File No. EA2020-104

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Text amendment to RMC Title 23, Section 23.30.020, Public Use Land Use Table and Section 23.06, Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: "Clinic, School-Based".

Proponent: Knutzen Engineering

Location of Proposal: City-Wide.

Lead Agency: City of Richland

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

( ) There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: February 19, 2020
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:
   Tri-Cities Community Health Clinic @ Jefferson ES – School Based Clinic Zoning Code Modification

2. Name of applicant:
   Paul Knutzen; Knutzen Engineering

3. Address and phone number of applicant and contact person:
   Paul Knutzen; 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338; 509-222-0959

4. Date checklist prepared:
January 16th, 2020

5. Agency requesting checklist:
City of Richland

6. Proposed timing or schedule (including phasing, if applicable):
Submit Zoning Code Text Change – January 2020
Zoning Code Text Change Approval – March 2020 (estimated)
Submit Special Use Permit for new TCCH Clinic @ Jefferson ES – March 2020 (estimated)
Special Use Permit Approval – May 2020 (estimated)
Submit Construction Plans for new TCCH Clinic @ Jefferson ES – May 2020 (estimated)
Start Construction – July 2020 (estimated)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, the project is described below in #11.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
No additional environmental information is being prepared as a result of this proposed code amendment. The code amendment has no environmental consequences. A geotechnical report has been completed by Geoprofessional Innovation at the Jefferson ES site but only to ascertain soil characteristics related to earthwork and building requirements.

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 of at this time – Should only be City of Richland permits and L&I permits during final construction of the clinic

10. List any government approvals or permits that will be needed for your proposal, if known.
Approval by the City of Richland for the Code Amendment, the Special Use Permit by the City of Richland, and finally a City of Richland Building Permit on the final project

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 adds a definition of a school-based clinic to City of Richland municipal code. It also amends City of Richland municipal code to allow for construction of a school-based clinic in the Public Use District (PFF), requiring a special use permit for project approval.
The consequential project would construct a 1,688 school-based clinic operated by Tri-Cities Community Health and located near the south parking lot of Jefferson ES with associated site and utility improvements as necessary for the Project to obtain permits.

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 proposed code amendment would apply to areas zoned as PFF and is City-wide.

The consequential project would be located at 1525 Hunt Ave, Richland, WA 99354.

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)?

Overall site does not exceed a 5% slope.

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.

Silty sand with gravel and poorly graded gravel with sand. Also, uncontrolled fill from demolition of a previous building was found North of the existing elementary school building. The uncontrolled fill extends 1.5 to 4.5 feet below the surface and contains demolition debris such as wood, metal, plastic, CMU blocks, shingles, and concrete fragments.

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

There is no history of unstable soils in the immediate vicinity. However, uncontrolled fill must be removed where future structures and/or pavement is planned for the proposed clinic.

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 uncontrolled fill, which is expected to be minimal, will be excavated at the proposed building location. Excavation is not expected to exceed 100 CY. The project is expected to balance on site with only the export of any excavated uncontrolled fill.

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

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

managed on site.

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

Approximately 35% of the site will be covered by impervious surfaces, which is about a 1% addition to the existing site impervious calculation.

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

Standard erosion control methods will be used, such as catch basin protection (witches' hats), silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary or sprinklers as deemed appropriate by the Owner and Contractor.

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

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

None known.

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

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

3. *Water* [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 Columbia River is located approximately 0.15 miles from the site. No other surface water bodies are located nearby.

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.

Not applicable.

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, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
The new building will generate stormwater runoff. The existing stormwater system for the parking lot will be used. It will be verified that it can handle the additional runoff generated by the new building.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials could not enter ground waters. The existing stormwater system should have pollutant prevention devices built in.

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:

Runoff generated form pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration.

4. *Plants* [help]

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

X 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?
Grass will be removed as needed for grading and construction.

c. List threatened and endangered species known to be on or near the site.
None known per the Washington 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:
Native plants will be planted around the perimeter of the new building.

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

c. Is the site part of a migration route? If so, explain.
Yes, the Columbian Basin is part of a migration route for a number of fowl.

d. Proposed measures to preserve or enhance wildlife, if any:
None at this time.

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

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.

Electrical will be used for lighting and plugs.

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 structure will meet current building codes and energy efficient standards.

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.

None known.

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

None known.

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

Biohazardous waste, as is customary in a medical clinic, may occur during day to day activities but as it is this is a very limited outpatient clinic.

4) Describe special emergency services that might be required.

Typical emergency services provided through the City will be used for this site. It may occasionally be required for an ambulance to be called to transfer patients to an acute hospital or for inpatient care.

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

Training programs for all personnel regarding awareness and safe procedures for on-site materials. Proper disposal of biohazard waste as is customary in healthcare/hospital settings. Using red biohazard bags and contracting with a company that specializes in the treatment and disposal of human biohazardous waste.

b. Noise

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

The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic and school activities, such as recess.

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: Construction noises.
Long-term: No significant increase in long-term noise is expected to be created by the project. It would not create a significant increase in traffic noise from the existing traffic noise related to the existing school

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

Construction will be coordinated with the school in order to minimally affect school activities. All operations will be conducted in a manner compliant with City of Richland standards and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

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.

Jefferson Elementary School and an Early Learning Center. Adjacent properties are commercial, single-family residential and baseball fields. The proposal will not affect current land uses on nearby or adjacent properties.

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.

Jefferson Elementary School & Early Learning Center.

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

No.

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

The site is zoned PFF.

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

The site's designation is public facility.

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.

i. Approximately how many people would reside or work in the completed project?
4

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed code amendment would ensure that the clinic is compatible with City of Richland zoning ordinances, currently it is not

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. *Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

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?
Approximately 24'.

b. What views in the immediate vicinity would be altered or obstructed?
None.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The building will be in accordance with building department façade requirements.

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 building will have outdoor lighting for evenings when it gets dark.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None known of.

d. Proposed measures to reduce or control light and glare impacts, if any:
All outdoor lighting will be in conformance with City of Richland standards.

12. *Recreation* [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
There are baseball fields adjacent to the site that are used for baseball competitions. The elementary school also has play toys outside the school.

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:
During construction, fencing will be placed around the project to prevent trespassing and consequential injuries, specifically regarding children.

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.

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.
No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Upon any discovery of potential or known archeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Richland Development Services of said discovery.

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 overall school site can be accessed from George Washington Way, Van Giesen St, and Hunt Ave. The clinic will only be accessible from Hunt Ave.

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

The site is served by a bus stop at the Northwest corner of the Van Giesen St and George Washington St intersection. Ben Franklin Transit bus stop ID: RC212.

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

No additional parking spaces are proposed with the new building, one will be converted to an ADA accessible stall.

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).

No.

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 32 vehicle trips on a weekday and 4 trips in the peak hour according to code 630 of the Trip Generation Manual by the Institute of Transportation Engineers when considering 4 employees; however it should be noted that this definition is not a school-based clinic but a general clinic and not for general public use so these values are likely too high

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:

None.

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 new building will use fire and police protection, as well as public transit. Occasionally an ambulance may be needed to transport a patient.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None at this moment.

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.
Electricity, sewer, and water will be routed to the new building.

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: Paul Knutzen

Name of signee Paul Knutzen

Position and Agency/Organization Principal Engineer / Knutzen Engineering

Date Submitted: 1/14/2020

C. 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?
   It is not expected that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.

   Proposed measures to avoid or reduce such increases are:
   Development within the City of Richland must comply with all current land use and environmental permitting requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   The proposed amendment is not expected to affect 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 amendment is not expected to result in additional 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?
   While the proposed amendment would be City-wide, it would only affect zones designated

as Public Usage Facility (PFF), with a public educational facility located in the area. The amendment would allow for the construction of a school-based clinic on or near a school. It is not expected to affect any environmentally sensitive areas or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None.

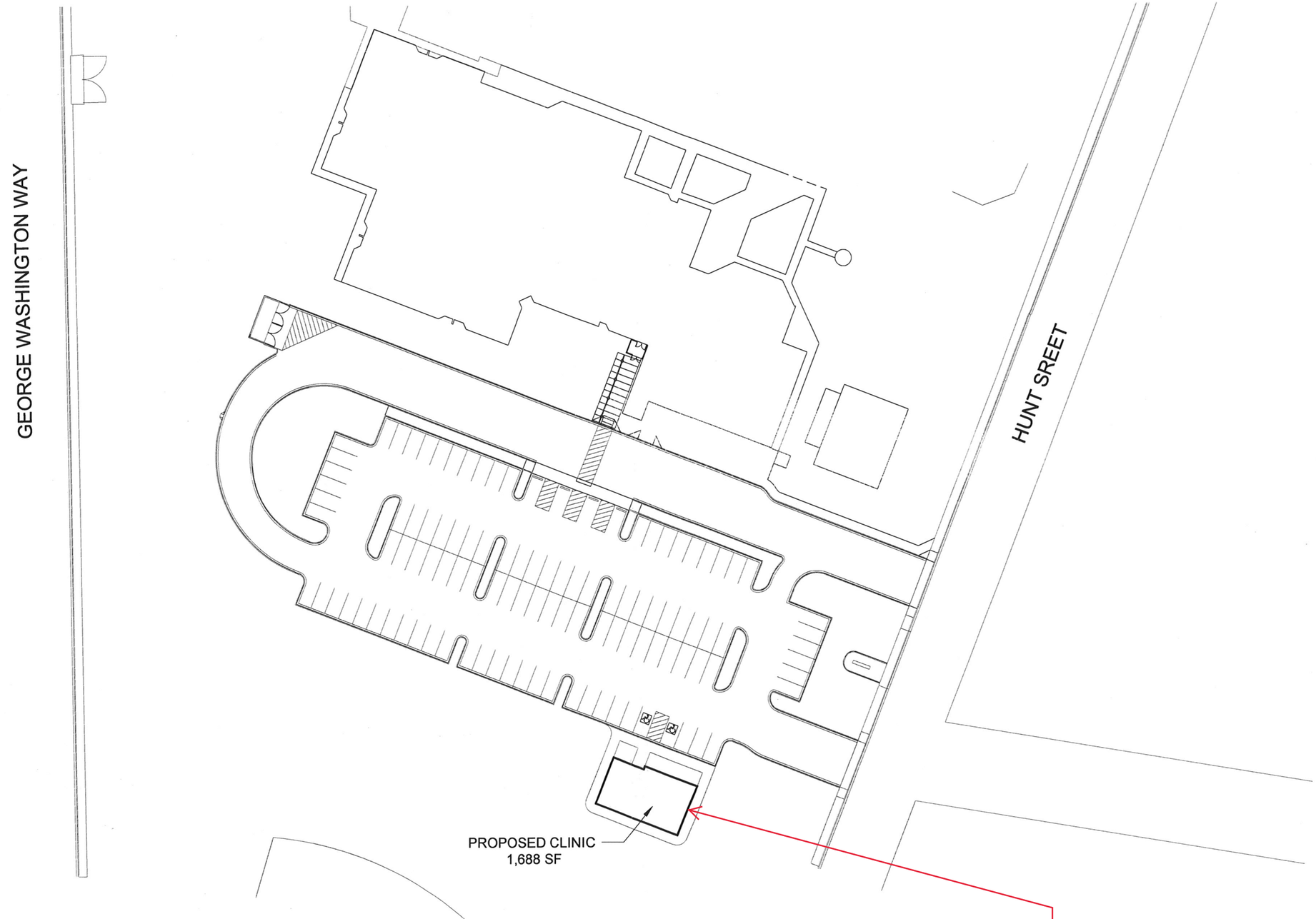
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposal would allow for land zoned as PFF to be used for a school-based clinic. It would not encourage land or shoreline uses incompatible with existing plans. A school-based clinic being located on public-education facility land would be compatible with existing uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:
According to the proposal, the construction of a school-based clinic in PFF zoning would still require a special use permit.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposed amendment would increase available health care for the students and could result in a reduction of trips to emergency rooms. The impact to transportation or public utilities are negligible.

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 amendment would not conflict with local, state, or federal laws or requirements for the protection of the environment. Any school-based clinic built as a result of the amendment will be licensed and permitted according to City of Richland and State of Washington laws and policies. School based clinics are already permitted in adjacent Cities of Pasco & Kennewick.

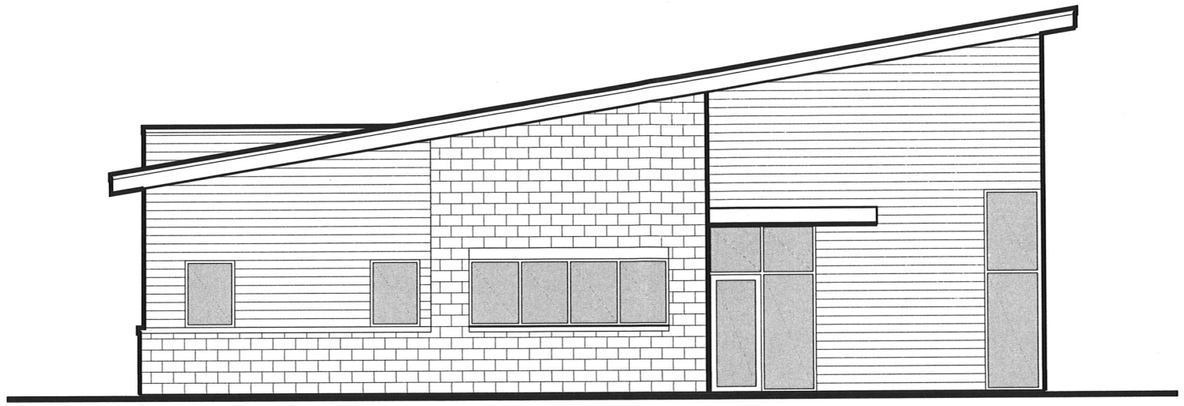


PRELIMINARY SITE PLAN

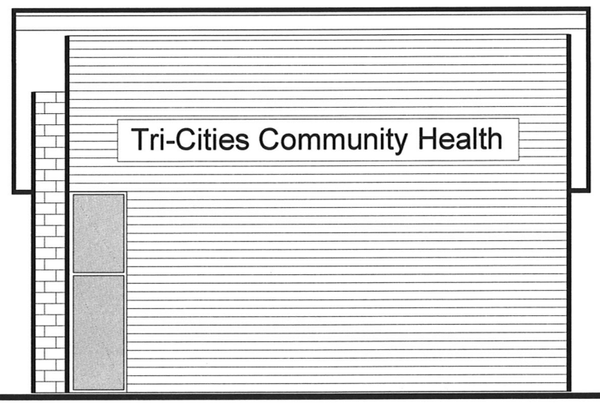
JEFFERSON ELEMENTARY - SCHOOL BASED HEALTH CLINIC

Tri-Cities Community Health

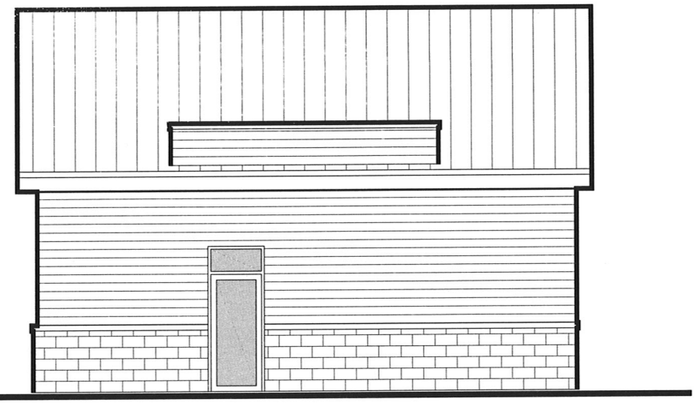

Tri-Cities Community Health



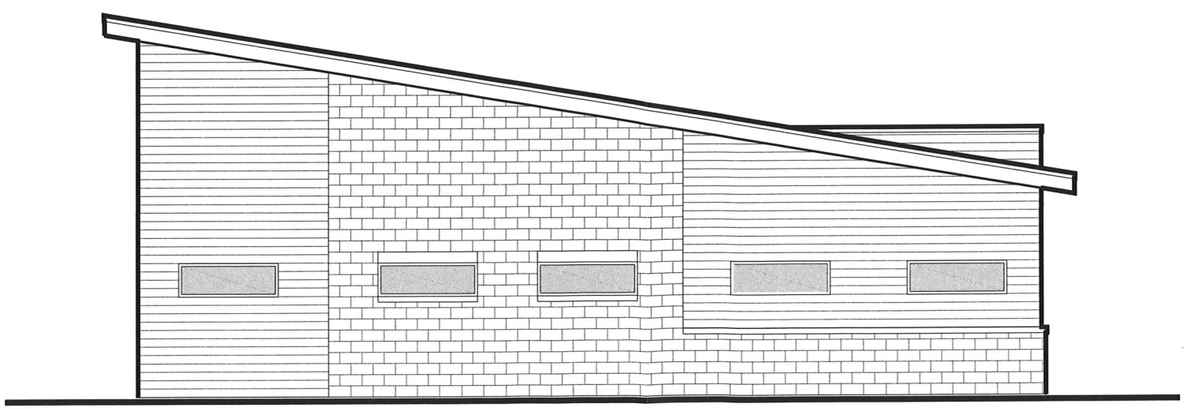
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BAKER
ARCHITECTURE
PO BOX 189, RICHLAND, WA 99352
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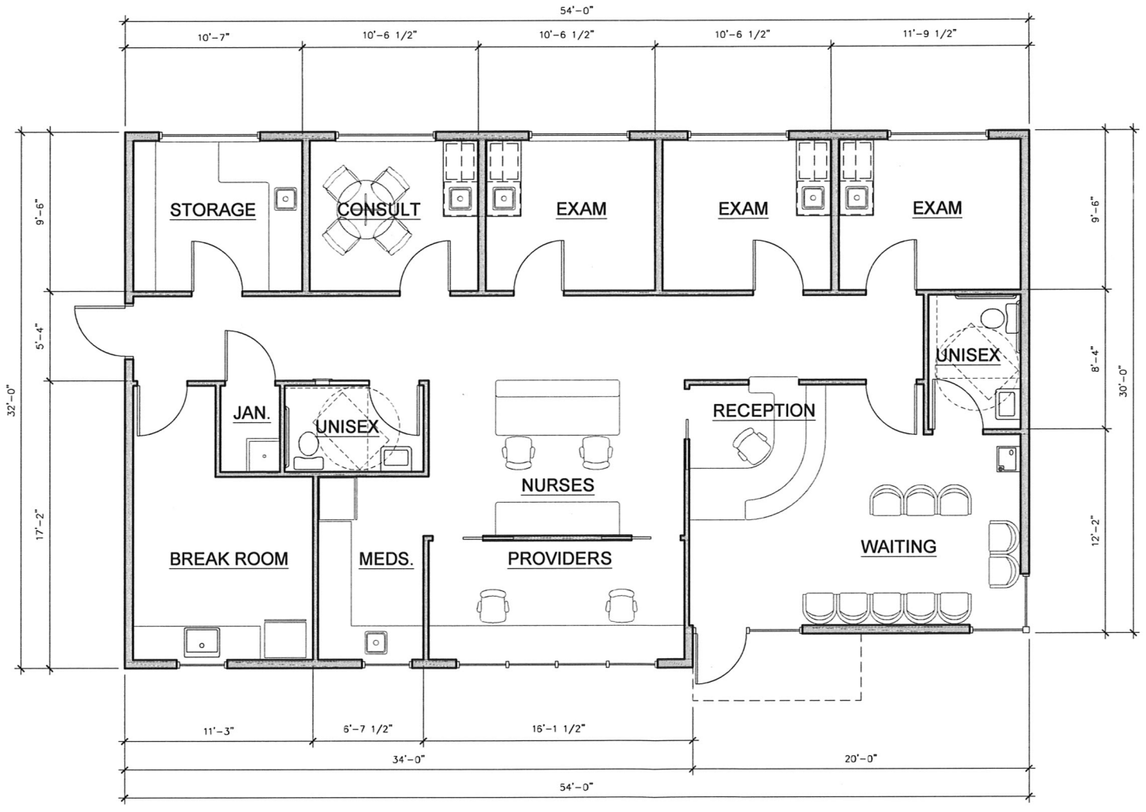
Tri-Cities Community Health
SCHOOL BASED CLINIC
Jefferson Elementary School, Richland, WA 99352
ELEVATIONS

REVISIONS:

DATE: 4-22-2019
JOB NO.: 19-107
DRAWN BY: BB

A1.1



FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,688 SF

NORTH

BAKER
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A2.1