



File No. EA2023-122

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: The project consists of a 5,400 s.f. car wash on approximately 1.28 acres of undeveloped land. Construction will consist of a parking lot and drive aisles, driveway improvements, and utilities. The project will also consist of the demolishing of an existing shed.

Proponent: Tom Stirling
405 SE Brelsford Dr Suite C
Pullman WA 99163

Location of Proposal: The proposed site is located at 2200 Columbia Park Trail, Richland, Washington. Parcel number: 122982020003007

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: November 6, 2023

Comments Due: November 21, 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:**
Surf Thru Express Car Wash Richland

- 2. Name of applicant:**
Tom Stirling

- 3. Address and phone number of applicant and contact person:**
405 SE Brelsford Dr. Suite C Pullman, WA 99163
PH: 509.339.6187

- 4. Date checklist prepared:**
July 5, 2023

- 5. Agency requesting checklist:**
City of Richland

- 6. Proposed timing or schedule (including phasing, if applicable):**
Begin grading: September 1, 2023, construction starts: October 1, 2023

- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
None.

- 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.

- 10. List any government approvals or permits that will be needed for your proposal, if known.**
City of Richland Grading Permit, Construction Stormwater General Permit, City of Richland Right-of-Way Construction Permit, City of Richland Commercial Building Permit

12. 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.)

The project consists of a 5,400 s.f. car wash on approximately 1.28 acres of undeveloped land at the northwest corner of Queensgate Drive and Columbia Park Trail. Construction will consist of a parking lot and drive aisles, driveway improvements, and utilities. The project will also consist of the demolishing of an existing shed on-site.

13. 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 site is located at the northwest corner of the roundabout at the intersection of Columbia Park Trail and Queensgate Drive, south of SR12.

Address: 2200 Jericho Rd. Richland, WA 99352
SW 1/4 of the NW1/4 of S22 in T09N R28E

Parcel number: 122982020003007

Note: Columbia Park Trail originally did not connect to Jericho Ct. It is assumed that the lot assigned to 2200 Jericho Rd. was established prior to the extension of Columbia Park Trail which is why the address does not correspond to the site ingress/egress of Columbia Park Trail.

Address changed to 2200 Columbia Park Trail

B. Environmental Elements

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

a. General description of the site:

The site is flat with less than 5% slopes. The site drains from southwest to northeast, with existing sidewalk and driveways around the south and east edges of the property. There is one existing structure on-site to be demolished, and some vegetation on the north half of the site, but is made up of a gravel surface otherwise. There are pedestrian ramps on the southeast corner of the site in accordance with the adjacent roundabout design.

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

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

The steepest slope on site would be along the roadway where the site slopes up to meet the road elevation with slopes between ~33%-50%. Otherwise, the site has less than ~5% slopes.

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 site is made up of Quincy loamy sand, with slopes between 2-15%.

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

None.

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.

Excavation, grading, and leveling is expected for the proposed car wash. There is expected to be approximately 4,000 CY of net fill to the site.

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

Yes, during the earthwork operations erosion is expected until the ground cover and vegetation has stabilized the soil. The expected erosion will occur during and after excavation and fill operations, especially after rainfall and during windy days.

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

Approximately 67% of the site will be covered with impervious surfaces after construction.

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

Erosion control measures to be designed and submitted as a part of the Grading Permit process, these may include, but not be limited to, silt fencing, wattles, temporary, and permanent seeding.

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.

During earth moving operations and windy periods, temporary dust is expected unless the disturbed areas are watered. In addition, temporary emissions from construction equipment are also expected. Once constructed, automobile emissions are expected.

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

None.

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

Proposed measures include watering disturbed areas during windy periods, to hydroseed all disturbed areas, and to specify construction equipment to reduce exhaust emissions.

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.

None in the immediate vicinity, but the Yakima River is approximately one mile to the northeast.

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.

None.

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: [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.
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.
Not applicable.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater will be collected in a system of catch basins, curb inlets, and stormwater pipes, which will then be routed to one of two proposed treatment and detention facilities on-site. The collected runoff will then be released into the existing City of Richland system.
2. Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials could only enter the ground water or surface water through an accidental or deliberate spill.
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposal will not alter drainage patterns in the vicinity of the site. Stormwater will continue to be routed to the east and discharge at the same location.
4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.
Planting and seeding and/or mulching of disturbed surfaces and other construction and post-construction erosion control measures (BMP's) will reduce surface runoff during and after construction. Landscaping will reduce surface erosion and runoff within the proposed project once construction is completed.

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?

Shrubs, grass and one large tree on-site to be removed.

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

None known.

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

Proposed landscaping will provide vegetation on site consistent with surrounding area.

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

None known.

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.

Gray Wolf, Yellow-Billed Cuckoo, Bull Trout, Monarch Butterfly

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

No.

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 [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 and natural gas will be used for heating and cooling, site lighting, and car wash operation.
- 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.**
Electric vehicle charging stations will be provided on site.

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.**

Health hazards are a possibility due to cleaning solvents used in the car wash process. However, this is unlikely due to the containment systems and proper handling practices that will be put in place to prevent exposure.

1. **Describe any known or possible contamination at the site from present or past uses.**
None known.

- 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.**
None known.

- 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.**

Petroleum from construction equipment use and vehicles using the car wash, automobile cleaning chemicals, standard office cleaning chemicals.

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

None outside those provided by the City of Richland. Mainly injury rescue, life support, etc.

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

Proper containment and handling of cleaning chemicals used for washing cars and general cleaning supplies will be implemented.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
Existing traffic noise from the nearby highway.
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 noise will be present during the allowable hours of operation as stated by the city of Richland.
Long Term: There will be noise generated by traffic on-site as well as from the car washing process.
3. **Proposed measures to reduce or control noise impacts, if any.**
Noise insulation in building construction and site vegetation to mitigate off-site disturbances.

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 a vacant lot with one small shed and is zoned as General Business (C-3). Adjacent properties are either also C-3 or are Agricultural (AG).
- 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?**
The site has not been used for agriculture in recent history. It and surrounding properties have been designated as C-3 by the City of Richland Comprehensive Plan.
 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 one 12'x12' structure on site.
- d. **Will any structures be demolished? If so, what?**
Yes, the above structure will be demolished.
- e. **What is the current zoning classification of the site?**
The site is currently zoned as General Business (C-3).
- f. **What is the current comprehensive plan designation of the site?**
The current comprehensive plan designation of the site is Commercial (COM).

- 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.**
A portion of the northwest side of the site is classified as "Assigned Travel Landform" per the City's Geological Hazards and Critical Areas GIS maps.
- i. Approximately how many people would reside or work in the completed project?**
Approximately 15-20 people would work in the completed project.
- j. Approximately how many people would the completed project displace?**
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.**
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
None. The project is currently compatible with surrounding land uses.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**
None at this time.

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.**
Not applicable.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Not applicable.
- c. Proposed measures to reduce or control housing impacts, if any.**
Not applicable

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 highest point of the building is at 34 feet high. The principal exterior material will be CMU with some metal wall paneling and wood plastic composite siding.

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

None.

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

None at this time.

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?**

The proposal will produce light from security lighting, vehicle headlights, light poles, and sign lighting.

- 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.

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

Landscape strips will be provided to diminish the light produced from vehicle headlights.

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

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

None in the immediate vicinity, but the Badger Mountain Centennial Preserve is approximately 1 mile to the southwest.

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

No.

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

None at this time.

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.**
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.**
None.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
None.

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.**
The site is located at the intersection of Queensgate Dr and Columbia Park Trail, and will have one access along Columbia Park Trail.
- 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 served by any public transit, but there is a stop at Keen Rd & Queensgate Dr (Ben Franklin Transit Route 123), approximately 0.3 miles to the southwest.
- 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).**
None.
- 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?**
The vehicle trips were calculated based on the ITE Trip Generation Manual for an automated car wash on a normal weekday in a general urban area. Because of lack of site data, the trip value for peak hour adjacent street traffic between 4-6p.m. will be assumed to be 78 based on the average assumed number of car wash tunnels. Therefore, during a normal weekday operation of 13 hours, roughly 1,014 trips will take place.

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 at this time.

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 project will increase the need for public services, but not outside of the proposed city planning.

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

None at this time.

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:

Fiber optic.

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.

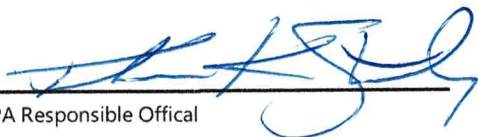
Electricity, stormwater, water, and telephone/internet utilities will all need to be tapped into from nearby mains.

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

SEPA Responsible Official



Type name of signee: Tom Stirling

Position and agency/organization: Principal, SynTier Engineering Inc.

Date submitted: 07/10/2023

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

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

- **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

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

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

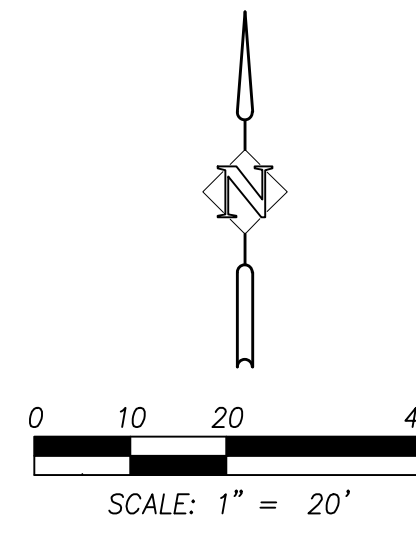
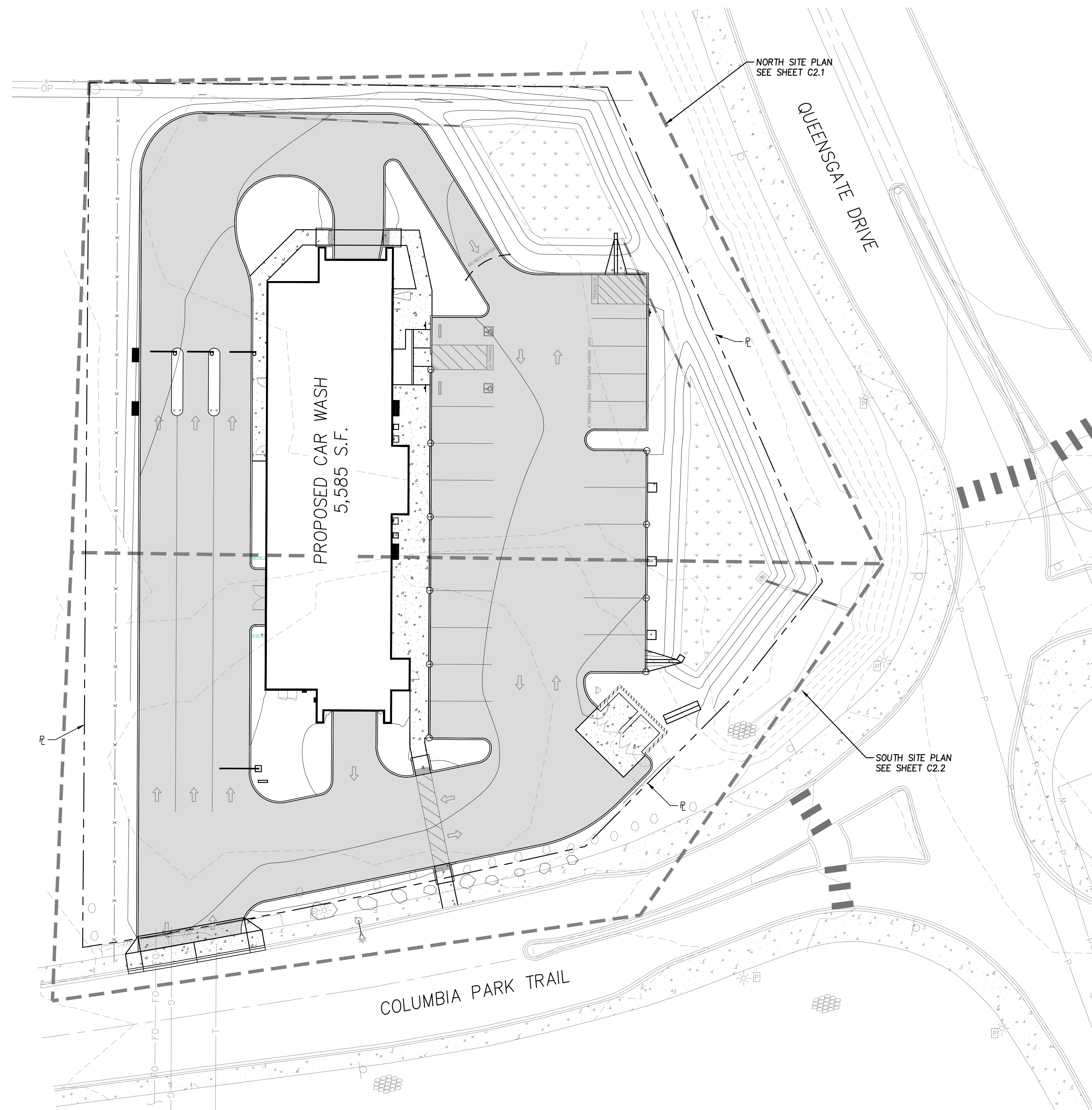
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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



SYNTIER
 Engineering, Inc.
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 www.SynTierEngr.com 509.339.6187

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

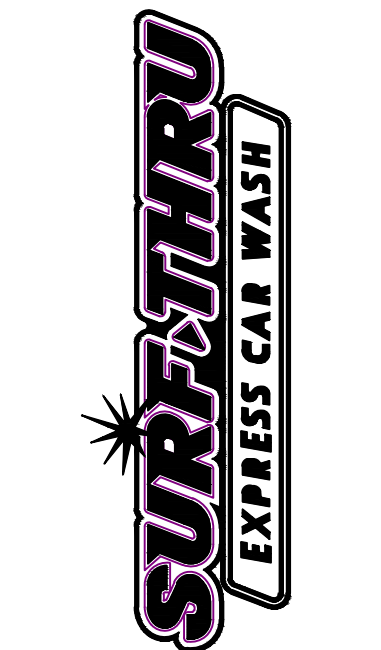


DESIGN DEVELOPMENT
 06.13.2023

Revisions:

OVERALL SITE PLAN
 DESIGN DEVELOPMENT

SURF THRU EXPRESS CAR WASH -
 RICHLAND
 SURF THRU, INC.
 2200 JERICHO RD
 RICHLAND, WA 99352



WAG[®]

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Project No.: 23.116
 Date: 08.01.2023
 Drawn By: JTC
 Checked By: TKS/SAS

Sheet No.

C2.0

WETLAND DELINEATION REPORT AND SURFACE WATER EVALUATION

**Benton County Parcel #122982020003007
2200 Jericho Road
City of Richland
Benton County, Washington
S22, T09N, R28E**

October 2023

Prepared by:
Environmental Inc.
/Advanced Wetland Studies
Rathdrum, ID 83858
208.651.4536
davidAarmes@gmail.com

EXECUTIVE SUMMARY AND FINDINGS

Environmental Inc. completed this Wetland Delineation Report and Surface Water Evaluation (Report) for Benton County Parcel Number 122982020003007 (Property). No regulated wetland or surface waters were identified on the Property.

This Wetland Delineation Report was completed on behalf of and for the exclusive use of the client and/or its agents, consultants, and contractors. The scope of services performed to complete this report may not be appropriate to satisfy the needs of other users, and any other use or re-use of this report is at the sole risk of said user. The findings and conclusions contained in this report are based upon the currently accepted legal and regulatory requirements, agency guidance, and the best professional judgment of the preparer. The findings presented herein apply to those conditions observed on the site at the time of the evaluation. The timing of the field evaluation may not always coincide with the growing season, identifiable phenological stages of vegetation, or during the hydrological active (wet) season. Often time's secondary indicators, interpretation of vegetation and hydrology indicators and best professional judgment may be required to determine the presence or absence of wetlands. Future environmentally significant changes may occur at the site, which could result in future findings and conclusions differing from those contained in this report.

Prepared by:

David A. Armes
Qualified Wetland Biologist
Environmental Inc.
Advanced Wetland Studies
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1. INTRODUCTION

Environmental Inc. completed this Wetland Delineation Report and Surface Water Evaluation (Report) for Benton County Parcel Number 122982020003007 (Property). The Property is located in the City of Richland, Benton County, Washington in Section 22, Township 09N, Range 28E (Appendix A. Figure 1 Vicinity Map). This Report is based upon the requirements and definitions contained within City of Richland Municipal Code (RMC). A site visit was completed on 10/6/23.

1.1 Purpose

The purpose of this Report is to document the presence or absence and extent of wetlands or surface waters located on the Property and determine jurisdictional status and regulatory requirements based upon the findings.

1.2 Regulatory Requirements

This Report delineates, describes, and maps the presence and extent of wetlands, jurisdictional waters of the United States and non-jurisdictional surface waters based upon definitions in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory. 1987); Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region V2.0 (U.S. Army Corps of Engineers. 2008); Washington State Wetlands Identification and Delineation Manual (DOE. 1997); and the Benton County Code Chapter 15.04 Wetlands.

Federal

Local, state and federal regulations apply to activities in and near wetlands. The Clean Water Act is a federal act that regulates the placement of fill in jurisdictional wetlands and waters of the United States. Section 404 of the Clean Water Act requires permits for filling jurisdictional wetlands and waters of the United States. Section 404 permits must be administered by the United States Army Corps of Engineers (USACE) and certified by the state agency (as outlined in Section 401 of the Clean Water Act). Work within the boundaries of jurisdictional wetlands or the ordinary high water mark of waters of the United States are regulated under the USACE permitting process.

The USACE defines wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Generally, this definition requires the three parameters of hydrophytic vegetation, hydric soils, and wetland hydrology be simultaneously present. The USACE only regulates jurisdictional wetlands. Wetlands are considered jurisdictional by the USACE if they are closely associated with jurisdictional waters of the United States.

Final determination of jurisdictional wetlands and waters of the United States is subject to approval by the USACE. Wetlands and surface waters that are not under USACE jurisdiction may still require permits for local, county, or state agencies.

State

The Washington State Department of Ecology (DOE) defines and regulates wetlands as described in Washington State Wetlands Identification and Delineation Manual and Wetland Rating System for Eastern Washington (Hruby, T. 2014). The DOE wetland definition is based on the USACE wetland definition and includes areas where hydrophytic vegetation, hydric soils, and wetland hydrology are simultaneously present.

Local

As described in the City of Richland Municipal Code Article II Wetlands Section 26.60.020.

2. METHODOLOGY

The analysis for wetlands conducted on this site is based on the routine (on-site) methodology of the USACE Wetlands Delineation Manual (Environmental Laboratory, 1987) and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region V2.0. This method requires that evidence of three parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) be simultaneously present for a wetland determination (specific and problematic situations may not always require all three parameters to be present).

Two levels of information, preliminary site research and a site-specific investigation have been gathered for this analysis for the purposes of determining the presence and extent or absence of wetlands and water bodies.

2.1 Preliminary Research

Environmental Inc. conducted a review of existing information to develop background knowledge of physical features and to identify the potential for wetland occurrence on the subject property. The following information related to topography, drainage, and water features was obtained for preliminary review of the site conditions:

- National Wetland Inventory (NWI) Map (Appendix A Figure 2);
- Washington Department of Natural Resources Stream Map (Appendix A Figure 3).

2.2 Site Specific Investigation

One data plot (DP) was established in the vicinity of the mapped NWI potential wetland area to evaluate for the three-wetland parameters of hydrology, hydric soils, and hydrophytic vegetation (Appendix B Wetland Data Forms; Figure 4. Data Plot Location; Photograph 1. Data Plot 1 Location). In addition to the two DP's, the Property was visually inspected (no associated DP's) for the three wetland parameters of hydrology, hydric soils, and hydrophytic vegetation as necessary to assist in identifying and determining wetland boundaries. One wetland area was identified on the Property (discussed in Section 3. Results).

3. RESULTS

The Property appears to receive stormwater discharge and road run off. A roadside ditch is located along the eastern portion of the Property and is man made and not considered a regulated wetland. The soils on the property appear to have been disturbed and possible historical fill material. Although the Property does receive stormwater discharge, these are not natural conditions and are due to the road run off and possible discharge from the property to the north. As such, the Property does not contain and natural or regulated wetland areas.

The DNR stream map indicated a Type U (unidentified) stream feature could be present. No stream or channel was observed on the Property.

REFERENCES AND REGULATORY DOCUMENTS

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Washington Department of Ecology (DOE). 1997. *Washington State Wetlands Delineation and Identification Manual*.

Washington Department of Ecology (DOE). 2014. *Eastern Washington Wetland Rating System*.

Photograph 1. Data Plot 1 Location



Appendix A Figures
Figure 1. Vicinity Map



Figure 2. National Wetland Inventory

(No NWI wetland identified on the Property. The NWI does not show actual or regulatory wetland boundaries, rather serves as a very general guide to potential wetland locations).

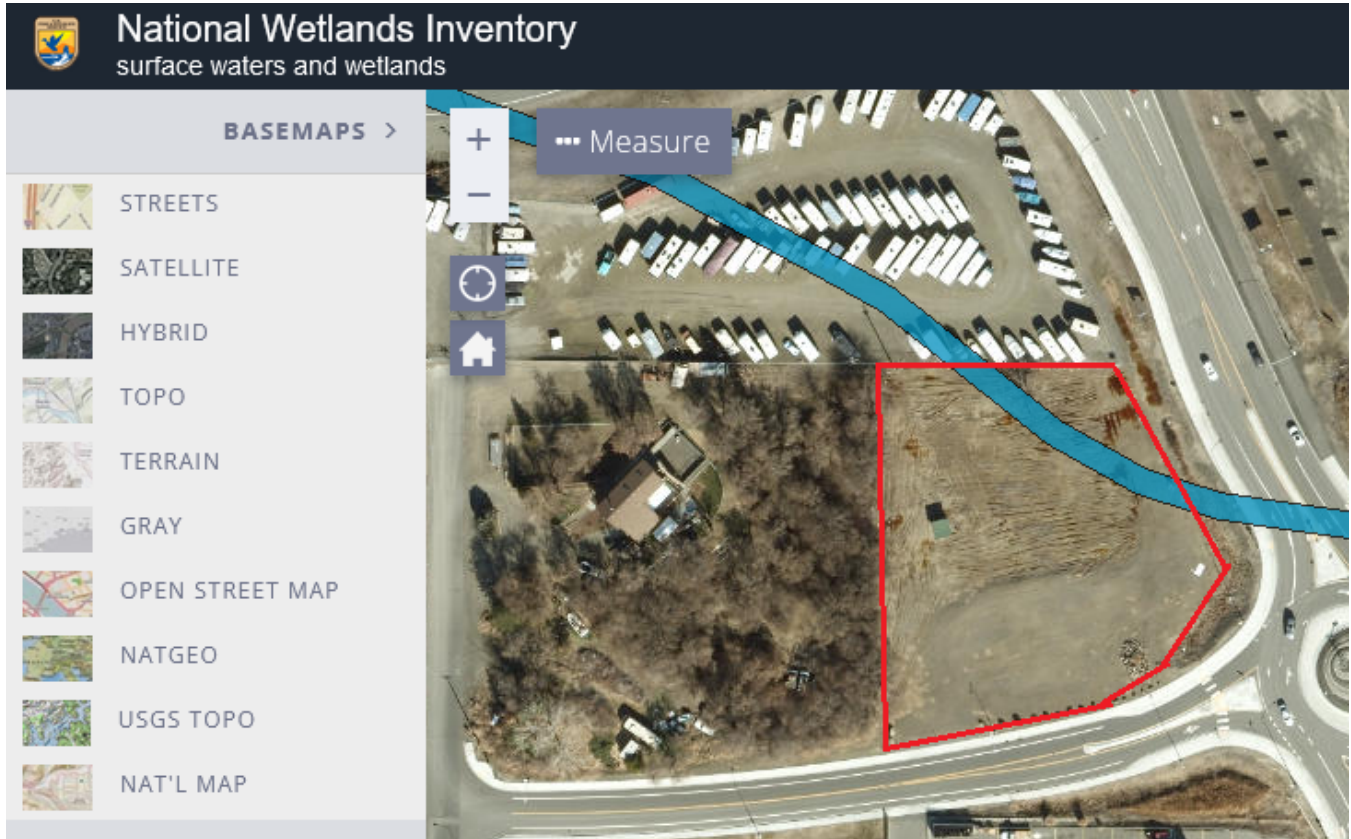


Figure 3. Washington DNR Stream Map

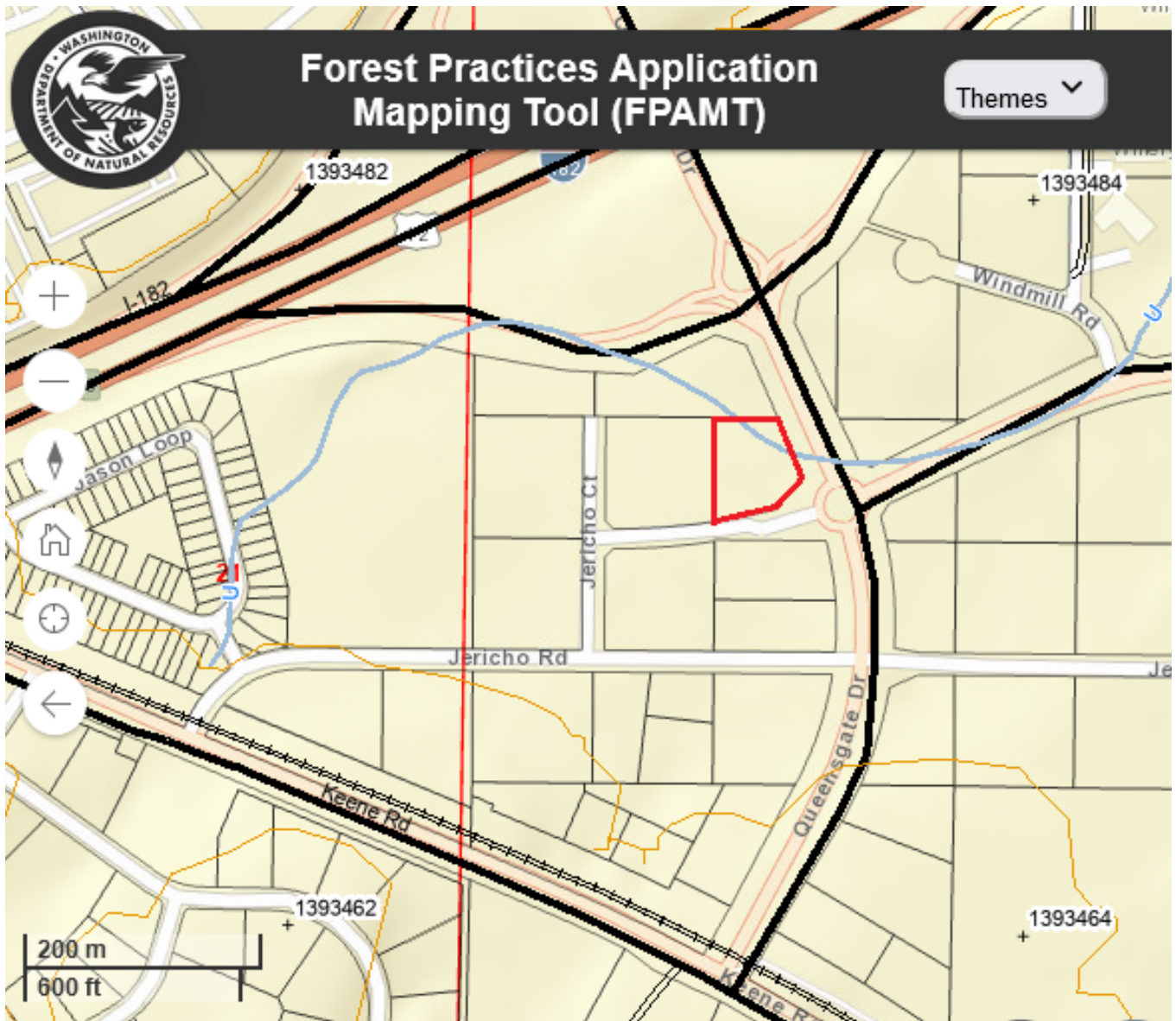
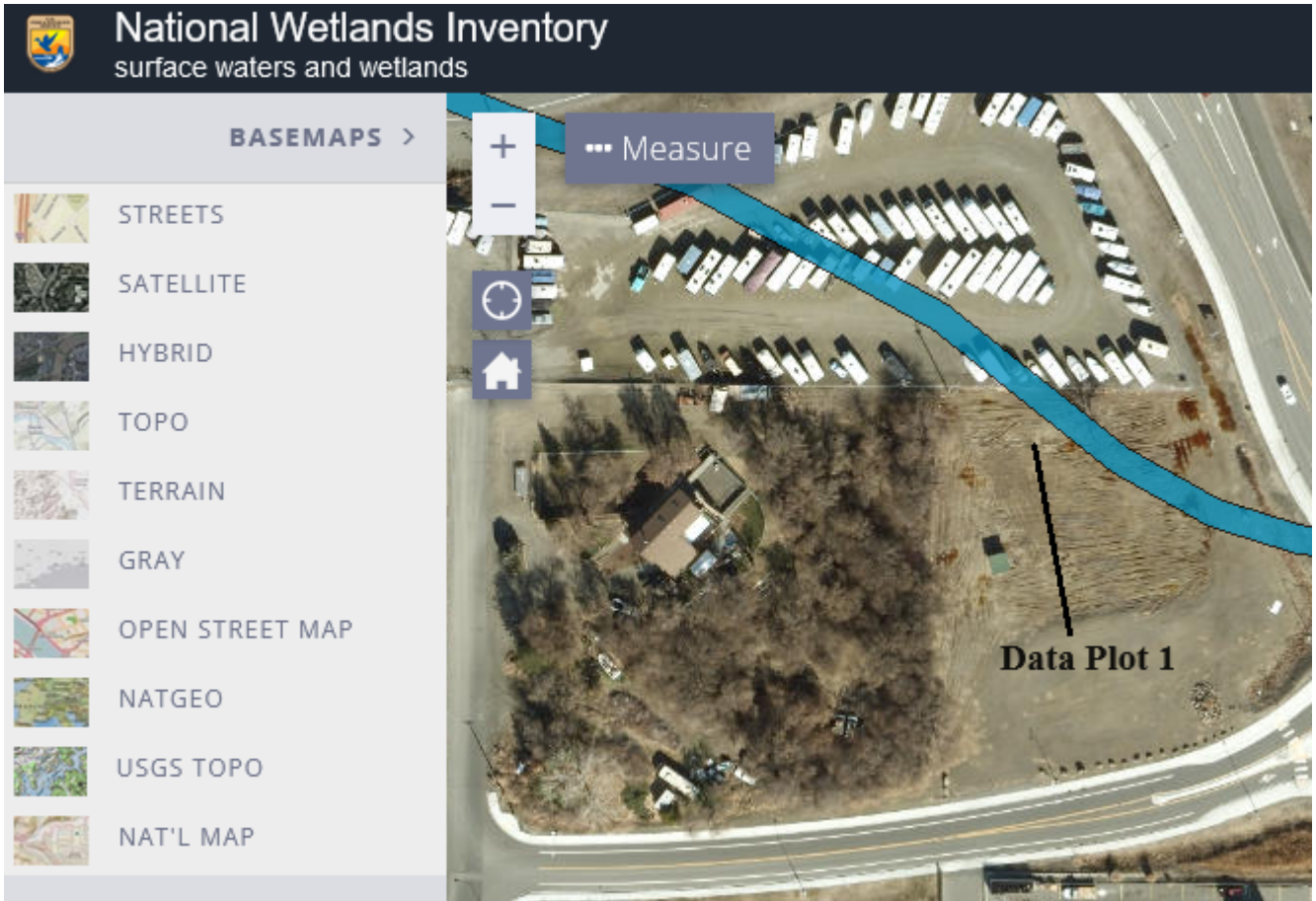


Figure 4. Data Plot Location



Appendix B Wetland Data Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 2200 Jericho City/County: Richland/Benton Co. Sampling Date: 10/6/23
 Applicant/Owner: Syntier State: WA Sampling Point: DP1
 Investigator(s): David Armes Section, Township, Range: S22, T09N, R28E
 Landform (hillslope, terrace, etc.): None Local relief (concave, convex, none): Flat Slope (%): 0-1%
 Subregion (LRR): B Lat: 46.25213 Long: -119.30281 Datum: _____
 Soil Map Unit Name: QuD—Quincy loamy sand, 2 to 15 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil , or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: _____ _____ _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Prevalence Index worksheet:				
Total % Cover of: _____		Multiply by: _____		
OBL species _____		x 1 = _____		
FACW species _____		x 2 = _____		
FAC species _____		x 3 = _____		
FACU species _____		x 4 = _____		
UPL species _____		x 5 = _____		
Column Totals: _____		(A) _____ (B) _____		
Prevalence Index = B/A = _____				
Hydrophytic Vegetation Indicators:				
___ Dominance Test is >50%				
___ Prevalence Index is ≤3.0 ¹				
___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)				
___ Problematic Hydrophytic Vegetation ¹ (Explain)				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Hydrophytic Vegetation Present? Yes _____ No _____				
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: <u>144SF</u>) 1. <u>Phragmites australis</u> <u>60</u> <u>YES</u> <u>FACW</u> 2. <u>Bassia scoparia</u> <u>15</u> <u>YES</u> <u>FAC</u> 3. <u>Euthamia occidentalis</u> <u>15</u> <u>YES</u> <u>FACW</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ _____ = Total Cover				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____ _____ _____				

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
16	10YR3/1	85						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) **(LRR C)**
- 1 cm Muck (A9) **(LRR D)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR C)**
- 2 cm Muck (A10) **(LRR B)**
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

Soils appear to be disturbed and possible fill material

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) **(Nonriverine)**
- Sediment Deposits (B2) **(Nonriverine)**
- Drift Deposits (B3) **(Nonriverine)**
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) **(Riverine)**
- Sediment Deposits (B2) **(Riverine)**
- Drift Deposits (B3) **(Riverine)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____
 Water Table Present? Yes _____ No Depth (inches): _____
 Saturation Present? Yes _____ No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: