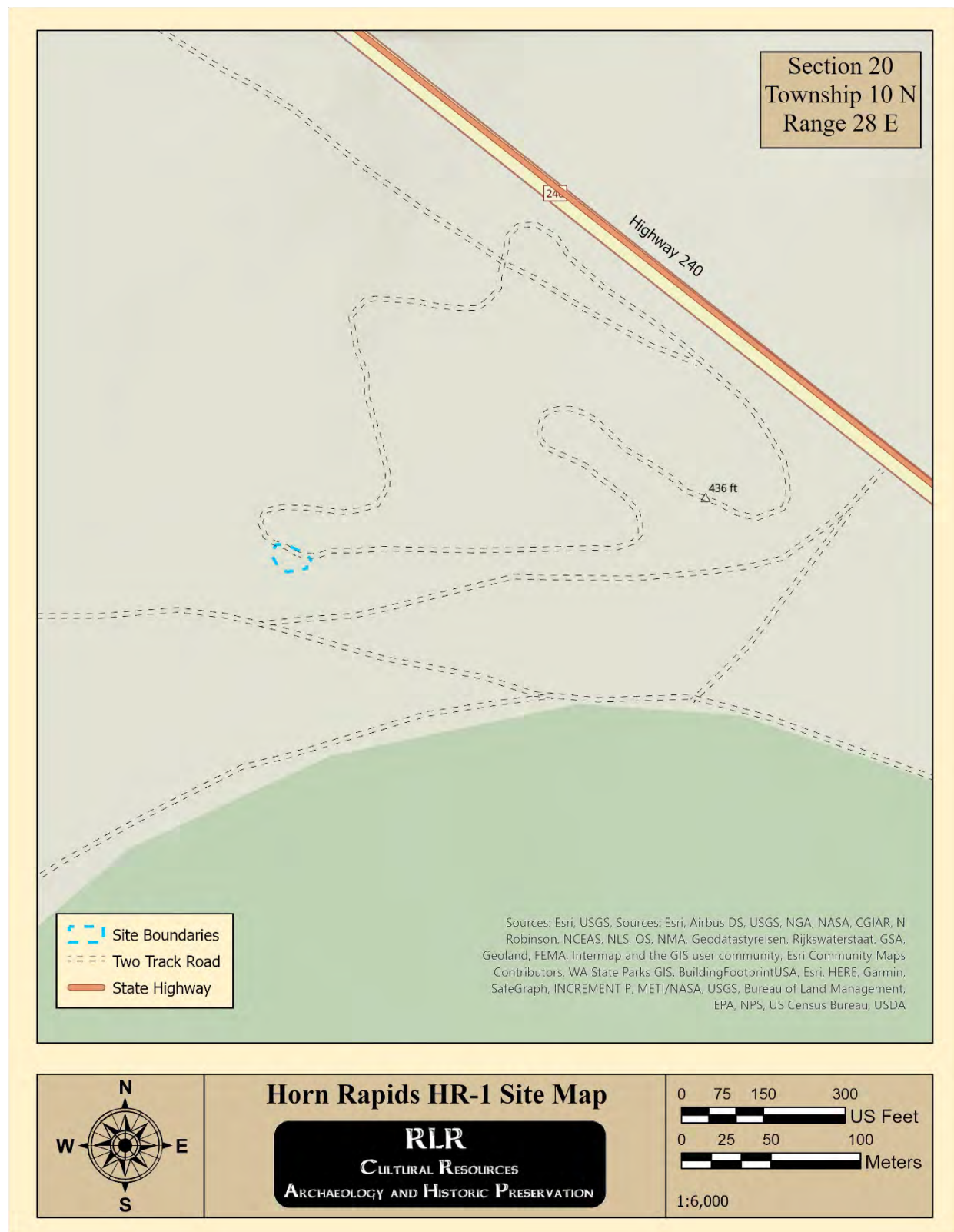


Figure 11. HR-1 Site Map



Figure 12. Overview of HR-1; View: W

HR-1 Integrity and NRHP Evaluation

The 1955 aerial (CWU 2021) showed the project location as an open landscape with a sparse scattering of sage brush, sand dunes, and a couple, two-track roads. The deposit appeared to be adjacent to the two track-road that is on the 1955 aerial and is mentioned as a “Seasonal Road” on the 1976 Metsker Map (Historic Map Works 2021). The property is owned by Richland in the 1976 map (Historic Map Works 2021). There was no indication that there was a structure or any other type of building at this location either based on archival data and fieldwork. The site likely dated to the 1940s to 1950s based on the presence of fish scale molded, Anchor Hocking milk glass that was popular at this time (Parsons 2021).

If HR-1 were eligible under Criterion A of the NRHP it would be “... *associated with events that have made a significant contribution to the broad patterns of our history...*” HR-1 is not likely to have been associated with an event that have made a broad impact on regional history. From what can be gleaned from archival research, this was not the location of any particular event that made a broad pattern in either local, regional, or national history. Based on the sparse nature of the deposit it is likely a single episode, refuse deposit. Therefore, it is recommended that this resource is not eligible to the NRHP under Criterion A.

To be eligible under Criterion B, HR-1 would need to be “...*associated with the lives of persons significant in our past...*” HR-1, is a refuse deposit located on land that has been owned by the City of Richland since at least the 1970s (Historic Map Works 2021). None of the artifacts indicate ownership and given the lack of physical context in the form of a building or structure,

an exact person or persons is impossible to determine. Therefore, HR-1 is recommended as not eligible to the NRHP under Criteria B.

Criterion C is generally considered to be associated with works of high artistic value or that of a master. The resource is exclusively a surficial deposit with little to no depth. Given the lack of physical representation to attribute to the work of a master or retain high artistic value, HR-1 is not recommended eligible for inclusion on the NRHP under Criterion C.

To be considered eligible under Criterion D the resource needs to “... *have yielded, or may be likely to yield, information important in prehistory or history...*” HR-1 has yielded information based on the artifacts already found on the surface and the excavation of STP 52. The fish scale molded milk glass dates the site to the 1940s-1950s based on the popularity of the design at the time (Parsons 2021). Because the site is unlikely to yield more data potential given its limited surface presence and complete lack of sub-surface presence, HR-1 is not recommended to the NRHP under Criterion D.

The integrity of a resource is evaluated under seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The Location of the resource has likely stayed the same since it was deposited given that it appears to be a single episode, refuse deposit. The integrity of Design in a property is typically dependent on the conscious decision of the designer during the planning process and the representation of that design in a building, landscape, etc. HR-1 lacks integrity in Design considering it is a single episode refuse deposit off the side of a two-track road. The Setting of the deposit is lacking considering that the surrounding area, which was once devoid of settlement and infrastructure into the mid-20th century, is now full of single-family homes, a golf course, and Highway 240. The resource does not retain Integrity with respect to Materials as it is a single episode, refuse deposit. The resource does not retain any integrity with regards to Workmanship because it lacks any physical structure or building that the refuse deposit can be associated with. The Feeling of deposit is lacking because it is a single episode refuse deposit composed of domestic artifacts that in no way contribute to how the land was once or is currently used for. The Association with an important historic event or person is also lacking with this resource as there is no definitive way to date it to a specific person or event that made an impact on local, regional, or national history. Overall, the resource only retains integrity in one out of the seven aspects, Location, and fails to retain intact integrity in the other six aspects.

Subsurface Testing

A total of 59 shovel test probes (STPs) were planned to determine if cultural material was present within the project APE (Figure 13). The planned STPs were mapped every 50 meters on a grid covering the entire parcel to test the subsurface component thoroughly. During pre-field planning, there were no utilities noted on the aerials nor was the city concerned with buried utilities at this location. However, once in the field, it was discovered that a development with roads, sidewalks, and utilities were actively being installed immediately adjacent to the southwestern edge of the project. Therefore, STP 45, 53, and 54 were not excavated due to their proximity to these utilities. In total, 56 of the 59 STPs were excavated

(Table 4). STP 52, located within HR-1, had a single WIE fragment on the surface with no additional artifacts found below the surface.

The soil in the STPs typically consisted of medium brown loamy sand from 0-60 cmbs that transitioned to a light gray to white sand until the hole was terminated, typically between 85-100 cmbs (Figure 15, Figure 16). The gravel content of the STPs varied from 0-25% with very few cobbles present. All soils were consistent with descriptions of the Quincy Series, a very deep, excessively drained loamy sand (USDA 2020).

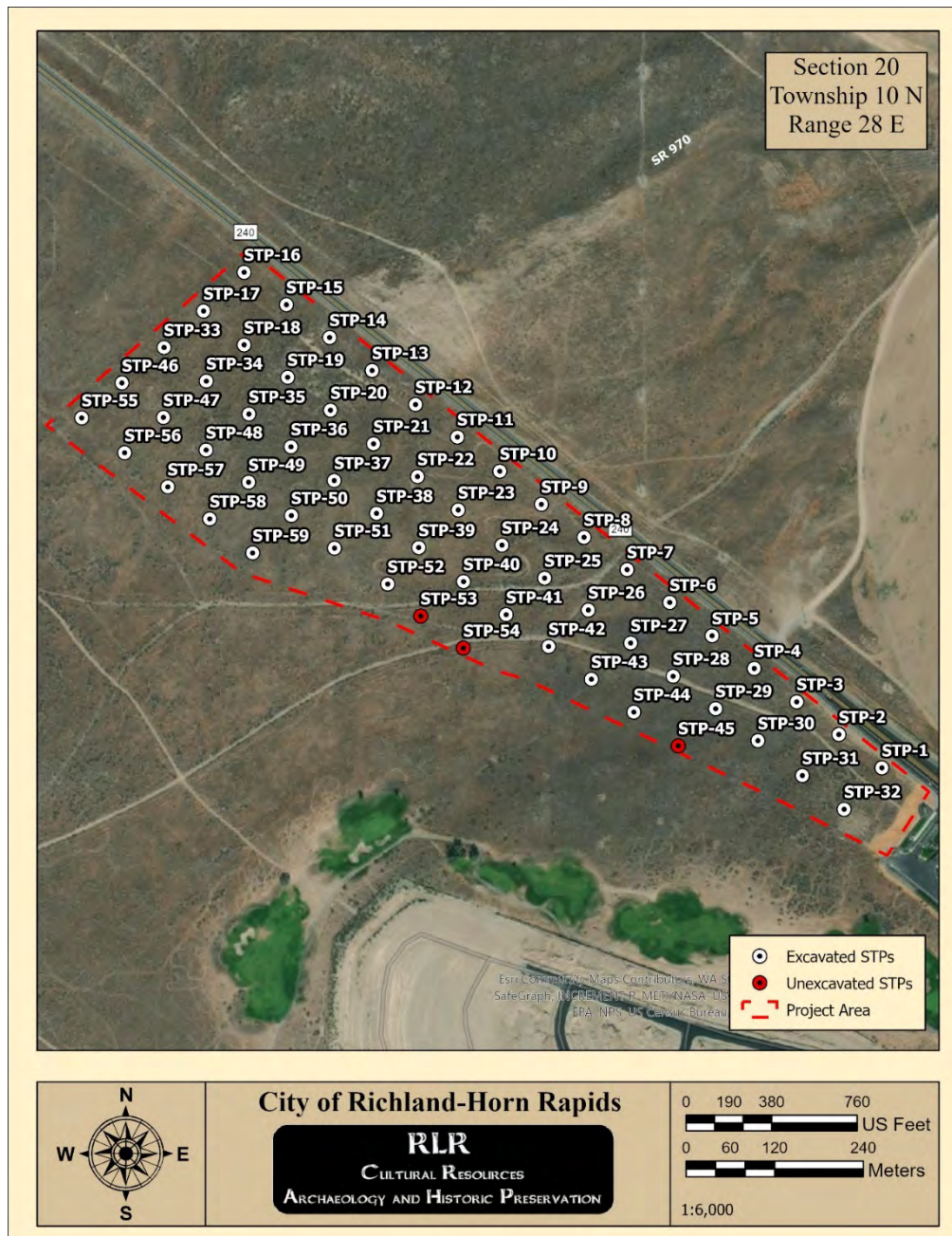


Figure 13. STP Map.

Table 4. Project STP Summaries

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
1	79	Negative	- 0-42 cmbs – brown silty sand with <5% angular pebbles - 42-79 cmbs – light brown sand; very loose; medium rounded cobbles	Terminated at desired depth
2	90	Negative	- 0-40 cmbs – brown silty sand with <5% angular pebbles - 40-90 cmbs – light brown sand; very loose; medium rounded cobbles	Terminated at desired depth
3	82	Negative	- 0-55 cmbs – brown silty sand; <25% small to med, rounded poorly sorted pebbles - 55-82 cmbs – light tan sand; no inclusions; very loose	Terminated at desired depth
4	82	Negative	- 0-62 cmbs – brown silty sand; <5% angular inclusions; some roots - 62-82 cmbs – tan/gray sand; no inclusions	Terminated at desired depth
5	80	Negative	- 0-57 cmbs – brown silty sand; <10% angular pebble inclusions - 57-80 cmbs – white gray sand; cobbles and approx.. 25% angular pebble inclusions; very loose	Terminated at desired depth
6	76	Negative	- 0-62 cmbs – dark brown silty sand; <5% angular pebbles - 62-76 cmbs – tan/gray sand; loose with <105% angular pebble inclusions	Terminated at desired depth
7	60	Negative	- 0-50 cmbs – dark brown silty sand; <5% angular pebbles - 50-60 cmbs – tan/gray sand; loose with <105% angular pebble inclusions	Terminated at desired depth
8	64	Negative	- 0-45 cmbs – dark brown sandy loam; semi-compact and dry; 0% gravels - 45-64 cmbs – medium brown sandy loam; compact and dry; large obstructing rock on North side	Terminated due to large cobble
9	64	Negative	- 0-45 cmbs – dark brown sandy loam; semi-compact and dry; 0-25% small sub-angular gravels - 45-64 cmbs – medium brown sandy loam; compact and dry; large obstructing rock on North side	Terminated due to large cobble
10	94	Negative	- 0-60 cmbs – dark brown sandy loam; semi-compact and dry; 0% gravels; large rock at 50 cmbs on south side of STP - 60-94 cmbs – light gray/tan sand; loose and dry; 0-25% poorly sorted, sub-angular gravels	Terminated at desired depth
11	94	Negative	- 0-50 cmbs – dark brown sandy loam; semi-compact and dry; 0-25% gravels - 50-75 cmbs – medium dark brown sand; loose and dry; 0-25% sub-angular gravels/cobbles - 75-94 cmbs – white/light brown sand; loose and dry; 0-25% sub-angular gravels	Terminated at desired depth

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
12	85	Negative	- 0-3 cmbs – loose root mat - 3-70 cmbs – medium brown silty loam; <1% sub-angular gravels; damp - 70-85 cmbs – light gray sand; dry; <1% gravels	Terminated at desired depth
13	93	Negative	- 0-1 cmbs – loose, root mat - 1-93 cmbs – gray sand; <1% gravels; damp	Terminated at desired depth
14	93	Negative	- 0-80 cmbs – light brown silty sand; no gravels; slightly damp - 80-93 cmbs – light gray sand; dry; massive	Terminated at desired depth
15	87	Negative	- 0-2 cmbs – loose root mat - 2-52 cmbs – medium brown silty loam with <1% gravels; damp; <1% medium, sub-angular cobbles - 52-87 cmbs – light gray sand	Terminated at desired depth
16	96	Negative	- 0-2 cmbs – loose root mat - 2-76 cmbs – medium brown silty loam with <1% gravels; damp - 76-96 cmbs – light gray sand	Terminated at desired depth
17	86	Negative	- 0-2 cmbs – loose root mat - 2-65 cmbs – medium brown silty loam; 0-5% sub-rounded gravels; large cobble in east wall at 50 cmbs - 65-86 cmbs – light gray sand; 5-10% sub-angular to sub-round gravels	Terminated at desired depth
18	93	Negative	- 0-2 cmbs – loose root mat - 2-83 cmbs – medium brown silty loam; <1% sub-rounded gravels; some small cobbles; damp - 83-93 cmbs – light gray sand; <1% gravels; dry	Terminated at desired depth
19	85	Negative	- 0-68 cmbs – medium brown silty loam; <1% gravels; damp - 68-85 cmbs – light gray sand; <1% gravels; dry	Terminated at desired depth
20	94	Negative	- 0-1 cmbs – loose root mat - 1-85 cmbs – medium brown silty loam; <1% gravels; damp - 85-94 cmbs – light gray sand; <1% gravels; dry	Terminated at desired depth
21	87	Negative	- 0-3 cmbs – loose root mat - 3-57 cmbs – medium brown silty loam; <1% sub-angular gravels; damp - 57-87 cmbs – light gray sand; dry; <1% gravels	Terminated at desired depth
22	90	Negative	- 0-4 cmbs – loose root mat - 4-82 cmbs – medium brown silty loam; <1% gravels - 82-90 cmbs – light gray sand; < 1% gravels	Terminated at desired depth
23	96	Negative	- 0-45 cmbs – dark brown sandy loam; semi-compact and dry; 0-25% sub-angular gravels - 45-96 cmbs – light gray/tan fine sand; large cobble at 45cmbs; loose and dry; 0-25% poorly sorted sub-angular gravels	Terminated at desired depth
24	101	Negative	- 0-60 cmbs – dark brown sandy loam; semi-compact and dry; 0% gravels - 60-101 cmbs – light gray/tan fine sand; loose and dry; 0% gravels	Terminated at desired depth

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
25	104	Negative	- 0-60 cmbs – dark brown, sandy loam; loose and dry; 0% gravels - 60-90 cmbs – light gray/tan sand; loose and dry; 0% gravels - 90-104 cmbs – light gray/white, fine sand; loose and dry; 0% gravels	Terminated at desired depth
26	90	Negative	- 0-62 cmbs – light brown silty sand; minimal clay content; increased compaction; <25% rounded pebbles - 62-90 cmbs – light tan sand; 25% rounded pebbles; very loose	Terminated at desired depth
27	90	Negative	- 0-60 cmbs – dark brown silty sand; <5% angular pebbles - 60-90 cmbs – tan/gray sand; loose with <105% angular pebble inclusions	Terminated at desired depth
28	76	Negative	- 0-60 cmbs – dark brown silty loam; <5% angular pebble inclusions - 60-76 cmbs – light tan/gray sand; very loose	Terminated at desired depth
29	86	Negative	- 0-55 cmbs – brown silty sand; <5% angular inclusions; some roots - 55-86 cmbs – tan/gray sand; no inclusions	Terminated at desired depth
30	82	Negative	- 0-65 cmbs – brown silty sand; <25% small to med, rounded poorly sorted pebbles - 65-82 cmbs – light tan sand; no inclusions; very loose	Terminated at desired depth
31	87	Negative	- 0-67 cmbs – brown silty sand with <5% angular pebbles - 67-87 cmbs – light brown sand; very loose; medium rounded cobbles	Terminated at desired depth
32	70	Negative	- 0-60 cmbs – brown silty sand; <5% angular pebbles; loose - 60-70 cmbs – light tan sand; no inclusions; very loose	Terminated at desired depth
33	95	Negative	- 0-2 cmbs – loose root mat - 2-95 cmbs – medium brown silty loam ;roots at 70 cmbs likely from sage brush; moist; 5-10% sub-round to sub-angular gravels and increasing with depth	Terminated at desired depth
34	93	Negative	- 0-2 cmbs – loose root mat - 2-73 cmbs – medium brown silty loam; <1% gravels; damp - 73-93 cmbs – light gray sand; <1% gravels; dry	Terminated at desired depth
35	92	Negative	- 0-2 cmbs – loose root mat - 2-62 cmbs – medium brown silty loam; <1% sub-angular gravels; some small cobbles; sand - 62-92 cmbs – light gray sand; dry; <1% gravels	Terminated at desired depth
36	96	Negative	- 0-3 cmbs – loose root mat - 3-76 cmbs – medium brown silty loam; some small cobbles; <1% sub-round gravels; damp - 76-96 cmbs – light gray sand; dry; <1% gravels	Terminated at desired depth

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
37	92	Negative	- 0-2 cmbs – loose root mat - 2-64 cmbs – medium brown silty loam; <1% gravels - 64-92 cmbs – light gray sand; < 1% gravels	Terminated at desired depth
38	89	Negative	- 0-4 cmbs – loose root mat - 4-64 cmbs – medium brown silty loam; <1% gravels - 68-89 cmbs – light gray sand; < 1% gravels	Terminated at desired depth
39	94	Negative	- 0-60 cmbs – dark brown sandy loam; semi-compact and dry; 0% gravels - 60-94 cmbs – light gray/tan fine sand; loose and dry; 0-25% sub-angular gravels	Terminated at desired depth
40	100	Negative	- 0-60 cmbs – dark brown sandy loam; semi-compact and dry; 0% gravels - 60-100 cmbs – light gray/tan fine sand; loose and dry; 0-25% sub-angular gravels	Terminated at desired depth
41	104	Negative	- 0-30 cmbs – dark brown, sandy loam, loose and dry, 0% gravel - 30-75 cmbs – light gray/brown sand, loose and dry, 0% gravels - 75-104 cmbs – light gray/white sand; loose and dry; 0% gravels	Terminated at desired depth
42	88	Negative	- 0-70 cmbs – light brown silty sand; minimal clay content; increased compaction; <25% rounded pebbles - 70-88 cmbs – light tan sand; 25% rounded pebbles; very loose	Terminated at desired depth
43	60	Negative	- 0-56 cmbs – dark brown silty sand; <5% angular pebbles - 56-60 cmbs – tan/gray sand; loose with <105% angular pebble inclusions	Terminated at desired depth
44	73	Negative	- 0-52 cmbs – dark brown silty loam; <5% angular pebble inclusions - 52-73 cmbs – light tan/gray sand; very loose	Terminated at desired depth
45	N/A	N/A	- N/A	Not excavated due to unknown utilities
46	79	Negative	- 0-3 cmbs – loose root mat - 3-40 cmbs – medium brown silty loam; 15-20% sub-rounded gravels; damp - 40-79 cmbs – light gray sand; 5-10% gravels; dry	Terminated at desired depth
47	81	Negative	- 0-50 cmbs – medium brown silty loam; 10-15% sub-round to sub-angular gravels; damp - 50-81 cmbs – light gray sand; increase in gravels; dry	Terminated at desired depth
48	83	Negative	- 0-70 cmbs – medium brown silty loam; 10-15% sub-round to sub-angular gravels; damp - 70-83 cmbs – light gray sand; increase in gravels; dry	Terminated at desired depth
49	84	Negative	- 0-40 cmbs – medium brown silty loam; damp; no gravels - 40-83 cmbs – gray sand; dry; <1% sub-round to sub-angular gravels; chunks	Terminated at desired depth

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
50	89	Negative	- 0-3 cmbs – loose root mat - 3-63 cmbs – medium brown silty loam; slight compaction in first 20 cm; damp; no gravels - 63-89 cmbs – gray sand; dry; <1% sub-round to sub-angular gravels	Terminated at desired depth
51	90	Negative	- 0-3 cmbs – loose root mat - 3-67 cmbs – medium brown silty loam; damp; no gravels - 67-90 cmbs – gray sand; dry; <1% sub-round to sub-angular gravels	Terminated at desired depth
52	81	Positive	- 0-39 cmbs – medium brown loamy sand with some rootlets - 39-81 cmbs – gray sand; dry; sub-angular gravels <1%	Terminated at desired depth
53	N/A	N/A	- N/A	Not excavated due to unknown utilities
54	N/A	N/A	- N/A	Not excavated due to unknown utilities
55	89	Negative	- 0-3 cmbs – loose root mat - 3-40 cmbs – medium brown loamy silt with poor ped development; <1% sub-angular to sub-round gravels; damp - 50-89 cmbs – light gray sand; <1% gravel content; dry	Terminated at desired depth
56	82	Negative	- 0-3 cmbs – loose root mat - 3-50 cmbs – medium brown loamy silt with poor ped development; <1% sub-angular to sub-round gravels; damp - 50-82 cmbs – light gray sand; <1% gravel content; dry	Terminated at desired depth
57	70	Negative	- 0-39 cmbs – medium brown silty loam; loam; 0-5 % sub-round to sub-angular gravels - 39-70 cmbs – light gray sand; calcium present on gravels; dry; 5-10% gravels	Terminated at desired depth
58	91	Negative	- 0-64 cmbs – medium brown silt loam; <5% sub-angular gravels; some calcium present on gravels - 64-91 cmbs – light gray sand; 5% sub-angular to sub-round gravels; dry	Terminated at desired depth
59	82	Negative	- 0-6 cmbs – loose root mat - 0-65 cmbs – medium brown silt loam; <1% sub-angular gravels; some calcium present on gravels - 65-82 cmbs – light gray sand; 0-5% sub-angular to sub-round gravels; dry	Terminated at desired depth



Figure 14. Detail of STP 51



Figure 15. Overview of STP 51; View: W

PROJECT RECOMMENDATIONS

A single historic scatter (HR-1) was relocated during the pedestrian survey. This scatter was sparse, fragmented, and had no subsurface depth. There were no other pre-contact or historic sites relocated during the rest of the pedestrian or sub-surface survey. In terms of pre-contact Native American cultural material, as well as potential historic period remains, we believe potential for inadvertent discovery to be limited. **HR-1 is likely a one-time refuse deposit and is not recommended as eligible to the NRHP; therefore, RLR finds no effect to historic properties per 36CFR § (800.4(d)(1) and that work continue as planned.**

INADVERTENT DISCOVERY PROCEDURE

If an inadvertent discovery of archaeological items is made during construction, City of Richland (the project proponent) will contact PSA, Benton County, the affected Indian tribes, and DAHP.

If the inadvertent discovery is Archaeological material:

1. The project proponent and the Washington State Department of Archaeology and Historic Preservation (DAHP) will be contacted and work in that area will stop.
2. The archaeologist will contact the Project Proponent, City of Richland.
 - a. Upon notification of discovery of potential archaeological deposits, the professional archaeologist evaluates the remains.
 - b. The DAHP, CTUIR, and the YN will be given the opportunity to view the artifacts within 48 hours after the discovery or at the earliest possible time thereafter. The discovery will be kept confidential. After halting construction, securing the site, and notifying the contractor, the archaeologist will conduct a brief in-field evaluation. The purpose of the evaluation is to determine whether the discovered resources have potential to answer research questions.
 - c. Evaluation protocols are described in the following section.
 - d. If parties agree that the artifacts are not significant, RLR will ask the construction representatives to resume construction.

- e. If parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

Guidelines for the Discovery of Human Remains:

1. All persons who know of the existence and location of human remains must, by law, **notify the county coroner and local law enforcement**. This must be done in the most expeditious manner possible. (RCW 27.44; 68.50; 68.60)
2. Any person engaging in ground disturbing activity that encounters skeletal human remains must **cease all activity which may cause further disturbance to the remains, make a reasonable effort to protect the area from further disturbance, report the presence and location of those remains to the coroner and local law enforcement** (RCW 27.44; 68.50; 68.60). The remains should not be touched, moved, or further disturbed.
3. The county coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. (RCW 27.44; 68.50; 68.60)
4. If the county coroner determines the remains are non-forensic, then the Department of Archaeology and Historic Preservation will take jurisdiction over the remains. (RCW 27.44; 68.50; 68.60)
5. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to the affected parties. (RCW 27.44, 68.50; 68.60)
6. The DAHP will handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains if there is no federal agency involved.

Contact:

Dr. Guy Tasa, State Physical Anthropologist, DAHP
1063 South Capitol Way, Suite 106, PO Box 48343, Olympia, Washington 98501
Email: guy.tasa@dahp.wa.gov Phone: (360) 586-3534 Cell: (360) 790-1633

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APPENDIX A

ARCHAEOLOGY SITE RECORD



STATE OF WASHINGTON ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number: 45

County:

Date: 2/24/2021

Human Remains? ☐ DAHP Case No.:

Compiled By: Joshua Allen

RLR Cultural Resources, LLC

Archaeological Sites are exempt from public disclosure per RCW 42.56.300

SITE DESIGNATION

Site Name: HR-1

Field/Temporary ID: HR-1

Site Type: Historic Debris Scatter/Concentration

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meet the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the site

☐ meets ☒ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

Criteria

Statement of Significance

The 1955 aerial (CWU 2021) showed the project location as an open landscape with a sparse scattering of sage brush, sand dunes, and a couple, two-track roads. The deposit appeared to be adjacent to the two track-road that is on the 1955 aerial and is mentioned as a "Seasonal Road" on the 1976 Metsker Map (Historic Map Works 2021). The property is owned by Richland in the 1976 map (Historic Map Works 2021). There was no indication that there was a structure or any other type of building at this location either based on archival data and fieldwork. The site likely dated to the 1940s to 1950s based on the presence of fish scale molded, Anchor Hocking milk glass that was popular at this time (Parsons 2021).

If HR-1 were eligible under Criterion A of the NRHP it would be "... associated with events that have made a significant contribution to the broad patterns of our history..." HR-1 is not likely to have been associated with an event that have made a broad impact on regional history. From what can be gleaned from archival research, this was not the location of any particular event that made a broad pattern in either local, regional, or national history. Based on the sparse nature of the deposit it is likely a single episode, refuse deposit. Therefore, it is recommended that this resource is not eligible to the NRHP under Criterion A.

To be eligible under Criterion B, HR-1 would need to be "...associated with the lives of persons significant in our past..." HR-1, is a refuse deposit located on land that has been owned by the City of Richland since at least the 1970s (Historic Map Works 2021). None of the artifacts indicate ownership and given the lack of physical context in the form of a building or structure, an exact person or persons is impossible to determine. Therefore, HR-1 is recommended as not eligible to the NRHP under Criteria B.

Criterion C is generally considered to be associated with works of high artistic value or that of a master. The resource is exclusively a surficial deposit with little to no depth. Given the lack of physical representation to attribute to the work of a master or retain high artistic value, HR-1 is not recommended eligible for inclusion on the NRHP under Criterion C.

To be considered eligible under Criterion D the resource needs to "... have yielded, or may be likely to yield, information important in prehistory or history..." HR-1 has yielded information based on the artifacts already found on the surface and the excavation of STP 52. The fish scale molded milk glass dates the site to the 1940s-1950s based on the popularity of the design at the time (Parsons 2021). Because the site is unlikely to yield more data potential given its limited surface presence and complete lack of sub-surface presence, HR-1 is not recommended to the NRHP under Criterion D.

Integrity

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The integrity of a resource is evaluated under seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The Location of the resource has likely stayed the same since it was deposited given that it appears to be a single episode, refuse deposit. The integrity of Design in a property is typically dependent on the conscious decision of the designer during the planning process and the representation of that design in a building, landscape, etc. HR-1 lacks integrity in Design considering it is a single episode refuse deposit off the side of a two-track road. The Setting of the deposit is lacking considering that the surrounding area, which was once devoid of settlement and infrastructure into the mid-20th century, is now full of single-family homes, a golf course, and Highway 240. The resource does not retain Integrity with respect to Materials as it is a single episode, refuse deposit. The resource does not retain any integrity with regards to Workmanship because it lacks any physical structure or building that the refuse deposit can be associated with. The Feeling of deposit is lacking because it is a single episode refuse deposit composed of domestic artifacts that in no way contribute to how the land was once or is currently used for. The Association with an important historic event or person is also lacking with this resource as there is no definitive way to date it to a specific person or event that made an impact on local, regional, or national history. Overall, the resource only retains integrity in one out of the seven aspects, Location, and fails to retain intact integrity in the other six aspects.

SHPO Determination

Eligibility Survey/Inventory **Determined On**
Determined By
SHPO Comments

SITE LOCATION

USGS Quad Map Name(s):

T: 10 **R:** 28 **E/W:** E **Section:** 20
UTM: Zone: 11 **Easting:** 320029 **Northing:** 5133958
Latitude: 46.335280 **Longitude:** -119.338430 **Elevation (ft/m):** 129
Drainage, Major: Lower Yakima **Drainage, Minor:** **River Mile** 11
Aspect N/A **Slope** 0

Location Description (General to Specific):

The site is located approximately 3 miles northwest of Richland, Washington. Horn Rapids is located approximately 5 miles northwest. The surrounding area is an open flood plain of the Yakima River that is rapidly being developed with the construction of a golf course, single family homes, and general city infrastructure.

Directions (For Relocation Purposes):

From the intersection of Jadwin Avenue (Highway 240) and By Pass Highway in Richland Washington, drive northwest on Jadwin Avenue (Highway 240) for approximately 2.8 miles. Turn left onto Village Parkway and then take the first right and continue on Village Parkway for 0.3 miles. Park the vehicle and walk approximately 100 feet bearing 15 degrees. Note that the area is currently (02/2021) being developed and that the site will likely be on private land in the near future so landowner permission will be needed to access the site.

SITE DESCRIPTION

Narrative Description (Overall Site Observations):

One historic scatter (HR-1) was relocated near the southwestern edge of the APE. The scatter was sparse, surficial, and only contained fragments of glassware, ceramic, and one crushed can. The site was scattered over an area of about 50 m2 and STP 52 was within the site boundaries. There was a single fragment of white-improved-earthenware (WIE) found on the surface of STP 52. STP 52 was excavated to 81 centimeters-below-surface (cmbs) with no other artifacts found below the surface. The site appeared to be a single episode, refuse deposit based on the fragmented, sparse, and scattered nature of the artifacts and the lack of depth.

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Site Dimensions (Overall Site Dimensions):

Length: 25 ft Direction: N/S Width: 25 ft Direction: E/W
 Method of Horizontal Measurement: Tape
 Depth: Surface Method of Vertical Measurement: N/A
 Deposit

Vegetation (On Site):

Local: Native species include big sagebrush (*Artemisia tridentata*) and various bunchgrasses, while invasive species include Russian thistle (*Kali tragus*) and cheatgrass (*Bromus tectorum*).
Regional: Same as local

Landforms (On Site):

Local: Horn Rapids **Regional:** Rattlesnake Ridge

Water Resources (Type): Lower Yakima River **Distance:** 0.75 miles **Permanence:** Permanent

CULTURAL MATERIALS AND FEATURES

Narrative Description (Specific Inventory Details):

The fish scale, molded design on the milk glass cup fragment was a common mold used by Anchor-Hocking during the years that they produced the Fire-King brand (Parson 2021). Although the Fire-King brand was used by Anchor-Hocking from the 1940s-1970s, the fish scale mold was most popular during the 1940s and 1950s (Parsons 2021).

Location Count Material Type/Description

Surface	4 Ceramic	Dark, cobalt blue, WIE fragments
	8 WIE	White-improved-earthenware, non-diagnostic frags
	4 Glass	Milk glass fragments, with fish scale molding, one w/rim
	4 Glass	Clear glass fragments, non-diagnostic
	2 Glass	Clear glass fragments, with condiment panels
	1 Porc.	Porcelain bowl frag w/transfer print motif in leaves and white and green flowers on an orange and yellow background
	1 Ferrous	Sanitary Seam can, crushed
STP 52	1 WIE	White-improved-earthenware, non-diagnostic fragment

Method of Collection:

Not collected

Location of Artifacts (Temporary/Permanent):

Left at site

SITE AGE

Component Type Historic
Dates 1940-1950s
Dating Method Fish scale molded milk glass fragment (Parsons 2021)
Phase
Basis for Phase Designation

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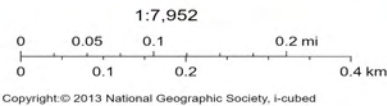
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SITE RECORDERS			
Observed By	Address		
Joshua Allen	PO Box 2215, Yakima, Wa 98907-2215		
Date Recorded:	2/24/2021		
Recorded by (Professional Archaeologist):	Joshua Allen		
Organization:	RLR Cultural Resources, LLC	Phone Number:	(208) 290-4008
Address:	PO Box 2215, Yakima, Wa 98907-2215	Email:	joshua.allen2@cwu.edu
SITE HISTORY			
Previous Archaeological Work:			
No previous archaeological work.			
LAND OWNERSHIP			
Owner	Address	Parcel	
City of Richland	625 Swift Blvd, Richland, WA, 99352	120083000009013	
RESEARCH REFERENCES			
Items/Documents Used in Research:			
Central Washington University [CWU] 2021 Central Washington Historical Aerial Photograph Project. Department of Geography, Central Washington University. Electronic document, https://www.gis.cwu.edu/geog/historical_airphotos/ , accessed February 2021.			
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Parsons, Katie 2021 "Vintage Fire King 101: A Guide to Fire King Kitchenware." Electronic document, https://estatesales.org/thegoods/vintage-fire-king-101-guide-fire-king-kitchenware , accessed February 18, 2021.			

USGS MAP



February 24, 2021



SKETCH MAPS

Source Information



Photographs, Tables and Additional Information



Photo ID 512574
Title Overview of HR-1
Year Taken 2021
Is Circa? ☐
Notes
Type image/jpeg
Photo View W
Source
Copyright ☐

ARCHAEOLOGICAL SITE INVENTORY FORM

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Photo ID	512576
Title	HR-1 Aerial Site Map
Year Taken	
Is Circa?	☐
Notes	
Type	image/jpeg
Photo View	
Source	
Copyright	☐

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Photo ID 512573
Title Sample of Artifacts found at HR-1
Year Taken 2021
Is Circa? ☐
Notes
Type image/jpeg
Photo View Detail
Source
Copyright ☐

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number: 45

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Photo ID 512572
Title Detail of fish-scale molded Fire-King milk glass frag
Year Taken 2021
Is Circa? ☐
Notes
Type image/jpeg
Photo View Detail
Source Parsons 2021
Copyright ☐

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Smithsonian Number: 45

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Photo ID 512571
Title Detail of Porcelain Bowl Fragment
Year Taken 2021
Is Circa? ☐
Notes
Type image/jpeg
Photo View Detail
Source
Copyright ☐



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, Economic Development, Danielle Mullins PE

Address: 625 Swift Blvd., Richland, WA 99352

Phone: 509-942-7583

Email: dmullins@ci.richland.wa.us

OWNER/APPLICANT INFORMATION

☐ Contact Person

Company: Pahlisch Homes at Horn Rapids Limited Partnership

Contact: Chad Bettsworth, PE

Address: 210 SW Wilson Ave, Ste 100, Bend OR 97702

Phone: 541-385-6762 x166

Email: Chadb@pahlisch.com

DESCRIPTION OF WORK

The City is proposing a Comprehensive Plan Map Amendment and a concurrent Zoning Map Amendment on approximately 21 acres ("Site"). It is currently owned by the City of Richland and Pahlisch Homes, LLC, and is currently land use designation of Public Facility (PF). The proposed amendment is for a change in land use designation to High Density Residential. A concurrent Zoning Map Amendment is proposed as requested by the City, to implement commensurate zoning to match adjacent parcels. The current Developed Open Space (PPF) zoning is proposed to be amended to Multiple Family Residence (R-3) zoning designation. The Developed Open Space is no longer needed since the Richland School District determined they did not need it for a school site.

PROPERTY INFORMATION

Parcel #: 120083000009013 and 120083020005000

Legal Description: See attached

Current Zoning: Parks & Public Facility

Current Comp Plan:

Requested Zoning: R-3, Multi-Family

Current Use: Public Facility

Proposed Use: High Density Residential

Area of Property: 21.07 acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The property was originally slated for a Richland School District elementary school. The Richland School District revised their planned school locations and does not want the land. The current land use does not support the future development, and the current zoning classification. By submitting for a Comprehensive Plan Amendment and Zoning Map Amendment, both the Land Use and Zoning of the property will support one another, which includes the development and construction of the proposed Horn Rapids Future Fire Station.

Any hardship that may result in the event the rezone is not granted:

If the rezone is not granted, it would prevent the City's Economic Development Department from selling the property and would not be able to fulfill its agreement with Pahlisch Homes, LLC of their Option to Purchase Agreement, along with requiring the City to find a new location for the Future Fire Station. The property would remain undeveloped, and this could possibly cost the City money to maintain and prevent damage from dust control. This property is located directly north of a residential development.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The adjacent use is Medium Density Residential, High Density Residential, and Parks & Public Facility. This rezone would allow for consistency of the zoning and to accommodate the future development to be consistent with the land use designation.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Additional residential development would complement the current residential development that is directly adjacent to the property. The construction of the new City of Richland Fire Station would benefit all the growth (residential, commercial, and industrial) that is projected in the Horn Rapids area, which has been a growing concern with the residents in the area.

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:

The zone change would support the growth and development in north Richland and is supported by the goals and policies of the City's Comprehensive Land Use Plan, thus furthering the overall purpose and intent of the plan.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

If approved, the zone change would be consistent with the land use designation and would support the residential development and the construction of the City of Richland Fire Station.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The rezone application is accompanied by a proposed Comprehensive Plan Map Amendment which would change the land use designation from Park & Public Facility to High Density Residential. A description of the benefits of the proposed map change and how it is consistent with the City's Comprehensive Plan, county-wide planning policies and State Goals are described in the Comprehensive Plan Map Amendment

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The proposed zoning map amendment is located within the Horn Rapids Residential Development that exists and is continuing to be developed. The proposed amendment will continue to provide and support the opportunity for growth and development in the surrounding area.

Identify impacts on the environment and public safety:

Development of the subject property would result in more residential development provided that it is in the current residential development. Further development will increase traffic but a new Traffic Impact Analysis has been prepared (the last TIA was completed in 2006). This will help determine what additional improvements will be required by the residential developer, and if the current access supports the proposed use.

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.

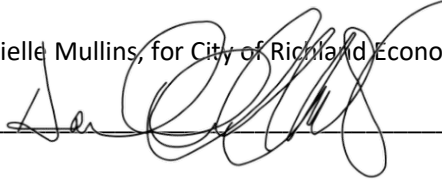
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

Applicant Signature:  Date 2/23/2021

Applicant Printed Name: Chad Bettesworth, for Pahlisch Homes at Horn Rapids, LP

Applicant Signature:  Date 2/16/21

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: **Comprehensive Plan Amendment and Zoning Map Amendment.**
2. Name of applicant: **City of Richland, Economic Development**

3. Address and phone number of applicant and contact person: **625 Swift Blvd., Richland, WA 99352, Contact: Danielle Mullins 509-942-7717**
4. Date checklist prepared: **January 14, 2021**
5. Agency requesting checklist: **City of Richland, Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): **The Comprehension Plan Amendment when approved, the land use will be the appropriate designation for the City of Richland's new fire station and will able to be sold to the residential developer that has been building to the immediate south of the property. At this time there is not timeframe or schedule.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **The future activity for the property will be completed by the City of Richland's Fire Department and by the developer that purchases the property from the City's Economic Development Department.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **There are no issues known.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
N/A
10. List any government approvals or permits that will be needed for your proposal, if known.
N/A
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The request for the Comprehensive Plan Amendment and the Zone Map Amendment are to support the development of the land for the future Horn Rapids Fire Station and residential development.**
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. **This project is located within the SE1/4 of S20, T10N and R28E. The property's physical location is north of the intersection of Village Parkway and Bobwhite Way and extends to the west to where Village Parkway dead ends, in Richland Washington.**

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

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

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? **2.0 percent**

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. **SP-SM**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None that are known.**

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.. **None that are known.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No material will be moved as part of this application. This application is for a Comp. Plan Amendment. The site will be cleared and grubbed at the time of future development.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **There is no plan at this time for development until the Comp. Plan Amendment is approved. In the future the property will be developed for residential housing and a new City of Richland Fire Station.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **There is no plan at this time for development until the Comp. Plan Amendment is approved. The future development will be required to follow and place all erosion control measures.**

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. **Per this application there will be no emissions or construction. This is for a Comp. Plan Amendment, during the future development of the Fire Station and the residential development there will be normal construction emissions I the air.**

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

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **This application is for a Comp. Plan Amendment. No construction is currently being proposed at this time.**

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

a. Surface Water: [\[help\]](#)

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

N/A

- 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.

N/A

- 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.

N/A

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

N/A

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

N/A

- 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.

N/A

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

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

N/A

- 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.

N/A

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. **Per this application there will be no means of disturbing or creating the current runoff. When the property is developed the construction will be designed and will adhere to the design requirements of the Department of Ecology, and will follow the guidelines of the Stormwater Management Manual for Eastern Washington.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **N/A.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

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

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

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

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

- b. What kind and amount of vegetation will be removed or altered? **None per this application. When the future property is developed the removal of the existing vegetation will be determined on the final design.**

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

Ferruginous Hawk – See attached from Department of Fish and Wildlife.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **When the future property is developed the new landscaping will be consistent and will complement the of what is in that area.**

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

None known

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

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

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site.
No threatened or endangered species have been seen or encountered on the property. The Washington Fish and Wildlife has been consulted and has performed a site visit. Attached is there recommendations.

- c. Is the site part of a migration route? If so, explain.
No

- d. Proposed measures to preserve or enhance wildlife, if any:
None

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

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.
When the property is developed Power, and Natural Gas could be extended to the property depending on the purveyor, and the usage.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The City of Richland has been doing study on Energy Efficient Street Lights. The final results of the study are not available at this time.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No**

- 1) Describe any known or possible contamination at the site from present or past uses.
N/A

- 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.

Natural Gas could be extended to the property for future development depending on the purveyor and their service plan.

- 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.

At the time of future development, the Contractor could refuel their equipment on-site, and may store some fuel onsite during construction.

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

None needed.

- 5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **At the time of future construction, the equipment and normal everyday traffic from the subdivision development.**

- 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. **At the time of future construction, normal construction noise, from 7:30am to 5:00pm. This would be on a short-term basis.**

- 3) Proposed measures to reduce or control noise impacts, if any: **At the time of future construction the inspector will verify that the Contractor is working within the City's Ordinance of working hours.**

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.

There should be no issues to the adjacent properties. This property is not located within a Shoreline.

- 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? **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: **N/A**

- c. Describe any structures on the site. **There are no structures on the site. It is vacant land.**

- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site?
The current zoning designation is PPF – Parks and Public Facility, this application is being submitted for a Comp Plan Amendment and a Zoning Map Amendment change. The zoning is being proposed to be changed to R-3 – Multiple Family Residential.
- f. What is the current comprehensive plan designation of the site? **The current land use is designated at Public Facility. This application is being submitted for the proposed change to High Density Residential.**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project? **The future development has been discussed as being residential development, as well as a new City of Richland Fire Station. At this time there is no estimated number of residents or employees or anticipated schedule for building at this time.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **All plats and proposed buildings are reviewed by Building, Planning and Public Works.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
For this application no homes are being proposed to be constructed. The future development would be for residential development, and the estimated number of lots has not been finalized.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

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

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

The height will not exceed the Richland Municipal Code.

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

There will be no views obstructed. The property borders State Route 240.

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

None

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

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

The future development will have City Street Lighting.

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

No, the design for Street Lights focuses on the required candlesticks, and the area that is lit.

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

There are no sources that will affect the proposed property.

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

If the site has any issues causing glare, the Street Lights will have shields applied to them.

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

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

Horn Rapids Golf Course is in the vicinity of the proposed property that is being submitted for the Comp. Plan Amendment.

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

No

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

N/A

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.

N/A

- 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.

N/A

- 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.

N/A

- 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. **N/A**

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

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

The main access into the property development is from SR240 and the access is fed directly from the local road access.

- 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?

No, the closest transit stop is approximately 2 miles away.

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

N/A – There is no construction planned at this time.

- 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).

Per the application for the Comp. Plan Amendment and Zoning Map Amendment there is no need or requirement for the construction of any new roads and infrastructure. Once the Comp. Plan and Zoning changes have been approved and the developer moves forward with their future plans, the requirements of new roads with the supporting infrastructure will be determined.

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

Vehicular transportation will be used for travel to and from the property.

- 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?

A current TIA has been performed and will compare the trips of the current land use and zoning to the new proposed land use and zoning. Attached.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**

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

The proposed application for the Comp. Plan Amendment has no proposal to reduce or control transportation impacts. When looking at the current land use and proposed land use there should be no additional transportation impacts. The land use change could reduce the impacts. If the land use change is approved it will be the responsibility of the developer to plan and make the required improvements.

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.

The proposed application is for the Comp. Plan Amendment to change the current land use and zoning of the property. This property is slated for the development and construction of a new City of Richland Fire Station. With the continued growth of residential development along with the growth of the Horn Rapids Industrial Park there is a need for the new Fire Station and this application supports the increase need for public services.

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

The measures that are being taken is to change the land use and the zoning of the property to support the construction of a new City of Richland Fire station in the Horn Rapids area. Without the approval of the land use change and the zoning it will directly impact this area due to the lack of public service (fire protection).

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

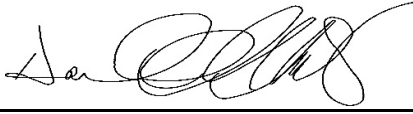
These utilities are available to the west property line, and can be extended at the time of future development.

- 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.

**Water, Sewer, Refuse Service, Electricity, Fiber – provided by the City of Richland
Telephone – Ziply Fiber
Cable – Spectrum/Charter
Natural Gas - Cascade Natural Gas**

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 Danielle M. Mullins

Position and Agency/Organization Civil Engineer II, City of Richland

Date Submitted: 2/25/2021

D. Supplemental sheet for non-project actions [\[HELP\]](#)

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

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

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

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

The proposed application for the Comp. Plan Amendment will not cause any increase to discharge to water, as this area when developed will retain all stormwater runoff on site. Emissions to the air will only be from residential vehicles and that of emergency service vehicles. There is no plan for storage, use of toxic or hazardous substances, or manufacturing of any kind that would increase noise.

Proposed measures to avoid or reduce such increases are: **N/A**

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

Currently the land is covered in desert grass and weeds, The area when developed will be restored to reduce the chance of wild grass fires. The Department of Fish and Wildlife has been consulted on displacing any animals and they have determined that this area will have a very low impact if any.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **N/A**

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

The application will not cause any depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: **N/A**

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

The proposed change the land use and the zoning of the property will support the development of additional single-family residence and a new City of Richland Fire Station could have an effect on areas that potentially have threatened species. As part of this SEPA the Department of Fish and Wildlife has been consulted and the future development is projected to have minimal impacts.

Proposed measures to protect such resources or to avoid or reduce impacts are: **There has been no evidence that there are any threatened species located within the property boundary.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **This project is not located in an area that would affect land and shoreline use.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **N/A**

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

The proposed change for the land use and zoning will allow for additional residential development and for the construction of a new City of Richland Fire Station. This will require the need to construct new roads to support the new residence and infrastructure. The new infrastructure will support the City's policies for growth and development. The new Fire Station will also support the growth and provide the limited service that the Horn Rapids has currently.

Proposed measures to reduce or respond to such demand(s) are: **The change in land use and zoning will support the City's plans to build a new Fire Station, which supports the increase and need for public services.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **When developing this application, the Department of Fish and Wildlife was consulted for any threatened species, which it was concluded that there wasn't any sign of. The future development will follow all the City of Richland's Design Standards and will also be designed per all codes and regulations that are put forth by the state and federal government. At this time there is no conflict.**



C&M Nursery

2517 Van Giesen St

CPA2021-104

Z2021-104

Vicinity Map

Item: Comprehensive Plan Amendment
Applicant: NC Ventures LLC
File #: CPA2021-104





Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: NC Ventures LLC (Attn. Andy Clary)

Address: 3802 S Highlands Blvd, West Richland, WA 99353

Phone: (509) 528-7881

Email: andy@cmnursery.org

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5904 Road 90, Suite H, Pasco WA 99301

Phone: (509) 316-7131

Email: nstickney@ahbl.com

PROPERTY INFORMATION

Legal Description:

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

Parcel Number: 104984000001000

Current Zoning: AG

Current Land Use Designation: Agriculture

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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: Nicole Stickney

eSigned via SeamlessDocs.com

Applicant Signature: 

Key: 62e6b5f0794ad0c8364e675742f9891

Date February 25, 2021



Comprehensive Plan Amendment Application

SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;

Submitted.

2. The purpose of the proposed amendment;

The purpose of the proposed amendment is to correct the designation of Parcel No. 104984000001000 to be all COM-Commercial. We are also applying to rezone the parcel to be all C-3 General Business. The parcel is approximately 6.9 acres in size. The parcel has two different designations and two different zonings (and moreover, the different classifications do not line up). While the northern portions of the parcel currently have the desired designation and zoning, our request is to change the remainder to match the designation and zoning along the road frontage (W. Van Giesen). The property has new landowners who are exploring different options for commercial development.

3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area (and within city limits as of an annexation in 1956) where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** The proposal will not induce sprawl but instead will create an opportunity for infill development and the option to introduce a higher and better use in an area with existing infrastructure, and within valuable proximity to existing housing and commercial uses.

(3) **Transportation.** The subject parcel has direct access to SR 224/ Van Giesen (classified as a Minor Arterial, with 2016 Peak Hour traffic volume of 720 vehicles EB, 1080 vehicles WB and operating at less than .7 volume to capacity ratio) and is proximate to:

- Automobile and truck routes on SR 240/Stephens;
- Two existing Ben Franklin Transit stops for Bus Route 120 (one is approximately 300 feet to the west and the other is approximately 500 feet to the east) and an 80-space Park and Ride at 1600 Terminal Drive;
- The Richland Airport (approximately one mile north);
- Rail services (to the east, although only used for freight);
- Paved bike and pedestrian paths along SR 240; and
- Signalized intersection at Van Giesen and SR 240 (performing at an acceptable Level of Service), with pedestrian crosswalks connecting all four corners.

(4) Housing. N/A

(5) Economic development. The requested change will foster economic development consistent with Richland's adopted Comprehensive Plan.

(6) Property rights. We are exercising our rights as property owners in seeking this map change.

(7) Permits. N/A

(8) Natural resource industries. N/A

(9) Open space and recreation. The proposal to change the land use map and to rezone would result in an opportunity for a commercial business to exist in a previously developed area. The proposal would potentially prevent development of an area where there is no existing infrastructure or in an area that could otherwise remain unbuilt or be used as open space.

(10) Environment. The infill development where existing infrastructure is already in place increases the efficiency of the infrastructure and protects the environment by avoiding sprawling development in greenfield sites.

(11) Citizen participation and coordination. The proposal will be considered during a public hearing.

(12) Public facilities and services. We have included with this application a traffic analysis to ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy, and use without decreasing current service levels below locally established standards.

(13) Historic preservation. Future development will adhere to applicable guidelines established by the City and/or the Washington Department of Archeology and Historic Preservation.

(14) Shoreline Management. N/A

4. How the amendment is consistent with the adopted countywide planning policies;

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is emphasized. Community Goal # 10 calls on the community to "achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy."

The proposed amendment will align with the City's desire to foster commercial land uses along Van Giesen St. where feasible.

In addition, the amendment will resolve an undesirable situation where the Comprehensive Land Use Map features two different designations on the same parcel (which is less than seven acres).

In summary, expanding the commercial land use designation to the entire parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of the under-utilized site positioned within a developed area, consistent with the city's Comprehensive Plan.

5. How the amendment furthers the purpose of the City's comprehensive plan;

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is

emphasized. Community Goal # 10 calls on the community to “achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.”

The proposed amendment will align with the City’s desire to foster commercial land uses along Van Giesen St. where feasible.

In addition, the amendment will resolve an undesirable situation where the Comprehensive Land Use Map features two different designations on the same parcel (which is less than seven acres).

In summary, expanding the commercial land use designation to the entire parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of the under-utilized site positioned within a developed area, consistent with the city’s Comprehensive Plan.

6. How the amendment is internally consistent with the City’s comprehensive plan, as well as other adopted City plans and codes;

The proposed Land Use map change - and subsequent re-zone to commercial - will encourage economic development that is consistent with Richland’s adopted comprehensive plan. Moreover, the proposal supports many of City’s goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

Under Land Use Goal 8, there is a policy statement (#2) that says, “Apply the Agricultural designation in the Yakima River Floodplain.” This statement is interesting to consider in relation to the property, since property is not in the 100-year floodplain but other nearby properties with the same designation are in the floodplain. We conclude that since the property is not within the floodplain, nor is in any agricultural production or use, the designation does not fit with the particular property, although it is appropriate in other locations nearby.

Next, Economic Development (ED) Goal 1: “Build the diversity , resiliency, and equity of the City’s economy to ensure opportunities for growth and shared prosperity” and ED Goal 3: “Support businesses of all sizes” support this request.

On Page 16 the Plan highlights that planning for urban infill development is a key opportunity for the city, and the Plan details that “to ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.” This request aligns with that concept.

In the Land Use Element, future land capacity within the City is discussed and a land use density and land inventory analysis is referenced. A conclusion is made, stating there is sufficient land within the city’s UGA to accommodate land needs for the projected and residential growth. However, it appears that the analysis may not have fully considered the fact that commercial zoning districts (per RMC Chapter 23.22) also allow for uses which are not strictly commercial in nature but that the City’s residents and visitors will have a demand for. Examples include light manufacturing activities, public/quasi-public uses (such as passive open space uses, schools, and parks which can be extremely land consumptive), recreational uses, residential uses, and miscellaneous uses (such as transit facilities, or cemeteries) per RMC 23.22.030. We contend that the analysis may not have taken “demands” for non-commercial uses in commercially-zoned land into account. Accordingly, transferring a few acres of land from an “agricultural” to “commercial” designation type would not be problematic for a growing city where a broad range of land uses are needed.

Finally, we highlight that the city's development codes implement the Comprehensive Plan and according to RMC 23.08.010 the typical uses of the "Agricultural District" is agriculture and horticulture. (While the nursery may have some horticultural elements, there is limited propagation or cultivation of plants at the site; rather, the nursery is primarily a retail outlet for plants, gardening products, and gifts.) Agriculture and horticulture do not logically fit with a property located on a major transportation corridor that is not encumbered with a floodplain or other limiting designation.

7. If applicable, how the project will meet concurrency requirements for transportation;

We have included with this application a Technical Memorandum by J-U-B Engineers "C&M Nursery Comprehensive Plan Amendment Traffic Study, dated February 25, 2021, addressing potential traffic impacts and mitigation that could be triggered at various development levels, based on different types of development.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

SEPA checklist - *enclosed*
FEMA Firm Panel - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;**
- b. The proposed text change, with new text underlined and deleted text crossed out;**

Not applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

- a. The current land use map designation for the subject parcel(s);**

COM-Commercial and AGR-Agriculture

- b. The land use map designation requested;**

COM-Commercial

- c. A complete legal description describing the combined area of the subject parcel(s);**

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

- d. A vicinity map showing:**

- i. All land use designations within 300 feet of the subject parcel(s);**
- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;**
- iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;**
- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;**
- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;**
- vi. The location and uses of existing structures located on the subject parcel(s);**

A vicinity map is enclosed.

e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);

A topographical map is enclosed.

f. The current official zoning map designation for the subject parcel(s);

C-3 General Business and AG-Agricultural

g. A detailed plan which indicates any proposed improvements to:

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

Not applicable at this time.

h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;

The application is submitted.

i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

Once the requested map change and zoning change are approved, we intend to develop the site with a commercial use, (specific type is to be determined).



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

OTHER J-U-B COMPANIES

TECHNICAL MEMORANDUM

DATE: February 25, 2021
TO: City of Richland
CC: Nicole Stickney, AHBL
FROM: Spencer D. Montgomery, Transportation Planner *SDM*
Richard H. Door, P.E.
SUBJECT: RE: C&M Nursery Comprehensive Plan Amendment Traffic Study



This memo has been prepared to address traffic issues associated with the proposed Comprehensive Plan Amendment of the C&M Nursery Site on the south side of Van Giesen Street (SR 224) and west of SR 240. Specifically, interest in answering the question of the need for left and right turn improvements at the driveway, and what the benefits of relocating the driveway further to the west would be.

Existing Conditions

An approximately 6.9 acre parcel exists in the City of Richland on the south side of Van Giesen Street, which is SR 224, and west of SR 240 (the By-Pass Highway) and the Tri-City and Olympia railroad tracks. The current use is a nursery and landscaping business. The Comprehensive Plan identifies the parcel with two land uses, as does the current zoning: commercial from Van Giesen Street south for approximately 300 feet, and agriculture south of there to the property line.

Van Giesen Street is a principal arterial serving east-west traffic. It has five lanes with two lanes eastbound, two lanes westbound and a center two-way left turn lane and a speed limit of 40 MPH. As Van Giesen Street approaches the signalized intersection with SR 240 the eastbound direction widens to provide four lanes including two left turn lanes, one through lane and a right turn lane. Existing queue lengths during the PM peak hour for the eastbound left turn and through lane are 88' and 235' respectively. The right turn lane has a southbound departure lane making it a "free" right turn such that a queue in that lane is uncommon. The driveway serving the property is situated approximately 740' feet west of SR 240 and approximately 75 feet east of Bronco Lane which is a local street on the north side of Van Giesen Street. A site map is attached showing the roadway features serving the site.

Existing traffic volumes on Van Giesen Street are likely down somewhat at this time due to Covid-19 Travel and work restrictions. A recent study performed for the City of Richland (*Regional North-South Travel Capacity Study*, J-U-B Engineers 2020) included estimates of 2019 PM peak hour traffic volumes at the intersection of SR240/Van Giesen Street. These volumes include 690 eastbound vehicles and 1295 westbound vehicles on Van Giesen Street in front of the subject property. Average Daily Traffic is approximately 18,000 vehicles.

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition), Land Use 817 Nursery (Garden Center) and 6.9 acres it is estimated that the current use generates approximately 746 average weekday trips with 56 of those occurring during the PM peak hour. It is recognized that this estimate may be somewhat high, given that not all of the property is being used currently.

Evaluation of Need for Turn Lane Improvements

There is no current proposal for a specific development for the site, only a request to designate the entire parcel as commercial zoning. To determine how much development the site can accommodate and what improvements would be needed, several factors must be considered and various assumptions that come in to play. The City of Richland Traffic Engineer indicated that a threshold of 50 turns during the PM peak hour as well as 1,000 total daily trips are thresholds that are examined. Since Van Giesen Street is also a State Highway, the Washington State Department of Transportation (WSDOT) Design Manual guidelines are also valuable. As already mentioned, there is a center two-way left-turn lane that has approximately 380' of storage.

First, to determine how many trips would trigger the need for right turn improvements or left turn improvements into the site, forecast traffic volumes on Van Giesen Street need to be estimated. The previously mentioned study identified forecast traffic volumes for year 2040 as 945 eastbound and 1575 westbound vehicles. This is a directional split of 62% westbound and 38% eastbound. Comparing these values to attached WSDOT Design Manual Exhibits 1310-7b and 1310-11 for Left and Right Turn Guidelines indicates three numbers that are important to this evaluation:

- At total of more than 23 PM peak hour eastbound right turn vehicles a right-turn pocket should be considered.
- At total of more than 58 PM peak hour eastbound right turn vehicles a right-turn lane should be considered.
- A total of approximately 152 PM peak hour westbound left turns would indicate the need for more than 250' of left turn storage (where there is 260' existing).

Since the forecast directional split of traffic is 38% eastbound, it is calculated that up to 58 total inbound PM peak hour trips could be generated prior to needing an eastbound right turn pocket (22/0.38%), while up to 148 total inbound PM peak hour trips (55/0.38%) could be accommodated with a right turn pocket (60' right turn lane plus 100' taper, see attached exhibit 1310-12) before needing a right turn lane.

Without a specific development proposal to evaluate a sensitivity analysis evaluating a range of potential developments can provide insight as to whether transportation improvements would be warranted under various conditions. Three different land uses with different levels of intensity were considered for this analysis. Their trip generation rates from the (ITE) *Trip Generation Manual* (10th Edition) are:

- RV Park (Land Use 417) generates 0.27 trips (65% in/35%out) per occupied campsite during the PM peak hour. Based on units per acre at two local RV parks (Moon River RV Resort at SR 240/Vantage Highway and Horn Rapids RV Resort at SR 240/Kingsgate way) it is estimated that approximately 140 RV sites could be accommodated at this site, which would amount to 38 PM peak hour trips (25 in/13 out).
 - General Office (Land Use 710) generates 1.15 trips per 1,000 sq. ft. during the PM peak hour (16% in/84% out). A typical Floor Area Ratio (FAR) is 20% of land occupied by building, with the remainder used for parking and landscaping, internal circulation, etc. This would amount to approximately 60,000 square feet of development, which would generate approximately 69 PM
-

peak hour trips, however the fitted curve rather than the average results in 71 trips (11 in/60 out).

- Shopping Center (Land Use 820) generates 3.81 trips per 1,000 sq. ft. during the PM peak hour (48% in/52% out). An FAR of 20% results in approximately 60,000 sq feet of development, which would generate approximately 229 PM peak hour trips, however the fitted curve rather than the average results in 373 trips (179 in/194 out).

The anticipated inbound and outbound trips for each of these three land uses is shown in the table below.

PM Peak Hour Entering and Exiting Volumes at Proposed Driveway for Various Land Uses

Land Use	Inbound			Outbound			Total Trips
	Eastbound Right Turn	Westbound Left Turn	Total	Northbound Left Turn	Northbound Right Turn	Total	
RV Park (417)	9	16	25	8	5	13	38
General Office (710)	4	7	11	37	23	60	71
Shopping Center (820)	68	111	179	120	74	194	373

Comparing the westbound left turn volumes in the table above with WSDOT exhibit 1310-7b there is ample storage to accommodate the left turn movement for more than would be anticipated for any of the land uses considered here based on the fact that there is approximately 260' of left turn storage in the existing center two-way left-turn lane to the east of the existing driveway. The 2040 eastbound queue at SR 240 is forecast to fit within the eastbound storage currently provided (235' of 370' of existing storage) at SR 240.

Comparing the eastbound right turn volumes in the table above with the attached WSDOT Exhibit 1310-11 for right turn lanes, it would appear that either an RV site or office development would need no additional right turn treatment. However, a Shopping Center with a 20% FAR would generate enough trips making the eastbound right turn movement such that the WSDOT Design Manual would recommend a right turn lane with a length of 275' plus 100' taper (see Exhibit 1310-13 attached).

For informational purposes, since there is no specific development proposal, further sensitivity analysis was performed for the right turn lane, which indicates that at approximately 45,000 square feet of Shopping Center is where the need would reduce to a right turn pocket. Also, capacity analysis was performed for the driveway as a stop controlled intersection. It was found that as an RV Park, with the assumptions provided above, the driveway delay would be 24.6 seconds of average vehicle delay during the PM peak hour for Level of Service (LOS) "C"; as an office the driveway would function with 29.1 seconds of delay for LOS "D", both of which are acceptable. It was determined, however, using the existing directional split of traffic entering and exiting consistent with current traffic patterns, that at approximately 16,000 square feet of shopping center the driveway delay would fall below 35 seconds and be LOS "E". (Twice that much could be developed as shopping prior to the installation of a traffic signal if traffic patterns were reversed and more traffic went east to Richland neighborhoods rather than west.) Thus to fully develop the site with more intense development than this would likely require a traffic signal in order to better serve exiting traffic. Capacity Worksheets are attached for each scenario.

Discussion of Driveway Location

From the discussion above, it does not appear that the driveway would need to move west to create additional left turn storage, unless a higher intensity development were selected for the site. However, because of the high traffic volumes at the intersection of Van Giesen Street/SR 240 (By-Pass Highway) consideration has been given to create an interchange at this location and grade separate Van Giesen Street to go over the railroad tracks and SR 240. An exhibit of this concept as presented in the *North South Travel Capacity Study* is attached as well. This would close Terminal Drive because Van Giesen Street would be elevated at that location and likely reroute traffic from that street to Bronco Lane and signalize that location.

Regardless of the timing for such an improvement, there have been discussions about the conflicts and challenges with Terminal Drive on the north side of Van Giesen Street and it's proximity to SR 240 and the railroad tracks making it challenging to manage traffic safely at that unsignalized intersection. A similar solution has been considered of closing the access to Van Giesen Street at Terminal Drive and reroute the traffic to Bronco Lane and signalize that location. Another alternative considered has been to turn Terminal Drive into a westbound right-in/right-out, signalize Bronco Lane and allow U-turns.

With the potential of a traffic signal at Bronco Lane to service traffic on the north side of Van Giesen Street, it would be sound planning for development on the south side to relocate the existing driveway to the west such that it lines up opposite Bronco Lane. Then at such time that a signal is needed either for this development or for access revisions on the north side any improvements associated with this development would have already accommodated the longer term plan. This would have the additional benefit of allowing for extra westbound left turn storage at the driveway opposite Bronco Lane and potentially accommodate a more intense development such as a Supermarket (Land US 850) which would generate 535 PM peak hour trips with 169 westbound left turns, which is over the curve for 300' of needed storage.

\\KWKFILES\Public\Project\JUB\30-21-013 -CM Nursery TIA\CM TIA.mxd

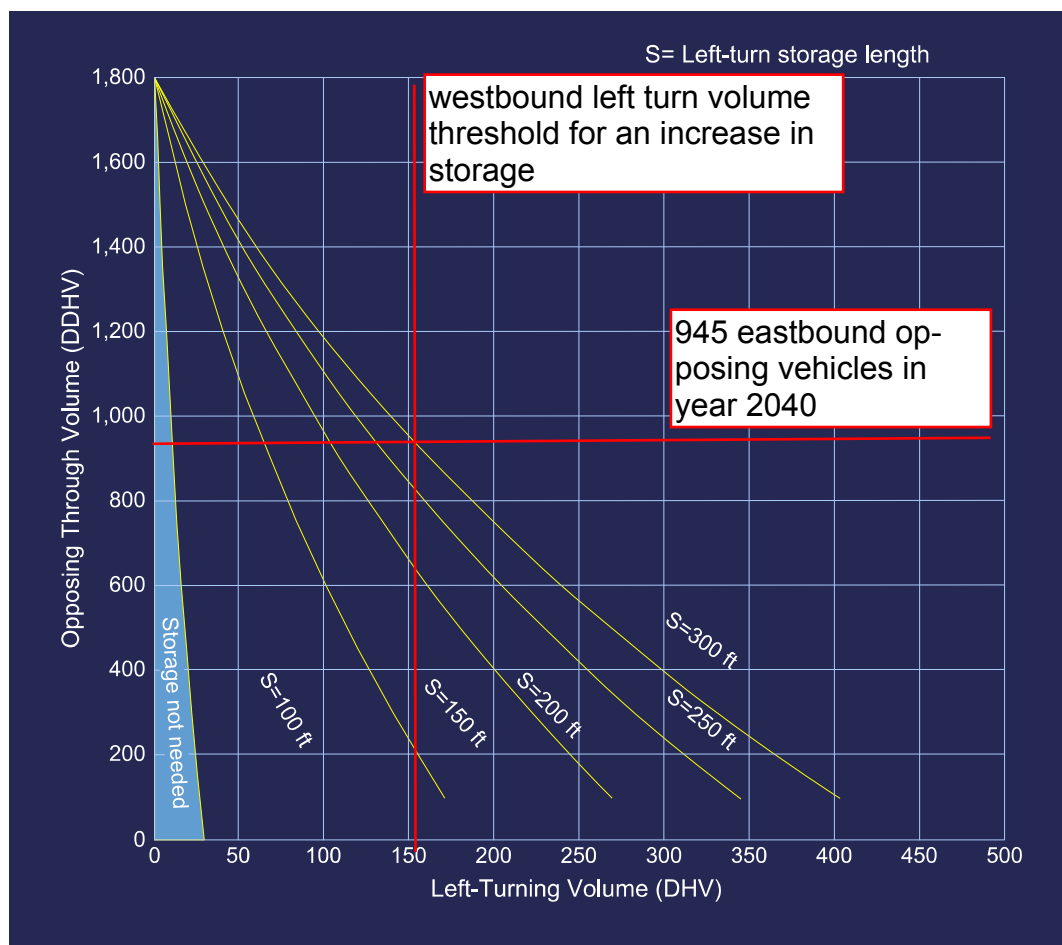


C&M Nursery
Comp Plan Amendment
Traffic Study

PARCEL 104984000001000
2517 VAN GIESEN ST
6.90 ACRES
PTN NE 1/4 OF SE 1/4 SECTION 4 T 9 N, R 28 E, WM

FIGURE
1

Exhibit 1310-7b Left-Turn Storage Guidelines: Four-Lane, Unsignalized



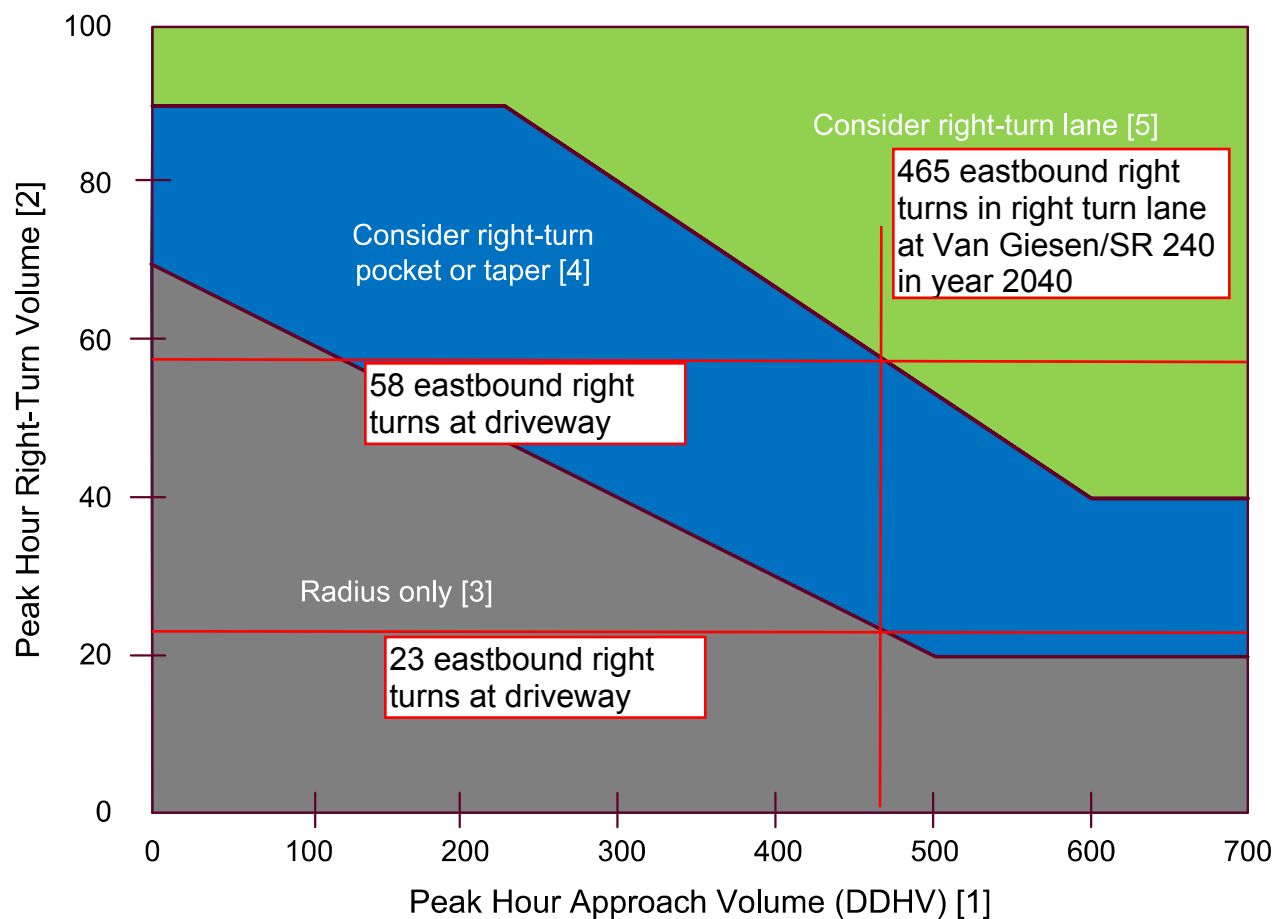
Determine the storage length on two-lane highways by using Exhibits 1310-8a through 8c. On four-lane highways, use Exhibit 1310-7b. These lengths do not consider trucks. Use Exhibit 1310-9 for storage length when trucks are present.

Use turn simulation software (such as AutoTURN®) to verify that left-turn movements for the design vehicle(s) do not have conflicts. Design opposing left-turn design vehicle paths with a minimum 4-foot (12-foot desirable) clearance between opposing turning paths.

Where one-way left-turn channelization with curbing is to be provided, evaluate surface water runoff and design additional drainage facilities if needed to control the runoff.

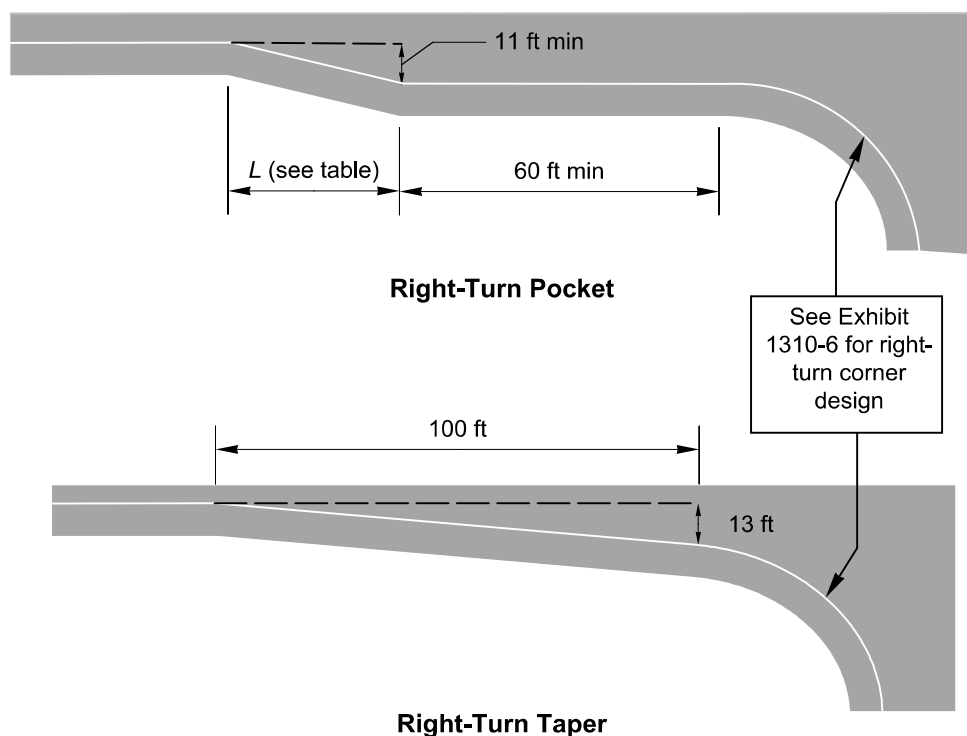
Provide illumination at left-turn lanes in accordance with the guidelines in Chapter 1040.

Exhibit 1310-11 Right-Turn Lane Guidelines



Notes:

- [1] For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane, highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- [2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
 - The posted speed is 45 mph or below
 - The right-turn volume is greater than 40 VPH
 - The peak hour approach volume (DDHV) is less than 300 VPH
- [3] For right-turn corner design, see Exhibit 1310-6.
- [4] For right-turn pocket or taper design, see Exhibit 1310-12.
- [5] For right-turn lane design, see Exhibit 1310-13.

Exhibit 1310-12 Right-Turn Pocket and Right-Turn Taper

Posted Speed Limit	<i>L</i>
Below 40 mph	40 ft
40 mph or above	100 ft

1310.03(4) Speed Change Lanes

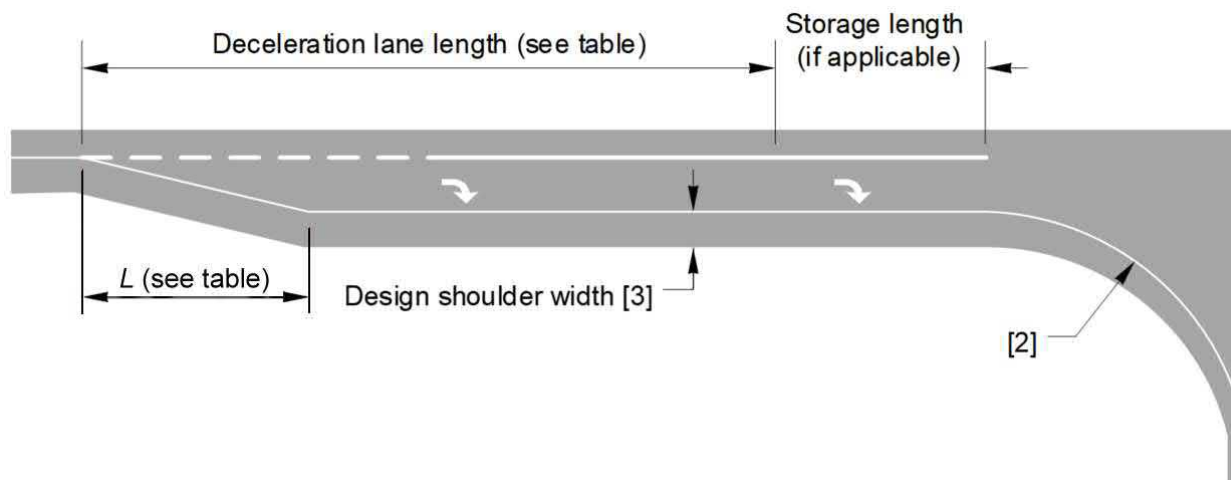
A speed change lane is an auxiliary lane primarily for the acceleration or deceleration of vehicles entering or leaving the through traveled way. Speed change lanes are normally provided for at-grade intersections on multilane divided highways with access control. Where roadside conditions and right of way allow, speed change lanes may be provided on other through roadways. Justification for a speed change lane depends on many factors, including speed; traffic volumes; capacity; type of highway; design and frequency of intersections and crash history

When either deceleration or acceleration lanes are to be used, design them in accordance with Exhibits 1310-13 and 1310-14. When the design speed of the turning traffic is greater than 20 mph, design the speed change lane as a ramp in accordance with Chapter 1360. When a deceleration lane is used with a left-turn lane, add the deceleration length to the storage length.

A dedicated deceleration lane (see Exhibit 1310-13) is advantageous because it removes slowing vehicles from the through lane.

An acceleration lane (see Exhibit 1310-14) is not as advantageous because entering drivers can wait for an opportunity to merge without disrupting through traffic. However, acceleration lanes for left-turning vehicles provide a benefit by allowing the turn to be made in two movements.

Exhibit 1310-13 Right-Turn Lane



Highway Design Speed (mph)	Deceleration Lane Length (ft)
30	160 [1]
35	220
40	275
45	350
50	425
55	515
60	605
65	715
70	820

Minimum Deceleration Lane Length (ft)

Notes:

- [1] When adjusting for grade, do not reduce the deceleration lane to less than 150 ft.
- [2] For right-turn corner design, see Exhibit 1310-6.
- [3] See 1310.03(6) and Chapter 1230.

General:

For pavement marking details, see the [Standard Plans](#) and the [MUTCD](#).

Posted Speed Limit	L
Below 40 mph	40 ft
40 mph or above	100 ft

Grade	Upgrade	Downgrade
3% to less than 5%	0.9	1.2
5% or more	0.8	1.35

Adjustment Multiplier for Grades 3% or Greater

HCS7 Two-Way Stop-Control Report

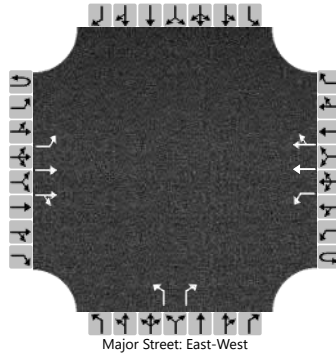
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	2/24/2021
Analysis Year	2040
Time Analyzed	PM peak hour with RV Park
Intersection Orientation	East-West
Project Description	C&M Nursery Comp Plan

Site Information

Intersection	Van Giesen/Driveway
Jurisdiction	City of Richland
East/West Street	Van Giesen St
North/South Street	Commercial Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	0	0
Configuration		L	T	TR		L	T	TR		L		R				
Volume (veh/h)	0	0	945	9	0	16	1575	0		8		5				
Percent Heavy Vehicles (%)	3	3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

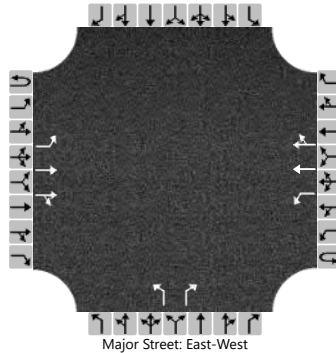
Flow Rate, v (veh/h)		0				17				9		5				
Capacity, c (veh/h)		362				660				140		499				
v/c Ratio		0.00				0.03				0.06		0.01				
95% Queue Length, Q ₉₅ (veh)		0.0				0.1				0.2		0.0				
Control Delay (s/veh)		14.9				10.6				32.4		12.3				
Level of Service (LOS)		B				B				D		B				
Approach Delay (s/veh)	0.0				0.1				24.6							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Montgomery	Intersection	Van Giesen/Driveway
Agency/Co.	JUB Engineers	Jurisdiction	City of Richland
Date Performed	2/24/2021	East/West Street	Van Giesen St
Analysis Year	2040	North/South Street	Commercial Driveway
Time Analyzed	PM peak hour with Office	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	C&M Nursery Comp Plan		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	0	0
Configuration		L	T	TR		L	T	TR		L		R				
Volume (veh/h)	0	0	945	4	0	7	1575	0		37		23				
Percent Heavy Vehicles (%)	3	3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

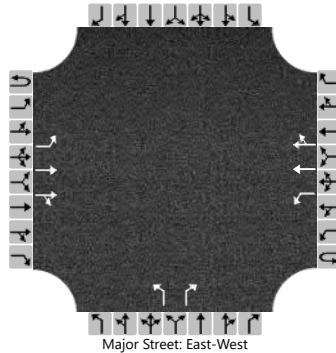
Flow Rate, v (veh/h)		0				8				40		25				
Capacity, c (veh/h)		362				663				144		502				
v/c Ratio		0.00				0.01				0.28		0.05				
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				1.1		0.2				
Control Delay (s/veh)		14.9				10.5				39.5		12.6				
Level of Service (LOS)		B				B				E		B				
Approach Delay (s/veh)	0.0				0.0				29.2							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Montgomery	Intersection	Van Giesen/Driveway
Agency/Co.	JUB Engineers	Jurisdiction	City of Richland
Date Performed	2/24/2021	East/West Street	Van Giesen St
Analysis Year	2040	North/South Street	Commercial Driveway
Time Analyzed	PM peak hour w/ 60,000 sq ft Shopping	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	C&M Nursery Comp Plan		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	0	0
Configuration		L	T	TR		L	T	TR		L		R				
Volume (veh/h)	0	0	945	68	0	111	1575	0		120		74				
Percent Heavy Vehicles (%)	3	3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

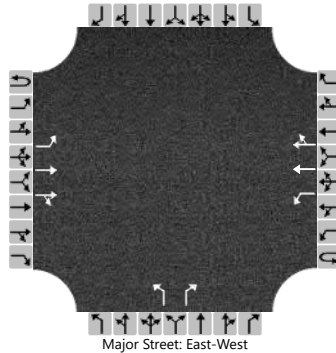
Flow Rate, v (veh/h)		0				121				130		80				
Capacity, c (veh/h)		362				624				104		476				
v/c Ratio		0.00				0.19				1.26		0.17				
95% Queue Length, Q ₉₅ (veh)		0.0				0.7				8.9		0.6				
Control Delay (s/veh)		14.9				12.1				248.9		14.1				
Level of Service (LOS)		B				B				F		B				
Approach Delay (s/veh)	0.0				0.8				159.3							
Approach LOS									F							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Montgomery	Intersection	Van Giesen/Driveway
Agency/Co.	JUB Engineers	Jurisdiction	City of Richland
Date Performed	2/24/2021	East/West Street	Van Giesen St
Analysis Year	2040	North/South Street	Commercial Driveway
Time Analyzed	PM peak hour w/ 16,000 sq ft Shopping	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	C&M Nursery Comp Plan		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	0	0
Configuration		L	T	TR		L	T	TR		L		R				
Volume (veh/h)	0	0	945	26	0	42	1575	0		45		28				
Percent Heavy Vehicles (%)	3	3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

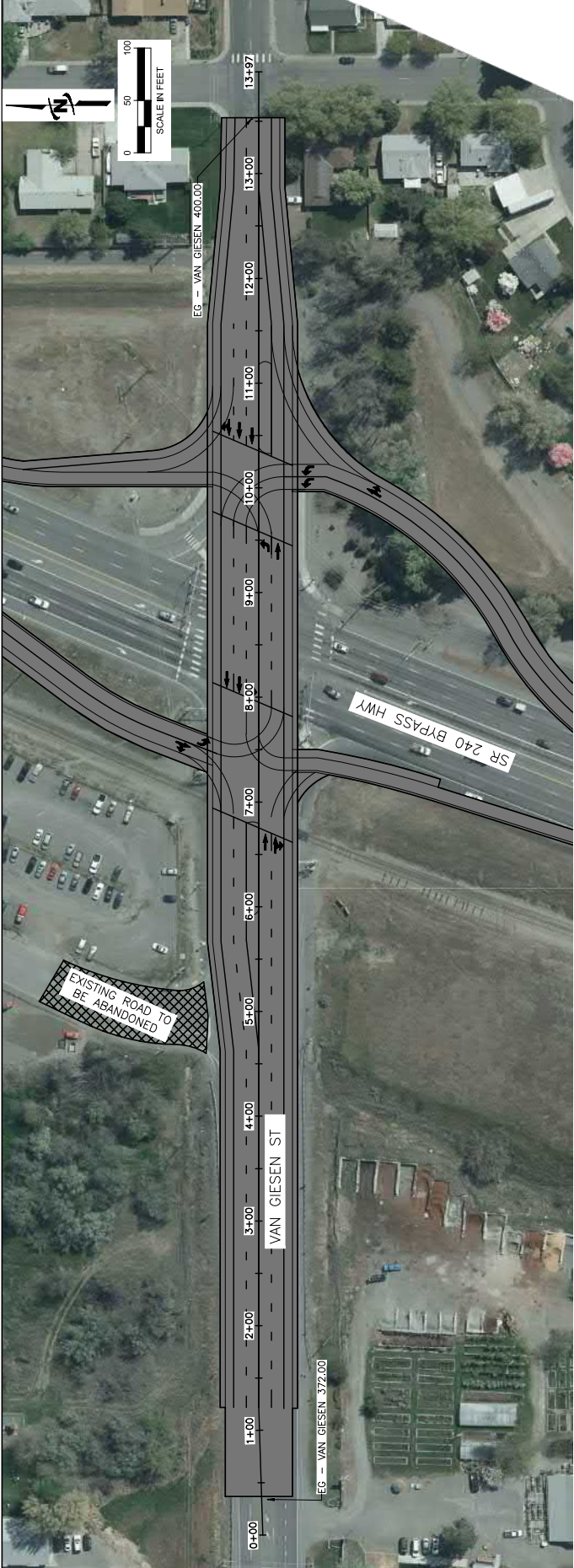
Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

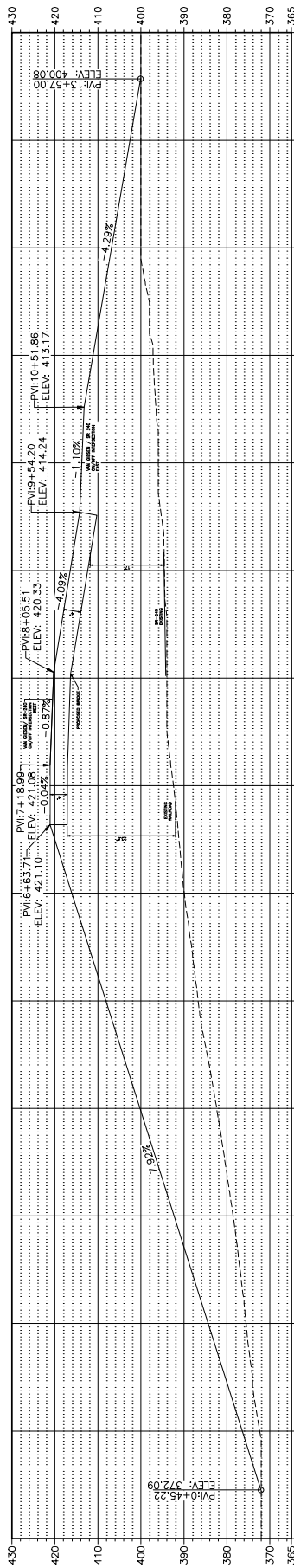
Flow Rate, v (veh/h)		0				46				49		30				
Capacity, c (veh/h)		362				650				130		493				
v/c Ratio		0.00				0.07				0.38		0.06				
95% Queue Length, Q ₉₅ (veh)		0.0				0.2				1.6		0.2				
Control Delay (s/veh)		14.9				11.0				48.5		12.8				
Level of Service (LOS)		B				B				E		B				
Approach Delay (s/veh)	0.0				0.3				34.8							
Approach LOS									D							



 JUB ENGINEERS, INC.	REGIONAL NORTH-SOUTH TRAVEL CAPACITY STUDY	FIGURE NO.
	ALTERNATIVE D (2 OF 2)	-
	SR 240 - BYPASS INTERCHANGES	
AARON DRIVE, DUPORTAL ST, VAN GIESEN AND JADWIN / STEVENS DR		



VAN_GIESEN-BRIDGE PROFILE
0+00 TO 14+00





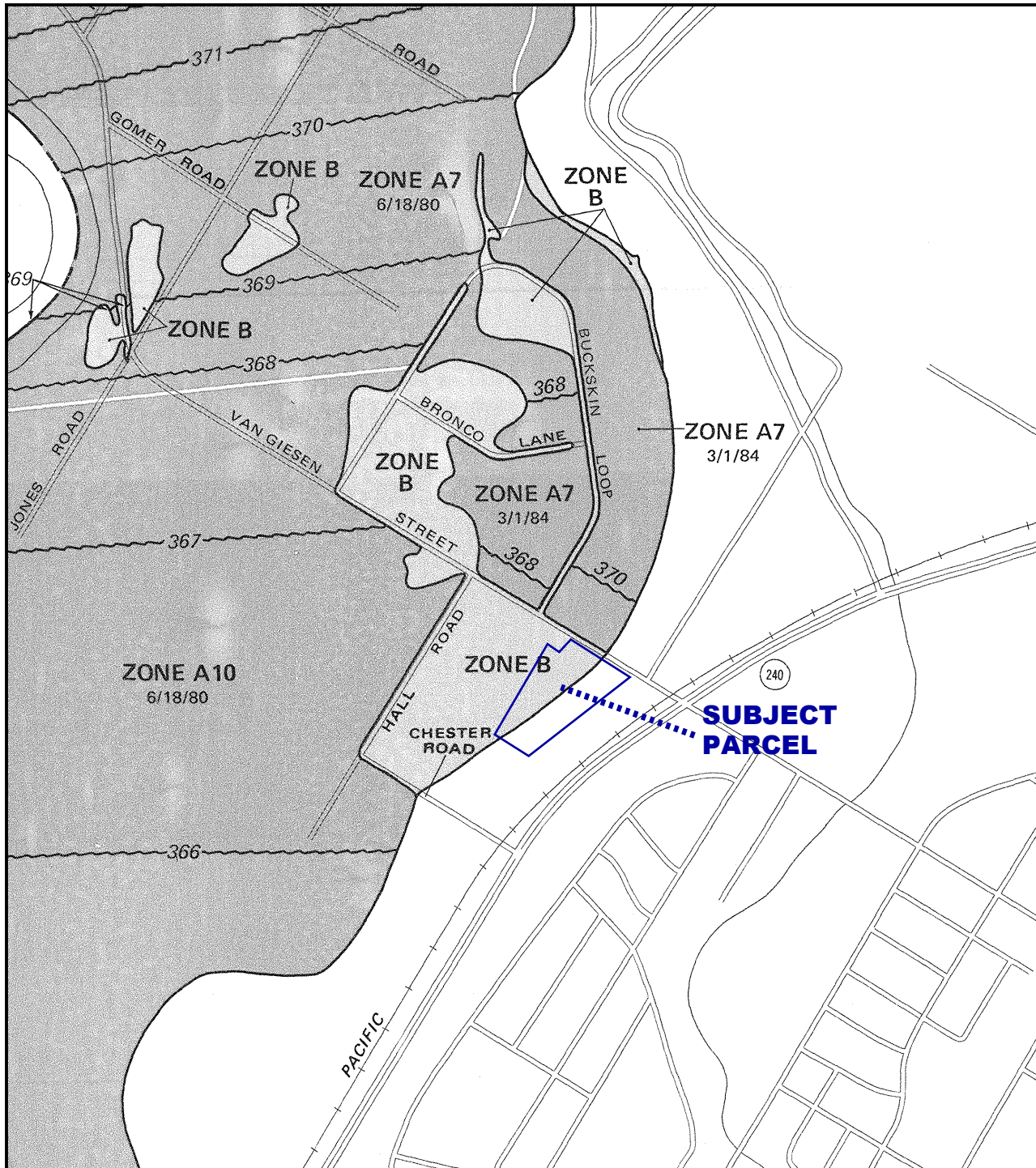
PARCEL 10498400001000
2517 VAN GIESEN ST
6.9 acres
PTN NE 1/4 OF SE 1/4 SECTION 4 T 9 N, R 28 E, WM

Imagery credit: City of Richland

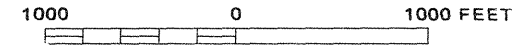
Topographic map showing a site with a green-shaded area. The map includes contour lines and elevation markers. Key features include:

- Green-shaded area:** A large, irregularly shaped area in the center-left of the map, outlined in green.
- Contour lines:** Black lines representing elevation, with labels such as 370, 380, 390, and 400.
- Elevation markers:** Specific points marked with elevations: 372.26, 386.61, 393.52, 399.73, and 399.73.
- Van Giesen Street/ SR 224:** A road running horizontally across the top of the map.
- Terminal Dr:** A road running vertically along the right edge of the map.
- Scale and Orientation:** A scale bar at the bottom left indicates 0, 100, 200, and 400 feet. A north arrow points towards the top left.
- Text:** The text "1-0498-400-0004-000" is located in the bottom left corner.

PTN NE 1/4 OF SE 1/4 SECTION 4 T 9 N, R 28 E, WM



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
RICHLAND,
WASHINGTON
BENTON COUNTY

PANEL 10 OF 15
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
535533 0010 E

MAP REVISED:
MARCH 1, 1984



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Order No.: **CBF11633**

**NC Ventures, LLC
3802 S Highlands Blvd.
West Richland, WA 99353**

Property Address: **2517 Van Giesen St.
Richland, WA 99354**

ENCLOSED IS YOUR FINAL TITLE INSURANCE POLICY

**OUR SINCERE THANKS FOR CHOOSING
CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES
FOR YOUR TITLE AND ESCROW CLOSINGS.**

**8203 WEST QUINAULT AVE, SUITE 10
KENNEWICK, WA 99336
Phone: 509-783-0660
Fax: 509-783-6612**

Quality Staff, Exceptional Service and Local Decision Making

OWNER'S POLICY OF TITLE INSURANCE



Policy Number **OX-13238438**

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

Countersigned:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

Mark D. Smith

Authorized Officer or Licensed Agent

By

Attest

Mark D. Smith
Daniel Wold

President

Secretary

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.

8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

9. Title being vested other than as stated in Schedule A or being defective

(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or

(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;

(ii) the character, dimensions, or location of any improvement erected on the Land;

(iii) the subdivision of land; or

(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to

purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant 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 Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

**7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS;
TERMINATION OF LIABILITY**

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

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this

policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including 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, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies

in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to

evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise,

or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons.

Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when

the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000

shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it

by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499

Old Republic National Title Insurance Company
ALTA 2006 STANDARD OWNERS POLICY

SCHEDULE A

FILE NO.: **CBF11633**

POLICY NO.: **OX-13238438**

ADDRESS

REFERENCE: **2517 Van Giesen St.
Richland, WA 99354**

AMOUNT OF
INSURANCE: **\$625,000.00**

PREMIUM: **\$1,559.00**

DATE OF POLICY: **September 01, 2020 at 2:46 PM**

1. NAME OF INSURED:

NC VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

THE EQUITABLE ESTATE CREATED BY THE CONTRACT OF SALE FROM:

SELLER: **HARLAN L. MCMULLEN AND BEVERLY K. MCMULLEN, ALSO KNOWN
AS BEVERLY K. MARCUM, HUSBAND AND WIFE**

BUYER: **NC VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

DATED: **September 01, 2020**

RECORDED: **September 01, 2020**

AUDITOR'S FILE NO.: **2020-033315**

EXCISE TAX NO.: **153306**

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

**BEVERLY K. MCMULLEN, WHO TOOK TITLE AS BEVERLY K. MARCUM, A MARRIED WOMAN - AS TO
PARCEL A AND HARLAN L. MCMULLEN AND BEVERLY K. MCMULLEN, HUSBAND AND WIFE - AS
TO PARCEL B**

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

5. THIS POLICY INCORPORATES BY REFERENCE THOSE ALTA ENDORSEMENTS LISTED BELOW:

NONE

This policy valid only if Schedule B is attached.

Old Republic National Title Insurance Company
ALTA 2006 STANDARD OWNERS POLICY

FILE NO.: CBF11633

POLICY NO.: OX-13238438

SCHEDULE B

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES THAT ARISE BY REASON OF:

General Exceptions:

- A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

This policy valid only if Schedule A is attached

**Old Republic National Title Insurance Company
ALTA 2006 STANDARD OWNERS POLICY**

FILE NO.: CBF11633

POLICY NO.: OX-13238438

SPECIAL EXCEPTIONS:

1. EASEMENTS AND THE TERMS AND CONDITIONS CONTAINED IN DEED RECORDED AUGUST 3, 1960 UNDER AUDITOR'S FILE NO. 441061.
2. RIGHTS OF WAY FOR PIPELINES, DITCHES, CANALS, FLUMES, IF ANY CROSS SAID PREMISES, TOGETHER WITH THE RIGHT TO ENTER THEREON FOR THE PURPOSE OF REPAIR AND MAINTENANCE THEREOF.
3. RIGHT-OF-WAY FOR VAN GIESEN, IF ANY, AND ANY EASEMENT RIGHTS OF ADJOINING PROPERTIES OR THE PUBLIC TO THAT PORTION OF THE LAND INCLUDED WITHIN SUCH RIGHT-OF-WAY, AS DISCLOSED BY MATTERS OF RECORD.

END OF SCHEDULE B EXCEPTIONS.

SW/RB

This policy valid only if Schedule A is attached.

Old Republic National Title Insurance Company
ALTA 2006 STANDARD OWNERS POLICY

FILE NO.: CBF11633

POLICY NO.: OX-13238438

EXHIBIT "A"

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON DEFINED AS FOLLOWS:

THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION;
THENCE SOUTH 24°04'55" WEST 75.90 FEET TO THE SOUTH LINE OF VAN GIESEN ROAD;
THENCE CONTINUING SOUTH 24°04'55" WEST 1005.71 FEET;
THENCE SOUTH 41°30'02" WEST 478.66 FEET TO THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER, EXCEPT PORTION DEFINED AS FOLLOWS: WEST 539.44 FEET OF THE NORTH 758.39 FEET TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER:

LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, WHICH IS DISTANCE 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION;
THENCE SOUTH 24°04'55" WEST 838.61 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 24°04'55" WEST 246 FEET;
THENCE SOUTH 41°30'02" WEST 478.66 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°53'51" WEST ALONG SOUTH LINE 413.95 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°27'52" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 573.64 FEET;
THENCE NORTH 88°48'21" EAST 836.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET AND WEST 30 FEET FOR ROAD:

LESS THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 DEFINED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IS A DISTANCE OF 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION;
THENCE SOUTH 24°04'55" WEST 78.90 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VAN GIESEN ST;
THENCE SOUTH 89°33'00" WEST ALONG SAID RIGHT OF WAY LINE 512.67 FEET TO TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°33'00" WEST ALONG SAID RIGHT OF WAY LINE 100 FEET TO A POINT WHICH IS A DISTANCE OF 539.44 FEET FROM THE WEST LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER;
THENCE SOUTH 0°27'52" EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 100 FEET;
THENCE NORTH 89°33'00" EAST 100 FEET;
THENCE NORTH 0°27'52" WEST 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON DEFINED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IS A DISTANCE OF 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION;

Old Republic National Title Insurance Company
ALTA 2006 STANDARD OWNERS POLICY

FILE NO.: CBF11633

POLICY NO.: OX-13238438

THENCE SOUTH 24°04'55" WEST 78.90 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF
VAN GIESEN ST;
THENCE SOUTH 89°33'00" WEST ALONG SAID RIGHT OF WAY LINE 512.67 FEET TO TRUE POINT
OF BEGINNING;
THENCE CONTINUING SOUTH 89°33'00" WEST ALONG SAID RIGHT OF WAY LINE 100 FEET TO A
POINT WHICH IS A DISTANCE OF 539.44 FEET FROM THE WEST LINE OF SAID NORTHEAST
QUARTER OF SOUTHEAST QUARTER;
THENCE SOUTH 0°27'52" EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 100 FEET;
THENCE NORTH 89°33'00" EAST 100 FEET;
THENCE NORTH 0°27'52" WEST 100 FEET TO THE TRUE POINT OF BEGINNING.

This policy valid only if Schedule A is attached.



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: NC Ventures LLC (Attn. Andy Clary)

Address: 3802 S Highlands Blvd, West Richland, WA 99353

Phone: (509) 528-7881

Email: andy@cmnursery.org

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5904 Road 90, Suite H, Pasco WA 99301

Phone: (509) 316-7131

Email: nstickney@ahbl.com

DESCRIPTION OF WORK

We request a zoning designation change for a portion of Parcel No. 104984000001000 to allow the parcel to be entirely zoned C-3 General Business (the parcel is currently C-3 on the north end and AG-Agricultural on the south).

* We are also applying for a Comprehensive Plan Land Use Map amendment because the parcel has COM-Commercial and AGR-Agriculture designations.

* The extent and boundaries of the zoning and land use designations are not consistent with one another.

PROPERTY INFORMATION

Parcel #: 104984000001000

Legal Description: PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

Current Zoning: AG

Current Comp Plan: Agriculture

Requested Zoning: C-3

Current Use: Plant Nursery

Proposed Use: Commercial / TBD

Area of Property: 6.9 acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The parcel carries two zoning designations, C-3 General Business and AG-Agricultural. There are also two different Comprehensive Plan Land Use map designations for the parcel, and the extent of the zoning and land use designations are not consistent with one another.

Any hardship that may result in the event the rezone is not granted:

The permitting process will be unnecessarily cumbersome for any proposed use on this parcel which carries two different comprehensive plan land use designations and two different zoning designations. In addition, opportunities for redevelopment of the site are reduced because there are very few uses allowed in both zones.

The manner in which the proposed rezone conforms to patterns in adjacent zones: The proposal is located along and accessed by Van Giesen St. where several lots to the west, to the north along Van Giesen St., and to the north along SR 240 carry the C -3 zoning designation. The Comprehensive Plan Land Use map designations follow the same pattern with the addition of a Commercial designation for the parcel to the east of the site.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: The adjacent and surrounding zones include C-3 Commercial and AG-Agricultural. The rezone will not result in adverse effects to the AG zone and would potentially provide benefits to those properties.
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: The proposed re-zone to commercial will foster economic development, consistent with Richland's adopted comprehensive plan. The change of zoning designation will also provide an opportunity for development in an urban area where adequate public facilities and services exist or can be provided in an efficient manner.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: The proposed re-zone will foster encourage economic development which will in turn benefit the City (i.e. job creation, tax base expansion, etc.). Denial of the rezone could result in development occurring elsewhere, in a location without adequate infrastructure or perhaps in a location that would degrade the natural environment.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The Comprehensive Plan stresses the importance of business opportunities and growth, job creation, and a diversified economy. The proposed amendment will align with the City's desire to foster commercial land uses. This site is appropriate for commercial zoning due to its location along a minor arterial and lack of environmental constraints.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: The proposed rezone would not result in spot zoning because a) the parcel currently carries two zoning designations, one of which is C-3, the requested designation and b) the parcel is adjacent to and in proximity to several other parcels with the C-3 designation.
Identify impacts on the environment and public safety: There are no known negative impacts on the environment or for public safety. The environmental impacts will be reviewed through the SEPA process, as required, and subsequent development proposals will follow any/all recommended mitigation measures.

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: Nicole Stickney

eSigned via SeamlessDocx.com

Applicant Signature: 

Key: 5c72afa08fc56080740d56b45e4d4d

Date March 01, 2021

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

2517 Van Giesen (Richland) Comprehensive Plan Amendment and Rezone

2. Name of applicant:

Nicole Stickney, AICP

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

**AHBL, Inc.
5904 Road 90 # H
Pasco, WA 99301
(509) 380-5883**

4. Date checklist prepared:

February 25, 2021

5. Agency requesting checklist:

City of Richland

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

The property owner wishes to have the Comprehensive Plan Land Use map amended for the property (as part of the city's 2021 Comprehensive Plan Amendments docket) and then to have the property rezoned.

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

The site will be developed with commercial use (specifics are to be determined).

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

Technical Memorandum by J-U-B Engineers "C&M Nursery Comprehensive Plan Amendment Traffic Study, dated February 25, 2021.

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

None known.

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

Comp. Plan Land Use Map Amendment (CPA) and Rezone. SEPA threshold determination.

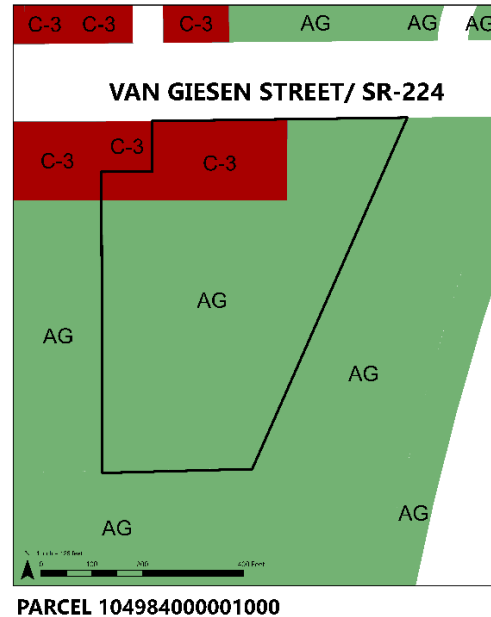
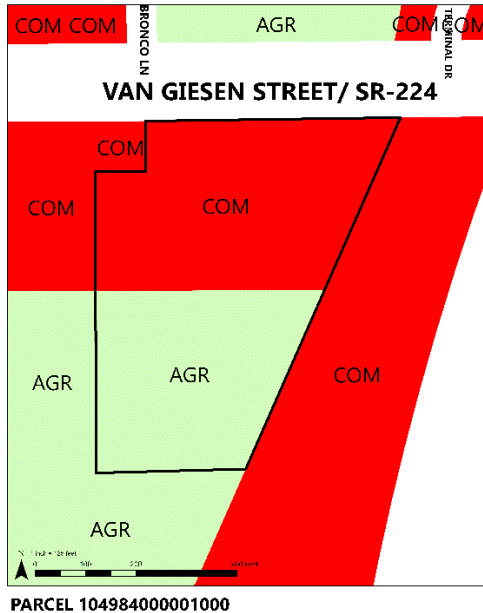
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies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

The proposal is for an amendment to the City of Richland's Comprehensive Plan Land Use Map. The proposal is a request to change the Comprehensive Plan Land Use map designation Parcel No. 104984000001000 to COM-Commercial,

with a subsequent rezone to C 3 General Business. The parcel is approximately 6.9 acres in size. Currently the northern portions of the parcel have the desired land use map designation and zoning as shown below. Our application is to change the remaining parcel to match the zoning along the Van Giesen frontage.

LAND USE:

ZONING:



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

The site is situated in a portion of the Northeast Quarter of the Southeast Quarter of Section 4, Township 09 North, Range 28 East W.M. within the City of Richland, Benton County, Washington. Parcel No. 104984000001000.

The assigned address is 2517 Van Giesen St., Richland, WA 99354.

There is a business established on the site; C&M Nursery.

B. Environmental Elements

1. Earth

- a. General description of the site:

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

The site is generally flat, sloping upward from the east property line toward the railroad property, and slopes slightly downward to the south.

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

Maximum natural grade is about 2%.

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

The majority of the site has Pasco silt loam soil. There is a small amount classified as Quincy loamy sand along the east/southeast parcel line. A portion of the site lies within the mapped 500-year floodplain of the Yakima River, yet no hydric soils are present according to the USDA Natural Resources Conservation Services.

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

There are no indications of unstable soils at the project site.

- 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.

Any future soil-disturbing work will be that typical of commercial construction and will be subject to local regulations.

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

None known at this time.

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

The proposed development will not exceed the maximum percentage of impervious surfaces allowed by the Richland Municipal Code.

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

None proposed at this time, as this is a nonproject application. At the time of construction, standard erosion control methods will be used such as silt fencing and dust control, as necessary.

2. Air

- 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.

Emissions will be generally limited to that resulting from trips to and from the site for any new commercial use of the site.

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

The subject site will be affected by vehicle emissions because it is located near the intersection of Van Giesen St. and By-pass Highway/SR 240, a principal arterial. There are railroad tracks due east of the property so there will also be emissions from trains. The site may also be affected by odors due to its proximity to the Richland Riders Club, an equestrian boarding / riding facility.

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

None proposed.

3. Water

- 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.

No surface water is located in the immediate vicinity. The Yakima River is located approximately over three thousand feet away (to the west).

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

No.

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

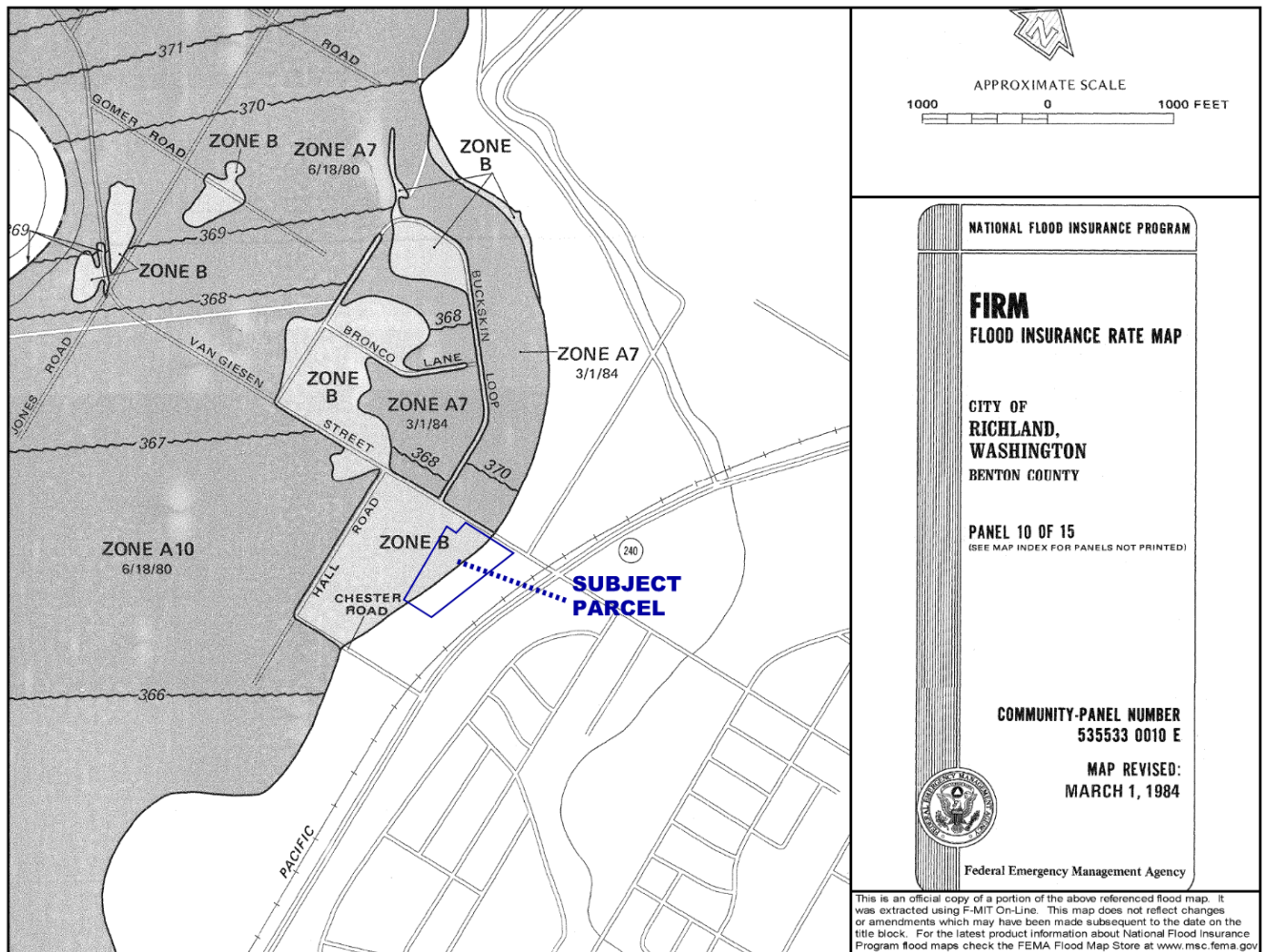
None.

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

No.

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

No. A portion of the Parcel is in Zone B (500-year floodplain) and the remainder is outside of Zone A (100-year floodplain) or B.



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

No.

b. Ground 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.

There is currently a well on-site. Additionally, the City of Richland maintains a water main along Van Giesen St. although there is not a lateral line provided to the site at this time.

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.

There is currently a septic system on site, which is not used for residential uses.

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.

Runoff will be limited to that typical of commercial development (roofs, parking, driveways) and the stormwater will infiltrate on site.

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

We anticipate that no waste material will be discharged to the groundwater with future development of the site.

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

Drainage patterns within the vicinity of the site will remain unchanged.

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

None proposed.

4. Plants

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

There are many different species of plants found on the site as it is currently occupied by a landscaping business.

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

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

Some existing vegetation on the site may be cleared for development purposes.

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

There are no known threatened or endangered plant species on the site.

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

Future development will include any landscaping required by the Richland Municipal Code for commercial development.

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

None known.

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

Yes, the entire Columbia Basin is part of a migration route.

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

No mitigation is proposed.

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

None are known.

6. Energy and Natural Resources

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

Electricity will be utilized to meet the energy needs of any proposed development.

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

Any proposed development will not affect the potential uses of solar energy by adjacent properties.

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

Any proposed development will meet applicable state and local energy codes.

7. Environmental Health

- 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.

None are known.

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

No known contamination is present at the site. The site has been used as a plant nursery for many decades.

- 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.

No known hazardous chemicals/conditions are present at the proposed development site.

- 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.

No known toxic or hazardous chemicals will be stored, used, or produced during the potential project's development or construction.

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

None are known.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No measures are proposed.

- b. Noise

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

The predominant noise in the area is from traffic on nearby streets. The noise generated by these roads is not anticipated to have an impact on any proposed development.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise will be generated during the construction phase of any development. Long-term noise will be typical of commercial uses.

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

Noise impacts produced during any future construction will be limited to working hours. Compliance with the City of Richland Municipal code with regards to noise will be followed.

8. Land and Shoreline Use

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

The site is currently used as a Plant Nursery business (Commercial Use). On the west is the Richland Riders Club (a horse stable) and another nursery business; the Knights of Columbus meeting hall occupies the parcel directly to the east of the subject site; Van Giesen Street is adjacent to the parcel to the north; and there are various businesses and commercial uses located along the north side of Van Giesen St.

The proposal will not adversely affect land nearby or adjacent land uses.

- 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?

The project site has not been used as working farmland or forest land. There will not be any conversion of agricultural or forest land of long-term commercial significance.

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

The proposal will not affect surrounding farm/forest work.

- c. Describe any structures on the site.

There are two permanent structures on the site; a “Homestead” used for customer restrooms, and a main retail building. There are also several small out-buildings related to the landscape business, all located on the northern portion of the parcel.

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

None at this time.

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

The parcel is zoned C-3 General Business and AG-Agricultural

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

COM-Commercial and AGR-Agriculture

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

Not applicable. The site is not within shoreline jurisdiction.

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

No.

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

The current proposal is to amend the Comprehensive Plan Land Use map and rezone the property to allow commercial uses on the site. There are no specific development proposals at this time.

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

No individuals will be displaced.

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

None proposed.

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

The proposal is to amend the Comprehensive Plan Land Use map so that there is one land use designation for the entire parcel. Currently, the parcel is designated as Commercial and Agriculture. The parcel to the east, many parcels to the north along Van Giesen St., and a portion of the parcel to the west are currently designated as Commercial.

The property also carries two zoning designations, C-3 and AG. We will apply to rezone the entire parcel to C-3 to allow commercial uses on the site and to ensure the proposal is compatible with the Comprehensive Plan. There are no specific development proposals at this time.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing

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

There are no specific development proposals at this time.

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

No housing units will be eliminated.

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

None proposed.

10. Aesthetics

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

All structures will be in accordance with the City of Richland Zoning District standards and the height of structures will not exceed the maximum height allowed.

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

The proposal to amend the Comprehensive Plan Land Use Map designation and rezone the parcel will not alter views in the immediate vicinity, although any proposed future development will alter the site's appearance. A portion of the site is currently zoned for commercial uses and allowed to be used for commercial land use purposes and could be developed as such, and the current commercial development is in view from travelers using Van Giesen St..

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

None proposed.

11. Light and Glare

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

There is no development proposed at this time. Any future development will be typical of a commercial use.

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

Minimal impacts would result from lighting or glare.

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

None noted.

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

None proposed.

12. Recreation

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

- **The Richland Riders Club is located adjacent to the site (to the west)**
- **The city park "W.E. Johnson Park" is less than one mile away (to the south)**
- **CBRC Health & Wellness Clinic is approx. ¼ mile away (to the north)**
- **Buckskin Golf Course is approx. ¼ mile away (to the north)**

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

The proposed development will not displace existing recreational uses.

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

None.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe.

While the structures on the site are over 45 years old, they would not be eligible for any special designation.

- 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.

None are known to exist on the proposed development site.

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

None at this time as there is no development proposed. We consulted the Washington State Department of Archaeology and Historic Preservation website and found the area is mapped "Survey Highly Advised: High Risk." Any future commercial development involving ground disturbance may be subject to regulations pertaining to this classification and any inadvertent discovery regulations or protocols of the City of Richland.

- 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.

None proposed and no impacts are anticipated.

14. Transportation

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

The existing business and any proposed commercial use will continue to be accessed via Van Giesen St.

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

Yes, public transit currently serves the site. There are two Benton Franklin Transit stops on the north side of Van Giesen St, one to the east of the property and one to the west.

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

Any future commercial development would have off-street parking spaces as required by code.

- 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).

There are no deficiencies in the access for the present use, and no improvements would be required for a Comprehensive Plan amendment or rezoning, since those actions would not result in any needs for improvements. However, future development allowed under the proposed zoning could trigger a need for such improvements in the future.

A technical memorandum prepared by J-U-B Engineers identifies different scenarios for commercial development that could be possible under the new zoning. The memorandum includes an analysis which considers the traffic generation that could result from different uses, as compared to the present use. The memo identifies at what scale / intensity different commercial uses could be introduced before triggering improvements (such as right turning lanes or driveway relocation).

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

There are existing railroad lines to the east of the property. The Richland Airport is approximately one mile to the north. No use of these facilities is proposed.

- 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?

This proposal for a land use map amendment / rezone in itself will not result in any changes to vehicular trips per day. A technical memorandum prepared by J-U-B Engineers identifies different scenarios for commercial development that could be possible under the new zoning. The memo describes the volume of traffic according to different development sizes (number of spaces, square footage, etc.).

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

No, the proposal would not affect the movement of agricultural or forest products, nor would any future development following a land use map change / rezone.

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

Any transportation impact fees will be addressed at the time of the building permits. Likewise, the technical memorandum prepared by J-U-B Engineers

identifies different measures that could be necessary should future development exceed certain traffic volume thresholds.

15. Public Services

- 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.

Any proposed development is not expected to result in an increased need for public safety services such as police and fire, beyond that which is typical of commercial development.

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

None proposed.

16. Utilities

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

Water and Sewer: the City of Richland maintains a water line within Van Giesen St. yet the site is not presently connected to city water or sewer

Electricity: City of Richland

Refuse Service: City of Richland

Communication: Century Link and Charter Communications are service providers in the area. Ziply fiber is expected in the near future.

C. Signature

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: Nicole Stickney

Name of signee: Nicole Stickney, AICP

Position and Agency/Organization: Planning Project Manager / AHBL, Inc.

Date Submitted: February 25, 2021

D. Supplemental sheet for nonproject actions

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

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

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

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

As a non-project action, the proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or result in noise production.

Presently, a portion of the site carries the zoning designation of C-3 and may be used for commercial purposes, another portion for uses allowed in the AG zoning district. Should the City adopt the proposed Comprehensive Plan Land Use map amendment to designate the entire parcel as Commercial and grant approval of the subsequent rezone application to C-3, there will be an opportunity to develop the entire site with a commercial use. Future proposed projects may result in increases to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise however, the increases to these elements will only result on the portion of the site presently zoned AG.

Proposed measures to avoid or reduce such increases are:

In addition to the state environmental policy act (SEPA) and other applicable regulations such as the Washington State Clean Air Act, the City of Richland Critical Areas Ordinance is the implementing code that must be met by all future development. Future proposed projects will be individually reviewed for site-specific impacts.

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

As a non-project action, the proposal will not affect plants, animals, fish, or marine life. Future proposed projects will be individually reviewed for site-specific impacts.

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

All site specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

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

As a non-project action, the proposal will not deplete energy or natural resources. Future proposed projects may result in increases to energy and natural resource use however, the increases - in comparison to what is presently allowed on site - will only result on the portion of the site presently zoned AG.

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

Future proposed projects will be individually reviewed for site-specific impacts.

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

There is no evidence on the site of environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, or prime farmlands. Further, as a non-project action, the current proposal will not affect these areas.

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

Future proposed projects will be individually reviewed for site-specific impacts and will be subject to any relevant regulations of the Washington State Department of Archaeology and Historic Preservation.

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

There will be no impact to shoreline uses. The proposal, if approved, will change the allowable uses on a portion of the site. The proposed CPA does not encourage land uses incompatible with existing plans but rather proposes to rectify a situation in which there are two land use map designations and two zoning designations on a single parcel and the boundaries do not align.

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

None proposed.

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

Any proposed development is not expected to result in an increased need for public safety services such as police and fire or to public utilities, beyond that which is typical of commercial development.

Future proposed projects will be individually reviewed for site-specific impacts to transportation, and a technical memorandum prepared by J-U-B Engineers identifies different scenarios for commercial development that could be possible under the new zoning. The memorandum includes an analysis which considers the traffic generation that could result from different uses, as compared to the present use. The memo identifies at what scale / intensity different commercial uses could be introduced before triggering improvements (such as right turning lanes or driveway relocation).

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

None proposed.

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

It is not the intent of the proposed comprehensive plan amendment to conflict with local, state, or federal laws or requirements for the protection of the environment.



Hayden Homes

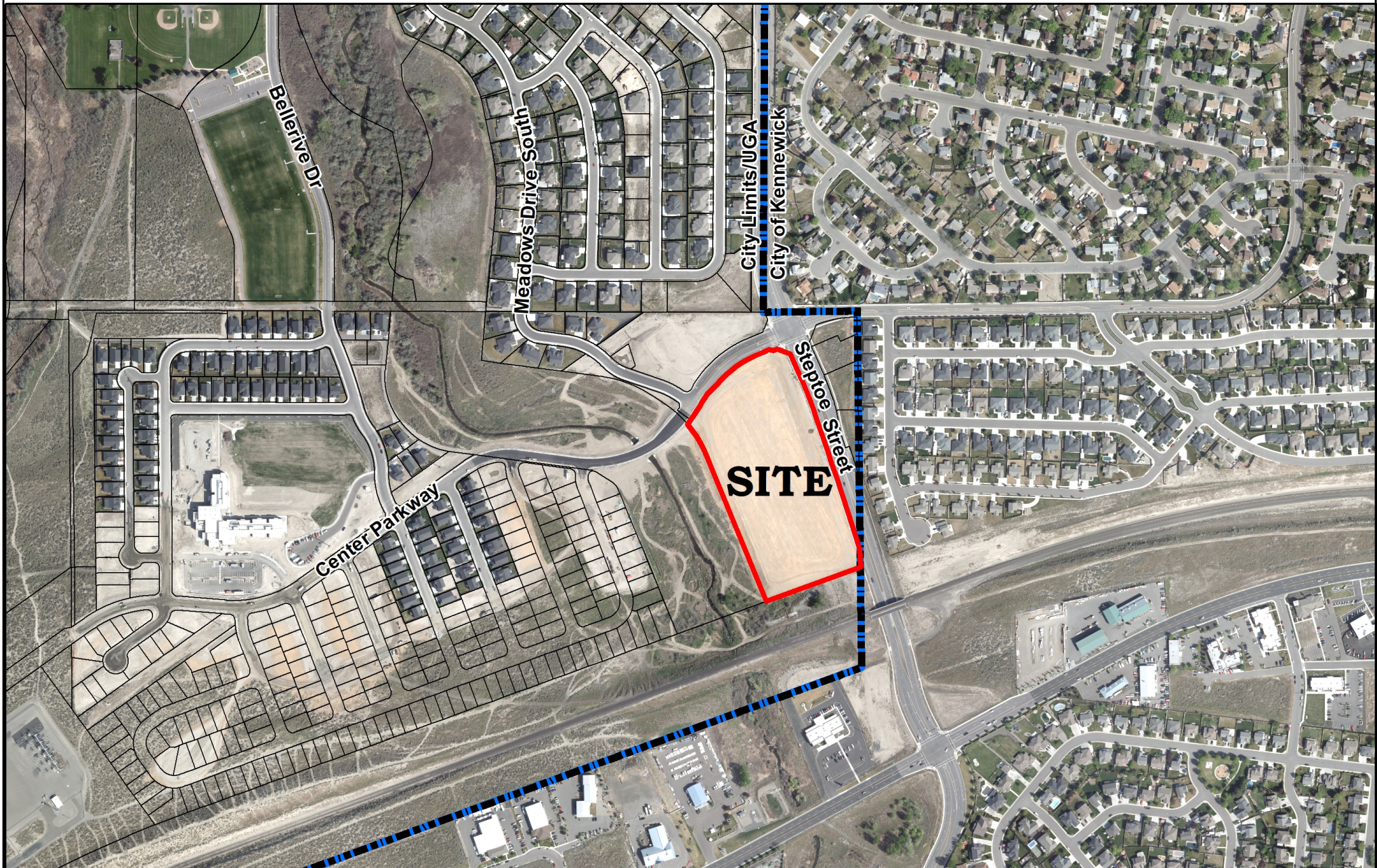
2725 Steptoe St

CPA2021-105

Z2021-105

Vicinity Map

Item: Comprehensive Plan Amendment
Applicant: Richland 132 LLC (Hayden Homes)
File #: CPA2021-105





Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

PROPERTY INFORMATION

Legal Description: Lot 9 of Clearwater Creek Phase 3

Parcel # 101-881-030-000-009

Current Zoning: C-1

Current Land Use Designation: Commerical

GENERAL REQUIREMENTS FOR ALL APPLICATIONS – Attach written statements explaining the following

1. Completed Application and Filing Fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (The goals the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning polices;
5. How the amendment furthers the purpose of the city's comprehensive plan;
6. How the amendment is internally consistent with the city's comprehensive plan, as well as other adopted city plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include;**
 - a. The proposed element, chapter, section and page number of the comp plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include;**
 - a. The current land use map designation for the subject parcel(s).
 - b. The land use map designation requested.
 - c. A complete legal description describing the combined area of the subject parcel(s)
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All road abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable

- v. The location of existing utilities serving the subject parcels including electrical, water and sewer;
 - vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improve
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the city's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the city will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The city shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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 the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

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

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/18/2021



March 1, 2021

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Dear Mr. Stevens,

Hayden Homes and Richland 132, LLC are respectfully requesting a Comprehensive Plan Amendment for Lot 9 of the Clearwater Creek Phase 3 development. Specifically, our request would reclassify the current land use designation from Commercial (COM) to Medium Density Residential (MDR). A Pre-Application meeting took place on January 5, 2021.

Purpose

The purpose of the proposed comprehensive plan amendment is to reclassify lot 9 of Clearwater Creek Phase 3 from Commercial to Residential. As you are aware, the subject property is part of the 132-acre site currently known as Clearwater Creek. At the time of the initial Clearwater Creek Development application submittal in 2013, the subject property was zoned Agriculture and designated as Medium Density Residential (MDR) in the City Comprehensive Plan. The city's vision at the time for this property was residential uses. It was at the request of the applicant in 2013, that the site be re-classified as Commercial. The original thought during the initial submittal was that a commercial component along N. Steptoe Street would benefit the future residents, the surrounding neighborhood, and the City of Richland. Unfortunately, that has not been the case. **The subject property has been marketed for sale by multiple commercial brokerages since 2016 with little to no interest.**

GMA Consistency

As outlined in RCW 36.70A.020

1. Urban Growth – the proposed site for reclassification is located in what would be defined as an urban setting with adequate municipal services, including sewer, water, irrigation, electrical, and natural gas systems which are already stubbed into the property. The municipal services were stubbed into the property as part of the Clearwater Creek Phase 3 improvements which included the connection of Meadows Drive South and Center Parkway.
2. Reduce Sprawl – The proposed site for reclassification would seek a zoning classification of R-2S consistent with the larger 320 lot Clearwater Creek development and would add another seventy-one lots on ten acres. The allowed density for the R-2S zone is 5.1 – 10 dwellings per acre.
3. Transportation – The proposed site is adjacent to Steptoe Street which connects to Clearwater Avenue to the south, which has direct access to Interstate 82, and Gage Boulevard to the north, as well as Highway 240 further north beyond Gage Boulevard. There is an abundance of paved pedestrian pathways along Steptoe that connect to the City's sidewalk system, as well as natural

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open space trails within the Clearwater Creek development that connect to trails within the Amon Creek Natural Preserve.

4. Housing – The site, if approved and constructed would continue to offer smaller affordable homes consistent with homes already constructed within Clearwater Creek. The city would benefit from additional housing in this area as other City developments are further West in the Badger South Area, and West Cliffe area of Badger Mountain. Larger estate style lots are also available along Columbia Park Trail east of Queensgate Avenue.
5. Economic Development – As mentioned in the Land Use Analysis included with this application, housing inventory throughout the Tri-Cities area has consistently seen extremely low inventory. The inventory of available homes in September 2020 had dropped to 375. Compare that to the inventory numbers reported in January 2021 to a total of less than 300 homes available for sale. The ability to provide much needed housing is critical, given the current conditions. The City of Richland would benefit greatly from the additional homesites within the Clearwater Creek development that this comprehensive plan amendment would provide.
6. Property Rights – The proposed roadway Rights of Way would be dedicated to the City of Richland upon approval of the final plat(s).
7. Permits – All applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities. And all applicable building permits will be obtained prior to the construction of any residential structures.
8. Natural Resource Industries – The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries.
9. Open Space and Recreation – The proposed application will not remove any existing or proposed recreational activities. The proposed application can utilize the existing recreational opportunities provided within Clearwater Creek and the Amon Creek Natural Preserve. Other Recreational opportunities are available nearby such as Claybell Park, which is located along Bellerive Drive, North of Center Parkway.
10. Environment – The proposed application reclassifying the property from Commercial to Medium Density Residential. If approved, the number of vehicular trips per day would be reduced by 2,783 with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively (Traffic Memorandum provided by Charbonneau Engineering). Traffic memo is included as a separate attachment.
11. Citizen Participation and coordination – The property will be subject to a couple of public hearings if the application is approved to move forward. The public will have opportunities to comment on the Comprehensive Plan Amendment and Rezone, as well as a Preliminary Plat and SEPA applications.
12. Public Facilities and Services – The property already has municipal service such as sewer, water, irrigation, and electrical lines stubbed into the property that were installed with the construction improvements for Clearwater Creek Phase 3.
13. Historic Preservation – The site is not identified as an having archaeological or historical significance. Although there has been no report published to date declaring the site having no archaeological or historic significance, the site was used in the early 2000's to dump structural fill from an adjacent construction site. The area just east of the Amon wasteway, and west of Steptoe was filled and compacted with 10's of thousands of cubic yards of dirt removed from the railroad project crossing below Columbia Center Boulevard.

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Consistency with Countywide planning policies

The proposed site is consistent with the countywide planning policies under RCW 36.70A.210 Section 3, in which the proposal is contiguous with other residential developments and will utilize municipal services such as sewer, water, and irrigation to serve each residential lot. The proposal will also offer modestly sized and modestly priced homes that are close to existing commercial and retail spaces.

Furthering the purpose of the City's Comprehensive Plan

On October 3rd, 2017, the City of Richland released their Comprehensive Plan Supporting Analysis. In the report, it discusses the need for additional housing units beyond what is already projected on land currently designated as residential. The report states that 9,875 housing units are needed, and according to the analysis, 9,295 units will be developed from existing land within the city already designated as residential, leaving a shortfall of 580 units. The reclassification of the Clearwater Creek property from Commercial to Medium Density Residential further assists the city by reducing the number of housing units needed to achieve the total number of housing units needed by 2037.

Additionally, reclassifying the Clearwater Creek Property from Commercial to Medium Density Residential, reduces the amount of traffic by over 2,000 trips per day. The reduction in daily trips must be seen as a positive, as it will help prolong the life of the roads and maintain a level of service at major nearby intersections acceptable to the city.

Current and Proposed Land Use Designation

The current land use designation for the subject parcel is Commercial (COM) and the requested land use designation is Medium Density Residential (MDR).

Legal Description of Subject Parcel

The property is legally described as Clearwater Creek Phase 3, Lot 9. Recorded in Volume 15 of Plats at page 549. Records of Benton County, Washington. AF#2016-037862, 12/13/2016.

Current Zoning Map Designation

The current zoning map designation of the subject parcel is Commercial, C-1 Neighborhood Retail Business.

In conclusion, Hayden Homes, LLC and Richland 132, LLC respectfully request the approval of the Comprehensive Plan Amendment for the subject property from Commercial to Medium Density Residential Small Lots. Should you have any questions about the information provided in this application, please do not hesitate to contact me at (509) 492-0153 or email me at bthoreson@hayden-homes.com.

Sincerely,



Brian Thoreson

Regional Land Development Manager

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February 18, 2021

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Dear Mr. Stevens,

Hayden Homes and Richland 132, LLC are respectfully requesting a Comprehensive Plan Amendment for Lot 9 of the Clearwater Creek Phase 3 development. Specifically, our request would reclassify the current land use designation from Commercial (COM) to Low Density Residential (LDR). A Pre-Application meeting took place on January 5, 2021, where city staff requested additional analysis and justification for the above-referenced request.

As you are aware, the subject property is part of the 132-acre site currently known as Clearwater Creek. At the time of the initial Clearwater Creek Development application submittal in 2013, the subject property was zoned Agriculture and designated as Low Density Residential (LDR) in the City Comprehensive Plan. The city's vision at the time for this property was residential uses. It was at the request of the applicant in 2013, that the site be re-classified as Commercial. The original thought during the initial submittal was that a commercial component along N. Steptoe Street would benefit the future residents, the surrounding neighborhood, and the City of Richland. Unfortunately, that has not been the case. **The subject property has been marketed for sale by multiple commercial brokerages since 2016 with little to no interest.** Below we will outline several key points to further demonstrate the rationale for the current request:

- Current Economic Overview
- The Shift to Remote Work
- Remote Work and the Impact on Commercial Real Estate
- The Current Housing Market
- Site Constraints

Economic Overview

2020 brought a significant shift in the economy as more and more people shifted out of offices spaces into remote business environments. In addition, there were whole segments of the economy that have been severely reduced through the pandemic and quarantine. This transition has severely impacted several key industries including retail trade, leisure and hospitality, education, and professional services. While we have seen some rebounds in the Tri-Cities in the Professional and Business Services, along with Construction related jobs; Education and government services are still below year-over-year marks.

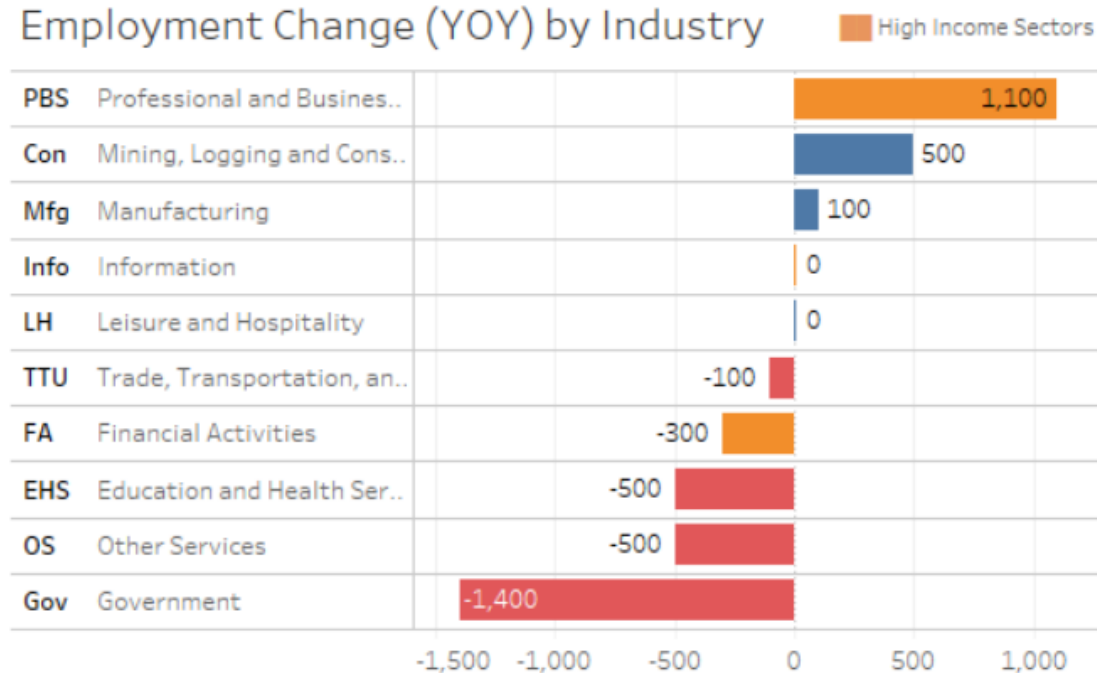
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Kennewick-Richland, WA – Employments Statistics

Employment Change (YOY) by Industry



MSA: Kennewick-Richland, WA Reference Month: 12/31/20

Data Source: <https://www.bls.gov/employment.htm>

The Shift to Remote Working

The concept of remote work will remain as more businesses and industries have adapted to this new form of enterprise. More people are understanding that they no longer need to live in large metropolitan environments and there is a shift to smaller suburban communities. The home office is becoming the new office and replacing a downtown commute and high-rise.

The percentage of workers permanently working from home is expected to double in 2021, according to a survey from Enterprise Research (ETR) as remote working is becoming the norm.¹ There are numerous examples of companies moving to a remote working environment. In a recent Forbes article² it highlights the continuing shift to permanent remote working environments for companies. 2020 has highlighted that many companies found ways to be productive in a remote environment that were never thought possible. In a 9,100-respondent survey published in *The Deloitte Global Millennial Survey 2020*, more than 60% of respondents say they want the option to work remotely more frequently, even after the pandemic is over.³

Remote Work and the Impact on Commercial Real Estate

With this shift in remote work, comes a shift in the need for less office and commercial space.

The large financial services company Deloitte recently published The Deloitte Center for Financial Services Global Outlook Survey 2020³ that interviewed 200 industry leaders to find how their companies

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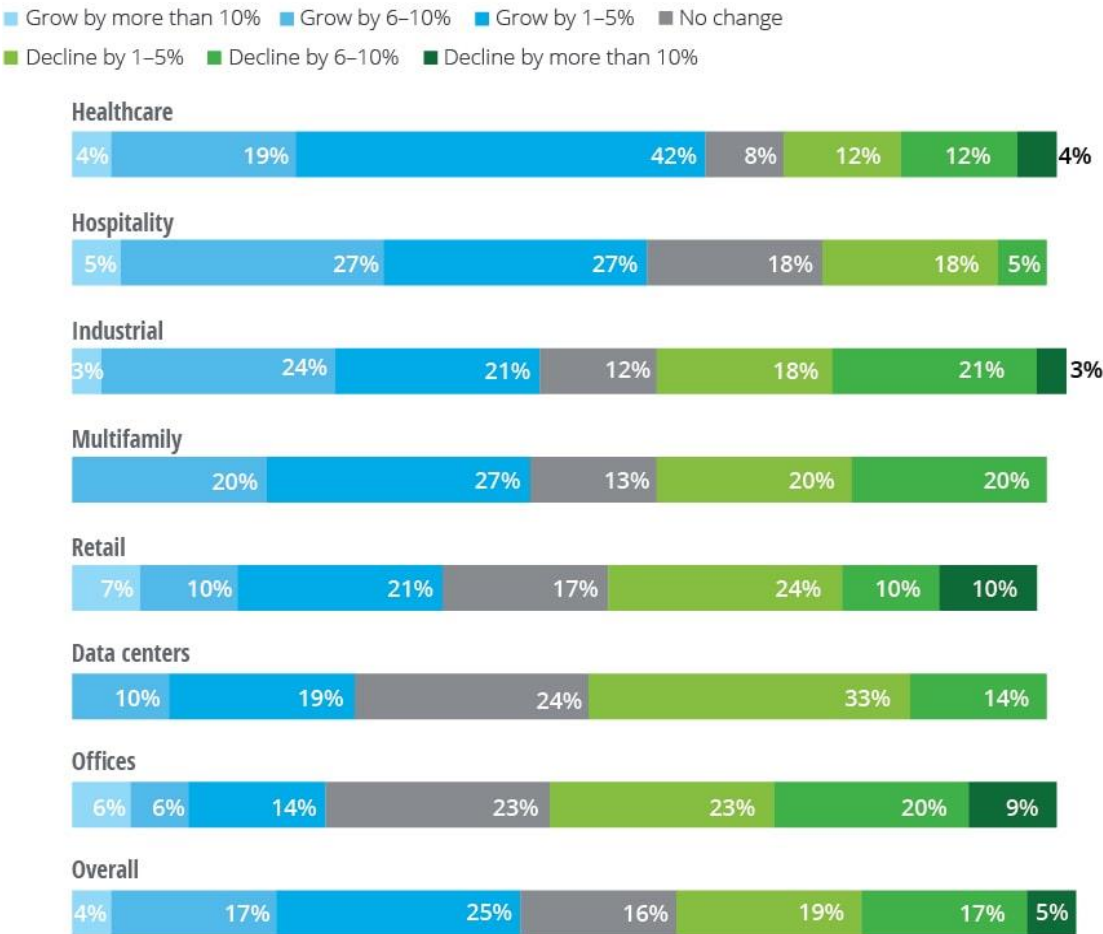
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are recovering from the COVID-19 pandemic. In addition, they asked several questions relating to looking forward. Below you will find several graphs that highlight some key takeaways as it relates to real estate holdings across a wide variety of sectors. Some of the larger takeaways include the fact that almost 60% of all people surveyed believe there will continue to be an increase in vacancy rates over the next 12 months. As companies find ways to save money, they are expected to continue to reduce office and retail space.

FIGURE 6A

Surveyed CRE companies indicated the impact on rental growth and vacancy levels varies widely across property types

Expected changes in rental growth, next 12 months



Note: Responses may not add up to 100 due to rounding.
Source: The Deloitte Center for Financial Services Global Outlook Survey 2020.

Deloitte Insights | deloitte.com/insights

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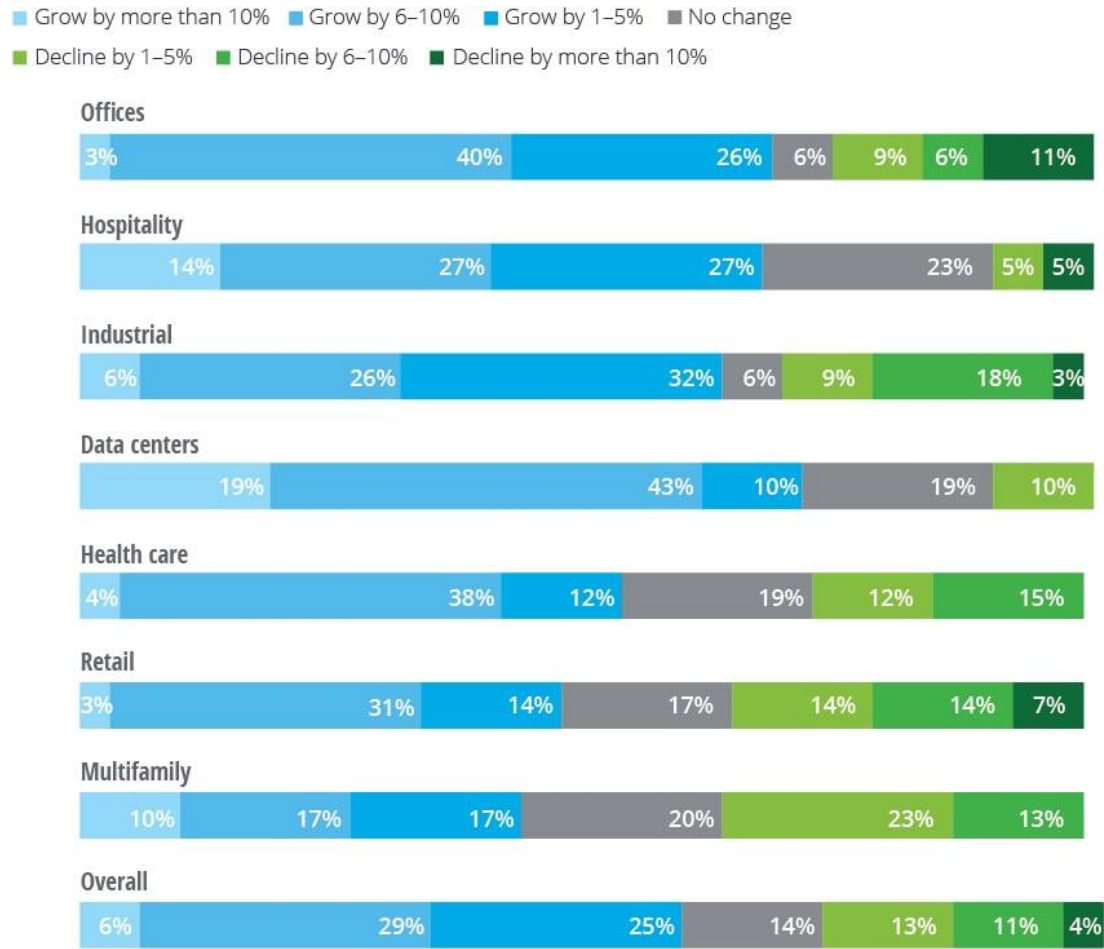
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FIGURE 6B

Surveyed CRE companies indicated the impact on rental growth and vacancy levels varies widely across property types

Expected changes in vacancy levels, next 12 months



Note: Responses may not add up to 100 due to rounding.

Source: The Deloitte Center for Financial Services Outlook Survey 2020.

Deloitte Insights | deloitte.com/insights

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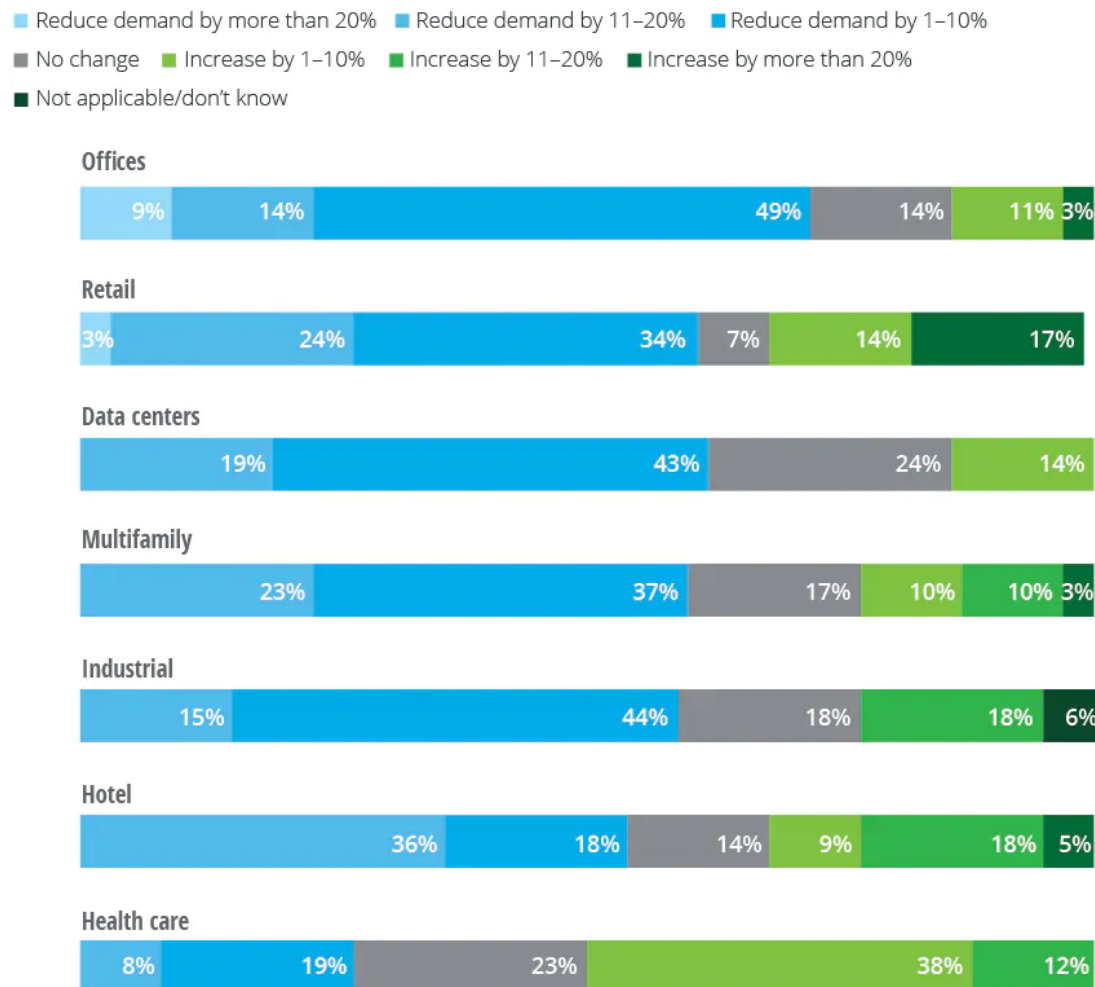
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The survey also suggests that the demand for hotel, retail, and office spaces could see a double-digit decline in leasing activity over the next 18 months.

FIGURE 7

Changing tenant and end user preferences may influence leasing demand

Expected changes in demand for leasing spaces over next 18 months and beyond



Note: Responses may not add up to 100 due to rounding.

Source: The Deloitte Center for Financial Services Global Outlook Survey 2020.

Deloitte Insights | deloitte.com/insights

The subject property was re-classified as Commercial (C-1 Zoning) in 2013 and construction of Center Parkway took place in 2016. At that time, all the necessary utilities were stubbed to the property. **Since 2016, the property has been marketed for sale by multiple commercial brokerages with little to no interest.** As previously stated, many industry experts continue to believe that we will see commercial, retail, and office space vacancy rates continue to climb in 2021 and 2022. With vacancy rates trending upward, the existing commercial spaces should be the priority. Adding additional commercial space given the current market trends and forecast would appear to be counterintuitive.

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In reviewing the Tri-Cities MLS commercial activity in Richland for 2019 and 2020; it is easy to see the national trends were also playing out on the local level.

Commercial Property Type	2019	2020	% Change
Office	6	2	-67%
Retail	6	1	-83%
Other (Industrial, Restaurant, Etc.)	1	2	100%
Total Transactions	13	5	-62%
Total Value of Transactions	\$ 13,611,000	\$ 4,588,000	-66%

In 2021 thus far, there is one pending commercial transaction showing up on the MLS system for office/retail space. Other highlights of active commercial listings on the MLS system include:

Current 2021 Active Listings in Richland			
Commercial Property Type	# of Listings	Total Asking Price	Notes
Office	10	\$ 32,613,750.00	314,778 s.f. of office buildings
Retail	1	\$ 3,700,000.00	13,805 s.f. or retail building
Industrial	2	\$ 2,795,000.00	4,320 s.f. building - 1 listing, 19 acres of raw land - listing
Total Commercial Listings	13	\$ 39,108,750.00	

It is important to note on properties for sale that some of these properties currently have tenants and some do not. This information is anecdotal but provides some context to the much larger commercial real estate environment in Richland. The more telling information is the number of active listings for vacant commercial space currently listed on the MLS in Richland only. Below you will see a breakdown of more than 400,000 square feet of available commercial space.

Current 2021 Active Leasable Space Available in Richland		
Commercial Property Type	# of Listings	Available S.F.
Office	32	259,051
Retail	20	96,026
Industrial	9	42,975
Other (Restaurant, etc.)	2	10,740
Total Space Available	63	408,792

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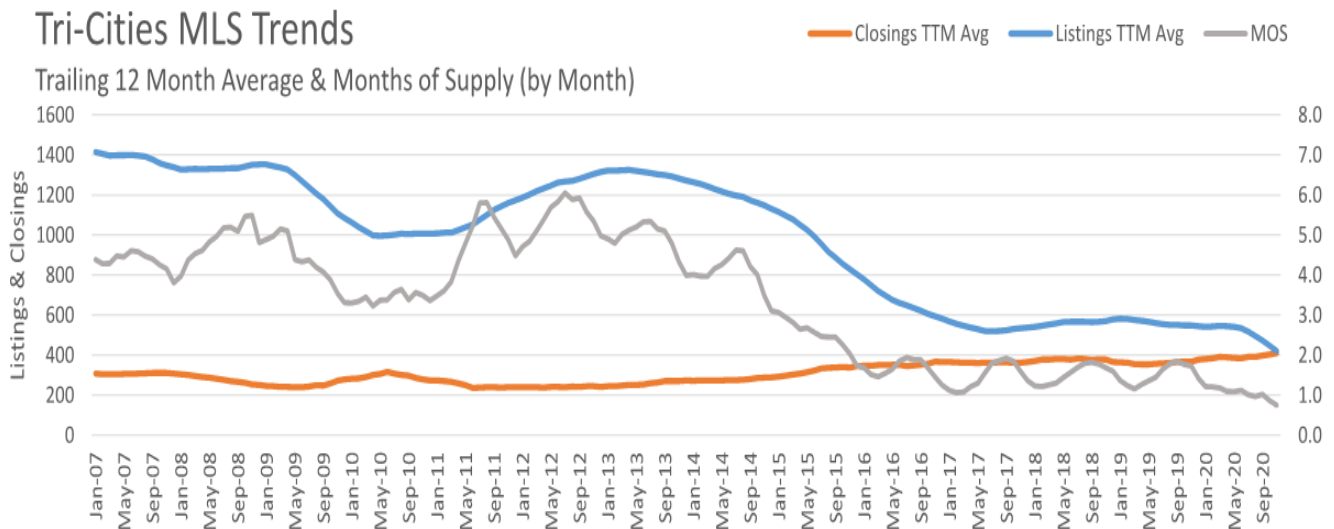
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The Current Housing Market

The 2021 economic outlook looks favorable for some moderate growth through the year. The Federal Reserve has committed to some monetary easing for the next two years and most economic forecasters agree that mortgage rates are likely to remain favorable for the near term.

Housing Inventory throughout the United States and Pacific Northwest has remained extremely limited and scarce. As many people look for new options outside of larger cities and into suburbs, the inventory is even more constricted. The concept of remote work will remain as more businesses and industries have adapted to this new form of enterprise. The home office is becoming more desirable in-lieu of an extra bedroom or bonus space. The current housing market across the Tri-Cities area has extremely limited inventory. By mid-September 2020, the inventory of available homes had dropped to 375. These type of limited inventory numbers have not been seen since the early 1990's. In a healthy real estate market, there should be at least 3-month supply of inventory available month-over-month. Typically, in the Tri-Cities overall market you would consider 4-6-month supply as "normal". The graph below highlights this unprecedented situation.



To further demonstrate the current conditions, the chart below uses data provided by the Tri-Cities MLS. The Blue line (# of listings) as an indicator of Supply and the Orange line (# sold) as the Demand and the Black line (Median Price) keeps going up and to the right. Historically, the number of listings typically exceeds the number of sales. In June 2020, the market dynamics inverted where the number of sales exceed the number of listing coming to the market. This is leading to further diminishing supply. As stated above, a "normal" market would have 4-6-month supply...**we are currently seeing a 3-week supply. The median "Days on Market" is currently 6 days and 50% of homes listed are sold in less than a week.**

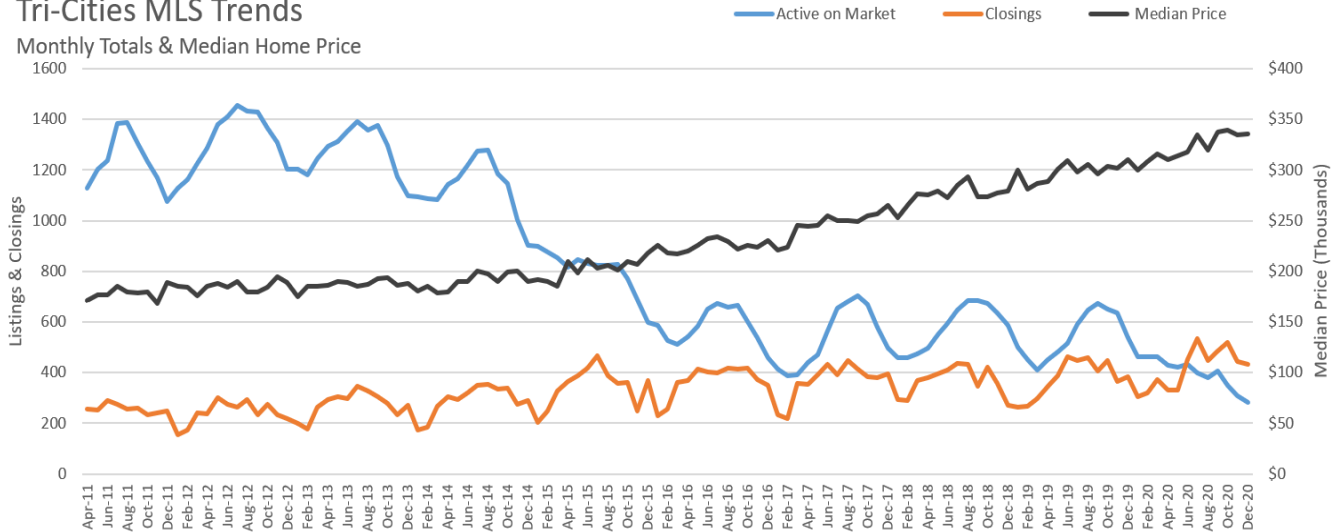
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Tri-Cities MLS Trends

Monthly Totals & Median Home Price



The numbers continue to erode as the inventory numbers for January 2021 have fallen below 300 total available homes. The ability to provide much-needed housing is critical, given the current conditions. The City of Richland would benefit greatly from the additional homesites within the Clearwater Creek development that this Comprehensive Plan Amendment would provide.

Site Constraints

Since the subject property has been marketed for sale over the last 6 years, one of the significant obstacles that has been stated is the limited accessibility to the site. As you are aware, the access for this property would be limited to Center Parkway with an alignment at Meadows Drive South. The commercial developers that have looked at the property in the past were turned away from this potential site due to this key constraint. Additionally, if access were allowed from N. Steptoe Street; it would be restricted to a right-in/right-out design from the southbound lanes. From a commercial developer's perspective, this limited access design constraint was viewed as a detriment to future development.

To compound the access issue even further, the subject property sits approximately 20' below the existing intersection of N. Steptoe Street and Center Parkway. Most commercial developments need and want high visibility opportunities at intersections. This property simply does not afford that opportunity. From a local business perspective, you would want to have high visibility to your storefront and signage. Simply put, there is little to no visibility from N. Steptoe to any commercial buildings, unless they were at least 3-stories tall. Conversely, the existing grade differential and lack of visibility from N. Steptoe Street would be much more desirable and consistent with a residential development.

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In summary, Hayden Homes and Richland 132, LLC requests to reclassify the subject property from Commercial (COM) to Low Density Residential (LDR) through a Comprehensive Plan Amendment. Given the current economic climate, the shifting business work environment, the extremely constricted housing supply, and the subject property site constraints; we respectfully request further consideration and support for our Comprehensive Plan Amendment.

Sincerely,



Brian Thoreson
Regional Land Development Manager

References:

1. Gertrude Chavez-Dreyfus. "Permanently remote workers seen doubling in 2021 due to pandemic productivity: survey" Reuters, October 22, 2020. <https://www.reuters.com/article/us-health-coronavirus-technology/permanently-remote-workers-seen-doubling-in-2021-due-to-pandemic-productivity-survey-idUSKBN2772P0>
2. Caroline Castrillon. "This Is the Future of Remote Work In 2021" Forbes.com, December 27, 2020. <https://www.forbes.com/sites/carolinecastrillon/2021/12/27/this-is-the-future-of-remote-work-in-2021/?sh=13f8cc431e1d>
3. Jim Berry, Kathy Feucht. "2021 commercial real estate outlook. Rebuilding to enhance resilience" Deloitte, December 2, 2020. <https://www2.deloitte.com/us/en/insights/industry/financial-services/commercial-real-estate-outlook.html>
4. Deloitte. The Deloitte Global Millennial Survey 2020. <https://www2.deloitte.com/global/en/pages/about-deloitte/articles/millennialsurvey.html>

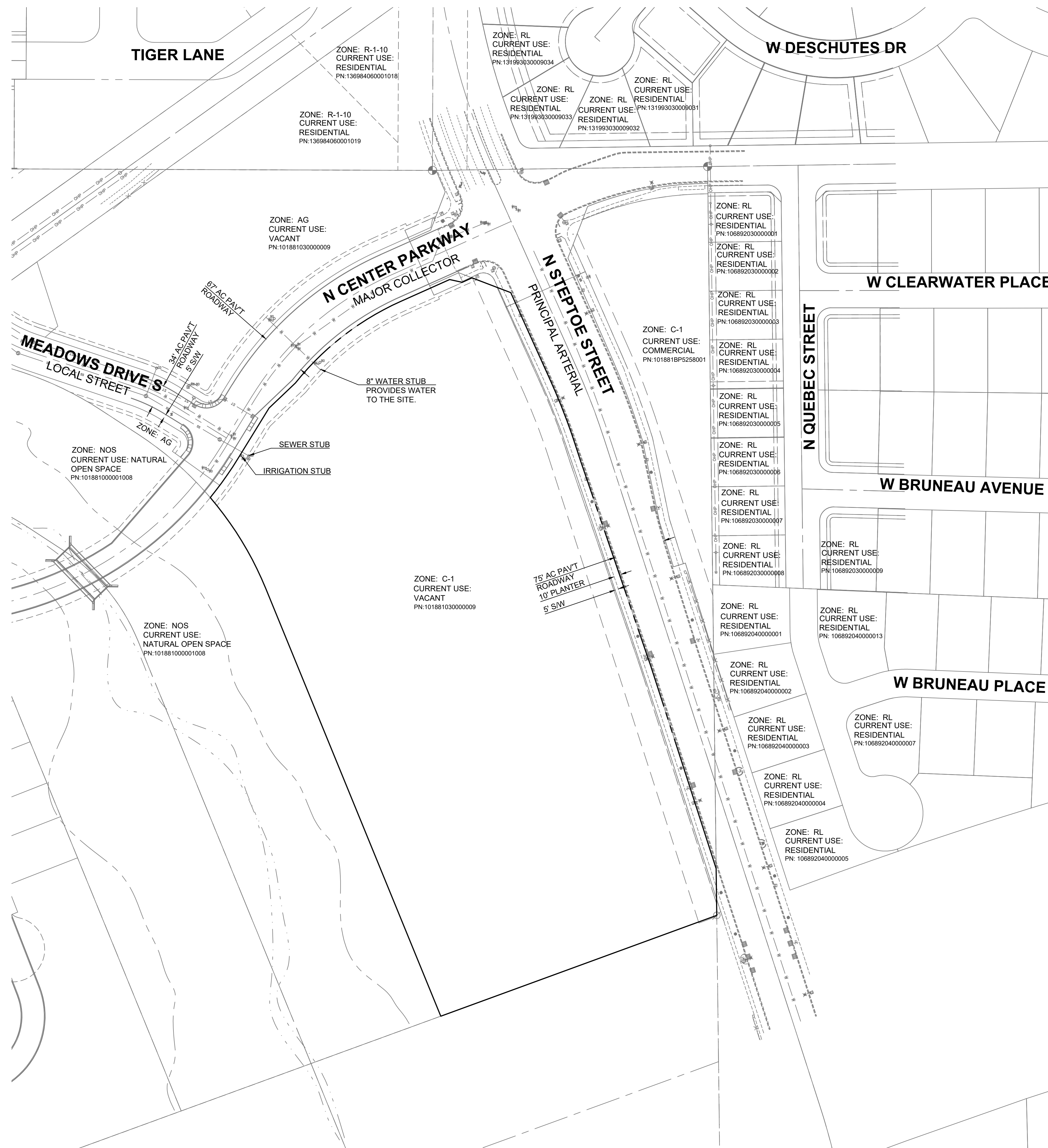
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Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



VICINITY MAP
NOT TO SCALE

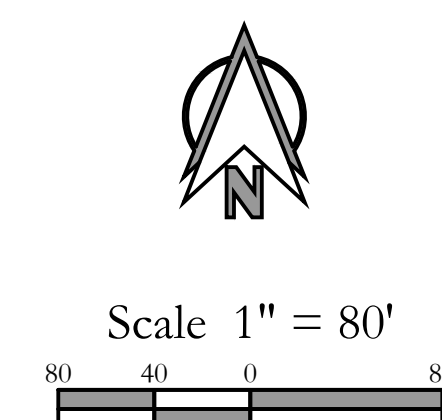
GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph. (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SHORELINE:
There are no shorelines or critical areas
within 300' of the site.

STRUCTURES:
There are no existing structures on the site.



Vicinity Map for:

Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

Revisions

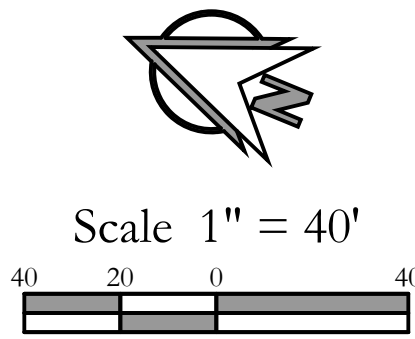
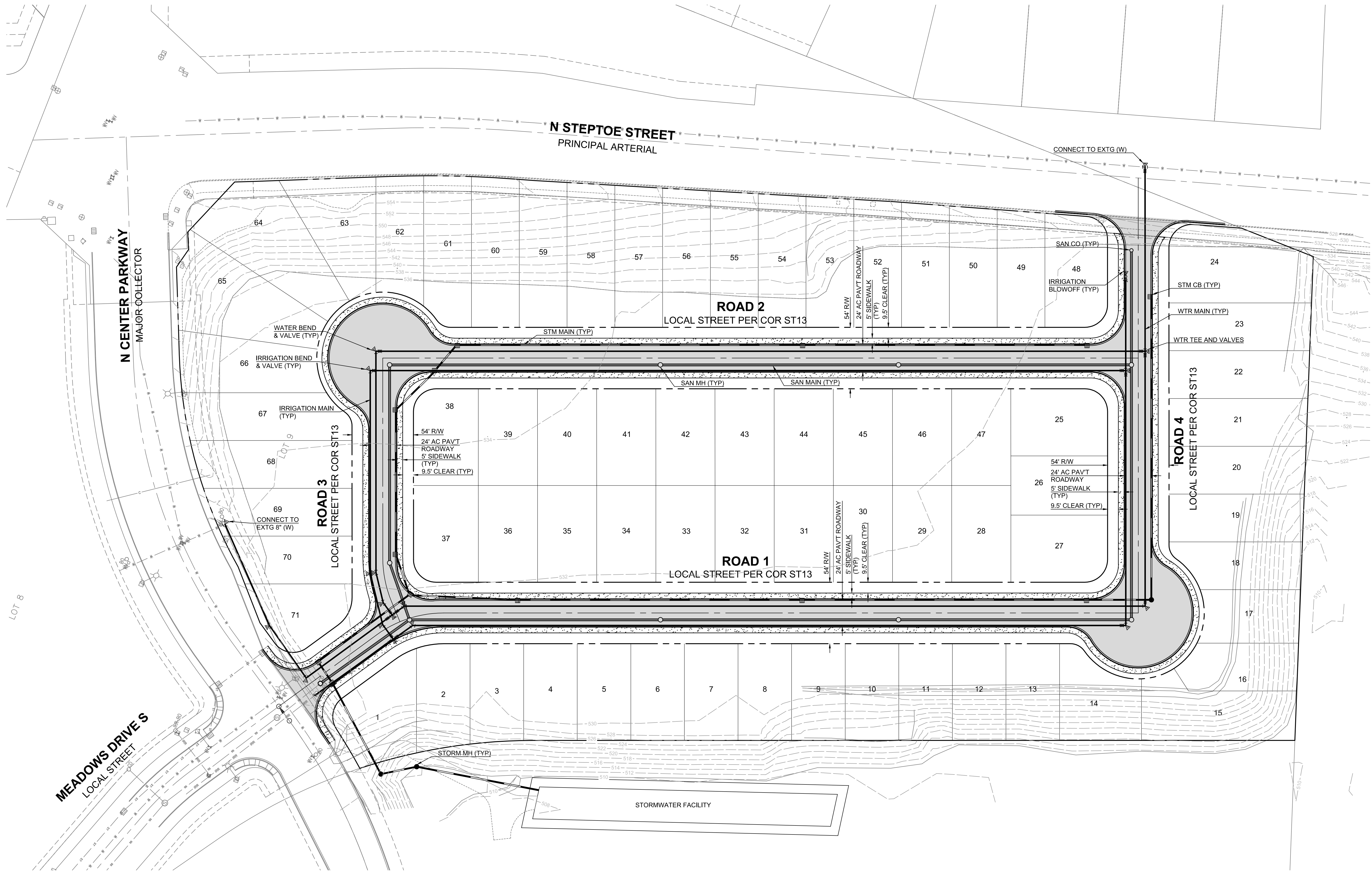
1	2	3	4	5	6

Project No. 3131
SCALE: H: 1" = 80' V: N/A
DESIGNED BY: JMT
DRAFTED BY: JSV
REVIEWED BY: TGJ

1
2

PLS ENGINEERING

Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519 Fax: (360) 944-6539



Conceptual Utility Plan for:

Clearwater Phase 13

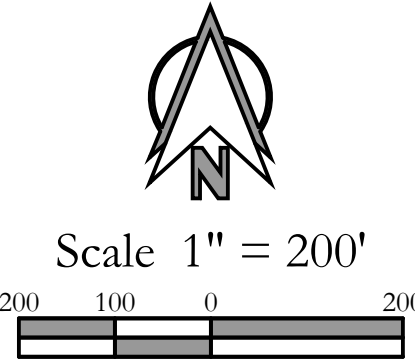
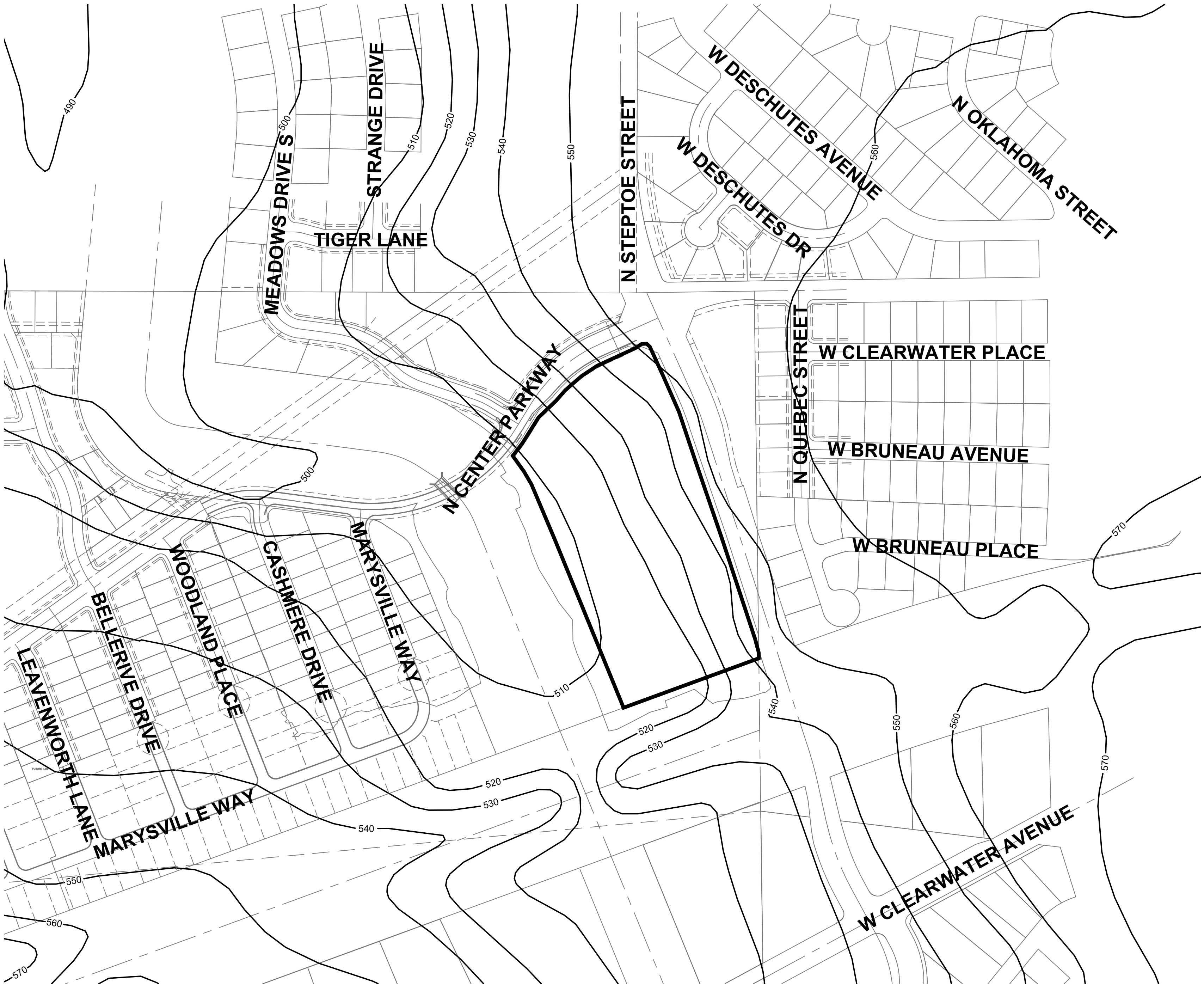
A Subdivision located in the City of Richland, Washington

Revisions					
1					
2					
3					
4					
5					
6					

Project No. 3131	
SCALE:	HE: 1" = 40' V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	JSV
REVIEWED BY:	TGJ

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



Topographic Map for:

Clearwater Creek Phase 13

A Subdivision Located in the City of Richland, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

PLS

ENGINEERING

Revisions

1	
2	
3	
4	
5	
6	

Project No. 3131

SCALE: H: 1" = 200'
V: N/A

DESIGNED BY:	TGJ
DRAFTED BY:	JSV
REVIEWED BY:	TGJ

2

2



MEMORANDUM

Date: February 18, 2021

To: Travis Johnson, PE
PLS Engineering
604 West Evergreen Blvd
Vancouver WA 98660

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment
Lot #9 Clearwater Creek Phase 3
North Center Parkway, Richland

FL2112

As requested a trip generation assessment and trip accounting summary has been prepared for the proposed Clearwater Creek Lot #9 subdivision in Richland. The development is being planned for a total of 71 single-family housing units with a single site access connecting to North Center Parkway across from the stop controlled intersection at Meadows Drive South. The access approach to Clearwater Creek Lot #9 will be controlled by stop signing on the approach to North Center Parkway. A site plan furnished by PLS Engineering is attached to this memorandum.

The City of Richland has required that the trip generation for the 71 lot housing development be compared to a previous proposal to buildout Lot #9 with commercial facilities which typically generate much higher traffic volumes. With this finding documented and confirmed it will not be necessary to prepare a full traffic analysis report for the current housing plan.

In year 2015 a proposal to develop Lot #9 with 91,465 square feet of commercial space was identified and included as in-process traffic in the traffic analysis report for the Clearwater Creek Lot #1 study performed by Charbonneau Engineering for Hayden Homes. For reference purposes the in-process traffic flow map (titled Figure 4) for the commercial use is included in the appendix.

For the current housing development plan the following trip generation (shown in Table 1) has been calculated based on 71 single-family housing units. The calculations utilizing the latest ITE Trip Generation rates (10th edition, year 2017) determined that the site will generate a weekday ADT of 670 trips. In the peak hours the site will generate 53 AM trips and 70 PM trips.

Table 1 Trip Generation Summary - Clearwater Creek Lot #9 for 71 Housing Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family (#210)	71							
Generation Rate ¹		9.44	0.74	25%	75%	0.99	63%	37%
Site Trips		670	53	13	40	70	44	26

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

Table 2 has been prepared to document the number trips that would be generated if Lot #9 was developed with 91,465 square feet of commercial building space as previously assessed in the year 2015 traffic report. It is noted that at the time the 9th edition ITE Trip Generation manual was applicable. Table 2a lists the trip generation based on the 10th edition ITE rates.

Table 2 Trip Generation for Clearwater Creek - Lot #9 Commercial Use - Year 2015 Proposal

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		42.70	0.96	62%	38%	3.73	48%	52%
Total Driveway Trips		3,906	88	55	33	341	164	177
Pass-By Rate ²						34%		
Pass-By Trips						116	56	60
New Site Trips		3,906	88	55	33	225	108	117

¹ Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

Table 2a Trip Generation for Clearwater Creek - Lot #9 Com. Use - Yr 2015 Proposal w/10th Edition Rates

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		37.75	0.94	62%	38%	3.81	48%	52%
Total Driveway Trips		3,453	86	53	33	348	167	181
Pass-By Rate ²						34%		
Pass-By Trips						118	57	61
New Site Trips		3,453	86	53	33	230	110	120

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

The proposed housing development on Lot #9 will generate less traffic than the previous commercial proposal on Lot #9. In summary there would be 2,783 fewer ADT trips with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively.

Based on these findings it is recommended that the City of Richland support the Lot #9 proposed subdivision without further transportation analysis.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

Attachments

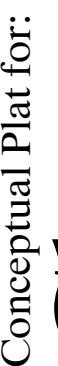
- Clearwater Creek Site Plan (furnished by PLS Engineering)
- Figure 4, Lot #9 In-Process Traffic for Commercial Development (Charbonneau Engineering TIA, September 2015)

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph. (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

Clearwater Creek Phase 13

The map shows the Westfield area in San Jose, California. A black rectangle with a dot inside is labeled 'SITE' with a large arrow pointing to it. The site is located near the intersection of Highway 101 and Highway 88, south of the San Jose city center. The map includes major roads like Highway 101, Highway 88, and Highway 28. Other streets shown include W. 10th Ave, W. 12th Ave, W. 14th Ave, W. 16th Ave, W. 18th Ave, W. 20th Ave, W. 22nd Ave, W. 24th Ave, W. 26th Ave, W. 28th Ave, W. 30th Ave, W. 32nd Ave, W. 34th Ave, W. 36th Ave, W. 38th Ave, W. 40th Ave, W. 42nd Ave, W. 44th Ave, W. 46th Ave, W. 48th Ave, W. 50th Ave, W. 52nd Ave, W. 54th Ave, W. 56th Ave, W. 58th Ave, W. 60th Ave, W. 62nd Ave, W. 64th Ave, W. 66th Ave, W. 68th Ave, W. 70th Ave, W. 72nd Ave, W. 74th Ave, W. 76th Ave, W. 78th Ave, W. 80th Ave, W. 82nd Ave, W. 84th Ave, W. 86th Ave, W. 88th Ave, W. 90th Ave, W. 92nd Ave, W. 94th Ave, W. 96th Ave, W. 98th Ave, W. 100th Ave, W. 102nd Ave, W. 104th Ave, W. 106th Ave, W. 108th Ave, W. 110th Ave, W. 112th Ave, W. 114th Ave, W. 116th Ave, W. 118th Ave, W. 120th Ave, W. 122nd Ave, W. 124th Ave, W. 126th Ave, W. 128th Ave, W. 130th Ave, W. 132nd Ave, W. 134th Ave, W. 136th Ave, W. 138th Ave, W. 140th Ave, W. 142nd Ave, W. 144th Ave, W. 146th Ave, W. 148th Ave, W. 150th Ave, W. 152nd Ave, W. 154th 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Scale 1" = 50'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 50, 25, 0, and 5 from left to right, representing feet.

Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

Engineering - Surveying - Planning

604 W. Evergreen Blvd., Vancouver, WA 98660

PH (360) 944-6519

Fax (360) 944-6539

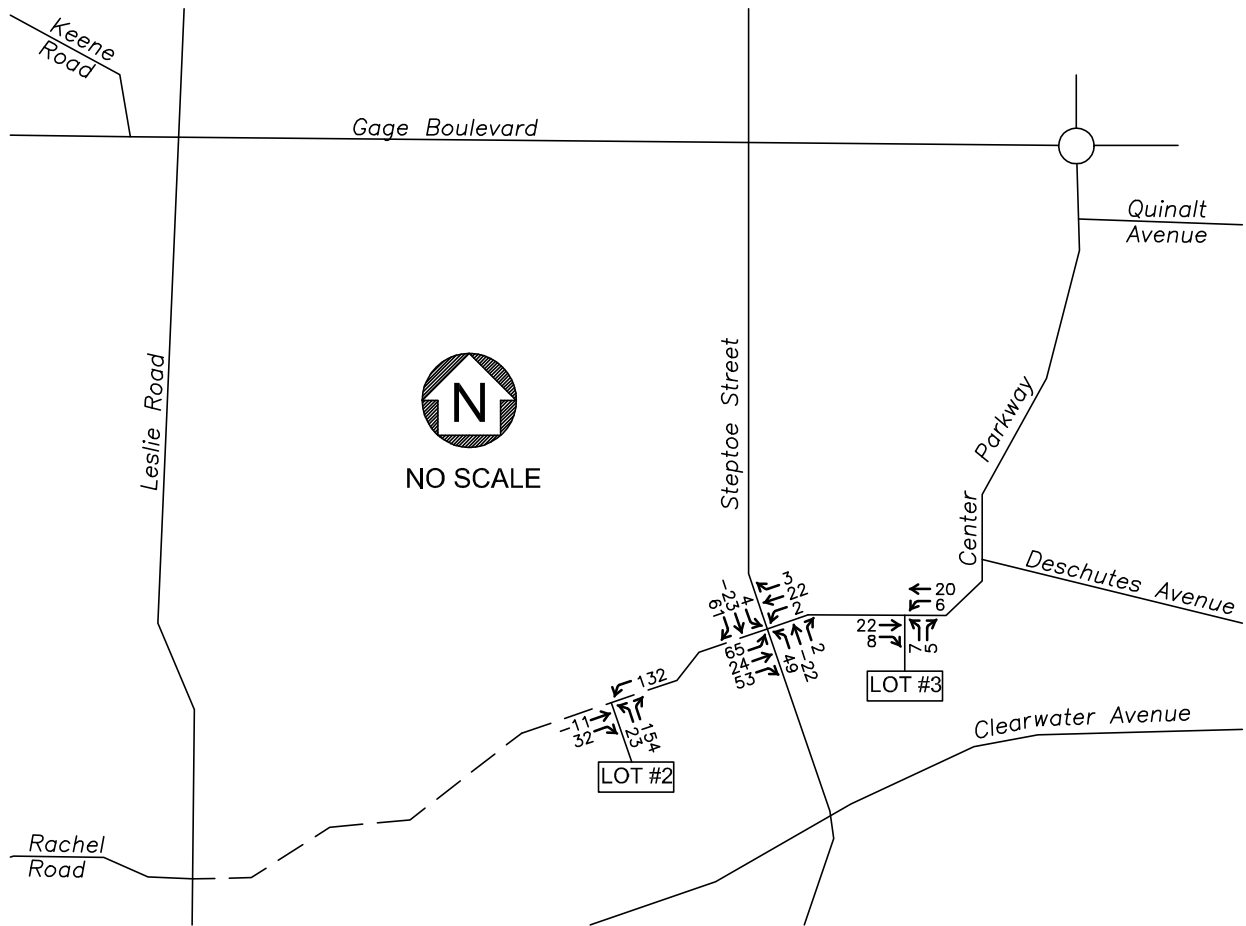
ENGINEERING

KC VISIONS	
1	
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5	
6	

Project No. 3131	
SCALE:	H: 1" = 50' V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	JSV
REVIEWED BY:	TGJ

2

3



CHARBONNEAU
ENGINEERING LLC

PROJECT: 15-36

NOTES: In-process traffic includes
new trips & pass-by trips
generated by Lot #2 & Lot #3
on the Clearwater Creek site.

IN-PROCESS TRAFFIC
PM PEAK HOUR
CLEARWATER CREEK - LOT #1

FIGURE

4

2725 Steptoe Street
Richland, WA 99352

Title Order Number: 21-1914B



FRONTIER TITLE & ESCROW COMPANY

6921 Crosswind Boulevard
Kennewick, WA 99336
Phone 509-783-8828 / Fax 509-783-6239

TO: Hayden Homes, LLC, an Oregon Limited Liability Company
2464 SW Glacier Place, Ste 110
Redmond, OR 97756
ATTN: Brian Thoreson
REF: To Follow



Frontier Title & Escrow Company

6921 Crosswind Boulevard
Kennewick, Washington 99336
Telephone No. (509) 783-8828
Fax No. (509) 783-6239

SUBDIVISION GUARANTEE

Liability: \$ **1,000.00**
Premium: \$ **350.00**
Tax: \$ **30.10**

Old Republic National Title Insurance Company,

A California Corporation, herein called the Company,

SUBJECT TO THE LIABILITY EXCLUSIONS AND LIMITATIONS SET FORTH
BELOW AND IN SCHEDULE A

GUARANTEES

Hayden Homes, LLC, an Oregon Limited Liability Company

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.
3. 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.

Effective Date: **February 24, 2021 @ 8:00 a.m.**

By:  Authorized Signature
Michael Beckmann
Michael@frontiertitle.biz

Schedule A

The assurances referred to on the face page are:

A. Title is vested in:

Richland 132, LLC, a Washington Limited Liability Company, a Washington Corporation

B. That according to the Company's title plant records relative to the following described real property (including those records maintained and indexed by name), there are no other documents affecting title to said real property or any portion thereof, other than those shown below under record matters.

The following matters are excluded from the coverage of this guarantee:

1. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Documents pertaining to mineral estates.

Legal Description:

Lot 9, Clearwater Creek Phase 3, according to the Plat thereof recorded in Volume 15 of Plats, Page 549, records of Benton County, Washington.

Record Matters:

1. Notes, narratives and easement provisions contained on the face of the Plat of Clearwater Creek Phase 3, recorded under Auditor's File No. 2016-037862

A copy of which is hereto attached.

2. Easement provisions contained on the face of said plat, a copy of which is hereto attached.
3. Dedication and/or notes contained on the face of said plat, a copy of which is hereto attached.
4. Exceptions and Reservations as contained in Deed:
From: Glacier Park Company, a Delaware corporation
Recorded: October 13, 1998
Recording No.: 1998-030435
As Follows: Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for mining operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the same.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

5. Second Declaration of Annexation for Clearwater Creek Homeowners Association and the terms and conditions contained therein:

Recorded: December 20, 2016
Recording No.: 2016-038624

Building Lots 8-9 will be used for commercial development, and are not annexed into the Clearwater Creek Homeowners Association, and are not subject to the Declaration.

6. Unrecorded leaseholds, if any.
7. We find no open recorded Deeds of Trust as of our current plant date of November 5, 2020. Please verify by inquiry of seller if we have overlooked something and advise title department accordingly prior to closing.
8. A record of survey No. 4525 recorded on September 17, 2014 under recording no. 2014-023317.
9. A record of survey No. 4628 recorded on June 25, 2015 under recording no. 2015-018105.

10. General Property Taxes and Miscellaneous Assessments for the year 2021, in the amount of \$2,667.99.

First Half: \$1,334.03 (will become delinquent on May 1)

Second Half: \$1,333.96 (will become delinquent on November 1)

Tax Account No.: 1-0188-103-0000-009

For more information, please call the Benton County Treasurer at #509-735-8505

Notes:

NOTE A: Common address purported to be:

**2725 Steptoe Street
Richland, WA 99352**

NOTE B: Abbreviated legal description as follows:

Lot 9, Clearwater Creek Phase 3

NOTE C: This property is within the Kennewick Irrigation District, but was not assessed this year.



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#:

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

DESCRIPTION OF WORK

To rezone the subject parcel from C-1 Neighborhood Retail Business to R-2S Medium Density Residential Small Lots.

PROPERTY INFORMATION

Parcel #: 10188103000000

Legal Description: Clearwater Creek Phase 3, Lot 9

Current Zoning: C-1 Neighborhood retail

Current Comp Plan: Commercial

Requested Zoning:

R-2S Medium Density
Residential small lots

Current Use: Vacant Commercial

Proposed Use: Residential

Area of Property: 10.43 Acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The subject property was originally designated as residential, but in 2013 as part of the Clearwater Creek development, the applicant requested a rezone to Commercial C-1. The property has been sitting for the last 6 years (since Clearwater Creek Phase 3) with little to no interest from commercial buyers. Access and visibility constraints were cited by potential buyers as for reasons to not purchase.

Any hardship that may result in the event the rezone is not granted:

The owner will continue to sit on the property with no interest from commercial buyers.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezone is proposed to match the same lot size minimums as the adjacent Clearwater Creek development.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

The benefit of granting the rezone will be that construction of a residential development will take place as soon as an application is submitted and approved. The land will be vacant for a shorter period of time. If the rezone application is denied, the existing commercial property will sit there vacant for a lot longer period of time potentially causing concerns with dust and weed control.

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:

The city is in need of additional housing inventory, and approving this proposal will help boost the historically low housing inventories.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

The benefit of granting this special permit will be the reduction of over 2,000 vehicle trips per day if the site is rezoned to R-2S MDR versus Commercial C-1 Neighborhood Retail Business.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone does represent a better use of the land. First, from a traffic standpoint due to a reduction of over 2,000 trips per day. Second, the City needs additional housing units per the Comprehensive Plan Supporting Analysis dated October 3, 2017. Third, the entire state and nation for that matter are experiencing severe housing shortages with inventories not seen for decades. Lastly, due to COVID, there is an up tick in available commercial properties.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The proposed rezone does not represent spot zoning. It is not recommended that a larger area be considered at this time for a rezone.

Identify impacts on the environment and public safety:

Although there will be some temporary impacts to the environment and public safety such as noise and dust during construction, the impacts will be minimal.

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

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

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

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

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

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/25/2021

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: Clearwater Creek Phase 13
2. Name of applicant: Richland 132, LLC

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

4. Date checklist prepared: March 10, 2021.

5. Agency requesting checklist: City of Richland.

6. Proposed timing or schedule (including phasing, if applicable): Comprehensive plan amendment / rezone – 2021, Preliminary plat submittal – January 2022, Construction – Summer 2022, Project Completion Fall / Winter 2022

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

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

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

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

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

The proposal consists of reclassifying 10.43 acres from Commercial to Medium Density Residential. The proposal also is seeking a rezone from C-1 to R-2S.

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

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

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

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

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

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

- b. What is the steepest slope on the site (approximate percent slope)? 40%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Grading activities will be approximately 35,000 cubic yards, and the total area of disturbance will be approximately 10.43 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).

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

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

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

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

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

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

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

c. Water runoff (including stormwater):

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

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

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

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

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

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

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

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

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

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

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

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

Examples include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis. However, traffic for a residential neighborhood will produce more the 2,000 fewer trips per day than a commercial development on the same property.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law. Furthermore, as noted above, the proposed project will reduce the total vehicle trips per day by more than 2,000, which would greatly reduce noise impacts to this area.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently designated as commercial with a C-1 zoning designation. The site has been vacant and marketed for

sale for over six years. Prior to the surrounding area being improved, the proposed site was vacant. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal will not affect or be affected by surrounding working farmlands.

- c. Describe any structures on the site. The site does not contain any existing structures.

- d. Will any structures be demolished? If so, what? No, the site does not contain any existing structures.

- e. What is the current zoning classification of the site? The current zoning classification of the site is C-1 Neighborhood retail business.

- f. What is the current comprehensive plan designation of the site? The site has a current land use designation of Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No part of the proposed site has been classified as a critical area by the city or county.

- i. Approximately how many people would reside or work in the completed project? There would be approximately 150-200 people residing in the proposed completed project.

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

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 71 single-family homesites are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.
- b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed as part of this proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.

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

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

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

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

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No, there are no existing structures on or near the proposed project area.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. No measures are proposed at this time.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). It is not anticipated that the proposed project would

require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated February 18, 2021. As noted in previous answers and in the traffic memorandum, the proposed project would reduce daily vehicle trips by more than 2,000.

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

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

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

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

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

Richland. Irrigation will be provided by the Kennewick Irrigation District, natural gas will be provided by Cascade Natural Gas, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.

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

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

Signature: 

Name of signee Brian Thoreson

Position and Agency/Organization Regional Land Development Manager, Hayden Homes.

Date Submitted: 3/12/2021

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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



Tim Bush

400 Thayer Dr

CPA2021-106

Z2021-106

Vicinity Map

Item: Comprehensive Plan Amendment
Applicant: Richland Heights Baptist Church
File #: CPA2021-106





Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map ☐ Text of Comprehensive Plan

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Heights Baptist Church

Address: 390 Thayer Drive, Richland WA 99352

Phone: 509-943-0730

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company:

UBI#:

Contact: Tim Bush

Address: 320 W Columbia Dr, Kennewick WA 99336

Phone: 509-947-7902

Email: Tim@BushCarWash.com

PROPERTY INFORMATION

Legal Description:

That portion of the plat of Richland of Block 400, Lot 7, except road right-of-way (description change per AF#2016-012571 May 6, 2016) line North of the Duportail ROW.

Parcel Number: 115981020400007

Current Zoning: R-1-12

Current Land Use Designation: Low-density Residential

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

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

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

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

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

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

Applicant Printed Name: Tim Bush

Applicant Signature:  eSigned via SeamlessDocs.com

Date March 01, 2021



Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		☐ Contact Person
Owner: Richland Heights Baptist Church		
Address: 390 Thayer Dr, Richland WA 99352		
Phone: 509-943-0730	Email:	

APPLICANT/CONTRACTOR INFORMATION (if different)		☒ Contact Person
Company:	UBI#	
Contact: Tim Bush		
Address: 320 W Columbia Dr, Kennewick WA 99336		
Phone: 509-947-7902	Email: Tim@BushCarWash.com	

PROPERTY INFORMATION
Parcel #: 115981020400007
Legal Description: Ptn Plat of Richland, Block 400, Lot 7, Line N of Duportail ROW

TYPE II APPLICATIONS	TYPE III APPLICATION
☐ Flood Plain Variance	☐ Non-residential Shoreline Substantial Development
☐ Critical Areas & Resource Lands Variance/Viable Use	☐ Residential Shoreline Substantial Development
☐ Binding Site Plan	☐ Shoreline Variance/Conditional Use
☐ Administrative Variance	☐ Conditional Use
☐	☐ Subdivision
☐	☒ Rezone (site specific) from R-1-12 to R-3
☐	☐ Vacation/Alteration of a Subdivision
☐	☐ Variance
☐ Other:	

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

Applicant Printed Name: Tim Bush

Applicant Signature:  (Rick Simon for Tim Bush) Date March 8, 2021

Attachment A
Bush Application for Comprehensive Plan Amendment
Consistency with Growth Management Act Goals

The goals of the Washington State Growth Management Act (RCW 36.70A.020) are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the GMA goal.

- (1) **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: The proposed comprehensive plan amendment would occur in an area that is entirely located within the Richland urban growth area, within an existing neighborhood that is served by an existing street network and utility systems where a full range of public services are present.

- (2) **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Response: The proposed comprehensive plan amendment site is centrally located within the City and could not be reasonably described as sprawl.

- (3) **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

Response: The proposed comprehensive plan amendment site is located at the intersection of a minor arterial street and a major collector street and is located on an existing transit route. The proposed plan amendment would not result in the development of any additional street extensions.

- (4) **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Response: The proposed comprehensive plan amendment would directly help the City to implement affordable housing goals by providing for as many as six owner-occupied townhome developments within an existing neighborhood. Townhomes are a cost-effective form of housing that is not widely available.

- (5) **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Response: The proposed comprehensive plan amendment would provide for townhome style residential development and in so doing provide some affordable housing. The jobs associated with construction of the project would help to provide

economic opportunities in the short term for building contractors and adequate housing for residents in the longer term. The proximity of the project to commercial services will provide some economic benefit to those businesses as well.

- (6) **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: The proposal does not involve the taking of private lands for public purposes.

- (7) **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: The proposed comprehensive plan amendment has been filed in accordance with City regulations.

- (8) **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

Response: The proposed comprehensive plan does not involve natural resource land or agricultural lands.

- (9) **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: The proposed comprehensive plan amendment does not involve recreational land, fish or wildlife habitat or natural resource lands.

- (10) **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: The proposed comprehensive plan amendment would not significantly impact the environment. Future development of the site would occur in compliance with City and State regulations to protect the environment and to assure the proposal is consistent with all City standards.

- (11) **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: The application was filed in accordance with existing City regulations, which will require public notification and hearings before both the Planning Commission and City Council.

- (12) **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the*

development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Response: The proposed comprehensive plan would place only minimal demands on City public facilities or services, as it would add at most six residential units in a well established neighborhood that is well served by public facilities and services.

(13) **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: There are no historic structures on the site and no known sites of historical or archaeological significance.

Attachment B

Bush Application for Comprehensive Plan Amendment Consistency with County Wide Planning Policies

The Benton County Wide Planning Policies most recently adopted by the Benton County Commission on February 7, 2017 are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted County Wide Planning Policies.

Policy 1: *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 12 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the 12 goals of the Growth Management Act is addressed in Attachment A.

Policy 2: *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

Response: The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

Policy 3: *The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

Response: The proposed comprehensive plan amendment would result in a small infill development project that would result in development at urban densities in an area that is located well inside the City's urban growth area in a location that has available service capacity.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following: community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact population projections nor the amount of land allocated for various future land uses.

Policy 5: *That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

Response: The proposed comprehensive plan amendment occurs in an area where urban services already exist.

Policy 6: *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

Response: The proposed comprehensive plan amendment does not involve the extension of service district boundaries and occurs in an area where existing utility infrastructure is already in place and is located well inside the City urban growth area.

Policy 7: *Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.*

Response: The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries and would provide for development at urban densities without impacting greenbelt or critical areas.

Policy 8: *Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.*

Response: The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.

Policy 9: *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

Response: The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the corporate limits of the City of Richland.

Policy 10: *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

Response: The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan.

Policy 11: *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

Response: The proposed comprehensive plan amendment does not involve the siting of essential public facilities.

Policy 12: *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 13: *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 14: *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

Response: The proposed comprehensive plan amendment would not impact existing City, County or regional transportation plans. Rather, the proposal completely relies on the existing street network.

Policy 15: *The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:*

- a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

Response: The proposed comprehensive plan amendment would help the City to meet its affordable housing goals by providing up to six owner-occupied affordable townhome units.

Policy 16: *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

Response: The proposed comprehensive plan amendment is located in an area that is incorporated within the City of Richland and is already part of Richland’s Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.

Policy 17: *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

Response: As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.

Policy 18: *Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.*

Response. The proposed comprehensive plan amendment would provide for additional housing within the City's core area. Housing in and near downtown has been encouraged by the City to promote, strengthen and encourage additional commercial services. The proposal would not result in the loss of natural resources.

Policy 19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. (Note: specific economic development policies a-g are not reprinted here.)*

Response: The proposed comprehensive plan would provide additional housing units within the City and would be complimentary to but not directly supportive of this policy's promotion of economic growth.

Policy 20: *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost effective use of regional and local public services. (Note: specific policies (a-c) to accomplish this goal have not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact regional and local public services.

Policy 21: *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

Response: The proposed comprehensive plan amendment would add a maximum of six housing units to the City's population and so would not have significant impact on the demand for public schools.

Policy 22: *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.*

Response: The proposed comprehensive plan amendment would not directly impact this County Wide Planning Policy.

Attachment C

Bush Application for Comprehensive Plan Amendment Consistency with Richland Comprehensive Land Use Plan

The goals and policies of the City's land use plan are reprinted below followed by a brief response describing how the application is consistent with the goals and policies.

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

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

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

Response: *The proposed comprehensive plan amendment is an infill project and would provide up to six additional housing units in an existing neighborhood. The proposal would be compatible with existing land uses as would be directly adjacent to a townhome development (soon to be under construction) adjacent to two churches and is located at the intersection of a minor arterial street and a major collector.*

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

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

Response: *The site is located along the edge of a residential neighborhood where existing infrastructure is available to serve the proposal and public services are located nearby, including public schools and park lands.*

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

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

Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

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.

Response: *The proposed comprehensive plan amendment would increase housing density in a location that is near to commercial services, schools and park lands. It would provide for a form of housing (townhomes) that are not widely available within the City.*

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non- compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

Response: *The proposed comprehensive plan amendment only involves residential lands and does not have a direct impact on this goal relating to commercial/industrial lands. However, by providing additional housing in a location that is in close proximity to commercial services, the development of the site could work to support existing commercial businesses in the area and so would be consistent with the intent of this goal.*

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Response: *The proposed comprehensive plan would add housing in a location that is in close proximity to commercial services, park land and public schools.*

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District. Public Facilities

Response: *The site would provide for housing in a location that is close to commercial uses and certainly fits the definition of infill development and so is consistent with the intent of this goal.*

LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Response: *The site is located in an area that is convenient to a variety of public services. It is located at the intersection of a minor arterial street and a major collector street, is located adjacent to a transit route, is close to public schools and park lands. Additionally, utility services are located immediately adjacent to the site. The result is that the site is an efficient location for additional housing and is consistent with this goal.*

LU 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 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

Policy 2: Apply the Agricultural designation in the Yakima River floodplain.

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

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.

Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

Response: *The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or in close proximity to the Richland Airport.*

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single- family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Response: *The site is not located within the Island View area, so these land use policies do not apply.*

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Response: *The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.*

Natural Environment NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.

Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub- steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Response: *Shoreline policies do not apply to the site based on its location which is well removed from any rivershore area. Neither does this site include prominent ridges, shrub-steppe habitat, sensitive habitat areas or wildlife.*

Historic and Cultural Resources HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

Response: *There are no structures on site and no known historic or cultural resources are present.*

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

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

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

Response: *Recent improvements to the Duportail Street corridor have resulted in sidewalks and bicycle lanes along the corridor, making this site and the surrounding neighborhood pedestrian and bicycle friendly.*

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well- designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: *The site is located within a planned and/or existing commercial areas and so this Urban Design goal is not directly applicable to this proposed plan amendment.*

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

Response: *The site of the proposed plan amendment does not contain shorelines, steep slopes or ridgelines and there are no known archeological or historical resources on site. Therefore, this Urban Design goal is not directly applicable to this proposed plan amendment.*

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.

Policy 1: Improve the appearance of all city- owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

Response: *Beautification of the site will consist of residential landscaping typical of residential development.*

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, cohousing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

Response: *The proposal would provide for a housing type (townhomes) that are not widely available city-wide. It is an infill development project and so should be promoted and incentivized according to policy 3. It is located close to commercial services and so would be a good location for higher density housing and so is consistent with this housing goal.*

HE Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

Policy 1: Expand the supply of affordable units by promoting owner- and renter-occupied housing throughout the City, consistent with Comprehensive Plan.

Policy 2: Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

Response: *The proposal would provide up to six owner occupied affordable townhome style housing units at a time when housing costs are skyrocketing and so is consistent with this goal.*

HE Goal 3: Implement the current version of the Tri-Cities Consolidated Plan.

Policy 1: Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest households based upon a percentage of median income and fund availability.

Policy 2: Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods or areas in which the majority of households are lower-income.

Policy 3: Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.

Response: *While the proposal would provide for affordable middle-income housing, it would not provide low income housing and so does not directly address the intent of this goal.*

HE Goal 4: Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.

Policy 1: Encourage reinvestment in older residential neighborhoods and support the revitalization of such neighborhoods by keeping the streets and other municipal systems in good repair. a) Encourage the formation of local improvement districts.

Policy 2: Implement the City's affordable housing and weatherization programs. a) Continue to participate in the TriCities HOME Consortium. b) Continue to utilize federal Community Development Block Grant and HOME funds for housing rehabilitation and first-time homebuyer opportunities.

Policy 3: Continue to allow accessory dwelling units in single-family residential districts.

Policy 4: Accommodate non-profit and public agencies' efforts to purchase, construct, and rehabilitate housing to meet the affordable and other housing needs of the community.

Policy 5: Strive to increase the rate of owner occupancy over time through City's assistance programs.

Policy 6: Maintain a strong code enforcement program.

Policy 7: Update and implement the Island View Master Plan to include mixed-use housing and multi-family residential rehabilitation and construction.

Policy 8: Encourage the use of the City's Crime Prevention Through Environmental Design (CPTED) program in developments.

Policy 9: Continue to participate in the City Police Department's Crime Resistant Community Living (CRCL) Program, which provides free training for property owners and landlords to help provide safe, crime-resistant communities for all residents.

Response: *The proposal would help to create additional owner-occupied affordable housing units and so would be consistent with the intent of meeting affordable housing needs as mentioned in policy 4 and increasing the rate of owner-occupied housing as mentioned in policy 5.*

TIM BUSH – COMPREHENSIVE PLAN AMENDMENT – DUPORTAIL/THAYER PROPERTY SUPPLEMENTAL INFORMATION

The following is a summary of the information required in the comprehensive plan amendment application form. (Item #1 is the application form itself.)

2. Purpose of the Proposed Plan Amendment:

The purpose of this proposed plan amendment is to create an opportunity for affordable housing in a location that is close to commercial services, parks and schools. The project would provide for up to 6 owner occupied townhome units that would be located on individual lots.

3. Consistency with the Growth Management Act:

One of the goals of the Growth Management Act (36.70A.020) is to: *“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

This proposed application would help to meet this goal by providing a parcel of property that could accommodate some higher density, affordable townhome infill development.

4. Consistency with Countywide Planning Policies:

Policy 15 of the Countywide Planning Policies speaks to providing housing for all economic segments of the population. It encourages cities to create conditions necessary for the construction of affordable housing at appropriate densities. This project represents an infill development opportunity that would provide for owner-occupied affordable housing.

5. Furthers the Purpose of the City’s Comprehensive Plan

Goal 2 of the City’s Housing Element along with policies 1 & 2 specifically address housing by stating: *“Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.”*

Policy 1: *Expand the supply of affordable units by promoting owner- and renter-occupied housing throughout the City, consistent with Comprehensive Plan.*

Policy 2: *Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.*

This application would help to implement this housing goal by providing additional affordable owner occupied housing units in an area that is well located in terms of its proximity to commercial services, schools and parks.

6. Internal Consistency with the Comprehensive Plan

The application is consistent with the goals of the Growth Management Act for affordable housing and would help to implement housing goals contained in both the Countywide Planning Policies and the City's Comprehensive Plan. Specifically, approval of the proposed amendment would help to increase housing choices in the City of Richland. It would provide for townhome development, a type of owner-occupied housing that is very limited at present within the City. It would be located immediately adjacent to a permitted townhome development and would be adjacent to churches and a minor arterial road. All of these factors demonstrate that the proposal would be consistent with the City's Comprehensive Plan.

7. Concurrency Requirements for Transportation

Once approved, the property owner will file for a rezone of the property to implement R-3 Multiple Family Housing on the property, which would allow for a maximum of 6 townhome units on the property. A subdivision of the property would also be required prior to development of the site. During this process, the City's traffic mitigation ordinance would be applied to the property and mitigation fees would be required. Specific mitigation measures and fees would be determined at the time a specific development application is brought forward.

8. Environmental/Critical Areas Review

An environmental checklist has been prepared for this application. There are no known critical areas located on-site.

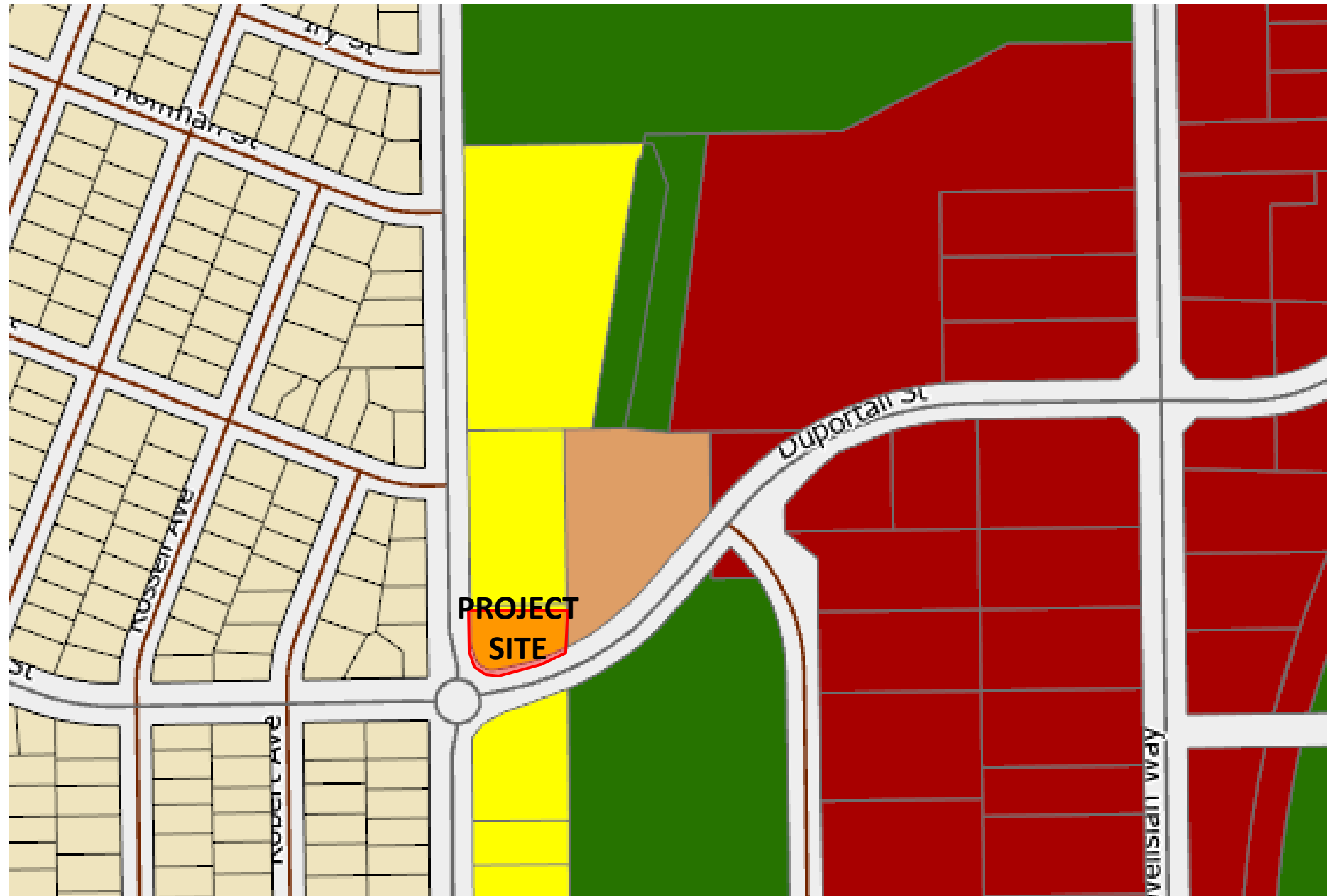
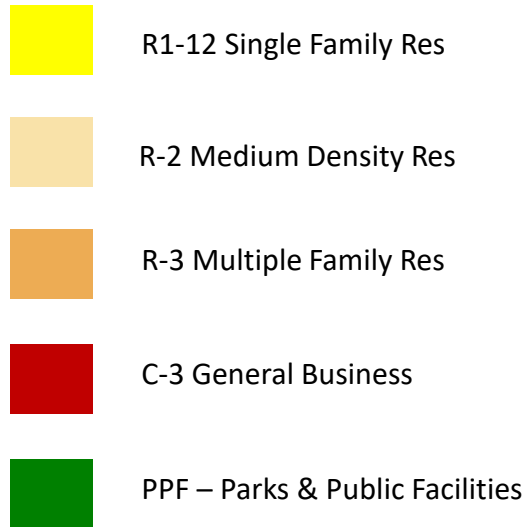
BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

1. Vicinity Map



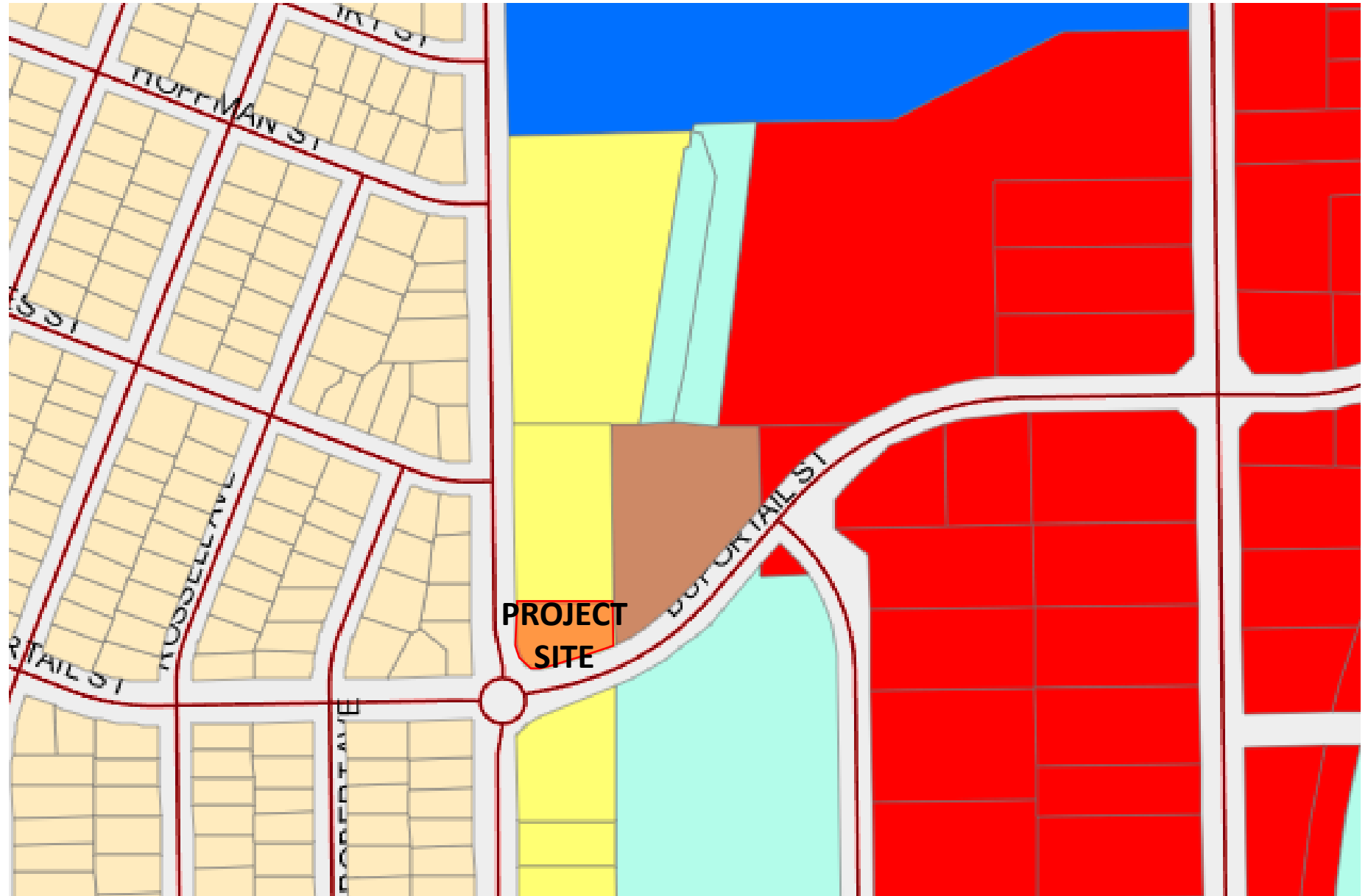
BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

2. Existing Zoning



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

3. Comprehensive Land Use Plan



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

4. Topographical Map



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

5. Existing Land Use

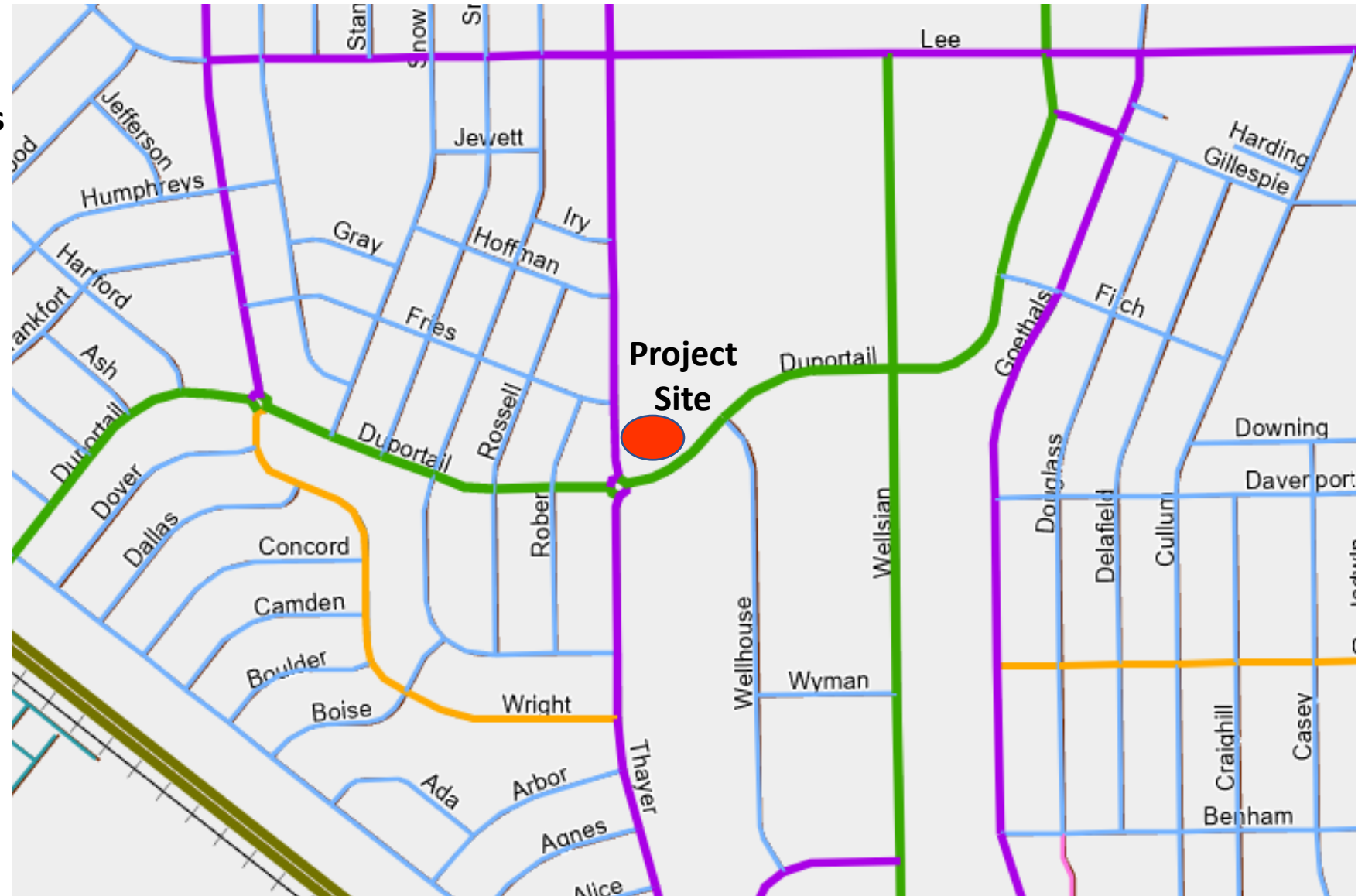
- Single Family Residential
- Church
- Natural Open Space
- High School Fields
- Heavy Commercial
- Multiple Family Residential (under permit)
- Vacant



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

6. Functional Street Classifications

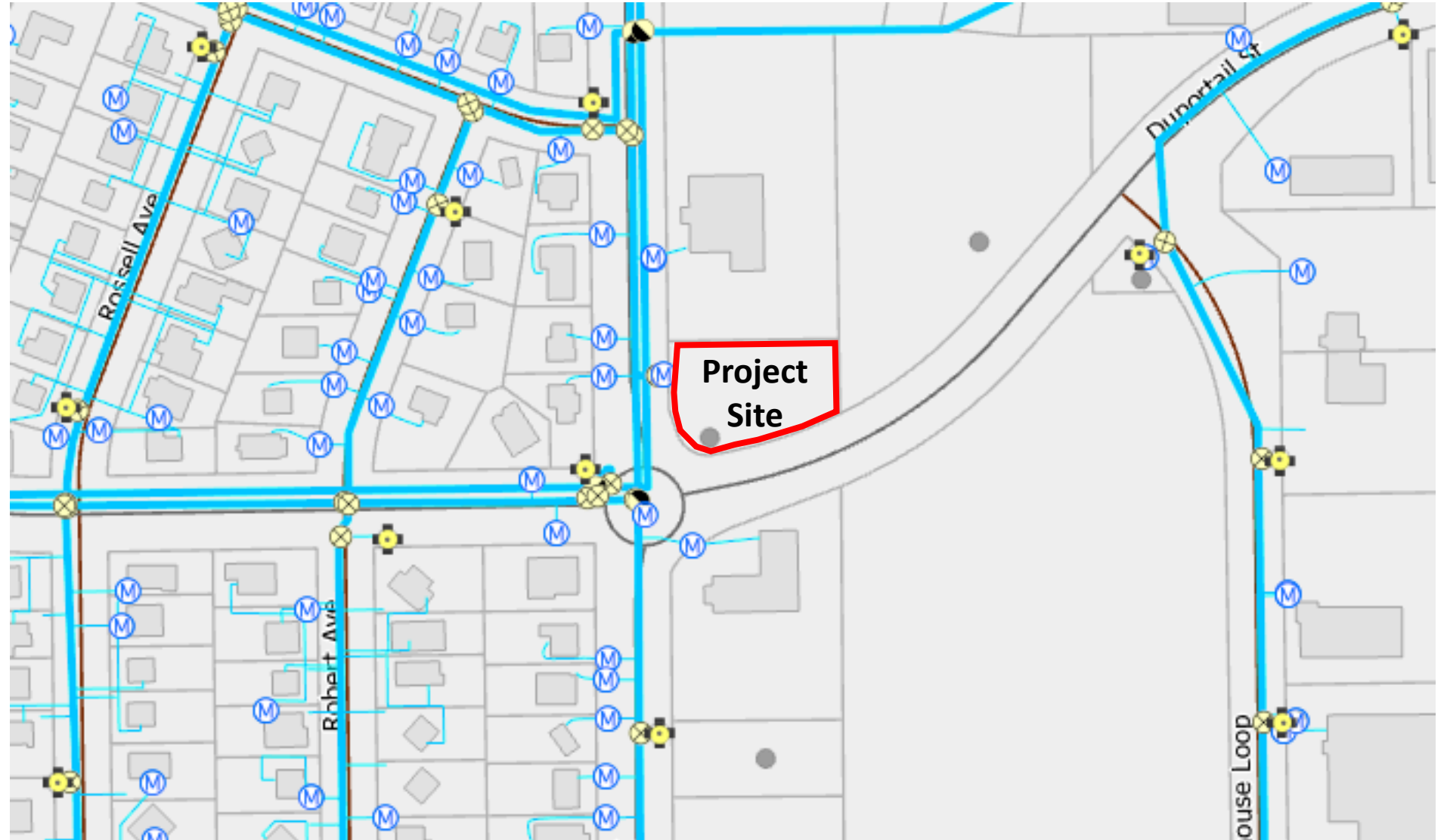
- Minor Arterial
- Major Collector
- Minor Collector



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

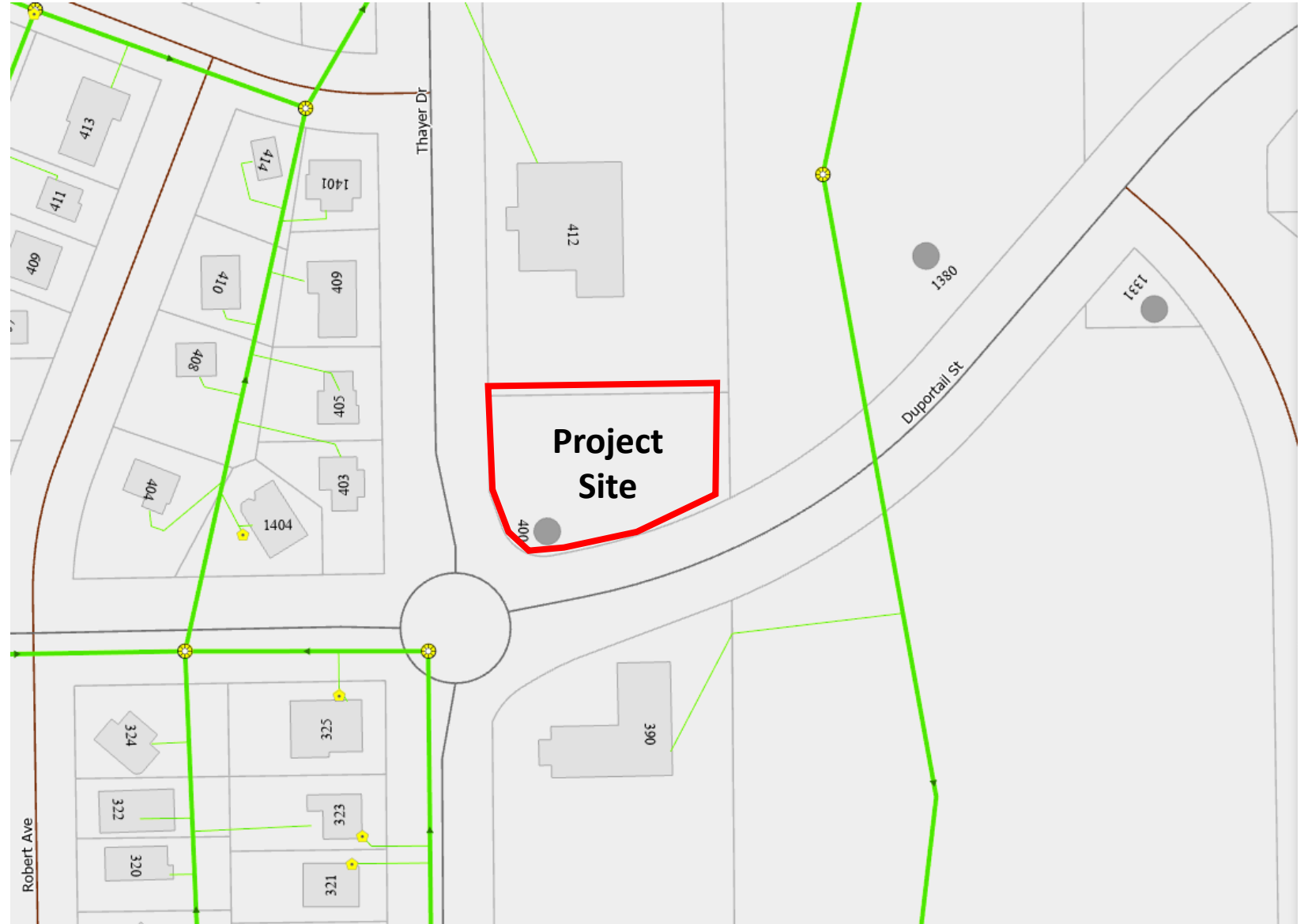
7. Water System

-  Water Main
-  Meter
-  Hydrant



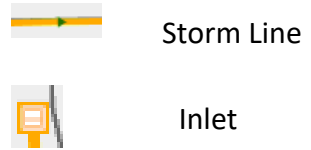
BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

8. Sewer System



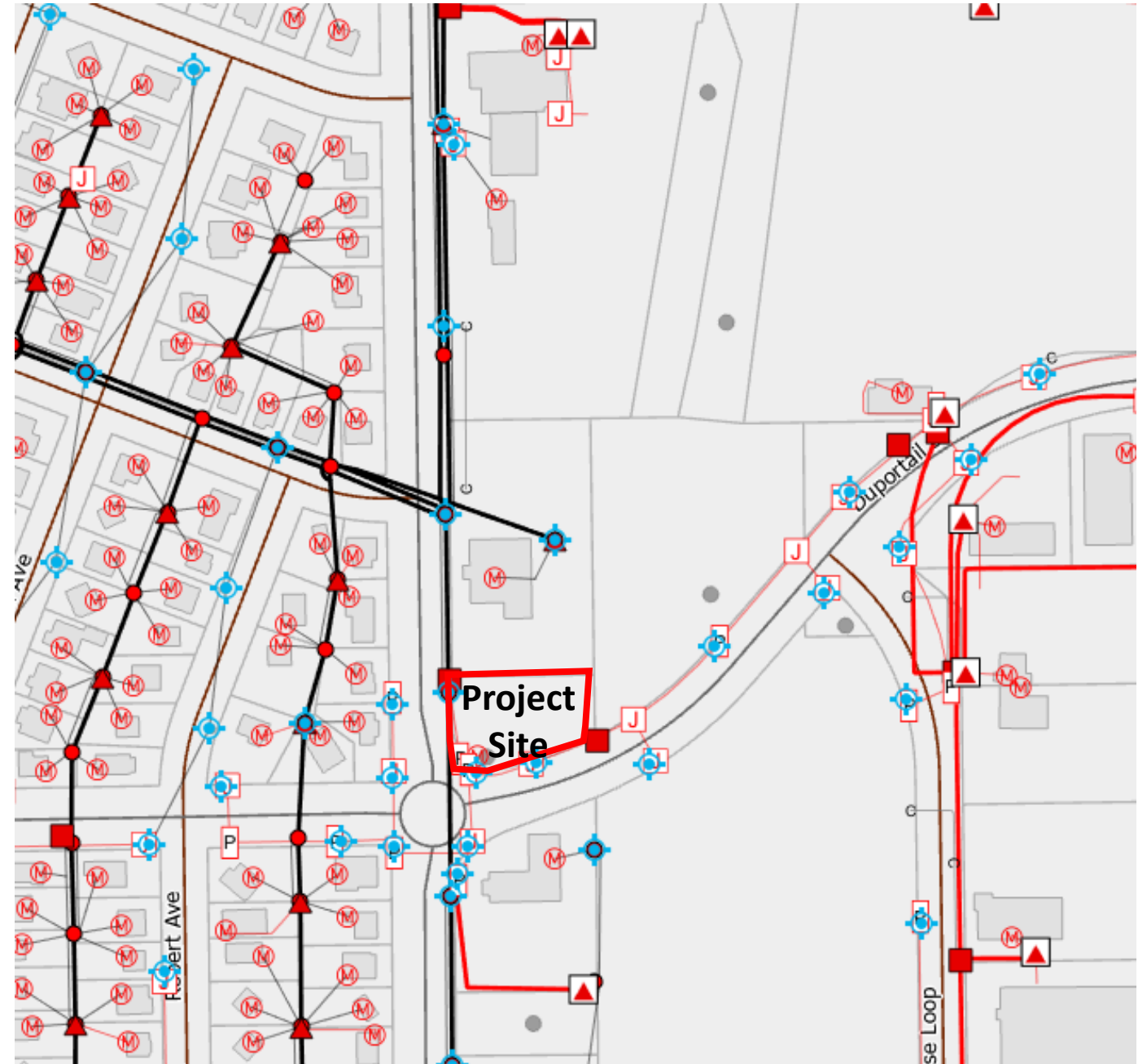
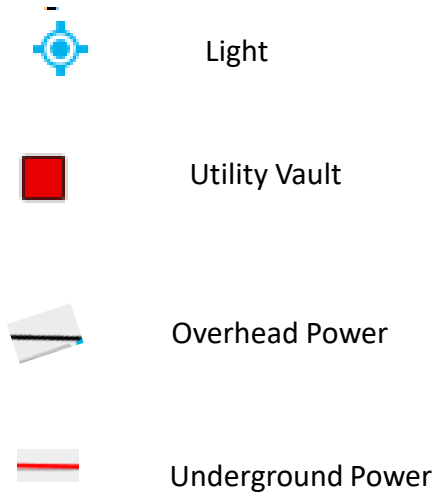
BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

9. Storm Drainage System



BUSH DUPERTAIL/THAYER COMPREHENSIVE PLAN AMENDMENT

10. Electrical System



Bush Comprehensive Plan Amendment – Duportail/Thayer Property

Statement in Support of

2021 Comprehensive Plan Amendment Application

This statement is prepared in response to the City's comprehensive plan amendment application form which calls for written statements to justify the requested plan amendment. The items listed below follow the numbered items found on the application form. (Item 1 is the application form itself):

2. Purpose of the Proposed Amendment:

The comprehensive plan amendment consists of changing an approximately .44-acre site from its current Low Density Residential land use designation to a High-Density Residential land use designation on property located at the northeast corner of the intersection of Duportail Street and Thayer Drive. If approved, a zone change application would rezone the same parcel from R1-12 Single Family Residential to R-3 Multiple Family Residential. The intent of these changes is to develop the site with a maximum of 6 townhome, owner-occupied affordable housing units.

This application for a comprehensive plan amendment is submitted Tim Bush to add to the City's affordable housing stock, similar to the townhome project that is currently in the development process on the site that is immediately east of and adjacent to the subject property. The townhome concept is an efficient use of land, allowing for a higher density housing while still providing for individual lot ownership and owner-occupied dwellings. Mr. Bush is not interested in apartment construction.

The site represents a good opportunity for infill development. As supported in the City's comprehensive plan policies, infill is an efficient way to add to the City's housing stock, taking advantage of the existing street and utility networks that are already in place, as well as the community services that are available nearby to serve the future residents. While it provides for only a small number of additional housing units, the proposal would help the City to meet its population targets without the need to expand urban growth boundaries.

The site is located at the intersection of a minor arterial street (Duportail) and a major collector street (Thayer Drive). Typically, development along street corridors such as these include more intensive forms of development than single family homes. For example:

- The intersection of Wright Avenue (collector) and Duportail (arterial) includes both neighborhood commercial and multi-family residential uses;
- The intersection of Van Giesen (arterial) and McMurray (collector) includes a neighborhood shopping center;
- The intersection of McMurray (collector) and Jadwin (arterial) includes multi-family residential and commercial land uses;
- The intersection of Jadwin (arterial) and McMurray (collector) includes multi-family residential uses.

This proposal would provide for higher density development on only one leg of the intersection on a small parcel of property, so the intensity of development would be much less than in the examples listed above.

The extension of Duportail Street, which now extends from the City's downtown area across the Yakima River to the Queensgate shopping district represents a changed condition that strongly supports the proposed plan amendment. Prior to the Duportail extension, the site was not directly connected to the commercial uses along Wellsian Way and Duportail functioned as a local street. The change in traffic patterns justifies more intensive land use along this corridor.

The site is well located for additional residential development, being in relatively close proximity to commercial services located along the Wellsian Way corridor, with natural open land located immediately east of the site, Richland High School and Carmichael Middle School located a short distance north on Thayer Drive and several churches located both north and south along Thayer Drive. The site is also immediately adjacent to an existing bus route. All of these factors make the site well suited to townhome development.

The site is located immediately adjacent to a Multi-family residential zone and a townhome project is currently going through the permitting process, with construction anticipated to begin later this year. So the proposed plan amendment is simply a minor extension of the land use that has already been established in the vicinity. Additionally, the site is bounded by churches both to the immediate north and south. Single family uses (R-2 zoning) is located to the west, across Thayer Drive, which forms a logical transition between the lower and higher density residential uses.

The townhome concept provides for higher density housing while still providing for owner-occupied affordable housing. It uses land more efficiently and so results in lower land costs per unit. Further, it takes advantage of existing networks of streets and city services, which reduces development costs. Shared walls reduce building construction costs and smaller lots reduce home maintenance costs. The limited number of townhome development sites throughout the city limit opportunities for families that are seeking affordable housing.

Finally, the goals and policies contained within the comprehensive plan support the conversion of this property from single family to multi-family use. Policies regarding infill development, affordable housing, provision for a variety of housing types and encouraging higher density housing in proximity to the downtown core all support the proposed comprehensive plan amendment.

3. Describe how the amendment is consistent with the goals of the Washington State Growth Management Act

Refer to Attachment A – GMA Planning Goals

4. Describe how the amendment is consistent with the adopted countywide planning policies

Refer to Attachment B – Consistency with Countywide Planning Policies

5. Describe how the amendment furthers the purpose of the City's comprehensive plan

Refer to Attachment C – Consistency with City Plan

6. Describe how the amendment is internally consistent with the City's comprehensive plan as well as other adopted city plans and codes:

Attachments A through C all describe how this application is consistent with the goals of the Growth Management Act, the Countywide Planning Policies and the goals of the City's Comprehensive Plan. We believe the proposal to be entirely consistent with these documents. In fact, the application would help to implement the goals of the plan in several areas, including:

- The expansion of affordable housing opportunities (Housing Goal #2);
- The expansion of the supply of owner-occupied housing units throughout the City (Housing Goal #2);
- The facilitation of infill developments (Land Use Goal #1);
- Land use designations that take advantage of existing infrastructure networks (Land Use Goal #2);
- Provision of higher residential densities near commercial areas (Land Use Goal #3);
- Provision of connectivity between residential neighborhoods with other uses and provision for pedestrian and bicycle circulation (Land Use Goal #5);
- Provision for infill development in a location close to commercial services and public facilities (Land Use Goal #6);
- Provision for residential development that is efficiently located near public facilities, transit routes, schools, parks and other public uses (Land Use Goal #7); and
- Provision for a range of housing densities and types (Housing Goal #1).

7. If applicable, how the project will meet concurrency requirements for transportation

Concurrency requirements will need to be addressed in detail when a specific development plan is brought forward for the proposal. That is part of the City's requirement for reviewing development proposals (See RMC 19.650.010(C)). However, given the size of the site and the lot size requirements for townhomes in the R-3 zone, six townhome units would be the maximum allowed number of units under the proposed zoning, an increase in five units over the existing R-1-12 zoning.

Potential Traffic Generation under Existing & Proposed Zoning

Existing Zoning	Maximum Density	Total Acres	Potential Dwelling Units	Total Daily Trips*
R1-12	12,000 sq. ft. SF lots	.44	1	8
R-3	1 townhome unit/ 3,000 sq. ft.	.44	6	49

*From Institute of Traffic Generation: Single Family = 8.2 ADT;

8. Supplemental environmental review and/or critical areas review

The application included a completed environmental checklist, which is attached.

9. Comprehensive Plan Text Amendment

This application does not contemplate any changes to the text of the plan.

10. Comprehensive Plan Map Amendment

The following maps are included in the application:

1. Vicinity Map
2. Existing Zoning Map
3. Comprehensive Plan Land Use Map
4. Topographical Map
5. Existing Land Use Map
6. Functional Street Classification Map
7. Water System Map
8. Sewer System Map
9. Storm Drainage System Map
10. Electrical System Map



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Heights Baptist Church

Address: 390 Thayer Drive, Richland, WA 99352

Phone: 509-943-0730

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company:

UBI#:

Contact: Tim Bush

Address: 320 West Columbia Drive, Kennewick, WA 99336

Phone: 509-947-7902

Email: Tim@BushCarWash.com

DESCRIPTION OF WORK

The proposal is for the construction of up to 6 townhomes on a .44 acre site located at the northeast corner of the intersection of Thayer Drive and Duportail Street.

PROPERTY INFORMATION

Parcel #: 115981020400007

Legal Description: That portion of the Plat of Richland of Block 400 Lot 7, except road Right-of-Way (Description

Current Zoning: R-1-12

Current Comp Plan: Low Density

Requested Zoning: R-3

Current Use: vacant

Proposed Use: townhomes

Area of Property: .44 acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The site is especially well suited for multi-family housing. It is located at the intersection of a major collector (Thayer) and a minor arterial street (Duportail). It is located close to commercial services, park land, schools and is on a bus route. It is immediately adjacent to a multi-family housing project.

Any hardship that may result in the event the rezone is not granted:

This site served as a parking area for the adjacent Baptist Church until Duportail Street was extended across the site, effectively isolating the church from this site. With the conversion of Duportail to a minor arterial and the increased traffic that it now carries, it is not a desirable location for a single-family residence, which is the primary use allowed under the existing zoning. Denial of the rezone would prevent reasonable use of the property.

The manner in which the proposed rezone conforms to patterns in adjacent zones: The site is immediately adjacent to and west of an R-3 zoned property that is under development as a townhome project by the applicant. This site is also be developed with townhomes. Commercial uses and park lands are located further east of the site. Properties to the north and south have been developed with churches. Single family residential uses are located to the west across Thayer Drive. The proposed use makes a logical transition between the lower intensity uses to the west and the higher intensity uses to the east.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Denial of the rezone would prohibit the landowner from putting the property to a reasonable use and leave the site vacant and prone to accumulation of weeds and/or debris.
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: The rezone would help to implement the City's Comprehensive Plan through the construction of affordable housing units; provide for the efficient use of existing city networks and services that occur with infill development projects and provide an economic benefit to the commercial service businesses along Wellsian Way that would result from additional residents locating within the neighborhood.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: The City would benefit from the rezone through the increased property tax revenues derived from a townhome development. City utility services, streets and services are already in place to serve the surrounding neighborhood and could efficiently be provided to the future residents of the townhome development.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The rezone would be a better use of the site because it implements several comprehensive plan policies: it provides affordable housing; it provides for a housing type that is not readily available within the City; it represents infill development which the City encourages; and it would make efficient use of City infrastructure and services.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: The proposed rezone is not spot zoning because the property immediately adjacent to and east of the site already carries the R-3 zoning that is requested here. Further, the recent extension of Duportail Street changes the character of the area by providing direct access to commercial services to the east that was not there before and introducing higher traffic volumes to the neighborhood, which justify a more intensive land use for this site.
Identify impacts on the environment and public safety: Impacts to the environment have been detailed in the environmental checklist that was prepared for this project. In regard to public services, the project would not require the extension of streets or utility mains. It is located in an existing neighborhood where full City services, including emergency services, are already provided.

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

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

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

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

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

Applicant Printed Name: Tim Bush

Applicant Signature:  (Rick Simon for Tim Bush) Date March 04, 2021



Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		☐ Contact Person
Owner: Richland Heights Baptist Church		
Address: 390 Thayer Dr, Richland WA 99352		
Phone: 509-943-0730	Email:	

APPLICANT/CONTRACTOR INFORMATION (if different)		☒ Contact Person
Company:	UBI#	
Contact: Tim Bush		
Address: 320 W Columbia Dr, Kennewick WA 99336		
Phone: 509-947-7902	Email: Tim@BushCarWash.com	

PROPERTY INFORMATION
Parcel #: 115981020400007
Legal Description: Ptn Plat of Richland, Block 400, Lot 7, Line N of Duportail ROW

TYPE II APPLICATIONS	TYPE III APPLICATION
☐ Flood Plain Variance	☐ Non-residential Shoreline Substantial Development
☐ Critical Areas & Resource Lands Variance/Viable Use	☐ Residential Shoreline Substantial Development
☐ Binding Site Plan	☐ Shoreline Variance/Conditional Use
☐ Administrative Variance	☐ Conditional Use
☐	☐ Subdivision
☐	☒ Rezone (site specific) from R-1-12 to R-3
☐	☐ Vacation/Alteration of a Subdivision
☐	☐ Variance
☐ Other:	

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

Applicant Printed Name: Tim Bush

Applicant Signature:  (Rick Simon for Tim Bush) Date March 8, 2021



TitleOne: Kennewick

Authorized Agent for:

Fidelity National Title Insurance Company

File Number: 20396812

Contact Information

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

If you have any closing questions, please contact your Escrow team:

Alaina Brainerd	Micah Sanford
Alaina.Brainerd@titleonecorp.com	msanford@titleonecorp.com
(509) 783-2101	(509) 783-2101

TitleOne State License: WAOIC# 1047305

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

Jose Vidaurri	TitleOne: Kennewick Address:
jose.vidaurri@titleonecorp.com	1919 N. Pittsburgh Street, Suite A
(509) 783-2101	Kennewick, WA 99336

Agents / Brokers and Transaction Coordinators

FSBO
FSBO

FSBO
FSBO



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Office: TitleOne
 ALTA® Universal ID: 1065022
 Commitment Number: 20396812

SCHEDULE A

1. **Commitment Date:** December 29, 2020 at 07:30 AM

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

X ALTA Homeowners Policy (12/2/13)	Standard Coverage	Policy Amount:	\$70,000.00
Proposed Insured:		Premium:	\$491.00
		Tax:	\$42.23
Timothy T. Bush and Kathryn L. Bush, as Trustees of the Bush Living Trust			
Endorsements:	None Requested	Charge:	\$0.00

3. **The estate or interest in the land described or referred to in this Commitment is:**

Fee Simple

4. **Title to the estate or interest in the Land is at the Commitment Date vested in:**

Richland Heights Baptist Church, Richland, Washington, a religious corporation

5. **The Land described as follows:**

See Attached Schedule C

Fidelity National Title Insurance Company

TitleOne

By:

Jose Vidaurri, Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

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

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

The standard per page recording charge is \$103.50, for the first page and \$1.00, for each additional page including the cover sheets for all transfer deeds. A \$104.50, recording fee is for the first page for all Deeds of Trust and \$1.00, for each additional page.

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

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

8. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Washington Department of Insurance regulations.

9. NOTE: According to the available records, the purported address of said land is:

390 Thayer Dr, Richland, WA 99352

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

Abbreviated Legal: Ptn. Lot 7, Block 400, Plat of Richland

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

11. Paid miscellaneous assessments levied by the county for the year 2020, in the amount of \$8.57. Affects: Subject property and other lands.
12. The County Treasurer's office records indicate that the subject property was EXEMPT from taxes for 2020. If subject property is sold and no longer qualifies for the current exemption then the county might impose property taxes. Affects: Subject property and other lands; Parcel Number: 1-1598-102-0400-007
13. A copy of the Bush Living Trust, must be submitted to this office prior to closing.
14. In order for the legal description as set forth herein to be insured it must have its own tax parcel number. The forthcoming conveyance must be pre-approved by the county assessor's office.
15. The Company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:

Corporation Name: _Richland Baptist Church, a Washington Corporation

Documentation: An original or certified copy of the Resolution of the Board of Directors authorizing the subject transaction.

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
9. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
10. Easements, reservations, restrictions, and dedications as shown on the official plat of Plat of Richland.
11. An easement for the purpose shown below and rights incidental thereto as set forth in Quit Claim Deed.
Grantee: United States of America
Recorded: February 7, 1956
Instrument No.: 352635

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

12. Reservations as contained in Quit Claim Deed

Recorded: February 7, 1956

Instrument No.: 352635

13. All matters, and any rights, easements, interests or claims as disclosed by Survey No. 4975 recorded January 17, 2018 as Instrument No. 2018-001477.

14. General taxes for 2021, the amount of which is not available, and which cannot be paid until February 15, 2021.

Parcel Number: 1-1598-102-0400-007

15. Lien of real estate excise sales tax upon any sale of said premises, situated in the City of Richland.

(End of Exceptions)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

SCHEDULE C

Legal Description:

That portion of Lot 7, Block 400, Plat of Richland, according to the Plat thereof recorded in Volumes 6 & 7, of Plats records of Benton County, Washington, lying Northerly of Duportail St. right of way.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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When recorded return to:

Dr. Cynthia D. Reents, City Manager
840 Northgate Drive, P O Box 190 MS-26
Richland, WA 99352

Filed for Record at Request of
Tri-City Title & Escrow LLC
Escrow Number: 16-18143-PS

TRI-CITY TITLE & ESCROW

#73-

Statutory Warranty Deed

THE GRANTOR Richland Heights Baptist Church for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Richland, a Washington Municipal Corporation the following described real estate, situated in the County of Benton, State of Washington.

Abbreviated Legal:
Portion of Lot 7, Block 400, PLAT OF RICHLAND

Tax Parcel Number(s): 1-1598-102-0400-007

COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO Easements, Covenants, Conditions, Reservations and Restrictions of Record.

Dated April 12, 2016

Richland Heights Baptist Church

Mark R. Steelman

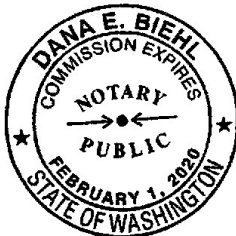
By: ., .

STATE OF WASHINGTON }
COUNTY OF Benton } SS:

I certify that I know or have satisfactory evidence that Mark R. Steelman
he is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
he is/are authorized to execute the instrument and acknowledge that as the
Vice President of Richland Heights Baptist Church
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 05/06/2016

Samuel Biele



Notary Public in and for the State of Washington
Residing at Kenneth
My appointment expires: 02/01/2020

Exhibit A
Legal Description of Subject Property

Land in Fee

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

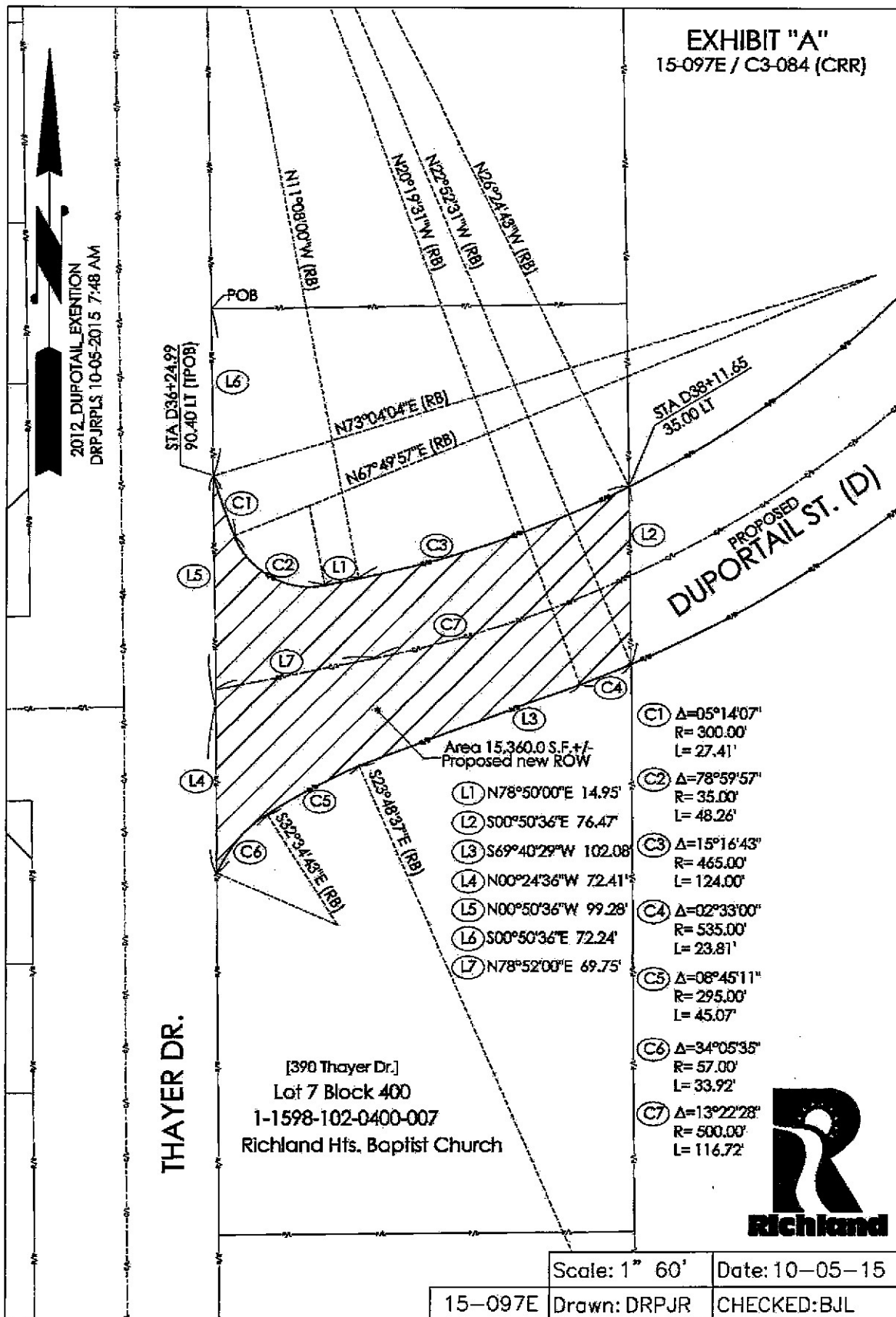
A portion of Lot 7 Block 400 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats records of said County and State, more particularly described as follows:

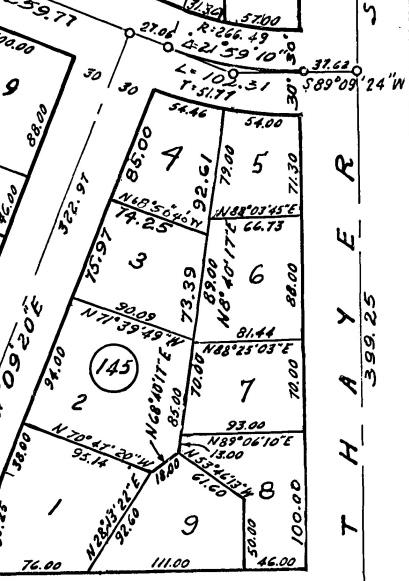
Beginning at the Northwest corner of said Lot 7, said corner is lying on the East right-of-way of Thayer Drive as shown on said Plat of Richland; Thence South $00^{\circ}50'36''$ East a distance of 72.24 feet along the Westerly line of said Lot 7 and said East right-of-way, said point is located at D-line Station 36+24.99 at 90.40 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING** and the beginning of a 300.00 foot radius non-tangent curve having a radial bearing of North $73^{\circ}04'04''$ East; Thence Southeasterly a distance of 27.41 feet along the arc of said curve through a central angle of $05^{\circ}14'07''$ leaving said Westerly line and East right-of-way to the beginning of a 35.00 foot radius tangent curve to the left; Thence Southeasterly a distance of 48.26 feet along the arc of said curve through a central angle of $78^{\circ}59'57''$ to its point of tangency; Thence North $78^{\circ}50'00''$ East a distance of 14.95 feet leaving said curve to the beginning of a 465.00 foot radius tangent curve to the left; Thence Northeasterly a distance of 124.00 feet along the arc of said curve through a central angle of $15^{\circ}16'43''$ to a point on the East line of said Lot 7; Thence South $00^{\circ}50'36''$ East a distance of 76.47 feet leaving said curve along said East line to the beginning of a 535.00 foot radius non-tangent curve having a radial bearing of North $22^{\circ}52'31''$ West (common radius with aforesaid 465.00 foot radius); Thence Southwest a distance of 23.81 feet along said curve leaving said East line of said Lot 7 through a central angle of $02^{\circ}33'00''$ to its point of tangency; Thence South $69^{\circ}40'29''$ West a distance of 102.08 feet leaving said curve to the beginning of a 295.00 foot radius non-tangent curve having a radial bearing of South $23^{\circ}48'37''$ East;

Thence Southwesterly a distance of 45.07 feet along the arc of said curve through a central angle of $08^{\circ}45'11''$ to the beginning of a 57.00 foot radius non-tangent curve having a radial bearing of South $32^{\circ}34'43''$ East; Thence Southwesterly a distance of 33.92 feet along the arc of said curve through a central angle of $34^{\circ}05'35''$ to a non-tangent point on said East right-of-way of Thayer Drive; Thence North $00^{\circ}24'36''$ West a distance of 72.41 feet leaving said curve along said East right-of-way to an angle point; Thence North $00^{\circ}50'36''$ West a distance of 99.28 feet continuing along said East right-of-way back to the true point of beginning.

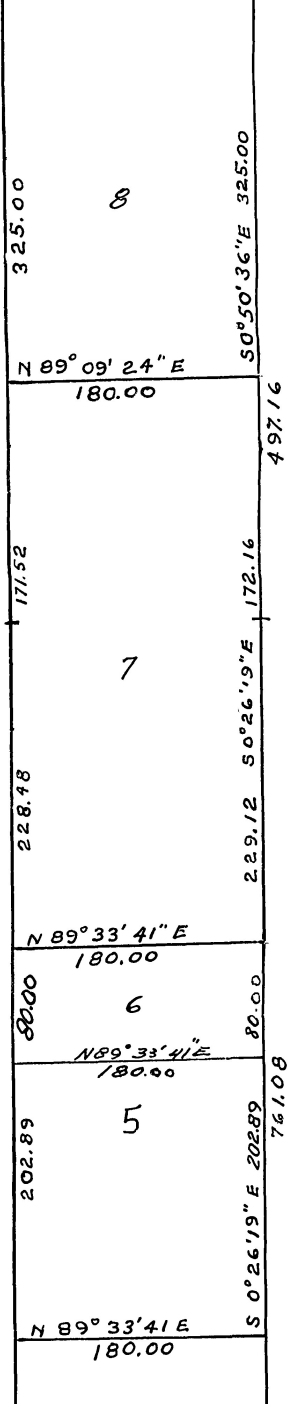
Containing 15,360.0 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-097E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



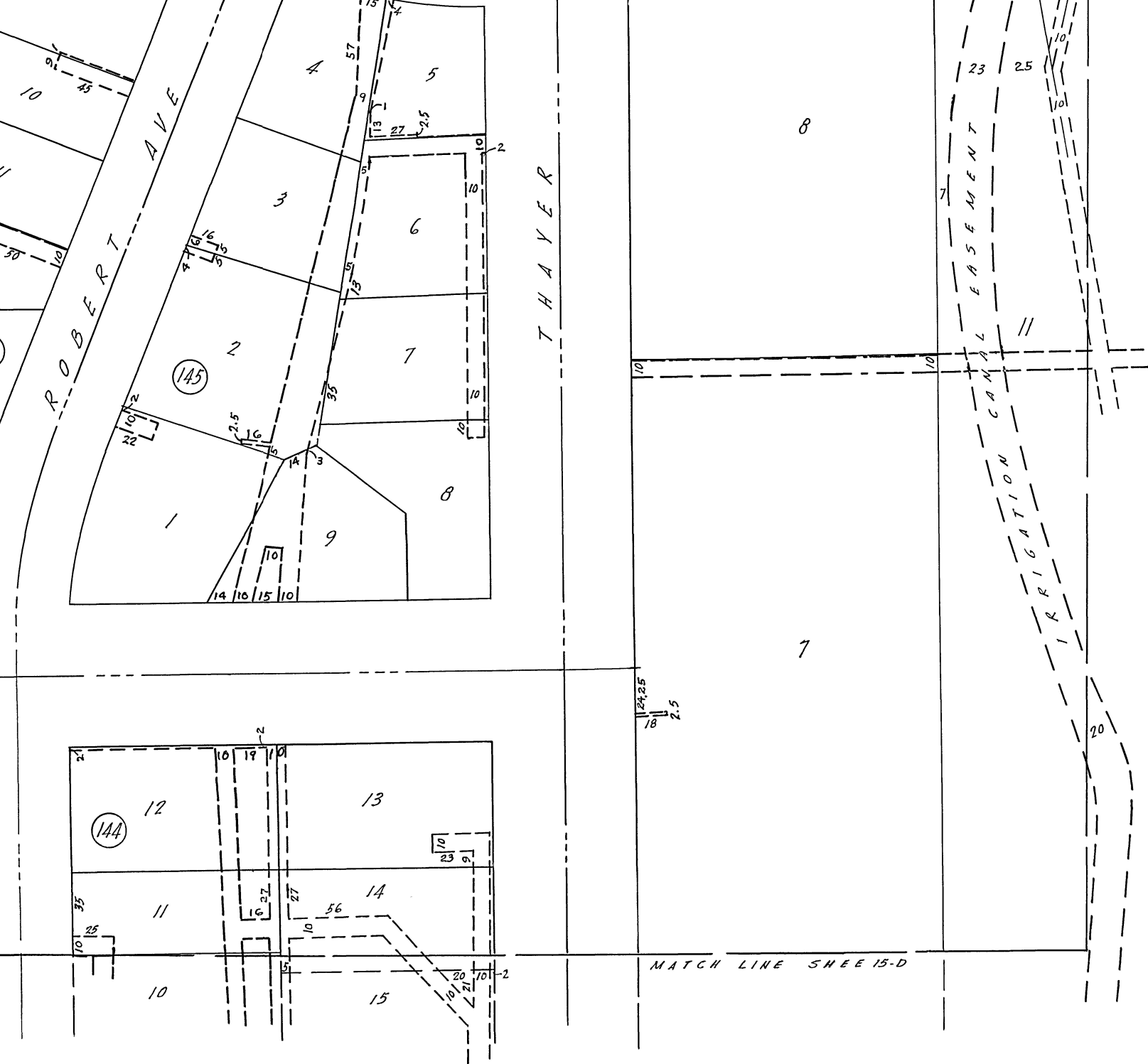


115.00	118.55	70.32
12	13	69.99
5 89° 15' 50" W	117.57	56.00
11	14	56.00
117.18	15	54.00
116.80	16	54.00
116.46	17	50.00
116.07	18	55.00
115.68	19	57.00
115.29	20	56.00
114.94	21	50.00
114.62		47.00



400

11



SHEET No 15-A

MATCH LINE SHEET 15-D

RECORD OF SURVEY NO. 4975

A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP, 9 NORTH,
RANGE 28 EAST, CITY OF RICHLAND, BENTON COUNTY WASHINGTON.

DESCRIPTION

A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP, 9 NORTH, RANGE 28 EAST, CITY OF RICHLAND, BENTON COUNTY WASHINGTON.

A PORTION OF BLOCK 400 OF THE PLAT OF RICHLAND AS RECORDED IN VOLUMES 6 & 7 OF PLATS RECORDS OF SAID COUNTY AND STATE,
DESCRIBED AS FOLLOWS:

THE CENTERLINE OF A VARYING WIDTH CORRIDOR MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, TOWNSHIP, 9 NORTH, RANGE 28 EAST, W.M.; THENCE SOUTH $00^{\circ} 55' 26''$ EAST A DISTANCE OF 172.06 FEET ALONG THE EAST
LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SAID SECTION 15 TO A POINT ON THE PROPOSED PROJECTED CENTERLINE OF DUPORTAIL STREET; THENCE SOUTH $89^{\circ} 08' 47''$ WEST A DISTANCE OF 1.42 FEET
TO A POINT ON THE CENTERLINE OF WELLSIAN WAY AND THE TRUE POINT OF BEGINNING; (STATION 56+72.10 D-LINE AS SHOWN ON THE DUPORTAIL STREET EXTENSION RIGHT-OF-WAY
PLAN FILED UNDER CITY OF RICHLAND RECORDS DRAWING NUMBER C3-084); THENCE SOUTH $89^{\circ} 08' 47''$ WEST A DISTANCE OF 333.06 TO THE BEGINNING OF A 580.00 FOOT RADIUS
TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY A DISTANCE OF 488.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ} 13' 37''$ TO ITS POINT OF
TANGENCY; THENCE SOUTH $40^{\circ} 55' 11''$ WEST A DISTANCE OF 30.83 FEET TO THE INTERSECTION OF DUPORTAIL STREET A WELLHOUSE LOOP; (STATION 42+00.01 D-LINE AND 10+00.00 W-LINE
AS SHOWN ON THE DUPORTAIL STREET EXTENSION RIGHT-OF-WAY PLAN); THENCE CONTINUING SOUTH $40^{\circ} 55' 11''$ WEST A DISTANCE OF 190.54 FEET TO THE BEGINNING OF A 500.00 FOOT
RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY A DISTANCE OF 331.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $37^{\circ} 56' 50''$ TO IT POINT OF
TANGENCY; THENCE SOUTH $78^{\circ} 52' 00''$ WEST A DISTANCE OF 110.40 FEET TO THE INTERSECTION OF SAID DUPORTAIL STREET AND THAYER DRIVE (STATION 35+47.92 D-LINE AS SHOWN ON
THE DUPORTAIL STREET EXTENSION RIGHT-OF-WAY PLAN FILED UNDER CITY OF RICHLAND RECORDS DRAWING NUMBER C3-084) AND THE TERMINUS OF SAID CENTERLINE.

TOGETHER WITH:

BEGINNING AT SAID INTERSECTION OF DUPORTAIL STREET AND WELLHOUSE LOOP; (STATION 42+00.01 D-LINE AND 10+00.00 W-LINE AS SHOWN ON THE DUPORTAIL STREET EXTENSION
RIGHT-OF-WAY PLAN; THENCE SOUTH $49^{\circ} 04' 49''$ EAST A DISTANCE OF 25.90 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY
A DISTANCE OF 294.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ} 13' 39''$ TO ITS POINT OF TANGENCY ON THE EXISTING CENTERLINE OF WELLHOUSE LOOP
(STATION 4+79.00 W-LINE AS SHOWN ON THE DUPORTAIL STREET EXTENSION RIGHT-OF-WAY PLAN AND THE TERMINUS OF SAID CENTERLINE.

SURVEYORS NARRATIVE

THE INTENT OF THIS SURVEY IS TO SHOW THE NEW MONUMENTED CENTERLINE AND RIGHT OF WAY
WIDTHS OF DUPORTAIL STREET FROM WELLSIAN WAY TO THAYER DRIVE AND CONNECTING TO
EXISTING WELLHOUSE LOOP. THIS SURVEY IS INTENDED TO BE AN INDEX OF THE RECORDED
DOCUMENTS THAT WERE REQUIRED IN ORDER TO CREATE THE CORRIDOR AND TO SHOW THE CITY OF
RICHLANDS INTENT OF NEW PROJECTED PROPERTY LINES OF THE ADJOINING PARCELS. (SEE RECORD
DRAWING C3-084 DUPORTAIL STREET EXTENSION RIGHT-OF-WAY PLANS FOR DETAILED INFORMATION
OF THE RIGHT-OF-WAY RETURNS AND TRANSITIONS.

BASIS OF BEARING

PLAT OF RICHLAND, AS RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY WASHINGTON.

REFERENCE DOCUMENTS:

SWD AFN 2016-012244
QCD AFN 2016-012506
SWD AFN 2016-012256
SWD AFN 2016-012242
SWD AFN 2016-012359
QCD AFN 2016-038000
QCD AFN 2016-037999
SWD AFN 2016-012371
ORD # 02-16 AFN 2016-000861 (DEDICATION)
ORD # 15-16 AFN 2016-009688 (VACATION)
See C3-084 Duportal Street Extension Right-of-Way Plan, records of the City of Richland.

NOTES

NEW MONUMENTS SET STAMPED "DRPJR LS 38024"
EXISTING MONUMENTS FOUND AS NOTED.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF Jan, 2018 A.D.
AT 8 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 1
OF SURVEYS, ON PAGE 4975, AT THE REQUEST OF THE CITY OF
RICHLAND.

BENTON COUNTY AUDITOR, BRENDA CHILTON

BY DEPUTY AUDITOR: Ulem Baur

SEE NUMBER: 2018-001477

SURVEY NUMBER: 4975



CITY OF RICHLAND

840 NORTHGATE DRIVE
RICHLAND, WA. 99352
OFFICE (509) 942-7312
dpennell@ci.richland.wa.us

CLIENT: CITY OF RICHLAND

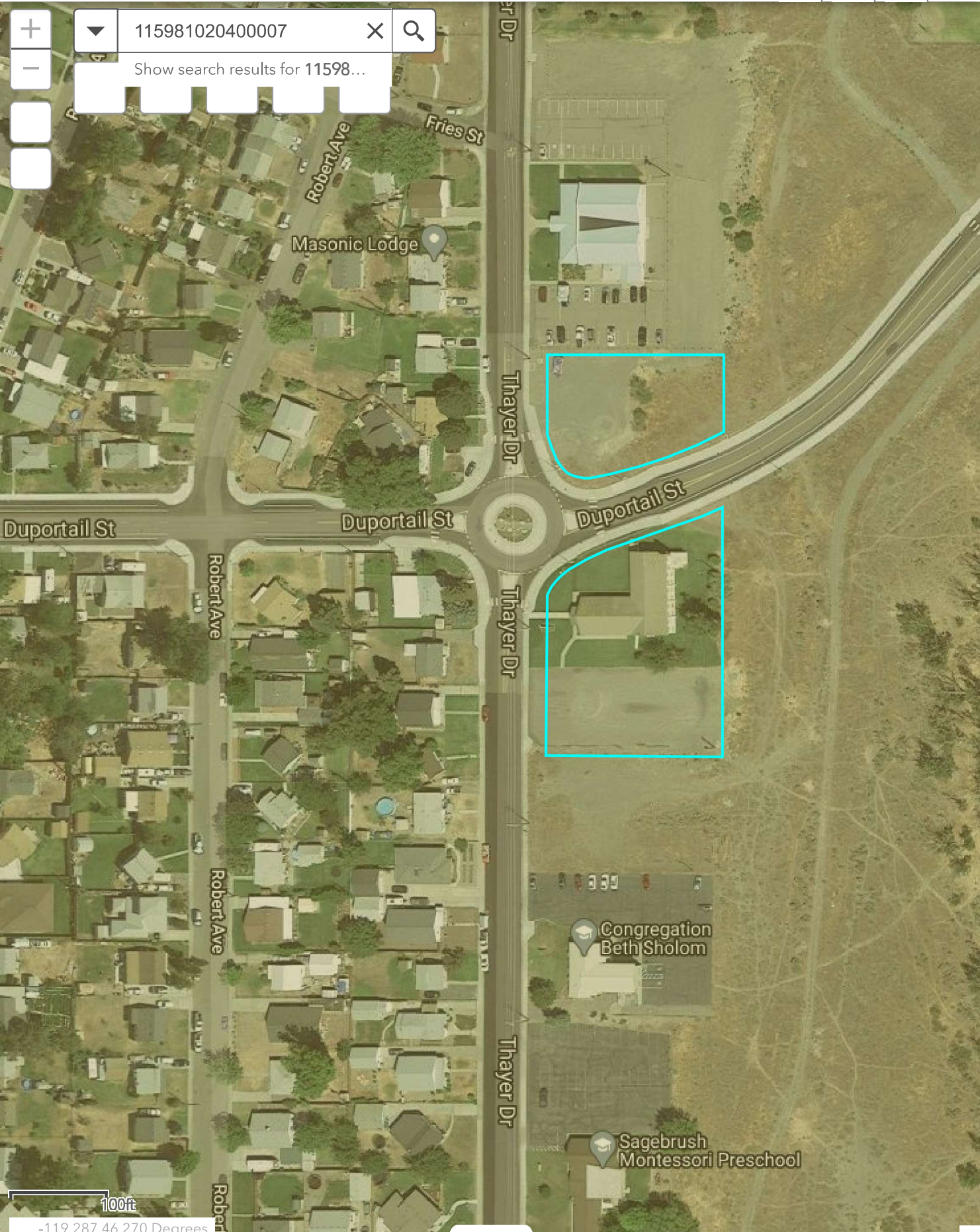
PROJECT: DUPORTAIL STREET EXTENSION

DRAWN BY: DPR/JRPLS

CHECKED BY: TJB

SCALE: 1"=80'

DATE: 01-16-2018 SHEET 2 OF 2





Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Fidelity National Title Insurance Company

By:

President

ATTEST

Secretary

Privacy Policy Notice

Rev. 10-23-2017

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

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



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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AMERICAN
LAND TITLE
ASSOCIATION





Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:
Duportail/Thayer Comprehensive Plan Amendment, Rezone and Townhome Development
2. Name of applicant:
Tim Bush
3. Address and phone number of applicant and contact person:

320 West Columbia Drive, Kennewick, WA 99336

4. Date checklist prepared:

March 1, 2021

5. Agency requesting checklist:

City of Richland

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

Review of Comprehensive Plan Amendment – 2021 Cycle

Rezone and development permit applications to follow as soon as possible afterward.

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

No

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

NA

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

No

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

Approval of Comprehensive Plan Amendment Application

Rezone of Property to R3-Multiple Family Residential Zoning

Subdivision of Property into maximum of six townhome lots

Building permits and engineering approval for building construction and utility and driveway extensions

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

The project is the construction of attached townhome dwellings that would be built on individual lots to accommodate owner occupied housing. The site is approximately .44 acres in area and would be large enough to accommodate a maximum of 6 units. However, detailed design plans have not been prepared to date.

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

The northeast corner of the intersection of Duportail Street and Thayer Drive in Richland, located between 390 and 410 Thayer Drive

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

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

a. General description of the site:

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

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

Less than 10%

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.

No agricultural soils of long term significance have been designated on the site or in the immediate vicinity.

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

None known.

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.

Specific quantities of fill and excavation will not be determined until specific design plans are prepared for the property following approval of comprehensive plan amendment and rezone procedures.

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

Given the slight slope on the property, erosion is not likely to occur.

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

The percentage of site coverage will not be determined until specific design plans are prepared following the approval of comprehensive plan amendment and rezone procedures.

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

Compliance with state and local laws concerning storm water runoff treatment and runoff; and use of best practices during grading and construction activities on-site.

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.

Emissions from earth moving equipment during construction are likely. At project completion, emissions typically associated with residential dwellings would be present – from auto traffic, outdoor grills, etc.

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

None known.

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

None are needed.

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

a. Surface Water: [\[help\]](#)

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

No.

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

No.

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

NA

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

No.

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

No.

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

No.

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

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

No.

- 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, thenumber of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials would typically be generated from residential development. Domestic sewage would be disposed of through the City's sewage system, not into the ground. No other types of discharges would be anticipated.

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.

Storm water runoff would be collected, treated and either retained on-site or discharged into the City's storm drainage system. Quantities and specific storm drainage plans would be developed following approval of the comprehensive plan and rezone procedures.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Storm runoff systems will be designed to properly treat and retain storm water.

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

No.

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

A storm water system will be designed to comply with City and state requirements for stormwater treatment.

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

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

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

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

It is likely that all or almost all of existing vegetation will be removed from the site.

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

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Typical residential landscaping would be installed following completion of construction of the residential buildings.

- e. List all noxious weeds and invasive species known to be on or near the site.
None known to be onsite.

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

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

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site.
None known to be on or frequent the site.

- c. Is the site part of a migration route? If so, explain.
Yes, the site and all of Richland are within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:
None are needed.

- e. List any invasive animal species known to be on or near the site.
None are known to be on the site.

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.

Energy usage typical of residential development will be used for the project. As City electrical lines are present in the immediate vicinity, electric energy would be the predominant source of energy used for residential living on the site.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
Not likely.

- 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:
Specific development plans have not yet been developed for the project; however; residential construction will comply with the provisions of the Washington State Energy Code.

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.

Residential construction is typically not associated with environmental health hazards or toxic chemicals, so hazards are anticipated to be created by this proposal.

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

None are known to exist.

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

None are known to exist in the vicinity.

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

None are anticipated.

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

Emergency services typically associated with residential development may be required and include paramedics, fire and police services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Residential development will require fire protection measures such as placement of fire hydrants near the project site, access drives large enough to accommodate emergency vehicles and installation of fire sprinkler systems within the residences.

b. Noise

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

Existing noise in the vicinity is typical of residential neighborhoods and traffic along minor arterial streets.

- 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.

Noises typically associated with residential development and noise created by equipment and workers constructing the project.

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

Compliance with City noise ordinances.

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

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

The site is currently undeveloped. Adjacent properties to both north and south consist of churches. An townhome development has been permitted and will soon be constructed on the property immediately east of the site. Across Thayer Drive, lands have been developed with single family residences.

- 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?

No.

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

No.

- c. Describe any structures on the site.

There are none.

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

No.

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

R1-12 – Single Family Residential

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

Low Density Residential

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

NA

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The site is located within a Critical Aquifer Recharge Area as defined in the City's Critical Areas Regulations.

- i. Approximately how many people would reside or work in the completed project?
With a maximum of 6 townhouse units on-site, the number of people living within the units would be estimated to be approximately 12 – 15 persons.

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

None.

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

None are required.

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

The proposed comprehensive plan amendment would help the City to implement some of its affordable housing goals, represents infill development and is appropriately located adjacent to the intersection of two minor arterial streets and adjacent to a townhome development that will soon be under construction.

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

None are needed.

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

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

A maximum of six, middle income townhome units would be provided.

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

No units would be eliminated.

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

No measures are proposed.

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

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

The townhouse units would be two stories. The building height of the units won't be determined until specific development plans are developed following approval of the comprehensive plan and rezone procedures.

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

Some views of the surrounding territory to the east of the site would be altered when viewed from Thayer Drive and points west.

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

Existing zoning regulations (R1-12 Single Family Residential) would allow for structures of a similar height.

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

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

Outdoor lighting typically associated with residential development.

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

Not likely.

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

Existing development in the neighborhood including street lights.

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

Compliance with City outdoor lighting standards.

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

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

An existing City park is located just east of the site. Richland High School sports fields are located to the north.

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

No.

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

None are needed.

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

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

No buildings are located on site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known.

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.

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.

None are proposed.

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

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

The site is adjacent to both Thayer Drive and Duportail Street.

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

Yes. The site is located along a bus route.

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

A specific design of the project has not yet been completed. A minimum of two parking spaces per unit as per City code would be provided onsite.

- 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).

Specific plans for street improvement would be determined at a later stage of the development process.

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

No.

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

With a maximum of six townhome units, estimated trips per day would total 48, with the peak hour occurring between 4 and 6 p.m. Traffic would be composed of noncommercial vehicles. Estimates for traffic were derived from Institute of Traffic Engineers.

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

No.

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

The project will be subject to the City's Traffic Mitigation ordinance.

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.

Typically, residential development does place additional demands on public services including schools, police, fire, transit, and parks.

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

Development of the site will increase property taxes and the tax funds will provided additional revenue for schools and city services. Additionally, mitigation fees for traffic and parks will offset the impacts of additional development.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system,
other _____

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

The project is dependent upon City electrical, water and sewer services. All services are located within the immediate vicinity.

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 Rick Simon for Tim Bush

Position and Agency/Organization Applicant

Date Submitted: 3-2-2021

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

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

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

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

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

Development of the site would likely result in an increase in storm water runoff that is typically associated with building construction and driveways; emissions to air would likely result during building construction and from traffic generated by the residents of the completed project. Noise would be generated during building construction and from the residents occupying the completed housing units. Hazardous substances would not likely be released as a result of the project.

Proposed measures to avoid or reduce such increases are:

Compliance with City and State stormwater runoff requirements and City noise ordinances would mitigate expected impacts of development. Air emissions would be addressed through federal vehicle emission standards

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

Existing vegetation would be removed from the site at the time of development; however; there is very little natural vegetation present on-site. No known endangered or threatened species (plant or animal) are known to reside on the site.

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

Given the small size of the site, the surrounding land uses and previous disturbance that has taken place on-site, no protection or conservation measures are necessary.

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

Development of residential units would use building materials and energy both during the time of construction and at occupancy of the buildings.

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

Compliance with state and local energy codes will mitigate impacts associated with residential development.

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

The site is located in an area that has been designated for residential land development. It is not on or near any known environmentally sensitive areas except it is located within a critical aquifer recharge area.

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

Development of the site will occur in compliance with the City's Critical Areas regulations concerning aquifer recharge.

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

The proposal would not impact shoreline use. It will require an amendment to the city's existing comprehensive plan.

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

The project would be an infill development project that would provide a small area for the construction of up to six townhome owner-occupied housing units. It would be located immediately adjacent (west) of a larger townhouse project and would be flanked on the

north and south by two churches. It is also located at the intersection of two minor arterial streets, which typically provide locations for more intensive land uses. It will help to implement some of the city's goals concerning affordable housing.

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

The proposal would result in the construction of up to six townhome units and so would result in a corresponding increase in traffic and demand for public services and utilities.

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

The proposal will be evaluated under the City's Traffic Mitigation regulations and park mitigation fee regulations and would be responsible for the payment of fees to connect to city water and sewer systems. Increased property tax revenue resulting from the development will help to fund future demands placed on the city services, such as police and fire protection.

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

There are no known area of conflict between the proposal and local, state and federal environmental laws.

Attachment 5

Statement of Opposition

RE: Sienna Hills Development (CPA2021-102 & Z2021-101)

The City of Richland adopted the Badger Mountain Subarea Plan in 2010. This plan emphasized the need for a sustainable and economically practical community and delivered guidance as to how that could be achieved. Commercial nodes, like this one in the Sienna Hills Development, were specifically designed to “provide limited retail business for the convenience of nearby neighborhoods” (Badger Mountain Subarea Plan, page 28). These are resources our current community desperately needs. Our nearest retail is Yoke’s on Keene, which is 3 miles away and a 10 minute drive through residential neighborhoods.

Arguments by the Sienna Hills developer claim the Bermuda commercial district will provide all the needed services to the community. However, there is no guarantee that the Bermuda commercial location will serve the greater community. Apartment complexes or office buildings are more likely to go up in a C-LB zone than a neighborhood-oriented retail business. Eliminating this node reduces the chance that we will have any neighborhood-oriented businesses or communal resources. This would be detrimental to both sustainability and vitality of the region. Not only would the elimination of this commercial node undermine the goals set out in the Badger Mountain Subarea Plan, but it would also set a precedent for future developers to ask for the same accommodations at the expense of City of Richland residents.

Instead of eliminating this commercial node, please consider alternative options that would still serve the greater community. These include:

- Plan to accommodate local community services. A neighborhood deli or local day care would provide beneficial services to the community without increased traffic at the current site.
- Non-commercial uses are allowed in C-LB zoning. These uses include public parks, community gardens, and open spaces available to the whole community.
- Relocate the commercial designation to the west end of the subdivision to align with the future extension of Gage, in keeping with the original commercial zone placement.
- Change the commercial zoning designation from C-LB to C-1 to allow for a wider range of commercial activity. C-1 businesses uses include food stores, restaurants, drug stores, hardware stores, and specialty retail.

As a resident who hopes to continue living in the Badger Mountain Subarea for many years to come, I ask you to support our local community. The Badger Mountain Subarea was meant “to be practical in economic terms and visionary in terms of its ability to address emerging issues such as sustainability.” This commercial zoning designation was part of a locally designed plan created to help the local community, please keep it in place to help achieve those intended goals.

Rebecca Clapperton, Owner and Resident
3802 N Levi Street



MEMORANDUM

Public Works – Traffic Engineer

To: Mike Stevens, Planning Manager, Development Services

Copy: Carlo D'Alessandro, Transportation & Development Manager
Jason Reathafor, Engineering Tech IV

From: John Deskins, Traffic Engineer

Date: September 20, 2021

Re: Traffic Engineer's Comments - CPA2021 Annual Comprehensive Plan Amendments

Comments

1. **CPA 2021-102 - Sienna Hills** – The proposal would meet Transportation Concurrency requirements.
2. **CPA 2021-103 – City of Richland – Village Parkway** – A traffic study was prepared to look at the subject site, to include area all the way west to Twin Bridges Road. The overall site evaluated shows a substantial trip reduction as a result of proposed changes. Currently, the city is in the process of developing a new Transportation Impact Fee (TIF) zone that would cover all of the Horn Rapids area both north and south of SR 240. Presuming the TIF is established in code, then any homes or structures proposed after the TIF zone implementation would be expected to pay into the TIF. Projects would be programmed in the TIF such that the affected intersections of SR 240 with Village Parkway and also with Twin Bridges road would meet Transportation Concurrency.
3. **CPA 2021-104 – C & M Nursery, Van Giesen** – The request is to correct the overall parcel to Commercial and rezone the parcel to be all General Business. A traffic study performed by JUB and dated February 25, 2021 demonstrates that low trip generating commercial businesses (i.e. RV Park or General Office) could go in on site and use the existing access location while meeting Level of Service (LOS) requirements for concurrency. It also demonstrates that such businesses would need minimal if any mitigations for right or left-turns. However, it is clear that more intense commercial uses involving retail shopping would likely run up against transportation concurrency issues that would require upgraded traffic

control such as a traffic signal or a roundabout to mitigate. In either case it would be necessary for such a proposed project to site their access point directly across from Bronco Lane which would require obtaining access rights from the adjacent property. If that were not possible then Bronco Lane might need to be relocated to match. A roundabout would be strongly preferred to avoid necessary traffic signal coordination requirement with the WSDOT signal. Further it provides a means to potentially retain some or all access at Terminal Drive into the future.

4. **CPA 2021-105 – Hayden Homes, Steptoe** - The request is to change the land use designation from Commercial to Medium Density Residential. This site as is poses some significant access as commercial property. This is due to the much higher trip generation, the spacing between the traffic signal at Steptoe and the city street of Meadow Hills Drive plus any needed commercial access in between, and the nearby grades that would limit practical access. The change to Medium Density Residential would significantly reduce the number of trips and reduce any need for commercial access on the south side of Center Parkway significantly mitigating the concerns. There has been discussion of additional access directly from Steptoe Street for this development. It would be allowed as a secondary Emergency Services access point, but may require a dedicated right-turn taper for normal vehicle access. This is because the safe access to the site from Steptoe is already provided at the traffic signal and allowing additional access without a deceleration right-turn taper reduces the safety effectiveness of the roadway as a whole. The proposal would meet Transportation Concurrency requirements.
5. **CPA 2021-106 – Tim Bush, Thayer Drive** – The proposal would meet Transportation Concurrency requirements. The developer will need to meet access requirements of the City on both Thayer & Duportail as needed for their development.



September 20, 2021

City of Richland
Development Services Department, Planning Division
625 Swift Boulevard, MS 35
Richland, WA 99352

Attention: Mike Stevens, Planning Manager

Subject: CPA2021-103 City of Richland Economic Development-Village Parkway
SR 240 at Horn Rapids Area, MP 26.1

We have reviewed the proposed comprehensive plan and zoning amendment applications and have the following comments.

- The subject property is adjacent to State Route (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 to SR 240 is prohibited.
- The subject property is located in a rapidly growing area along SR 240 that is experiencing increased vehicular traffic. Access to SR 240 is on Village Parkway. Recent transportation planning efforts by WSDOT and local agencies with input from the general public, including area residents, identified congestion, delay in travel, noise associated with vehicle traffic, and safety issues on this section of the two-lane highway.
- SR 240 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, SR 240 may need to be expanded to accommodate future traffic growth. It is the developers' responsibility to dampen or deflect any traffic noise for this development.
- SR 240 has traffic congestion issues due to Hanford traffic during the morning and afternoon peak times. As developments are proposed, they will be subject to review for their impacts to the state system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor

lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts. It is to the benefit of the City, the State, and the developers to preserve the functionality of SR 240.

Thank you for the opportunity to review and comment on these proposals. If you have any questions regarding our comment, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

A handwritten signature in black ink that reads "Paul Gonseth". The signature is fluid and cursive, with the first name "Paul" and last name "Gonseth" clearly legible.

Paul Gonseth, P.E.
Planning Engineer

PG: df

cc: SR 240, 2021-5
Will Simpson, WA Department of Commerce
Celeste Gilman, WSDOT Multimodal Planning