



File No PLN-T1-2024-00077

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of a new Flex-Use facility consisting of a 9,625 SF building and a 9,000 SF building along with associated site improvements.

Proponent: Paul Knutzen
5401 Ridgeline Drive Suite 160
Kennewick, WA 99338

Location of Proposal: The site is located on 3077 Kingsgate Way Richland, WA 99354. Parcel #1221082013641004 according to the Benton County GIS Map.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: September 25, 2024

Comments Due: October 11, 2024

Signature 



City of Richland
 625 Swift Blvd
 Richland WA 99352
 (509) 942-7794

Plan Snapshot Report

| | | |
|--|-----------------------------------|---------------------------------|
| Plan Type: Type 1 | Plan #: PLN-T1-2024-00077 | App Date: 08/14/2024 |
| Work Class: T1 - Environmental Determination | District: City of Richland | Exp Date: 12/12/2024 |
| Status: In Review | | Completed: NOT COMPLETED |
| Description: The project proposes a new Flex-Use Facility consisting of a 9,625 SF and 9,000 SF building with associated site improvements. | | Approval Expire Date: |

| | | | | |
|--------------------------------|------|------------------------------------|------|--------------|
| Parcel: 121082013641004 | Main | Address: 3077 Kingsgate Way | Main | Zone: |
| | | Richland, WA 99354 | | |

| | |
|--------------------------------|--------------------------|
| Applicant | Property Owner |
| Knutzen Engineering | Russ Watson |
| 5401 Ridgeline Drive Ridgeline | Business: (509) 392-4159 |
| DR Ste 160 Ste 160 | |
| Kennewick, WA 99338 | |
| Business: (509) 222-0959 | |
| Mobile: (509) 440-1817 | |

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Watson Flex Space Building

2. Name of applicant:

Knutzen Engineering

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

5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Paul Knutzen – (509) 222-0959

4. Date checklist prepared:

08/16/2024

5. Agency requesting checklist:

City of Richland

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

Start of construction: Spring of 2025 / Record Drawings: Summer of 2025.

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

No future plans at this time

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 hydrology report will be completed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known at this time.

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

A grading permit and building permit will be required by the City of Richland.

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

The project proposes a new Flex-Use Facility consisting of a 9,625 SF and 9,000 SF building with associated site improvements.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The site is located on 3077 Battelle Blvd Richland, WA 99354. Parcel #1221082013641004 according to the Benton County GIS Map.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. General description of the site:**

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

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

The site is relatively flat. The eastern side of the property has some slope to it, but does not exceed 11%

- 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.**

Quincy loamy sand according to the USDA Web Soil Survey.

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

No.

- 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 generate approximately 1,150 Cu. Yds. of "Export" and generate approximately 1,150 Cu. Yds. of "Import". Net grading should be balanced less than 15 Cu. Yds. of "Export".

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

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

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

Approximately 71% of the 1.48-acre site will be covered in impervious surfaces including buildings, concrete and asphalt.

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

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

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

None known.

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

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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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 body of water is the Yakima River approximately 1.75 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.**

N/A.

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.

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.**

Waste materials could not enter groundwaters. The proposed stormwater systems will meet Eastern Washington Storm Water Manual design requirements and the City of Richland.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

[Find help answering ground water questions](#)⁷

- 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.**

Ground water will not be withdrawn within this site. Stormwater generated by impervious surfaces will be captured and disposed of via surface and/or subsurface infiltration.

- 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.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

New impervious area on site will generate stormwater runoff. The stormwater system will consist of catch basins, conveyance pipes, and subsurface infiltration trenches or surface infiltration.

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

Waste materials could not enter ground waters. The proposed stormwater systems will meet Eastern Washington Storm Water Manual design requirements and the City of Richland.

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

No.

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

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to onsite collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration and all will be in accordance with City and Eastern Washington Storm Water Manual design standards.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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?

Small amounts of weeds will be removed during grading.

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

None known according to the Washington Department of Fish and Wildlife.

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

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

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

None known.

5. Animals

[Find help answering animal questions](#)⁸

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:

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

The Ferruginous Hawk is listed threatened according to the Washington Department of Fish and Wildlife.

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

Yes, the Columbia Basin is part of a migration route for several fowl.

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

None at this time.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electrical will be used for lighting and all appliances and Gas will be used for heating.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

All structures will meet current building codes and energy efficiency standards.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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.**

No.

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

None known.

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

None.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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

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

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

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

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

None at this time.

b. Noise

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

The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic on Kingsgate Way & Battelle Blvd to the east.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short term: Construction noises.

Long term: Automobile noise from traffic associated with the site. The site will generate typical industrial noises but will be in a manner consistent with City of Richland code and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

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

Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Currently the proposed property is vacant land and zoned Heavy Manufacturing (M-2). All surrounding properties share the same zoning designation and some of the nearby properties are developed. The proposal is not expected to affect the nearby or adjacent properties' land use.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

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

The site is currently vacant.

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

N/A.

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

M-2 – Heavy Manufacturing

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

IND – Industrial

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

N/A.

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

None according to the City of Richland Critical Area Map.

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

Approximately 30 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 at this time.

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

This project along with the future development projects will be permitted through the local jurisdiction in accordance with all applicable zoning ordinances.

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

N/A.

9. Housing

[Find help answering housing questions](#)¹²

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

N/A.

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

None.

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

N/A.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The tallest height on the proposed buildings will be approximately 25 ft. Building materials will be in conformance with City of Richland Aesthetic and Structural Requirements for industrial zoning.

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

No views are expected to be obstructed.

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

Landscaping, setbacks, City of Richland aesthetic requirements.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Parking lot lighting and building lighting would be proposed for the dark times of day.

- 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.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

All outdoor lighting will be in conformance with the City of Richland requirements and will be adequately shielded to prevent glare on adjacent properties.

12. Recreation

[Find help answering recreation questions](#)

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

The site is located 1.30 miles north to the Horn Rapids Golf Course. The Tri-City Kart Club is approximately 1.50 to the west of the site.

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](#)¹⁵

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.

The site is considered an area of interest for multiple native tribes according to the WISAARD system of the DAHP. No evidence of artifacts has been found to our knowledge.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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 discovery of any archaeological resources at the project site prior to or during construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the archaeological resources area from outside intrusion, and shall notify within twenty-four hours from the time of discovery the City of Richland said discovery.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site is accessed off Kingsgate Way and Battelle Blvd. A new 30' driveway will be created off Battelle Rd. We will also utilize a driveway along Kingsgate Way and make any required improvements to meet City of Richland Standards as necessary.

- 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 approximately 1.75 miles east. Stop ID: RC482 (Innovation Blvd @ Battelle Blvd.)

- 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).**

Yes, a Pedestrian Pathway will be constructed along Kingsgate Way as required by the City of Richland.

- 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 completed project would generate approximately 44 trips on a typical weekday (Warehouse Use – 29 Trips / General Light Industrial – 15 Trips). Code 150 (Warehouse) & Code 110 (General Light Industrial) was used from the Trip Generation Manual of the Institute of Transportation Engineers.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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:**

Traffic impact fees will be paid as determined by the City of Richland.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.

- 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 upon development.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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.**

Internet/Phone – Ziplly

Cable – Charter

Water / Sewer – City of Richland

Power – Richland Energy Services

Natural Gas – Cascade Natural Gas

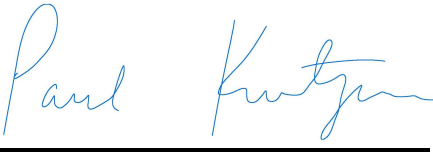
¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. Signature

[Find help about who should sign](#)¹⁹

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.

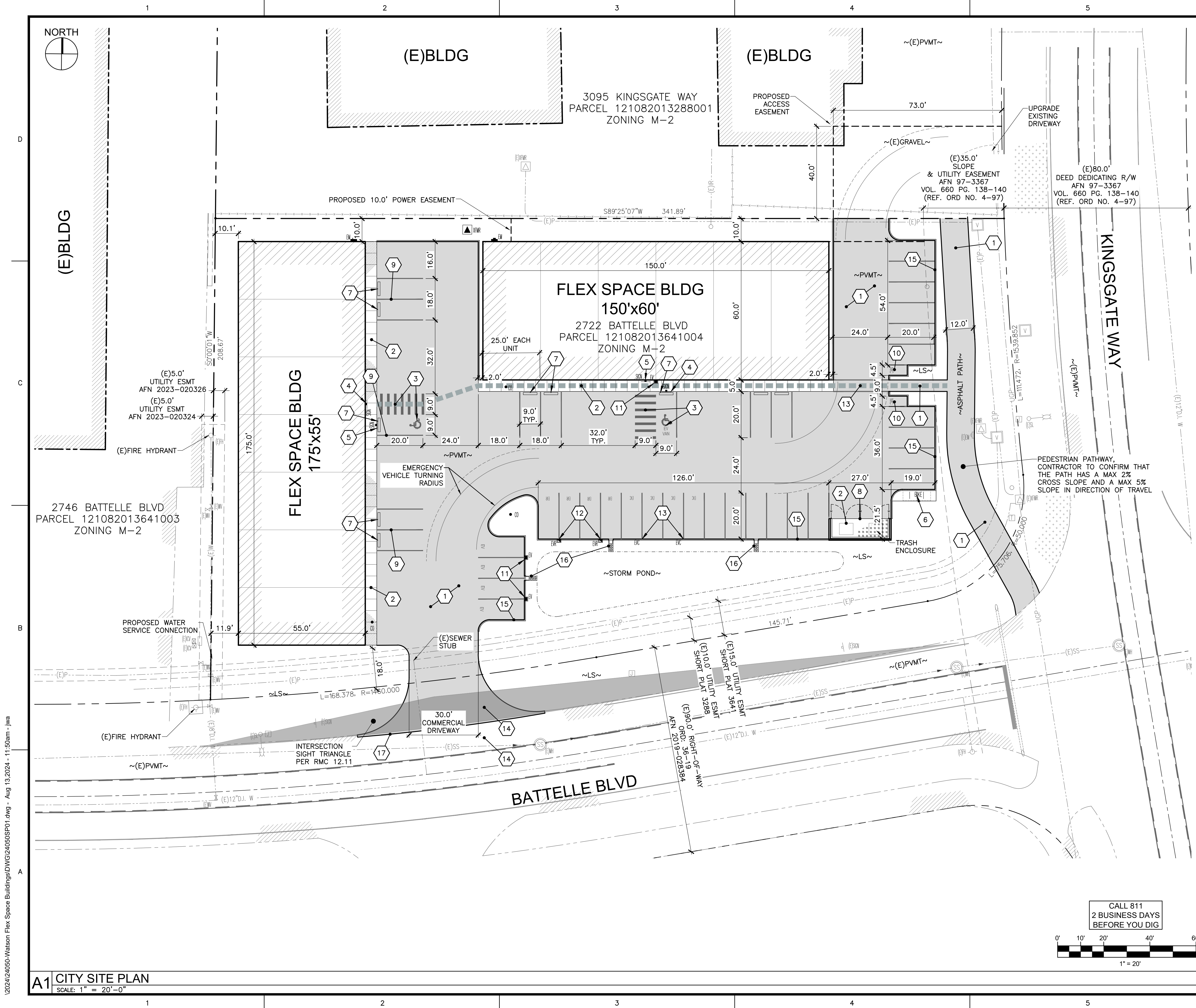
X 

Type name of signee: Paul Knutzen

Position and agency/organization: Principle Engineer / Knutzen Engineering

Date submitted: 08/13/2024

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



KEY NOTES

- 1 STANDARD ASPHALT SECTION - 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- 2 HEAVY CONCRETE SECTION - SLABS TO BE PLACED PER ACI 330R - 6" THICK CONCRETE OVER 6" TOP COURSE PER WSDOT 9-03.9(3). SAWCUT OR TROWEL CONTRACTION JOINTS AT 12' O.C. E.W. CONSTRUCTION JOINTS SHALL BE REINFORCED WITH #6 SMOOTH DOWELS x 14" WITH 6" MIN. EMBEDMENT AT 24" O.C. WITH LIGHT BROOM FINISH
- 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 (8)STALL BIKE RACK
- 7 WHEEL STOP
- 8 TRASH ENCLOSURE
- 9 PAINT 4" WIDE WHITE PARKING STRIPE, PER WSDOT M-20.10
- 10 PAINT 18" TALL WHITE "MC" MOTORCYCLE STALLS
- 11 EV STALL PAINT AND SIGN INSTALLED AT THIS TIME
- 12 FUTURE EVR/EVC STALL PAINT AND SIGN, SHOWN FOR REFERENCE, NOT INSTALLED AT THIS TIME
- 13 PAINT 6.0' LONG x 24" WIDE WHITE CROSS WALK STRIPE, WITH 48" SPACE, TYPICAL
- 14 COMMERCIAL DRIVEWAY ENTRANCE
- 15 CONCRETE CURB
- 16 STORM CURB OUTLET
- 17 REPAIR ASPHALT

LEGEND

- ADA COMPLIANT PATH TO SIDEWALK

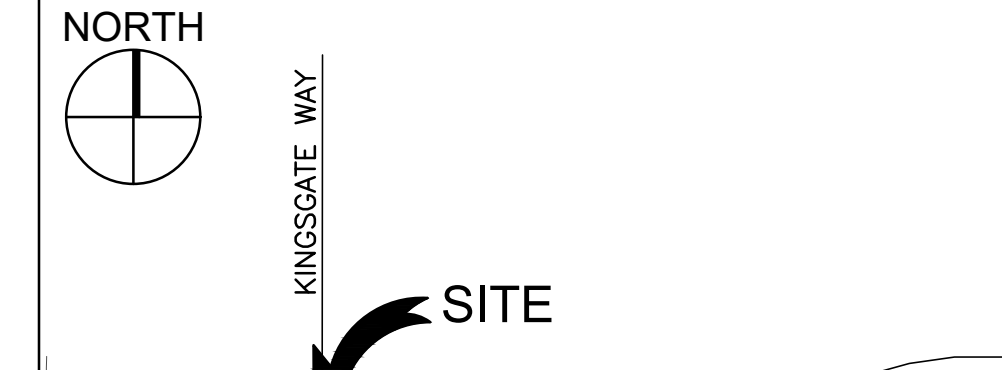
NOTES

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADI ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
5. AREA:
46,291 SF IMPERVIOUS AREA, 18,624 SF PERVIOUS AREA (29%), 64,915 SF TOTAL PROPERTY AREA.
6. PARCEL INFORMATION:
PARCEL ID: 121082013641004
PARCEL ZONING: M-2 (HEAVY MANUFACTURING)
PARCEL COMPREHENSIVE PLAN: INDUSTRIAL

PARKING ANALYSIS

| TYPE | REQUIREMENT | UNITS | QUANTITY |
|---|-------------|-------|----------|
| FLEX SPACE | COMBINATION | | 37 |
| 25% GENERAL OFFICE BUILDING (LUC 710) = 13 STALLS | | | |
| 25% BUSINESS PARK (LUC 770) = 13 STALLS | | | |
| 25% WAREHOUSING (LUC 150) = 3 STALLS | | | |
| 25% INDUSTRIAL PARK (LUC 130) = 8 STALLS | | | |
| TOTAL REQUIRED PARKING = 37 STALLS | | | |
| TOTAL REQUIRED | | | 37 |
| ACCESSIBLE VAN | | 1 | 1 |
| ACCESSIBLE | | 2 | 2 |
| ACCESSIBLE/EV | | 1 | 1 |
| EV STALLS | | 4 | 4 |
| EV READY STALLS | | 4 | 4 |
| EV CAPABLE STALLS | | 4 | 4 |
| MOTORCYCLE STALLS | | 2 | 2 |
| TOTAL PROVIDED | | | 40 |
| ACCESSIBLE VAN | | 1 | 1 |
| ACCESSIBLE | | 1 | 1 |
| ACCESSIBLE/EV | | 1 | 1 |
| EV STALLS | | 4 | 4 |
| EV READY STALLS | | 4 | 4 |
| EV CAPABLE STALLS | | 4 | 4 |
| STANDARD STALLS | | 24 | 24 |
| MOTORCYCLE STALLS | | 2 | 2 |

VICINITY MAP



KNUTZEN ENGINEERING

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

| NO. | REVISIONS | DATE | DESIGN | CHKD | APPD |
|-----|-----------|------|--------|------|------|
| | | | | | |

50% CD SET

NOT FOR CONSTRUCTION

SITE PLAN

RUSS WATSON
WATSON FLEX SPACE
2722 BATTELLE BLVD RICHLAND, WA 99354

| APPROVAL | | |
|----------|-----|----------|
| DESIGN | JAW | 08/16/24 |
| CHECKED | WAH | 08/16/24 |
| APPROVED | PTK | 08/16/24 |

SCALE: AS NOTED

CADFILE: 24050SP01

JOB No. 24050

REV.

DWG. No. **SP01**