



File No. EA2023-114

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of two (2) pre-engineered metal buildings (PEMB) each of which will be between 12,000 and 14,000 s.f. in size along with new utilities and parking facilities.

Proponent: Knutzen Engineering
Attn: Gavin Gervais
5401 Ridgeline Drive, Suite 160
Kennewick, WA 99338

Location of Proposal: The site address is 2622 Robertson Way, Richland, WA 99354. The project is located upon a portion of APN 128081000002006 City of Richland, Benton County, WA.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

(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: April 10, 2023

Comments Due: April 25, 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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

NW Metal Fab Richland

2. Name of applicant:

Knutzen Engineering (Gavin Gervais)

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

5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

(509) 222-0959

4. Date checklist prepared:

04/03/2023

5. Agency requesting checklist:

City of Richland

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

The project will be split into two phases. Phase 1 will include construction of a Pre-Engineered Metal Building (PEMB) up to 14,000 SF, parking lot and utilities for the first building. Phase 2 will include construction of a second PEMB up to 14,000 SF and extension of utilities and the parking lot for the new building.

Phase 1: Construction to begin July 2023; Construction End by May 2024

Phase 2: Construction to begin April 2025; Construction End by September 2025

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

Yes, a second phase is proposed in the future which will construct a second PEMB and associated utility/parking extension to the south.

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

A geotechnical report and a stormwater management plan will be prepared as part of this proposal. An Inadvertent Discovery Protocol or similar cultural study may be required if significant evidence is shown to require additional information on the 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 at this time. An agreement has been made with the City for the purchase of a 5-acre portion of Benton County Parcel #128081000002006, 2-acres of which is contingent on future development within a specified number of years.

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

A building permit, ROW permit, and grading permit will be required by the City of Richland. An erosivity waiver through the Department of Ecology will be required.

11. Give a 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.)

This proposal includes construction of two pre-engineered metal buildings up to 14,000 SF each, utility service extensions, and parking lot improvements. As mentioned above, the proposal will be broken into two phases, with Phase 1 constructing the first building at the north and Phase 2 constructing the second building at the south. The site will be used as a new location for NW Metal Fabricators which currently operates in Hermiston Oregon. NW Metal Fabricators provides services for metal fabrication, machining and powder coating. The entire proposal including all grading will be located across 3-acres of the 5-acre parcel.

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 of this proposal is located just northwest of the intersection of Polar Way and Logan Street in Richland Washington, near the Horn Rapids Area. The site is located on Parcel A (5-acres) of Record of Survey 5693 which was recorded August 17th, 2022. The parent parcel of this site is Benton County Parcel #128081000002006.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: Moderately Sloping

The site is moderately sloping and is fairly consistent across the site, dropping from southwest to northeast.

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

The steepest slope on-site is at the far south which is approximately 27%. Most of the site is approximately 5%.

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 USDA NRCS Web Soil Survey lists the site as consisting of Quincy loamy sand.

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.

The site will be graded to provide level building foundations, route stormwater away from the buildings, and to provide relatively flat areas behind the buildings that will be conducive to the work/storage areas for the metal fabrication shops. A total of 3 acres will be affected by the grading which will amount to approximately 5,300 CY of excavation. The site may require export of material off-site (up to 2,000 CY) but will balance on-site if possible.

f. Could erosion occur because 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 runoff will be contained and infiltrated on-site.

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

Approximately 25% of the site (1.15 acres) will be covered with impervious surfaces including asphalt and buildings.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
Standard erosion control BMPs will be used such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be minimized through the use of a water truck as necessary, and reducing speeds and dust generating activities on windy days.

2. Air [Find help answering air questions](#)

- 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.**

Dust emissions and emissions from construction equipment will be present during site clearing and construction.

Some equipment that will be used at the project's completion include: metal prep/chemical wash station, powder coating spray booth, powder coating oven, burn off oven, chemical dip tank, blast enclosure, air compressor, air dryer, reverse osmosis water treatment, dust collection, and air conditioning.

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

The site will be subject to vehicle emissions from nearby roads and highway 240. Lamb Weston is approximately 1.4 miles southeast and generates a significant amount of greenhouse gas emissions as reported by the Department of Ecology's GHG Reporting Program. These emissions will not affect this proposal.

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

Dust control measures will be implemented in accordance with local requirements and recommendations. Measures include but are not limited to watering, lowering speeds, limit of construction vehicles, and reducing the amount of dust generating activities on windy days. The blast enclosure limits the amount of fine particles in the air.

3. Water [Find help answering water questions](#)

- a. Surface Water:** [Find help answering surface water questions](#)

- 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 in the area are the ponds located on the Horn Rapids Golf Course approximately 0.5 miles southwest of the site. The Yakima River is located 1.4 miles southwest of 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 a general description, purpose, and approximate quantities if known.

No.

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

No, the site does not lie within a 100-year floodplain. Per FEMA Flood Insurance Rate Map 535533 0010 E, the site is within Zone C which is an area of minimal flooding.

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

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

No, groundwater will not be withdrawn at this site. The site will be connected to the City of Richland's public water system.

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

None, the site will be connected to the City's public 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.

Proposed impervious surfaces will produce stormwater runoff, which will be collected and infiltrated on-site. The infiltration facilities will be sized according to a measured infiltration rate and an appropriate factor of safety. No runoff will leave the site or be directed to surface waters.

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

No, the stormwater systems will be designed per the Stormwater Management Manual of Eastern Washington to ensure proper treatment of stormwater is provided.

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

describe.

No, all stormwater runoff will be retained and infiltrated on-site.

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

Stormwater runoff will be managed according to design standards outlined in the Stormwater Management Manual of Eastern Washington to control runoff.

4. Plants [Find help answering plants questions](#)

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

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

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

Existing grasses and shrubs will be removed in clearing to prepare the site for construction.

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

There are no known threatened or endangered plant species on or near the site per the DNR Washington 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 interior landscaped areas and around the perimeter of the site improvements. The site will be landscaped in accordance with Richland policies and design standards for Industrial properties.

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

There are no noxious weeds and invasive species known to be on or near the site per the WSDA Noxious Weed Data Viewer.

5. Animals [Find help answering animal questions](#)

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- 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.

The WDFW PHS on the Web mapping system shows that Ferruginous Hawk, listed as a threatened state status, is located near the site at a township resolution. Shrubsteppe habitat features are also listed on the site but is not listed as sensitive. Modern agricultural efforts in the area have disturbed previously stabilized sand dunes which provided good habitat for a wide variety of plants and animal species prior to the farming.

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 and is known as the Pacific Flyway.

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

No mitigation proposed at this time.

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

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.

Electric will be used for lighting and conditioning of the buildings. Natural gas or propane will be used to power the powder coating furnaces that will be used within the proposed buildings.

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 commercial building codes and energy efficient standards.

7. Environmental Health [Find help with answering environmental health questions](#)

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

None are known.

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

No known contamination is present at this site per the Department of Ecology Toxics Cleanup map system.

- a. **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 site of the proposed development.

- b. **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.**

Some hazardous chemicals that will be present on-site include Benco B17-Industrial Coatings Remover (methylene chloride), Dubois Chemical Metal Prep, and Iron Phosphate.

- c. **Describe special emergency services that might be required.**

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

- d. **Proposed measures to reduce or control environmental health hazards, if any.**

Spill plans will be prepared and kept on-site prior to occupancy.

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 Highway 240 and other nearby streets. This will not significantly impact the 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: traffic and construction noises will be associated with the project during City allowed hours of operation and will conclude when the overall project has been completed.

Long-term: Noise of running equipment, air flowing in the booth, air compressors and dryers, air conditioning. The noise produced from the completed project is not likely to be heard outside of the building.

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 areas. All operations will be in a manner compliant with City of Richland code and Washington State Maximum Noise Levels (Chapter 173-60-040 WAC).

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 vacant and undeveloped. Much of the surrounding properties are also vacant and undeveloped, however, the few developed properties nearby typically consist of industrial/commercial uses. The Horn Rapids RV Resort is located about 700 feet west of the west property line. This proposal will not adversely affect land uses on or nearby 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Yes, the property was historically operated as irrigated farmland for wheat and corn for decades. The land however has laid fallow in recent years and is no longer used for farming purposes.

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, this proposal will not affect any farm or forest land. Farming no longer occurs in the immediate vicinity.

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

There are no existing structures on the site.

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

No.

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

The site is currently zoned Medium Industrial (I-M). The proposed use is permitted within the current zoning designation.

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

The City of Richland Comprehensive Plan designates the site as Industrial.

- 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 part of the site has been classified as a critical area per the City of Richland Geological Hazards and Critical Areas map.

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

Approximately 7-8 employees will be working per shift in each building. Up to 16 employees will be working at one time when the second phase/building is complete and operational.

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

The completed project will not displace anyone.

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

None at this time.

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

The zoning and Comprehensive Plan designation are correct for the proposed development. The project will be permitted through the local jurisdiction and comply with all 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 [Find help answering housing questions](#)

- 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.**

No housing units will be eliminated.

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

None proposed.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The building may be up to 30-ft tall at the highest point. Exterior building materials are to be determined but will meet City of Richland building façade requirements.

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

None.

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

Landscaping and setbacks as required per City design requirements and code.

11. Light and Glare [Find help answering light and glare questions](#)

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

Parking and building lighting would be proposed for late evening and night time.

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?

Light from existing street lights adjacent to the street but will not affect the proposal.

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

None proposed.

12. Recreation [Find help answering recreation questions](#)

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

- *The Babe Ruth Sporting Complex is located 3,000 feet northwest of the site.*
- *The Horn Rapids Golf Course is located 3,000 feet southwest of the site.*
- *The Manhattan Project – Hanford Visitor Center is located 3,900 feet southeast of the site.*

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

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.

There are none listed or eligible for listing located on or near the site per the Washington Department of Archaeology and Historical Preservation (DAHP) WISAARD system.

- 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 known. The site is marked as "Survey Recommended: Moderate Risk" by the Predictive Model provided by the DAHP.

- 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.

The WISAARD system of the Department of Archaeology and Historic Preservation was used to assess potential impacts.

- 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 archaeological resources, 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 City of Richland officials of said discovery.

14. Transportation [Find help with answering transportation questions](#)

- 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.

Highway 240 is located about 1,700 feet southwest of the site. The site will be accessed off Polar Way from a commercial driveway meeting City of Richland design standards.

- 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 not currently served by public transit. The nearest transit stop is located at Saint Street and Stevens Drive (Stop ID: RC115) 1.7 miles southeast of the site.

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

The site contains frontage along Polar Way which has been fully built to the City's current curbed roadway section. It is not anticipated that street/frontage improvements will be required for this proposal.

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

No.

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

Based on approximately 16 employees across the two proposed buildings, it is anticipated that 49 total vehicular trips will be generated on a weekday. Peak volumes of traffic will occur in the PM hours with an estimated 9 peak hour trips, distribution of 29% entering and 71% exiting. These estimates were made using the 9th Edition ITE Trip Generation Manual, Land Use Code 110 (General Light Industrial). Semi-trucks and trailers may be used after all phases are completed and will make trips to the site up to 1-2 times per week.

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

No.

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

None proposed.

15. Public Services [Find help answering public service questions](#)

- 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 site will utilize fire and police protection. Employees and their families will utilize health care and schools.

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

The completed project will provide additional tax revenue for the City and will pay impact fees for development, if any.

16. Utilities [Find help answering utilities questions](#)

- 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- City of Richland Energy Services

Natural Gas/Propane - Cascade Natural Gas or Propane Tank

Sewer- City of Richland

Water- City of Richland

Telephone- Zply Fiber

Internet- Charter Communications

C. Signature [Find help about who should sign](#)

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

X 

Type name of signee: Gavin Gervais

Position and agency/organization: Project Engineer, Knutzen Engineering

Date submitted: 4/3/2023

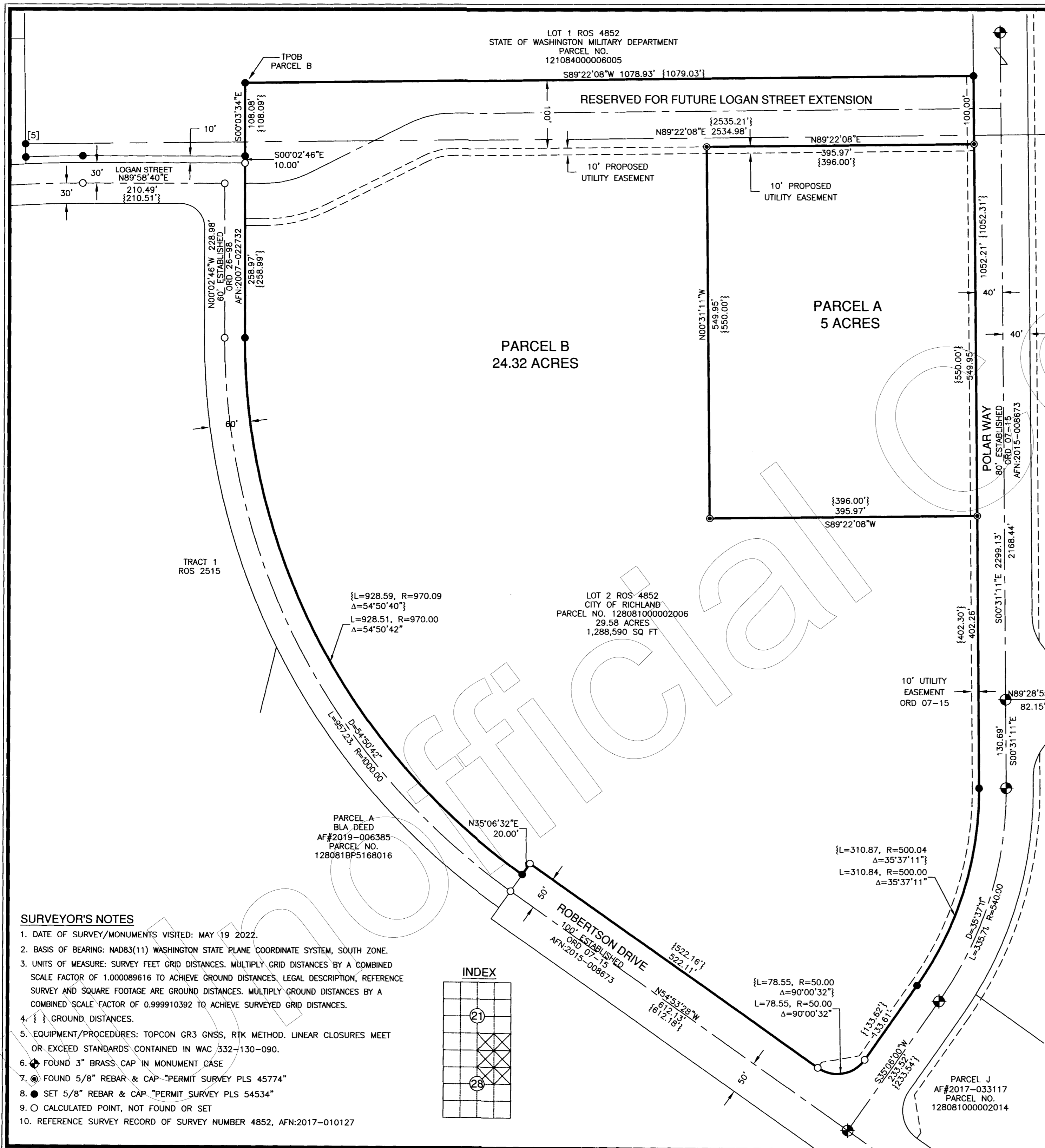
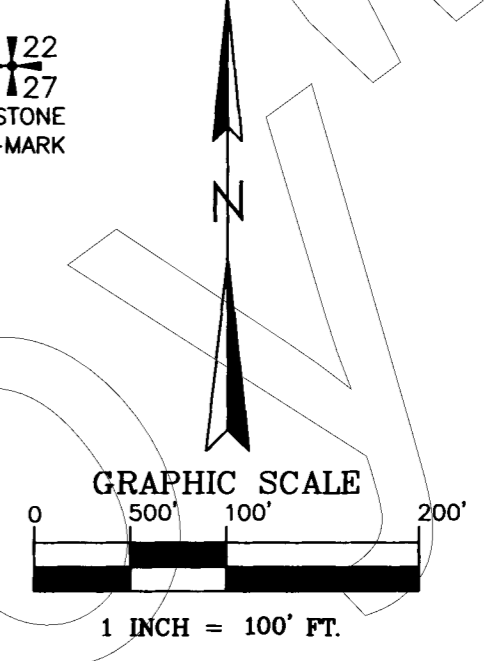
D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

OMITTED

RECORD OF SURVEY NO. 5693

PREPARED FOR CITY OF RICHLAND PORTIONS OF THE SE 1/4 OF SECTION 21 & NE 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

21 22 28 27 FOUND STONE W/X-MARK



CITY OF RICHLAND PARCEL NO. 128081000002022

LOT 2 ROS 4852 CITY OF RICHLAND PARCEL NO. 128081000002006 29.58 ACRES 1,288,590 SQ FT

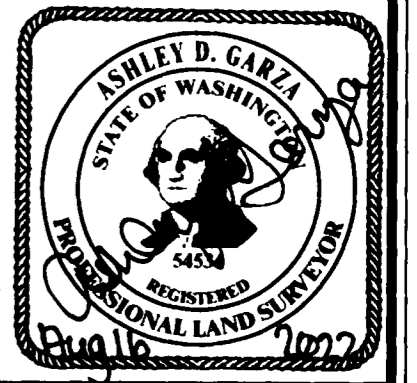
PARCEL A B/LA DEED AF#2019-006385 PARCEL NO. 128081BP5168016

DJCD PROPERTIES LLC AF#2017-033117 PARCEL NO. 128081000002018

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 17th DAY OF August 2022 A.D. AT 4:30 MINUTES PAST 9 A.M., AND RECORDED IN VOLUME 21 OF SURVEYS, PAGE 5693 AT THE REQUEST OF ASHLEY D. GARZA.

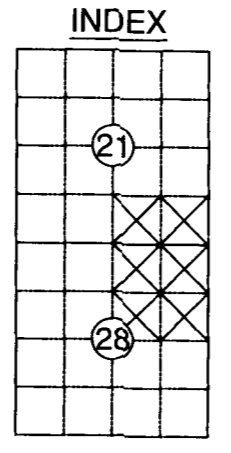
BENTON COUNTY AUDITOR Brenda Whitm By Vicki Bourbon - Deputy FEE NO. 2022-027127

SURVEYOR'S CERTIFICATE THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN MAY 2022. Ashley D. Garza 8/16/2022 DATE CERTIFICATE NO. 54534



SURVEYOR'S NOTES

- 1. DATE OF SURVEY/MONUMENTS VISITED: MAY 19 2022.
2. BASIS OF BEARING: NAD83(11) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000089616 TO ACHIEVE GROUND DISTANCES. LEGAL DESCRIPTION, REFERENCE SURVEY AND SQUARE FOOTAGE ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999910392 TO ACHIEVE SURVEYED GRID DISTANCES.
4. GROUND DISTANCES.
5. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
6. FOUND 3" BRASS CAP IN MONUMENT CASE
7. FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
8. SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
9. CALCULATED POINT, NOT FOUND OR SET
10. REFERENCE SURVEY RECORD OF SURVEY NUMBER 4852, AFN:2017-010127



PERMIT SURVEYING NC 2245 Robertson Drive Richland, Washington 99354 Office 509-375-4123 Fax 509-371-0999

Table with 2 columns: Field and Value. Includes DATE: 06/07/22, SCALE: 1"=100', DRAWN BY: ADG, APPROVED BY: ADG, PROJECT: 22058, SHEET 1 OF 2.

2022-027127 B: 01 P: 5693 SUR 09/17/2022 09:43:58 AM Pages: 2 Fee: \$292.50 Permit Surveying Benton County Auditor's Office

RECORD OF SURVEY NO. 5693

PREPARED FOR
CITY OF RICHLAND
PORTIONS OF THE SE1/4 OF SECTION 21 & NE1/4 OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION-PARENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°22'08" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 2535.21 FEET TO THE EAST LINE OF TRACT 2 AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2515, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 00°32'00" EAST ALONG THE EAST LINE THEREOF 19.63 FEET; THENCE LEAVING SAID EAST LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 02°46'14" EAST 1766.45 FEET, THROUGH A CENTRAL ANGLE OF 02°44'54" AND AN ARC LENGTH OF 84.73 FEET; THENCE NORTH 89°58'40" EAST 240.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°02'46" EAST 10.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS ROBERTSON DRIVE; THENCE CONTINUING SOUTH 00°02'46" EAST ALONG SAID EAST RIGHT-OF-WAY MARGIN 258.99 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°50'42" HAVING A RADIUS OF 970.09 FEET AND AN ARC LENGTH OF 928.59 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN SOUTH 54°53'28" EAST 522.16 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'32" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 78.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, DEDICATED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 35°06'00" EAST ALONG SAID WEST RIGHT-OF-WAY MARGIN 153.52 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°37'11" HAVING A RADIUS OF 500.04 FEET AND AN ARC LENGTH OF 310.87 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN NORTH 00°31'11" WEST 1052.31 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 1079.00 FEET; THENCE SOUTH 00°02'46" EAST 108.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 29.58 ACRES.

DESCRIPTION-PARCEL A

New Parcel A

A PORTION OF LOT 2 OF RECORD SURVEY 4852, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4852, RECORDED UNDER AUDITOR'S FILE NUMBER 2017-010127, RECORDS OF BENTON COUNTY, WASHINGTON, LYING IN THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, BEING 80.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG SAID WEST RIGHT-OF-WAY MARGIN SOUTH 00°31'11" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°31'11" EAST ALONG THE WEST RIGHT-OF-WAY MARGIN THEREOF 550.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 396.00 FEET; THENCE NORTH 00°31'11" WEST 550.00 FEET; THENCE NORTH 89°22'08" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 FOR 396.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS

DESCRIPTION-PARCEL B

NEW PARCEL B

A PORTION OF LOT 2 OF RECORD SURVEY 4852, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4852, RECORDED UNDER AUDITOR'S FILE NUMBER 2017-010127, RECORDS OF BENTON COUNTY WASHINGTON LYING IN THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'34" EAST ALONG THE WEST LINE THEREOF 108.09 FEET; THENCE SOUTH 00°02'46" EAST 10.00 FEET TO EAST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS ROBERTSON DRIVE, BEING 60.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 29-98, RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022732, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 00°02'46" EAST ALONG SAID EAST RIGHT-OF-WAY MARGIN 258.99 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°50'42" HAVING A RADIUS OF 970.09 FEET AND AN ARC LENGTH OF 928.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROBERTSON DRIVE; THENCE NORTH 35°06'32" EAST 20.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE EXPANSION BEING 100.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY MARGIN SOUTH 54°53'28" EAST 522.16 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'32" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 78.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, BEING 80.00 FEET WIDE, ESTABLISHED PER SAID CITY OF RICHLAND ORDINANCE 07-15; THENCE NORTH 35°06'00" EAST ALONG SAID WEST RIGHT-OF-WAY MARGIN 133.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°37'11" HAVING A RADIUS OF 500.04 FEET AND AN ARC LENGTH OF 310.87 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN NORTH 00°31'11" WEST 402.30 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 396.00 FEET; THENCE NORTH 00°31'11" WEST 550.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 NORTH 89°22'08" EAST 396.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID POLAR WAY; THENCE NORTH 00°31'11" WEST 100.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 1079.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 24.32 ACRES MORE OR LESS.

Official Copy

AUDITOR'S CERTIFICATE

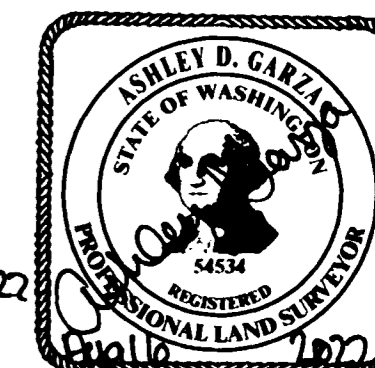
FILED FOR RECORD THIS 17th DAY OF August, 2022 A.D. AT 43 MINUTES PAST 9 A.M., AND RECORDED IN VOLUME 5693 OF SURVEYS, PAGE 5693 AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR Brenda Chilton By View Bourbon- Deputy
FEE NO. 2022-027127

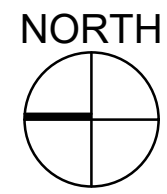
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN MAY 2022.

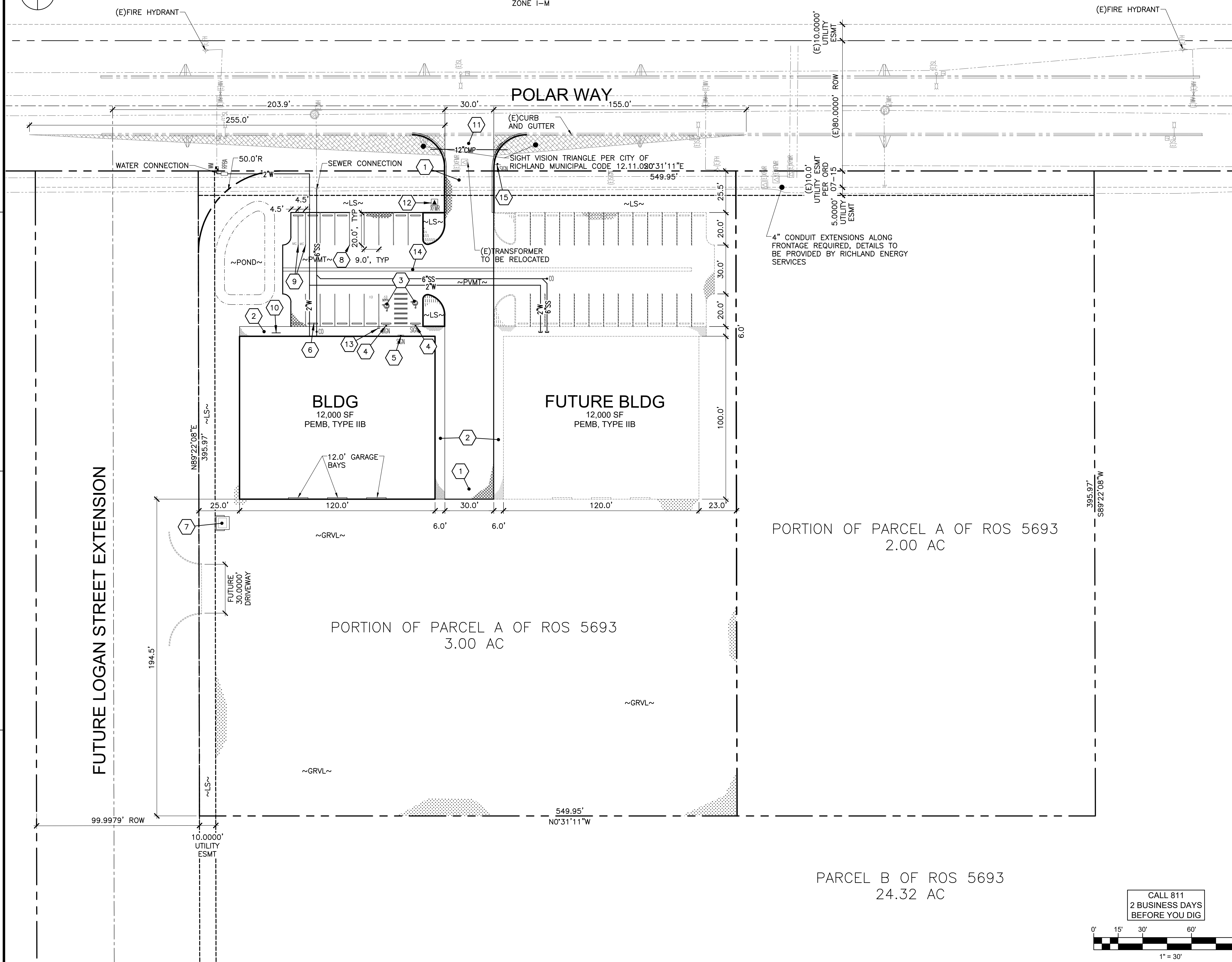
Ashley D. Garza DATE 8/16/2022
ASHLEY D. GARZA, REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 64534



<p>2245 Robertson Drive Richland, Washington 99354</p>	DATE: 06/07/22
	SCALE: NONE
	DRAWN BY: ADG
	APPROVED BY: ADG
	PROJECT: 22058
Office 509-375-4123 Fax 509-371-0999	SHEET 2 OF 2



TAX ID 128081000002023
 UNDETERMINED
 RICHLAND WA 99352
 ZONE I-M

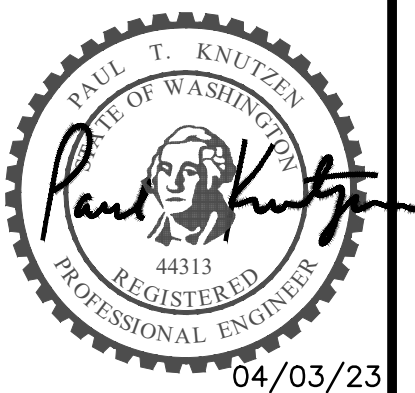


KEY NOTES

- 1 ASPHALT SECTION - 3" 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). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- 3 PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN
- 4 ACCESSIBLE PARKING SIGN
- 5 ACCESSIBLE AISLE SIGN
- 6 WHEEL STOP, TYP
- 7 TRASH ENCLOSURE, PER CITY STD DETAIL SW-01
- 8 PAINT 4" WHITE PARKING STRIPE, TYP
- 9 PAINT 4" WIDE WHITE MOTORCYCLE STALLS
- 10 BIKE RACK, FIVE SPACES
- 11 DRIVEWAY WITH CURB AND GUTTER, PER CITY STD SW-22
- 12 TRANSFORMER TIED INTO EXISTING, COORDINATE WITH POWER COMPANY
- 13 EV STALL INFRASTRUCTURE
- 14 CONCRETE VALLEY GUTTER
- 15 "STOP" SIGN, PER MUTCD R1-1

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

NO.	REVISIONS	DATE	DESIGN	CHKD	APPD



NOTES

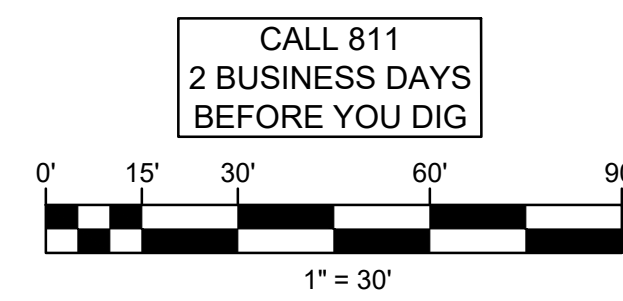
1. PARKING:
 - METAL FABRICATION -> MANUFACTURING
 - 1 SPACE REQUIRED PER EACH 2 EMPLOYEES ON LARGEST SHIFT (23.54.020.D.9)
 - 8 EMPLOYEES ON LARGEST SHIFT (16 WHEN SECOND BUILDING IS FINISHED)
 - 8 EMPLOYEES/2 = 4 STALLS REQUIRED
 - TOTAL 18 STALLS PROVIDED INCLUDING 14 STANDARD STALLS, 2 ACCESSIBLE STALLS, 2 EV STALLS, 2 MOTORCYCLE STALLS
 - FUTURE PARKING (TOTAL):
 - 16 EMPLOYEES/2 = 8 STALLS REQUIRED
 - TOTAL 44 STALLS PROVIDED INCLUDING 40 STANDARD STALLS, 2 ACCESSIBLE STALLS, 4 EV STALLS, 2 MOTORCYCLE STALLS

PORTION OF PARCEL A OF ROS 5693
 2.00 AC

PORTION OF PARCEL A OF ROS 5693
 3.00 AC

PARCEL B OF ROS 5693
 24.32 AC

VICINITY MAP



SITE PLAN
 NORTH WEST METAL FABRICATION
 NW METAL FAB RICHLAND
 RICHLAND, WA

APPROVAL	
DESIGN	GLG 04/03/23
CHECKED	PTK 04/03/23
APPROVED	PTK 04/03/23

SCALE:	AS NOTED
CADFILE:	22257SP01
JOB No.	22257
REV.	

DWG. No.
SP01

I:\2022\22257-NW Metal Fab Richland\DWG\22257SP01.dwg - Apr 03, 2023 - 03:32pm - gge

A1 SITE PLAN
 SCALE: 1" = 30'-0"