



File No. EA2023-105

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of an approximately 80' x 101' 2-story warehouse building, three (3) storage buildings of various sizes, placement of up to 12,000 cyds of fill material, construction of an engineered retaining wall, development of 196 car stalls and 32 RV stalls as well as other site improvements.

Proponent: Paul Knutzen
Knutzen Engineering
5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338
509-222-0959

Location of Proposal: The site address is 2505 Van Giesen Street and 2500 Chester Road, Richland, WA 99352 and is located upon Benton County parcel numbers 104984000005000 and 103983000001000.

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: February 28, 2023

Comments Due: March 15, 2023

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:

KC Help

2. Name of applicant:

Paul Knutzen (Knutzen Engineering)

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

*Paul Knutzen (Knutzen Engineering)
5401 Ridgeline Dr, Suite 160, Kennewick, WA 99338
509-222-0959*

4. Date checklist prepared:

December 19, 2022

5. Agency requesting checklist:

City of Richland

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

Start of construction to start around fall of 2023, project finish to be around the fall of 2025.

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

Future plans to add mini-storage units to the south behind the existing building.

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

A geotechnical report will need to be prepared as well as a Hydrology Report to address stormwater management of the runoff generated on-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.

None known.

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

The project will require a grading permit, ROW permit and a building permit. Ecology will require a general storm water construction permit.

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

The proposal includes the construction of an approximately 80 ½' X 101' 2-Story Warehouse Building with associated parking as well as 3 Storage Buildings that vary in size just directly south from the warehouse to the north (Tax Parcel: 104984000005000). These buildings will get access this way via Van Giesen St (SR-224). Along with this project, on the south side of this property, we are proposing an RV/Car Parking along Chester Rd (Tax Parcel: 103983000001000).

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.

Benton County Parcel #104984000005000 (2505 Van Giesen St, Richland, WA 99354) & 103983000001000 (2500 Chester Rd, 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)?

Approximately 50%. (An engineered slope at the western property line).

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.

Our Geotech Report provided by Baer Testing & Engineering, Inc identifies the on-site soils as Silty Sand with Gravel (SM) and Poorly-Graded Sand with Silty (SP-SM),

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.

This site to the north on parcel 104984000005000 is an import site and will require approximately 7,310 Cu. Yd. of fill on The property to the south on parcel 103983000001000 will also be an import site and will require approximately 4,700 Cu. Yd. of fill. Approximately 5.56 acres will be affected by the grading proposed for this project.

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 BMPs during construction, including silt fencing, construction entrances, ground cover, wattles, site watering for dust control, 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 85% of the 9.4 acre-site will be covered in impervious surfaces including building, concrete, and asphalt.

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

Standard erosion control and BMP methods will be used, such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck, as necessary.

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 be released into the air. 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 with recommendations 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 number 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 nearest surface water body is the Yakima River, located approximately 0.7 miles from the site.

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.

The site has not been designated to lie within a 100-year floodplain. FEMA map 535533 0010 E designates the site as an area of minimal flooding, Zone C.

- 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.

Groundwater will not be withdrawn at this site. The site will be supplied with domestic water from 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.

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.

New impervious area on-site including roofs of buildings, concrete walkways, and the asphalt parking lot. The stormwater system will consist of catch basins, conveyance pipes, CDS units for pre-treatment (if required), and subsurface infiltration trenches.

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

No, the proposed system will meet Eastern Washington storm water management requirements.

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

No, all run-offs will be retained on-site.

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

Runoff generated from 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 and all will be in accordance with City and Eastern Washington Storm Water Management Manual design standards.

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?

Existing shrubs will be removed to build the retaining wall.

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

None known per the Washington DNR Natural Heritage Program.

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

Native plants and trees will be planted in landscaped areas and around the perimeter of the site. The site will be landscaped in compliance with City of Richland standards.

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

None per the Washington State Noxious Weed Data Viewer.

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: **squirrels**
- 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 (WDFW) PHS on the Web.

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

Yes, the Columbia Basin is part of a migration route for a number of fowl known as the Pacific Flyway.

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

None currently.

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

None known per the WDFW PHS on the Web.

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 Power will be used for the proposed buildings lighting and appliances. Natural Gas for Heating.

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:

All structures will meet current building codes and energy efficiency 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.

None known.

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.

Diesel fuel will likely be used/stored on-site for construction vehicles. No hazardous chemicals will be stored on the completed project.

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

Typical emergency services provided through the City of Richland will be used for the completed project.

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

None 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)?

Traffic noise from Hwy 240 and equipment noise associated with the adjacent C&M Nursery. The noise will not affect the proposal.

- 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: Automobile noise from traffic associated with the site.

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

Noise impacts from construction activities and ongoing operations are expected to be Minimal without significant effects on the surrounding area. All operations will be conducted in a manner compliant with Benton County Policy 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.

The site is partially developed and in use by the Knights of Columbus building. Nearby land uses include the C&M Nursery, Richland Riders Club, and single-family residences across the highway. A public pathway is located across the highway separating the highway from the single-family residences. The proposal is not expected to affect the nearby or adjacent properties' land use.

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

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 is an existing, approximately 7,100 sf, Knights of Columbus building.

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

No.

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

C-3 (General Commercial), and the proposed use is permitted within this district.

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

The Current Comprehensive Plan Designation of the site is GCOM (General 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.

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

None would reside, but approximately 5 overall will work throughout both project sites (North/South)

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 project will be permitted through local jurisdictions in accordance with all applicable zoning ordinances.

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.

None.

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

None would be eliminated.

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

None.

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 existing structure is approximately 13' high. The new proposed mini-storage units are approximately 10' high and the warehouse is approximately 24' high. The principal exterior building material will be corrugated metal siding and roofing.

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

No views are anticipated to be adversely affected.

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

Landscaping, setbacks, and City of Richland Building Department façade requirements will be used to control aesthetics.

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

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

Parking lot and building lighting would be proposed for nighttime using solar streetlights.

- 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?

Streetlights from Hwy 240 and Hwy 224 (Van Giesen St). The lights will not affect the proposal.

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

All outdoor lighting will be in conformance with the City of Richland code requirements. Outdoor lighting will be shielded per City of Richland Municipal Code.

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

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

The subject property has tennis courts on-site for use by the Knights of Columbus organization. The adjacent Richland Riders Club also provides recreational opportunities. There's a public pathway located along Hwy 240 that is used by pedestrians and bikers. Buckskin Golf Course is located approximately 700 feet north of the site.

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

No, the proposal 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:

Impact fees will be paid as required by the City of Richland.

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.

None know on-site per the Department of Archeology and Historic Preservation.

- 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 site is designated as Survey High Advised by the DAHP's WIZAARD predictive model. No evidence of artifacts has been found to our knowledge.

- 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 the project site. Washington State Department of Archeology and Historic Preservation and the 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 Community Development Department of said discovery.

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 accessed off Chester Rd, which can be accessed off Van Giesen St, which connects nearby to Hwy 240.

- 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 Benton-Franklin Transit bus stop is located approximately 750 ft away from the property on Van Giesen St. Bus Stop ID: RC075.

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

The proposal will add 20 stalls to the north lot and add 176 car stalls and 32 RV stalls to the south lot.

- 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 4 trips using Code 150 and 6 trips using Code 151 during Peak PM Weekday Hours would be generated due to this proposal. These estimates were determined using the 9th Edition ITE Trip Generation Manual.

- 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:

Transportation impact fees will be paid as required by the City of Richland

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 completed development will utilize fire and police protection, as well as creating a need for public transit. Employees will utilize healthcare and schools.

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

The completed development will provide additional tax revenue for the city and will pay impact fees, as necessary.

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.

Electricity – Richland Energy Services

Water – City of Richland

Sewer – City of Richland

Cable – Charter

Telephone – Zply Fiber

Internet – Charter/Zply

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: Paul Knutzen

Position and Agency/Organization: Principle Engineer / Knutzen Engineering

Date Submitted: 01/24/23

ESA LISTED SALMONIDS CHECKLIST

This worksheet was designed to help project proponents and government agencies identify when a project needs further analysis regarding adverse effects on ESA (Endangered Species Act) listed salmonids. Salmonids are salmon, trout, and chars, e.g., bull trout. For our purposes, "ESA listed salmonids" is defined as fish species listed as endangered, threatened, or being considered for listing.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listings will impact your project.

The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions

1. Are ESA listed salmonids currently present in the watershed in which your project will be located?

Yes X No ___

Please describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No ___ Uncertain ___

Please describe.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFICS: The questions in this section are specific to the project and vicinity.

1. Name of watershed: Upper Mid-Columbia

2. Name of nearest waterbody: Yakima River

3. What is the distance from this project to the nearest body of water? 0.5 miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

4. What is the current land use between the project and the potentially affected water body (*parking lots, farmland, etc.*)?

Single family residences properties.

5. Is the project above a:

- natural permanent barrier (waterfall) Yes___ No X
- natural temporary barrier (beaver pond) Yes___ No X
- man-made barrier (culvert, dam) Yes X No__
- other (explain):

6. If yes, are there any resident salmonid populations above the blockage?

Yes___ No X Don't know___

7. What percent of the project will be impervious surface?

(Including pavement & roof area)?

Approximately 0.56 acres or 54% of the property.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish.

Both increases and decreases in water flows can affect fish migration.

1. Does the project require the withdrawal of?

i. Surface water? Yes___ No X

Amount _____

Name of surface water body _____

ii. Ground water? Yes___ No X

Amount _____

From where _____

Depth of well _____

2. Will any water be rerouted? Yes___ No X

If yes, will this require a channel change?

3. Will there be retention or detention ponds? Yes___ No X

If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

The runoff generated on-site will be contained and routed to surface and/or subsurface infiltration facilities.

4. Will this project require the building of new roads?

Yes ___ No X *Increased Road mileage may affect the timing of water reaching a stream and may impact fish habitat.*

5. Are culverts proposed as part of this project? Yes ___ No X

6. Will topography changes affect the duration/direction of runoff flows? Yes ___ No X If yes, describe the changes.

7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes ___ No X

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

1. Do you know of any problems with water quality in any of the streams within this watershed? Yes ___ No X

If yes, describe.

2. Will your project either reduce or increase shade along or over a waterbody?

Yes ___ No X

Removal of shading vegetation or the building of structures such as docks, or floats often result in a change in shade.

3. Will the project increase nutrient loading or have the potential to increase

nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody? Yes ___ No X

4. Will turbidity be increased because of construction of the project or during operation of the project? Yes ___ No X

In-water or near water work will often increase turbidity.

5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

Yes ___ No X If yes, please describe.

VEGETATION: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

1. Will the project involve the removal of any vegetation from the stream banks?
Yes ___ No X

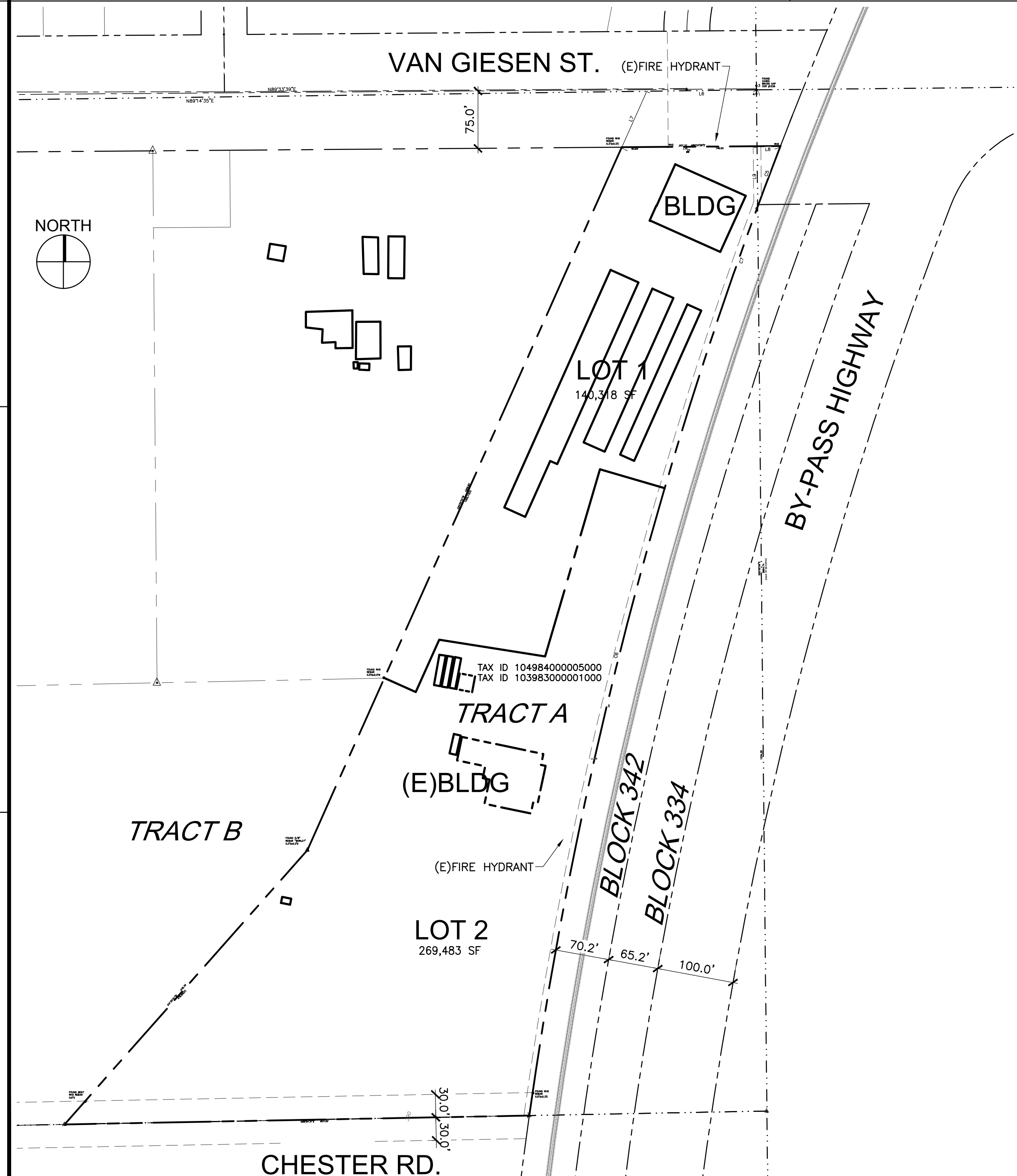
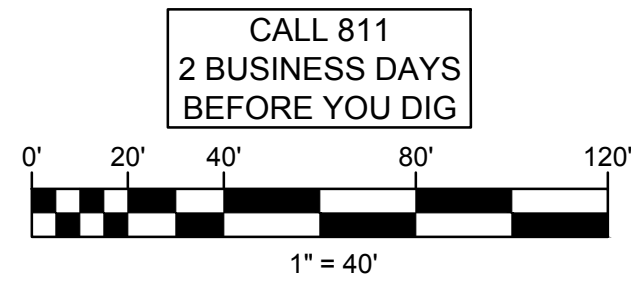
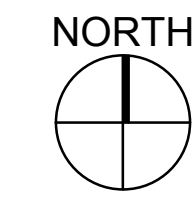
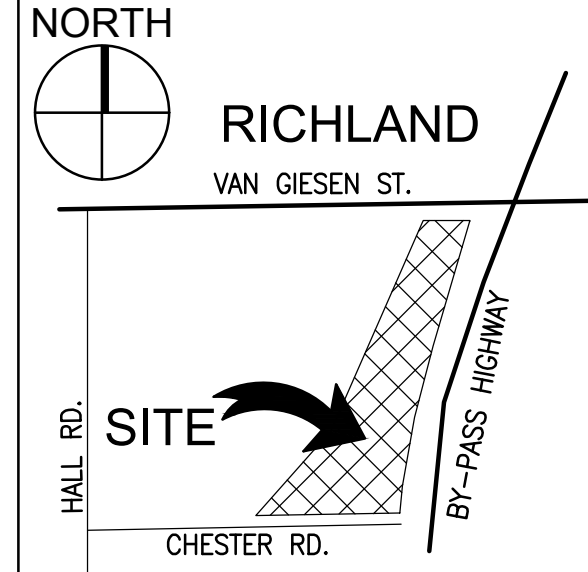
If yes, please describe the existing conditions, and the amount and type of vegetation to be removed.

2. If any vegetation is removed, do you plan to re-plant?
Yes ___ No X If yes, what types of plants will you use?

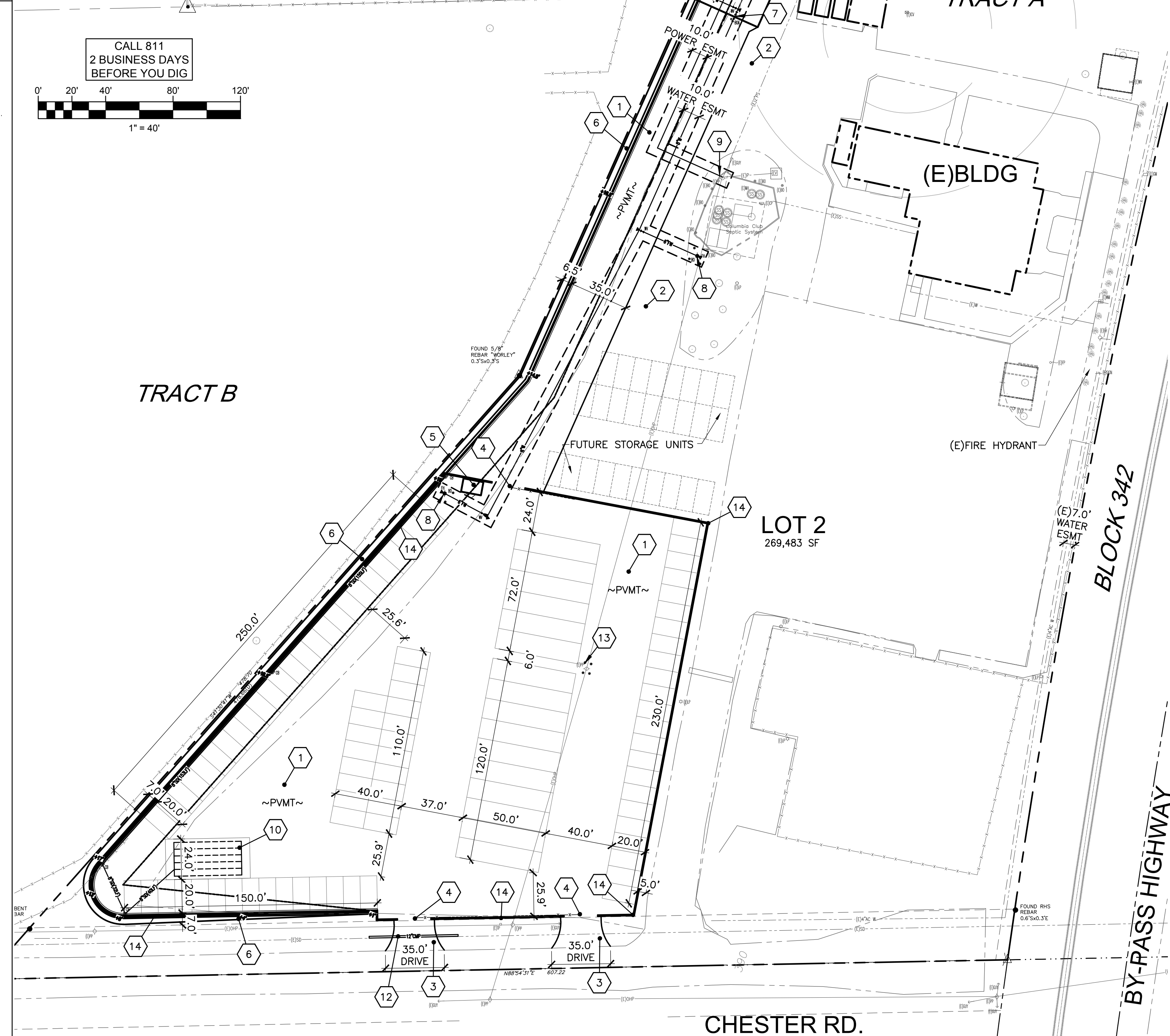
KEY NOTES

- 1 STANDARD ASPHALT SECTION - 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- 2 6" TOP COURSE PER WSDOT 9-03.9(3) GRAVEL AREA FOR FUTURE CONSTRUCTION
- 3 DRIVE, PER CITY STD ST22
- 4 20.0' WIDE ROLL GATE
- 5 SECURITY SHACK
- 6 ENGINEERED WALL, HEIGHT CALLED OUT IS APPROX.
- 7 REMOVE BLOW OFF AND EXTEND NEW WATER MAIN
- 8 FIRE HYDRANT ASSEMBLY
- 9 POWER FROM EXISTING POLE TO NEW TRANSFORMER AND METER AT NORTH BUILDING
- 10 UNDERGROUND STORM WATER SYSTEM
- 11 REROUTE 2" PRESSURE SEWER OUT OF NEW LOT AREA
- 12 CULVERT AT DRIVE, PER CITY STD ST22
- 13 PROTECTION BOLLARDS
- 14 BLOCK WALL

VICINITY MAP



A1 PROPERTY PLAN
SCALE: 1" = 100'-0"



A3 CITY SITE PLAN
SCALE: 1" = 40'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR. SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

DATE	DESIGN	CHKD	APPD



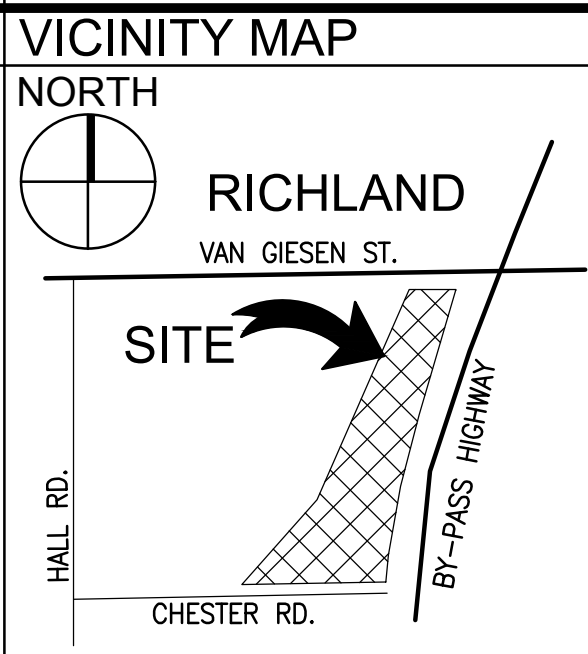
NOT FOR CONSTRUCTION
CITY SITE PLAN
KC HELP
KC HELP WAREHOUSE
2500 CHESTER ROAD RICHLAND WA 99352

APPROVAL		
DESIGN	SJT	12/13/22
CHECKED	PTK	12/13/22
APPROVED	PTK	12/13/22

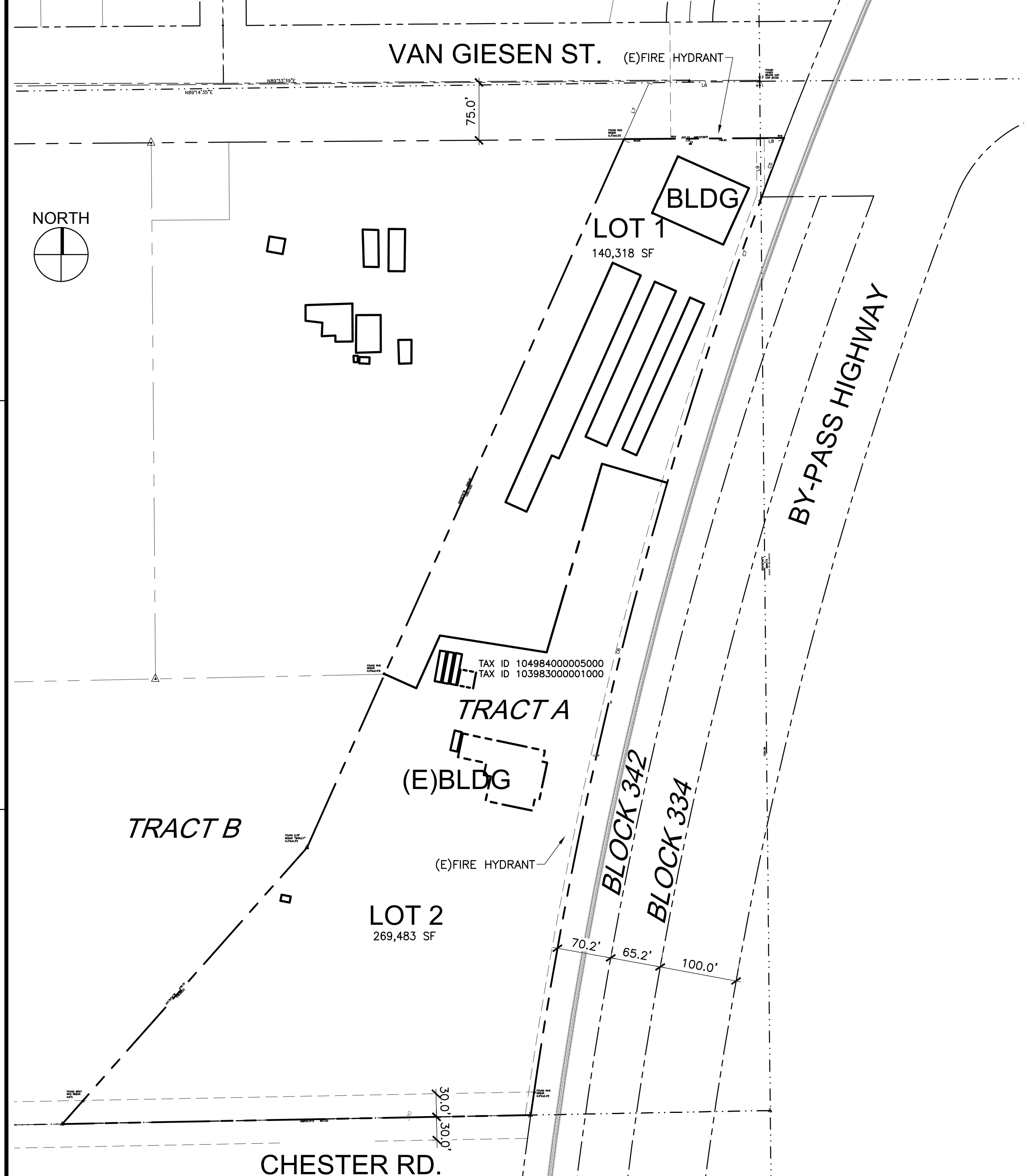
SCALE: AS NOTED
CADFILE: 21298SP02
JOB No. 21298
REV.

DWG. No. **SP02**

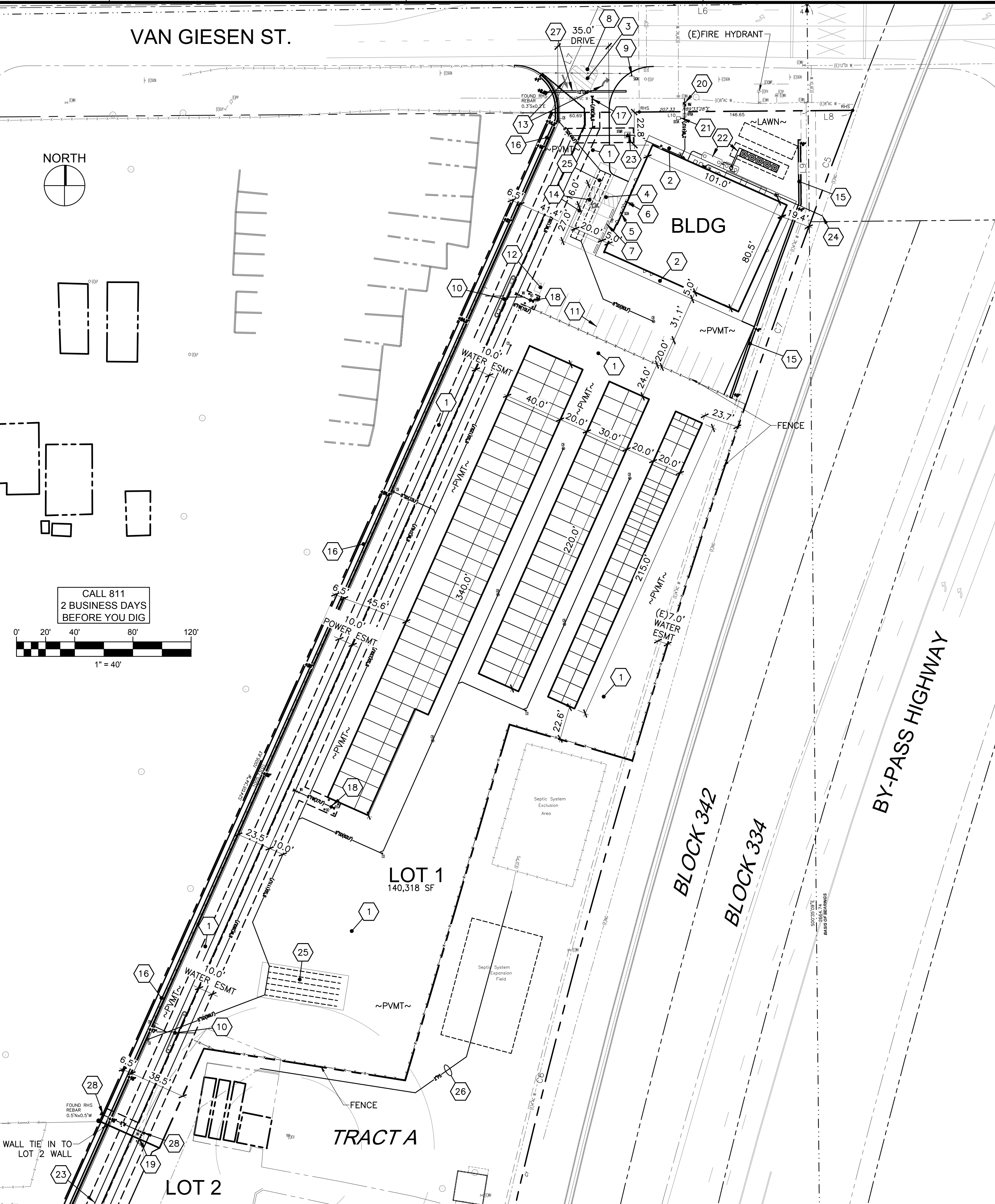
- KEY NOTES**
- 1 STANDARD ASPHALT SECTION - 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
 - 2 STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3)
 - 3 TRAFFIC ISLAND
 - 4 PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN
 - 5 ACCESSIBLE PARKING SIGN
 - 6 ACCESSIBLE AISLE SIGN
 - 7 WHEEL STOP, TYP.
 - 8 RIGHT IN/RIGHT OUT DRIVE, PER CITY STD ST22
 - 9 RIGHT TURN ONLY/STOP SIGN
 - 10 TRAFFIC GATES WITH ISLAND
 - 11 PAINT 4" WHITE PARKING STRIPE, TYP
 - 12 PAINT 4" WIDE WHITE MOTORCYCLE STALLS
 - 13 PAINT WHITE ELONGATED DIRECTIONAL ARROWS AS SHOWN ON PLAN PER MUTCD AND CITY STANDARDS
 - 14 EV STALL INFRASTRUCTURE
 - 15 LANDSCAPE WALL
 - 16 ENGINEERED WALL, HEIGHT CALLED OUT IS APPROX.
 - 17 TAP INTO EXISTING WATER MAIN FOR NEW WATER MAIN
 - 18 FIRE HYDRANT ASSEMBLY
 - 19 END WATER MAIN WITH BLOW OFF FOR FUTURE CONNECTION
 - 20 SADDLE TAP INTO EXISTING WATER MAIN FOR WATER SERVICE WITH WATER METER AND RPBA
 - 21 TAP OFF DOMESTIC WATER DOWN STREAM OF RPBA AND INSTALL IRRIGATION DCVA
 - 22 SEWER TO SEPTIC SYSTEM, BY OTHERS
 - 23 POWER FROM EXISTING POLE TO THE SOUTH TO NEW TRANSFORMER AND METER AT BUILDING
 - 24 TAP OFF EXISTING GAS MAIN AND ROUTE GAS PIPE TO NEW METER AT BUILDING
 - 25 UNDERGROUND STORM WATER SYSTEM
 - 26 REROUTE 2" PRESSURE SEWER OUT OF NEW LOT AREA
 - 27 CULVERT AT DRIVE, PER CITY STD ST22
 - 28 8" TEE, EXTEND MAIN WITH VERTICAL BENDS THEN CAP



- NOTES**
- PARKING: 18 STANDARD STALLS, 1 ACCESSIBLE VAN/EV STALL, 1 MOTORCYCLE STALL, 1 EV STALL, TOTAL 20 STALLS.
 - LOT 1 AREA: 131,425 SF IMPERVIOUS AREA, 8,893 SF PERVIOUS AREA (6%), 140,318 SF TOTAL PROPERTY AREA.



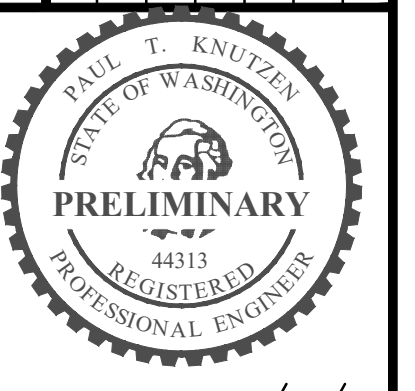
A1 PROPERTY PLAN
SCALE: 1" = 100'-0"



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SCALE: 1" = 40'-0"

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APPROVAL

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SCALE: AS NOTED
CADFILE: 21298SP01
JOB No. 21298
REV.

DWG. No. **SP01**

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