File No. EA2021-118

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: After-the-fact grading and filling of approximately 1,360 cubic yards of material, installation of utility stubs and implementation of a wetland buffer restoration plan.

Proponent: Dule Mehic, Owner
1056 Allenwhite Drive
Richland, WA 99352

Location of Proposal: The project site is located at 2250 Robertson Drive on Benton County APN #127083013528003.

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 2, 2021

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*: [help]**

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:
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:* [help]**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

Evaluation for Agency Use Only

1. Name of proposed project, if applicable: [help]

Utility & Site Prep for Parcel: 127083013528003

2. Name of applicant: [help]

Dule Mehic

3. Address and phone number of applicant and contact person: [help]

1056 ALLEN WHITEDR, Richland, WA 99352

4. Date checklist prepared: [help]

12/18/2020, Revised 3/29/2021

5. Agency requesting checklist: [help]

City of Richland Building Department

Development Services Dept. (Planning Division)

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

April 1st-June 30th, 2021

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

The owner will either sell the parcel or construct a building. A decision has yet to be made.

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

There is a wetland buffer area located on the property. A environmental restoration plan was produced from Shannon Wilson on October 20, 2020.

Geotechnical email corresponednce with Ty Jennings and Ben Staehr regarding grading and future geotechnical assessment under chapter 18 for future buildings. Geo will focus on the rear of the site for the approved grading site (exluding wetland and buffer area).

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. [help]

Grading Permit

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

Grading permit

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

Perform grading, utilities to site and buffer area restoration per Shannon Wilson report.

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. [help]

See site plan. Parcel 127083013528003

Evaluation for Agency Use Only

2250 Robertson Drive, Richland, WA

B. ENVIRONMENTAL ELEMENTS [help]

Evaluation for Agency Use Only

1. Earth

a. General description of the site [help]
(check one): ☑ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, mountainous, ☐ other _____

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

3:1

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. [help]

Sandy/gravel

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

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. [help]

Previous grading was performed without a permit. Approximately 84 cubic yards were added to the property.

General grading will keep all on-site with no additional fill required in addition to the 84 cubic yards that were brought on site prior to permit application.

Cumulative amount of grading on the lot will be approximately 1,283 cubic yards per the grading plan.

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

Not anticipated, mitigation during construction will occur

Compliance with BMP's and Eastern Washington Stormwater Manual will be required.

May 2014

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

None at this time. In the future there possibly could be a parking lot and a building, to be determined at a later date.

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

Silty fencing will be used

2. Air

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. [help]

NA

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

NA

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

NA

3. Water

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

Yes, seasonal wetland area (rarely contains water)

Evaluation for Agency Use Only

Future development may trigger the need for additional SEPA review.

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. [help]

Yes, see buffer restoration report

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. [help]

None, wetland area to be left undisturbed

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No

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

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. [help]

No

b. Ground Water:

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

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number

See Attached Mehic Buffer Reduction and Restoration Plan

May 2014

of animals or humans the system(s) are expected to serve. [help]

NA

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. [help]

None at this time. Future Infiltration trenches will be installed under the pavement and sized accordingly to contain allstorm water on-site if a building is constructed

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

NA

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

See attached grading plan.

NA

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

NA

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

deciduous tree: ☑ alder ☐ maple ☐ aspen ☑ oth
evergreen tree: ☐ fir ☐ cedar ☐ pine ☐ other

Adjacent property contains a wetland area that would include wet soil plants.

shrubs ☑

grass ☑

pasture ☐

crop or grain ☐

☐ bullrush

Orchards, vineyards or other permanent crops. ☐

wet soil plants: ☐ cattail ☐ buttercup
skunk cabbage ☐

other water plants: ☐ water lily ☐ eelgrass ☐ milfoil

other types of vegetation ☐

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

Trees and shrubs will be removed

Clearing & grading occurred without permit approval from the City of Richland. A Buffer Restoration Plan has been submitted and is attached.

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

Not aware of any

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

See buffer restoration report from Shannon Wilson

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

Not aware of any, refer to Shannon Wilson report for removal of all noxious weeds.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: ☒ hawk ☐ heron ☐ eagle ☒ songbird ☐ 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. [help]

Not aware of any.

Ferruginous Hawk area several miles to the west per WDFW.

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

Not aware of any.

Richland is within the Pacific Flyway.

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

Fence to protect the buffer area

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

Not aware of any

6. Energy and natural resources

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. [help]

Electric for future building

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

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: [help]

None at this time, grading permit only.

compliance with WSEC for any future buildings

7. Environmental health

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

NA

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1) Describe any known or possible contamination at the site from present or past uses. [help]

NA

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.

NA

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.

NA

4) Describe special emergency services that might be required.

NA

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

NA

b. Noise

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

None

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. [help]

Minor construction noise from grading equipment

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

No noise impacts anticipated.

8. Land and shoreline use

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. [help]

commercial / medium industrial

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

No

NA

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

NA

c. Describe any structures on the site. [help]

None

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

NA

e. What is the current zoning classification of the site? [help]

I-M - Medium Industrial

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

Industrial

Unknown

g. If applicable, what is the current shoreline master program designation of the site? [help]

NA

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

Adjacent wetland, see attached Buffer Reduction and Restoration Plan

NA

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

Grading only at this time.

none at this time

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

NA

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

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9. Housing

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

NA

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

NA

c. Proposed measures to reduce or control housing impacts, if any: [help]

NA

10. Aesthetics

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

Grading only at this time.

NA

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

NA

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

NA

11.Li ght and glare

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

NA

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

NA

c. What existing off-site sources of light or glare may affect your proposal? [help]

NA

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

NA

12. Recreation

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

Horn Rapids Golf Course approximately 2 miles southwest. Columbia River several miles to the east.

NA

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

NA

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

NA

13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe. [help]

NA

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. [help]

The City of Richland anticipates that an archaeological survey will be recommended by DAHP and the Confederated Tribes of the Umatilla.

NA

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. [help]

The City of Richland anticipates that an archaeological survey will be recommended by DAHP and the Confederated Tribes of the Umatilla.

NA

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.

NA

14. Transportation

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

Robertson Drive, Highway 240.

See site plan

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? [help]

No, nearest transit stop is approximately 2 miles away.

NA

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

Grading only at this time.

None at this time

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

right-of-way sidewalk

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

NA

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

NA

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

NA

h. Proposed measures to reduce or control transportation impacts, if any: [help]

NA

15. Public services

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. [help]

NA

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

NA

16. Utilities

a. Check utilities currently available at the site: [help]
☑ 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. [help]

See site plan

Water, sewer and electrical stubs to be installed to the site as part of the grading permit.

C. SIGNATURE [help]

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

Signature: Shan T_ Belew

Name of signee Shan T. Belew

Position and Agency/Organization Project Manager / Tri-City Engineers

Date Submitted: 3/29/2021

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

NA

Proposed measures to avoid or reduce such increases are:

NA

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

NA

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

NA

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

NA

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

NA

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?

Will perform restoration of wetland buffer area per Shannon Wilson report.

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

Will perform restoration of wetland buffer area per Shannon Wilson report.

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?

NA

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

NA

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

NA

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

NA

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

NA

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threat ened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?
   Yes **X** No___

Please Describe.

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

Please Describe.

NOTE: is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

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

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

Miles

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

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

NA

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

0%

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes____ No__✔__
Amount
Name of surface water body

b. Ground water? Yes____ No__✔__
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes_____ No__✔__
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes_____ No__✔__
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

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

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

NA

B5. Are culverts proposed as part of this project? Yes ____ No __✔__

B6. Are stormwater drywells proposed as part of this project? Yes ____ No__✔__

B7. Will topography changes affect the duration/direction of runoff flows? Yes ____ No ✔

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes_____ No ✔

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

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

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes ____ No ✔ (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes ____ No ✔

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes ____ No ✔

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes ____ No ✔

Please Describe.

NA

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?
YES ____ NO ✔

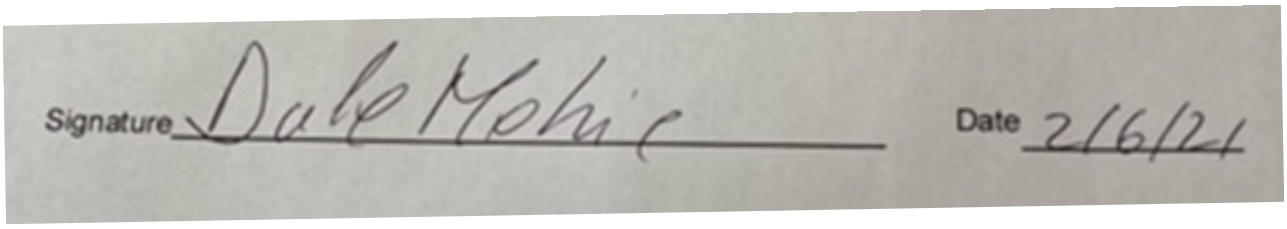
If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES ___ NO ✔

If yes, what types of plants will you use?

E. SIGNATURE

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



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICHLAND (COR) DESIGN STANDARDS, RMC, 2015 IBC, AND ALL CURRENT EDITION(S) OF THE STATE AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION. ALL REFERENCED STANDARDS SHALL BE THE EDITION REFERENCED BY THE GOVERNING BUILDING CODE OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION. USE MOST RECENT REFERENCED STANDARDS IF NO REQUIREMENTS OF EDITION ARE PRESENT.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES, REGULATIONS, REFERENCED STANDARDS, AND THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. ANY ERRORS, AMBIGUITIES, AND OMISSION(S) IN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO TRI-CITY ENGINEERS FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. NO ALLOWANCE WILL BE MADE IN THE OWNER AND/OR CONTRACTOR FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES, AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION FOR CONSTRUCTION AND DIRECTED TO TRI-CITY ENGINEERS' ATTENTION IN A TIMELY MANNER. IT IS THE OWNERS ULTIMATE RESPONSIBILITY TO HOLD THE CONTRACTOR AND/OR SUBCONTRACTORS ACCOUNTABLE THROUGH CONTRACT. TRI-CITY ENGINEERS ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY THE OWNER, THE CONTRACTOR OR SUBCONTRACTOR CONTRARY TO THE PLANS OR SPECIFICATIONS. SUBSTITUTION OR CHANGES WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING. THE SUBCONTRACTOR SHALL REVIEW ALL SECTIONS OF THE SPECIFICATIONS AND ALL SHEETS OF THE PLANS FOR ANY INFORMATION OR DETAILS PERTAINING TO THEIR SPECIFIC TRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF TRI-CITY ENGINEERS. WORK DONE WITHOUT APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER/DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT.

CONCRETE NOTES:

1. CONCRETE FOR SIDEWALKS SHALL BE 3000 PSI MIN 28 DAY COMPRESSIVE STRENGTH. CONCRETE FOR CURB, GUTTER AND DRIVEWAYS SHALL BE 4000 PSI MIN 28 DAY COMPRESSIVE STRENGTH.
2. UNLESS NOTED OTHERWISE, ALL REBAR SHALL BE ASTM A615 GRADE 60, OR ASTM A706 GRADE 60.
3. UNLESS NOTED OTHERWISE, ALL CONCRETE FLAT WORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES: 1/8" GAP UNDER 10'-0" STRAIGHT EDGE.
4. UNLESS NOTED OTHERWISE, REBAR CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE GROUND SHALL HAVE 3" MIN CONCRETE COVER. REBAR NOT CAST AGAINST GROUND BUT EXPOSED TO WEATHER AND/OR IN CONTACT WITH GROUND SHALL HAVE 2" MIN CONCRETE COVER. SEE SPECIFIC SECTIONS/DETAILS FOR OTHER CONDITIONS.
5. UNLESS NOTED OTHERWISE, ALL EXPOSED CORNERS OF CONCRETE SHALL BE FORMED INTO A 3/4" x 45° CHAMFER, OR SCRIBED WITH A CONCAVE TOOLING DEVICE.
6. CONCRETE SIDEWALK SHALL BE 4" CONCRETE OVER COMPACTED 2" BASE ROCK. COMPLY WITH COR STANDARD DETAIL ST-01 AND ST-07.
7. CONCRETE THROUGH DRIVEWAY SHALL BE 6" CONCRETE OVER 2" COMPACTED BASE ROCK COMPLY WITH COR STANDARD DETAIL ST-02A.

CIVIL NOTES

1. PROVIDE DUST CONTROL ACCORDING TO BENTON COUNTY CLEAN AIR AUTHORITY AND ALL LOCAL ORDINANCES.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE CITY OF RICHLAND ELECTRICAL DEPARTMENT.
3. MAINTAIN A MINIMUM OF 5' HORIZONTAL SEPARATION OF WATER LINE FROM BURIED POWER LINES. MAINTAIN 1' HORIZONTAL SEPARATION OF GAS LINES FROM BURIED POWER LINES.
4. MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF WATER SERVICE AND SANITARY SEWER SERVICE LINES.
5. NATIVE SOILS (FREE OF ORGANIC MATERIAL) MAY BE USED FOR STRUCTURAL FILL IF PROPERLY MOISTURE CONDITIONED AND COMPACTED.
6. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" AT OPTIMAL SOIL MOISTURE.
7. GENERAL FILL AREAS SHALL BE COMPACTED TO 92% OF MAXIMUM DRY DENSITY PER ASTM D-1557.
8. STRUCTURAL FILL AREAS, INCLUDING PARKING AREAS, DRIVEWAYS AND ROADS SHALL BE PLACED IN 6" LIFTS, COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER ASTM D-1557.
9. UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED PER COR STD 2.3.3(E), INCLUDING 6" LIFTS AT 98% OF MAXIMUM DENSITY PER ASTM 698, METHOD D.

WATER

1. PROVIDE 1" WATER SERVICE PER COR STANDARD DETAIL W-01
2. PROVIDE 1" WATER METER PER COR STANDARD DETAIL W-03.
3. PROVIDE 1" DOUBLE-CHECK VALVE ASSEMBLY (DCVA) IN SEPARATE METER BOX, ALLOWING ROOM FOR DRAINAGE AND TESTING. INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS. USE WATTS LF007 1" SIZE OR ENGINEER-APPROVED EQUAL. UNIT MUST BE APPROVED BY WASHINGTON STATE DOH. CONSTRUCT PER COR STANDARD DETAIL W-20.

LANDSCAPING

1. ALL TREES SHALL BE EVERGREEN MEETING THE CITY OF RICHLAND REQUIREMENTS. A MINIMUM HEIGHT OF 8FT OVERALL HEIGHT AND A ONE-AND-ONE-HALF-INCH CALIPER IMMEDIATELY AFTER PLANTING, TREES SHALL HAVE A MATURE CROWN OF AT LEAST 15FT. TREES SHALL NOT BE PLANTED WITHIN 12 FT OF PUBLIC WORKS OR ROADWAYS, UNLESS TREE ROOT SYSTEM IS INSTALLED WITH AN APPROVED ROOT BARRIER.
2. LANDSCAPING SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE REQUIRED TREES AND TEMPORARY IRRIGATION FOR BUFFER AREA RESTORATION

EROSION CONTROL:

1. CONSTRUCTION VEHICLES ACCESS AND EXIT SHALL BE LIMITED TO ONLY NECESSARY LOCATIONS, ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALL OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS/RIGHT OF WAY, MINIMUM 15FT WIDE BY 50FT LONG.
2. WHEEL WASH OR TIRE BATHS SHOULD BE LOCATED ON-SITE, IF NEEDED, TO PREVENT TRACKING OF SEDIMENT ON ROADS.
3. PUBLIC ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
4. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS.
5. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS.
   - 5.1. GRAB TENSILE STRENGTH (ASTM D4751) 200 PSI MINIMUM
   - 5.2. GRAB TENSILE ELONGATION (ASTM D4632) 30% MAXIMUM
   - 5.3. MULLEN BURST STRENGTH (ASTM D3786-80A) 400 PSI MINIMUM
   - 5.4. AOS (ASTM D4751) 20 TO 45 (US STANDARD SIEVE SIZE)
6. CONSIDER EARLY INSTALLATION OF THE FIRST LIFT OF ASPHALT IN AREAS THAT WILL BE PAVED; THIS CAN BE USED AS A STABILIZED ENTRANCE. ALSO CONSIDER THE INSTALLATION OF EXCESSIVE CONCRETE AS A STABILIZED ENTRANCE. DURING LARGE CONCRETE POURS, EXCESSIVE CONCRETE IS OFTEN AVAILABLE FOR THIS PURPOSE.
7. WHENEVER POSSIBLE, THE ENTRANCE SHALL BE CONSTRUCTED ON A FIRM, COMPACTED SUBGRADE. THIS CAN SUBSTANTIALLY INCREASE THE EFFECTIVENESS OF THE PAD AND REDUCE THE NEED FOR MAINTENANCE.
8. QUARRY SPALL SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
9. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.
10. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD, WHICH END UP ON THE ROADWAY, SHALL BE REMOVED IMMEDIATELY.
11. UNTIL PROJECT COMPLETION AND SITE STABILIZATION, ALL CONSTRUCTION ACCESS INTENDED AS PERMANENT ACCESS FOR MAINTENANCE SHALL BE PERMANENTLY STABILIZED.

BUILDING DEPARTMENTS NOTES:

CODES IN EFFECT:
RMC, IBC 2015

DESCRIPTION OF PROJECT SCOPE:
GRADING / UTILITIES

REFERENCED CITY OF RICHLAND STANDARD DWGS:

S1	-	SEWER SERVICE SADDLE CONNECTION TO EXISTING MAIN
S9	-	6" & 8" CLEAN OUT ASSEMBLY
ST1	-	CURB, GUTTER & SIDEWALK
ST2A	-	STANDARD NON-RESIDENTIAL DRIVEWAY (TYPE 1)
ST07	-	CURB, GUTTER & SIDEWALK NOTES
U2	-	TRENCH DETAILS
W1	-	WATER METER ASSEMBLY FOR 1" METERS
W3	-	WATER METER SETTER FOR 1" METERS
W20	-	DOUBLE CHECK VALVE ASSEMBLY DEVICES 2" OR SMALLER

DRAWING INDEX

KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER
3/16/21

Project Plan #:ROBERTSON DR_2250_2002663_Rev2

DRAFTER	S BELEW			03/16/2021
CHECKER	A GONZALEZ			03/16/2021
ENGINEER	K EMORY			03/16/2021
APPROVED				
SHEET SIZE	22X34	REV #		2

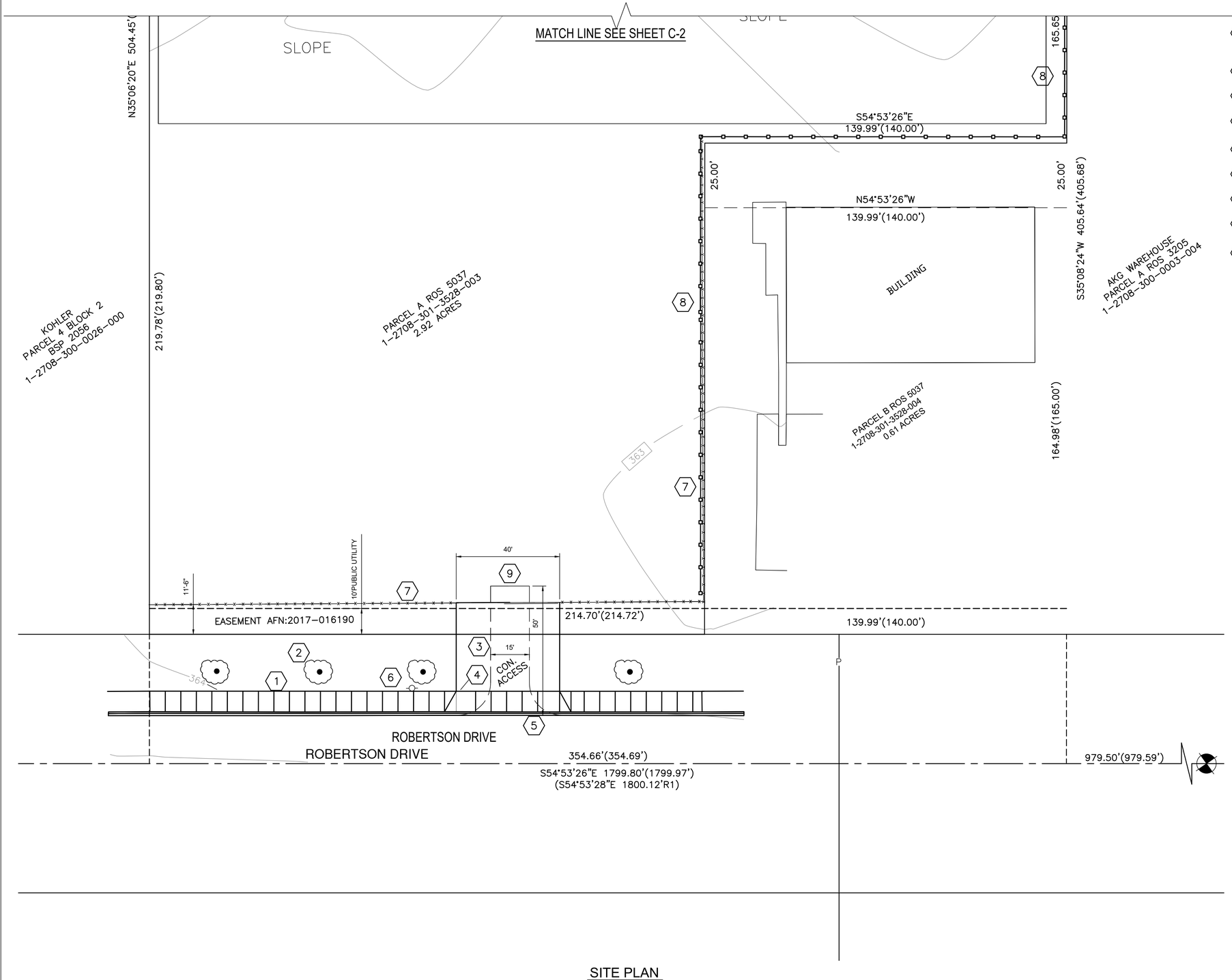
DESIGNER:

TRI-CITY ENGINEERS
2546 VAN GIESEN ST.
RICHLAND, WA 99354
509-210-1010

OWNER/PROJECT LOCATION:
DULE MEHIC
PARCEL 127083013528003
RICHLAND, WA 99354

SHEET TITLE:
BUILDING DEPARTMENT NOTES

SHEET NUMBER:
G-1



SITE PLAN
SCALE: 1" = 20'

SHEET NOTES

1. CONCRETE SIDEWALK, 8FT MATCH EXISTING, PER COR STD ST-01, ST-07
2. TREES PER COR REQUIREMENTS
3. INSTALL DRIVEWAY PER COR STD ST-02A
4. CONCRETE SIDEWALK THROUGH DRIVEWAY, SEE SPECS
5. CURB CUT FOR DRIVEWAY
6. EXISTING FIRE HYDRANT
7. PROVIDE 6" CYCLONE FENCE
8. PROVIDE SILT FENCE AT PERIMETER PER S-1 DETAIL 1
9. PROVIDE CONSTRUCTION ENTRANCE PER SPECIFICATIONS, AND CONCRETE WASHOUT

LEGEND

-R/W-	RIGHT OF WAY
-P/L-	PROPERTY LINE
-C/L-	CENTER LINE

"CALL TWO WORKING DAYS BEFORE YOU DIG, DIAL 811 OR 1-800-424-5555

GRAPHIC SCALE
0 20 40 60
1 INCH = 20' FT.

KALLMAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED PROFESSIONAL ENGINEER
3/16/21

DRAFTER	S BELEW	03/16/2021	
CHECKER	A GONZALEZ	03/16/2021	
ENGINEER	K EMORY	03/16/2021	
APPROVED			
SHEET SIZE	22X34	REV #	2

DESIGNER:

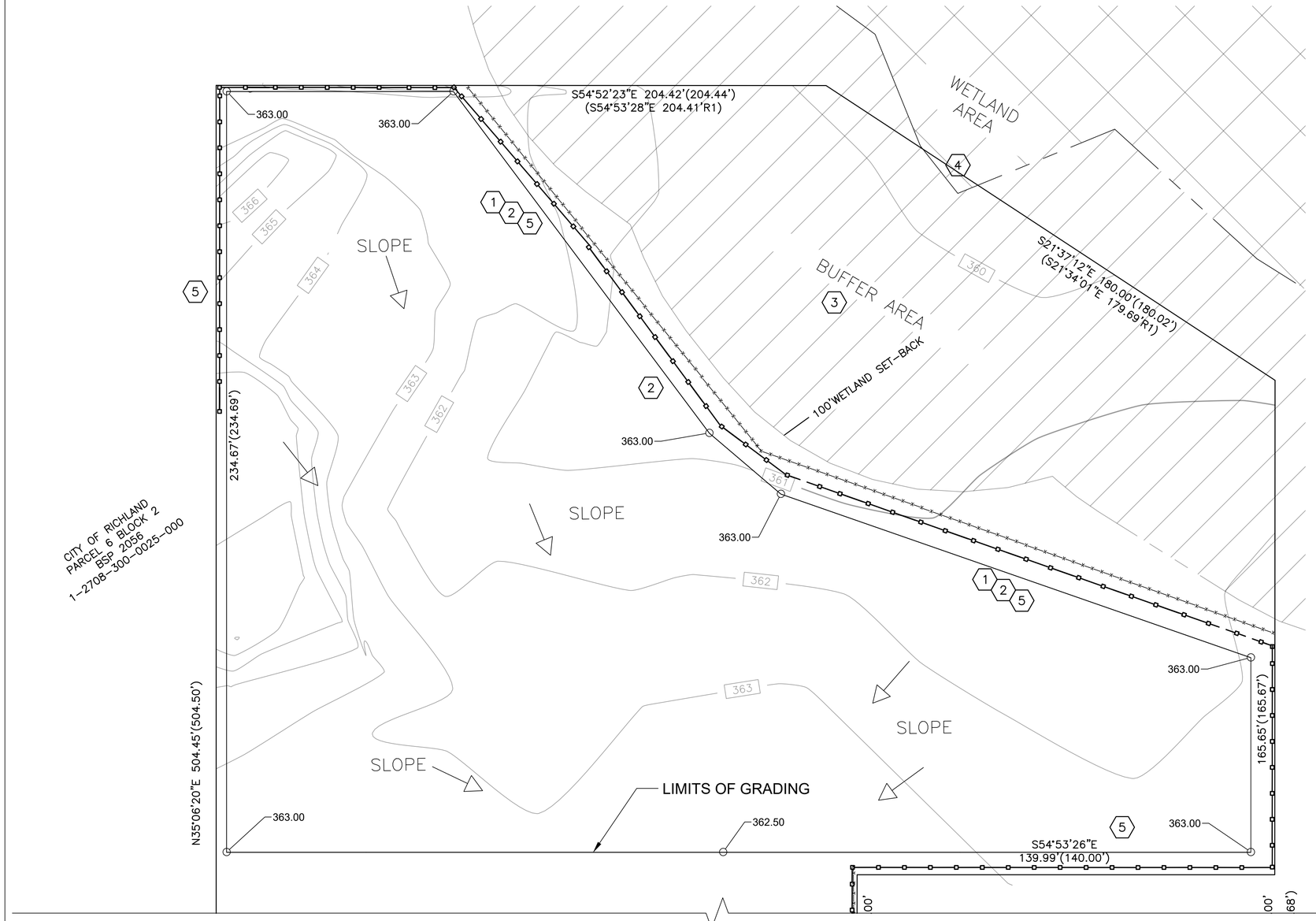
TRI-CITY ENGINEERS
2546 VAN GIESEN ST.
RICHLAND, WA 99354
509-210-1010

OWNER/PROJECT LOCATION:
DULE MEHIC
PARCEL 1270830135280003
RICHLAND, WA 99354

SHEET TITLE:
SITE/GRADING PLAN (SOUTH)

SHEET NUMBER:
C-1

Project Plan #:ROBERTSON DR_2250_2002663_Rev2



MATCH LINE SEE SHEET C-1

SITE/GRADING PLAN

SCALE: 1" = 20'

GENERAL NOTES

1. ANY UNBALANCED SOIL REMAINING FROM SITE GRADING SHALL BE DISPERSED SO AS TO MAINTAIN THE SLOPE AS SHOWN IN THIS DRAWING

KEYED NOTES

1. PROVIDE 6" CYCLONE FENCE
2. PROVIDE ENAMEL-COATED METAL FACE SIGNS EVERY 50FT, AND SHALL READ "CRITICAL AREA" OR CITY OF RICHLAND APPROVED, ATTACHED TO CYCLONE FENCE METAL POST (7 PLACES).
3. BUFFER AREA RESTORATION PER SHANNON & WILSON REPORT
4. DO NOT DISTURB WETLAND AREA
5. PROVIDE SILT FENCE AT PERIMETER PER S-1 DETAIL 1

SITE GRADING VOLUME SUMMARY

CUT FACTOR	FILL FACTOR	AREA (SF)	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU. YD.)
1.30	1.15	54074	1283	1283	0

N

"CALL TWO WORKING DAYS BEFORE YOU DIG, DIAL 811 OR 1-800-424-5555

LEGEND

-R/W- RIGHT OF WAY
-P/L- PROPERTY LINE
-C/L- CENTER LINE

GRAPHIC SCALE
0 20 40 60
1 INCH = 20' FT.

KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER
3/16/21

Project Plan #:ROBERTSON DR_2250_2002663_Rev2

DRAFTER	S BELEW	03/16/2021	
CHECKER	A GONZALEZ	03/16/2021	
ENGINEER	K EMORY	03/16/2021	
APPROVED			
SHEET SIZE	22X34	REV #	2

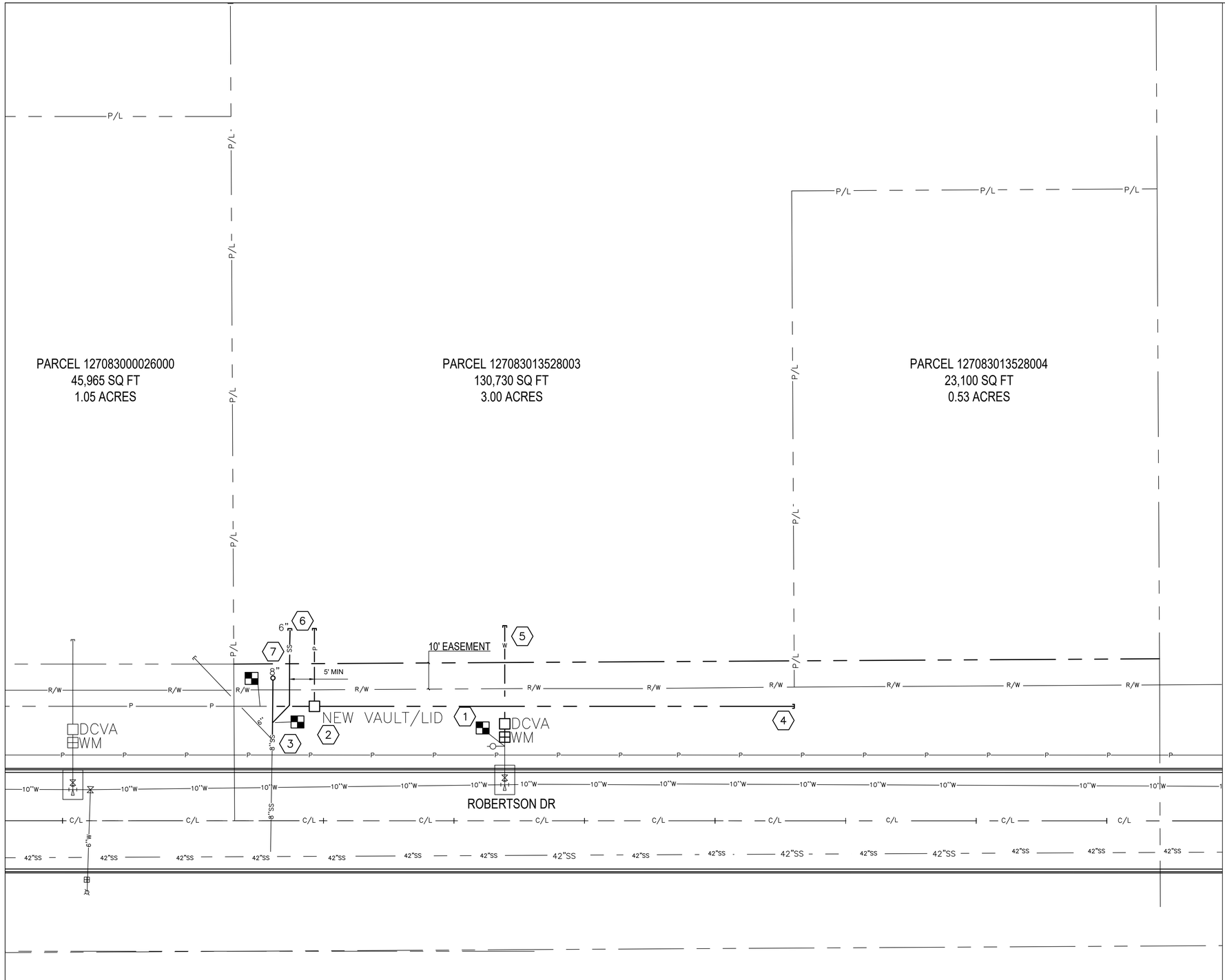
DESIGNER:

TRI-CITY ENGINEERS
2546 VAN GIESEN ST.
RICHLAND, WA 99354
509-210-1010

OWNER/PROJECT LOCATION:
DULE MEHIC
PARCEL 1270830135280003
RICHLAND, WA 99354

SHEET TITLE:
SITE/GRADING PLAN (NORTH)

SHEET NUMBER:
C-2



SHEET NOTES

1. CONNECT TO EXISTING 8" WATER LINE, INSTALL 1" WATER METER AND 1" BACKFLOW ASSEMBLY PER COR DETAIL W-01, W-03 AND W-20.
2. PROVIDE TRANSFORMER VAULT AND PAD FOR 75-500 KVA TRANSFORMER. VAULT AND PAD MUST BE APPROVED BY CITY OF RICHLAND ENERGY SERVICES AS DETAILED IN THEIR SERVICE REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL CUSTOMERS DOCUMENT.
3. INSTALL 6" TAP TO EXISTING 8" SANITARY SEWER PER COR STD S-01. SLOPE PIPE 1/4" PER FT MIN.
4. PROVIDE 4" CONDUIT TO PROPERTY LINE FROM NEW VAULT FOR FUTURE USE.
5. INSTALL TEMPORARY DRIP LINE IRRIGATION TO BUFFER AREA
6. MAINTAIN MIN 5FT SEPERATION BETWEEN UTILITIES
7. INSTALL 8" CLEAN OUT PER COR STD S-09, MAINTAIN 5' MINIMUM DISTANCE BETWEEN 6" TAP FOR SERVICE TO LOT.

LEGEND

-R/W-	RIGHT OF WAY
-P/L-	PROPERTY LINE
-C/L-	CENTERLINE
-SS-	SANITARY SEWER
-W-	POTABLE WATER
-P-	ELECTRICAL
	CONNECT TO EXISTING

GRAPHIC SCALE

0 20 40 60

1 INCH = 20' FT.

"CALL TWO WORKING DAYS BEFORE YOU DIG, DIAL 811 OR 1-800-424-5555

KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER
3/16/21

DRAFTER	S BELEW			03/16/2021	
CHECKER	A GONZALEZ			03/16/2021	
ENGINEER	K EMORY			03/16/2021	
APPROVED					
SHEET SIZE	22X34	REV #	2		

DESIGNER: TRI-CITY ENGINEERS
2546 VAN GIESEN ST.
RICHLAND, WA 99354
509-210-1010

OWNER/PROJECT LOCATION:
DULE MEHIC
PARCEL 127083013528003
RICHLAND, WA 99354

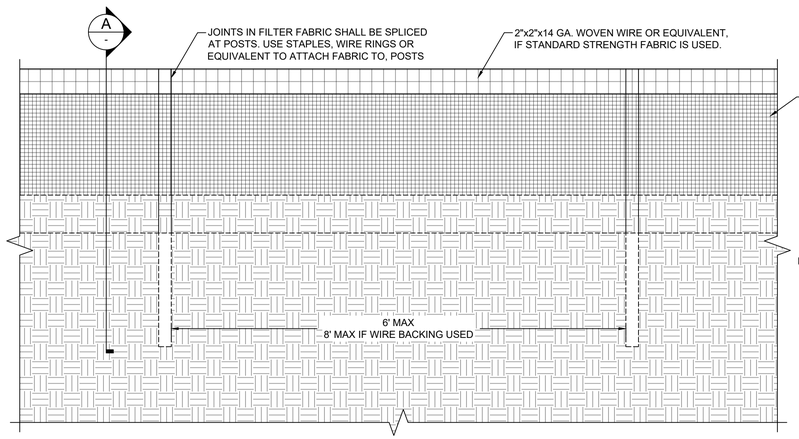
SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C-3

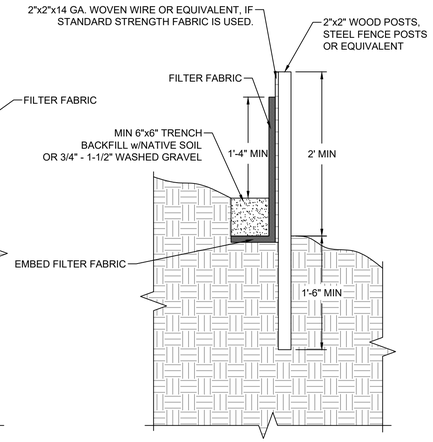
UTILITY PLAN

SCALE: 1" = 20'

Project Plan #:ROBERTSON DR_2250_2002663_Rev2



1 - SILT FENCE DETAIL
SCALE: NTS



A - SECTION
SCALE: NTS

Project Plan #:ROBERTSON DR_2250_2002663_Rev2

DRAFTER	S BELEW	03/16/2021	
CHECKER	A GONZALEZ	03/16/2021	
ENGINEER	K EMORY	03/16/2021	
APPROVED			
SHEET SIZE	22X34	REV #	2

DESIGNER:

TRI-CITY ENGINEERS
2546 VAN GIESEN ST.
RICHLAND, WA 99354
509-210-1010

OWNER/PROJECT LOCATION:
DULE MEHIC
PARCEL 127083013528003
RICHLAND, WA 99354

SHEET TITLE:
DETAILS

SHEET NUMBER:
S-1

3/16/21

SHANNON & WILSON
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

October 20, 2020

Mr. Dule Mehic
1056 Allenwhite Drive
Richland, WA 99352

RE: MEHIC BUFFER REDUCTION AND RESTORATION PLAN, PARCEL 1270-8301-3528-003, RICHLAND, WASHINGTON

Dear Mr. Mehic:

In early July 2020, you contacted Shannon & Wilson to request assistance resolving a City of Richland (City) stop work order prompted by vegetation clearing and minor grading activities that occurred in a wetland buffer on your property (parcel 1270-8301-3528-003) on Robertson Drive in the City of Richland. This letter and supporting buffer restoration plan were prepared following a site visit with you on August 29, 2020, and discussions with City Planning Manager, Mike Stevens, on September 16, 2020. Our scope was defined in a proposal dated September 24, 2020; signed by you on September 25, 2020; and received in our office on September 30, 2020.

BACKGROUND

Wetland B was delineated by Shannon & Wilson in 2008 to support City projects on the adjacent City-owned lands. A small portion of Wetland B extends onto your property. The wetland was categorized in 2008 using Washington State Department of Ecology's (Ecology's) *Washington State Wetland Rating System for Eastern Washington* (2004 version) and was classified as a Category II wetland with a habitat score of 17. Ecology updated its rating system in 2014, including changes to the points system. The water quality and hydrologic sections of the rating form were not revisited, but the habitat points were re-evaluated using the 2014 rating form because the City's current critical areas code distinguishes buffers based on the overall rating and the habitat score. Recognizing the increased presence of trees within the wetland since 2008, the 2014 rating form yields a habitat point score of 5.

In Table 22.10.110(D) of the Richland Municipal Code (RMC), the standard buffer for a Category II wetland with a habitat score of 5 points is 150 feet when the wetland is adjacent to a proposed high-intensity land use.

SHANNON & WILSON

BUFFER MODIFICATION

As described by you and evidenced by observation in the field, all trees (quaking aspen) in the buffer were preserved, although several were pruned to remove low-lying branches. According to a description provided by you and generally confirmed by the City Planning Manager, the 150-foot buffer was already degraded prior to your activity. The understory prior to disturbance was reportedly a mix of bare ground; plastic debris, rock piles, and other garbage; grasses and weeds; and possibly some scattered native shrubs (e.g., sagebrush and rabbitbrush). A layer of clean sand had been spread over the cleared buffer in some areas. Rock, earth, and other debris have been placed in piles on your property for future disposal. Vegetative debris resulting from the clearing was piled in a linear fashion on the adjacent City property in Wetland B's buffer and near or just inside the boundary of Wetland B. Exhibits 1 through 4 show the existing buffer condition.

Exhibit 1: View of the cleared buffer facing southeast. The wood stakes with orange flagging mark the outer edge of a 100-foot buffer from Wetland B.

Exhibit 2: View of the cleared buffer facing north. One of the debris piles containing rock, plastic, and other garbage is visible on the left side of the photo.

Exhibit 3: View of the cleared buffer facing west in an area that was covered with clean sand.

SHANNON & WILSON

Exhibit 4: View of a vegetative debris pile on the adjacent City property, facing southeast.

BUFFER RESTORATION

In telephone communications with the City's Planning Manager in July and in September, the City agreed that the standard 150-foot buffer could be reduced to 100 feet, considering the buffer's condition prior to alteration and subject to the City's approval and your implementation of a buffer restoration plan (Figures 1 and 2). A construction sequence for restoration plan implementation is included in Figure 2 in the installation notes. The total area of buffer within the on-site 100-foot reduced buffer width is 22,755 square feet (0.52 acre). As all trees in the buffer were preserved, the proposed planting schedule includes a mix of native shrubs and a seed mix of native grasses (Figure 2). Restoration will generally include removal of debris on site, amendment of the soil in areas that will be restored, installation of native plants and seed, installation of temporary irrigation, construction of a split-rail fence, and monitoring of the success and site maintenance.

Performance Standards

Native plant survival and invasive cover standards are established to measure buffer restoration plan success. The proposed performance standards are summarized in Table 1.

Table 1: Native and Invasive Plant Performance Standards

Monitoring Year	Percent Survival[1, 2]	Invasive Cover (%)[1]
Year 1	100[1]	<5
Years 2 through 7	80	<10

NOTES:

1 100% survival criteria shall be met by replacing all mortalities the first year after planting.

2 Includes native plants that are naturally recruiting. The existing mature tree canopy will not be included in the cover measurements in the wetland enhancement area.

Monitoring Schedule

The City requires seven years of performance monitoring to confirm successful establishment of a restored buffer that meets the performance standards identified in Table 1. If performance standards are consistently met through Year 5, you may request that the City release you from the remaining two years of monitoring.

Monitoring shall be conducted at the following time intervals:

- Approximately 30 days after planting to prepare an as-built plan and Baseline Monitoring Report, and
- Near the end of the growing season of Years 1 through 7 to assess success of vegetation establishment.

Monitoring Methods

Monitoring will be conducted by a qualified biologist and will consist of documenting native plant mortality and health and estimating percent invasive cover. All installed live plants will be counted in the first year to determine the landscape contractor's plant replacement obligation. In subsequent years, plants will be counted within two 30-foot by 30-foot plots established during the baseline visit. The size of the plots may be adjusted in the field as needed to ensure that at least 10% of the installed plants are included in the sample. Areas outside of the plots will also be observed to confirm that the plots are representative of the site as a whole. Invasive cover will be visually estimated. Monitoring will also include identifying maintenance needs as they relate to plant survival and weed control.

Monitoring Reports

- **Baseline Monitoring Report.** Within 30 days of completion of restoration plan implementation, the site will be visited to document the as-built condition. The final

plant count by species and installation of the fence and critical area signs will be verified, and any approved departures from the plan will be mapped and recorded. Recommendations for correcting any plan deviations will be included in a Baseline Monitoring Report. Permanent photo points and two 30-foot by 30-foot plots (marked by stakes) will be established during the as-built site visit to provide a record of the entire monitoring area. These points will be noted on a map and baseline photos included in the report.

- **Performance Monitoring Reports.** Annual performance monitoring will be completed prior to September 30 each year. At the Year 1 monitoring visit, each installed plant will be assessed and counted, and its condition recorded. Invasive species cover will be visually estimated. In subsequent monitoring years, plant counts will be made in the two established plots. Native volunteer species may be counted in the survival assessment. Photos will be taken from each photo point.

The baseline and performance monitoring reports will be submitted to the City by December 31 of each reporting year, and will include the following description/data:

1. Site plan and location map.
2. History of project, including date of plant installation, current year of monitoring, and restatement of performance standards.
3. Plant survival and/or cover of the installed and invasive vegetation, in the context of assessing achievement of performance standards.
4. Incidental observations of wildlife or their sign.
5. Assessment of nuisance/exotic biota and recommendations for management.
6. Color photographs taken from permanent photo points established during the baseline visit.
7. Summary of maintenance and contingency measures proposed for the next visit, and those completed since the most recent visit.

Any deficiency discovered during any monitoring visit must be corrected within 60 days. If any monitoring report reveals that the restoration plan has failed in whole or in part, and if that failure is beyond the scope of routine maintenance, a Contingency Plan shall be prepared and submitted to the City. Once approved, contingency measures may be installed and will replace the approved plan.

Maintenance

You or a designated contractor will be responsible for maintenance of the restoration area during the monitoring period. Maintenance will include weeding around base of installed plants, watering during the first two summers, replacing plants to meet survival requirements, removing all classes of noxious weeds (see the list maintained by Benton County's Noxious Weed Control Board), and implementing any other measures needed to ensure plant survival.

Notice on Title

As required by RMC 22.10.385, the City requires that you file a notice with Benton County's Auditor's office that identifies the presence of the wetland and buffer on your property, the application of the City's critical areas regulations (Chapter 22.10 RMC) to the wetland and buffer, and a list of limitations on actions in or affecting the wetland and buffer (e.g., prohibitions on removal of native vegetation, construction of any improvements, grading, etc.). The exact contents and language of the notice should be coordinated with the City.

CONCLUSION

Implementation of the buffer restoration plan within a reduced 100-foot buffer from the edge of Wetland B is anticipated to provide greater ecological function and protection of the wetland than the original condition of the standard 150-foot buffer. The mix of seven native shrubs, including fruit-bearing species, will provide increased sources of food and cover to wildlife.

CLOSURE

The findings and conclusions documented in this letter have been prepared for specific application to this project, and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our agreement. The conclusions and recommendations presented in this letter are professional opinions based on interpretation of information currently available to us, and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

SHANNON & WILSON

Shannon & Wilson has prepared the enclosed "Important Information About Your Wetland Delineation/Mitigation and/or Stream Classification Report" to assist you and others in understanding the use and limitations of our reports.

If you have any questions, please contact me at ajs@shanwil.com or at (206) 695-6685.

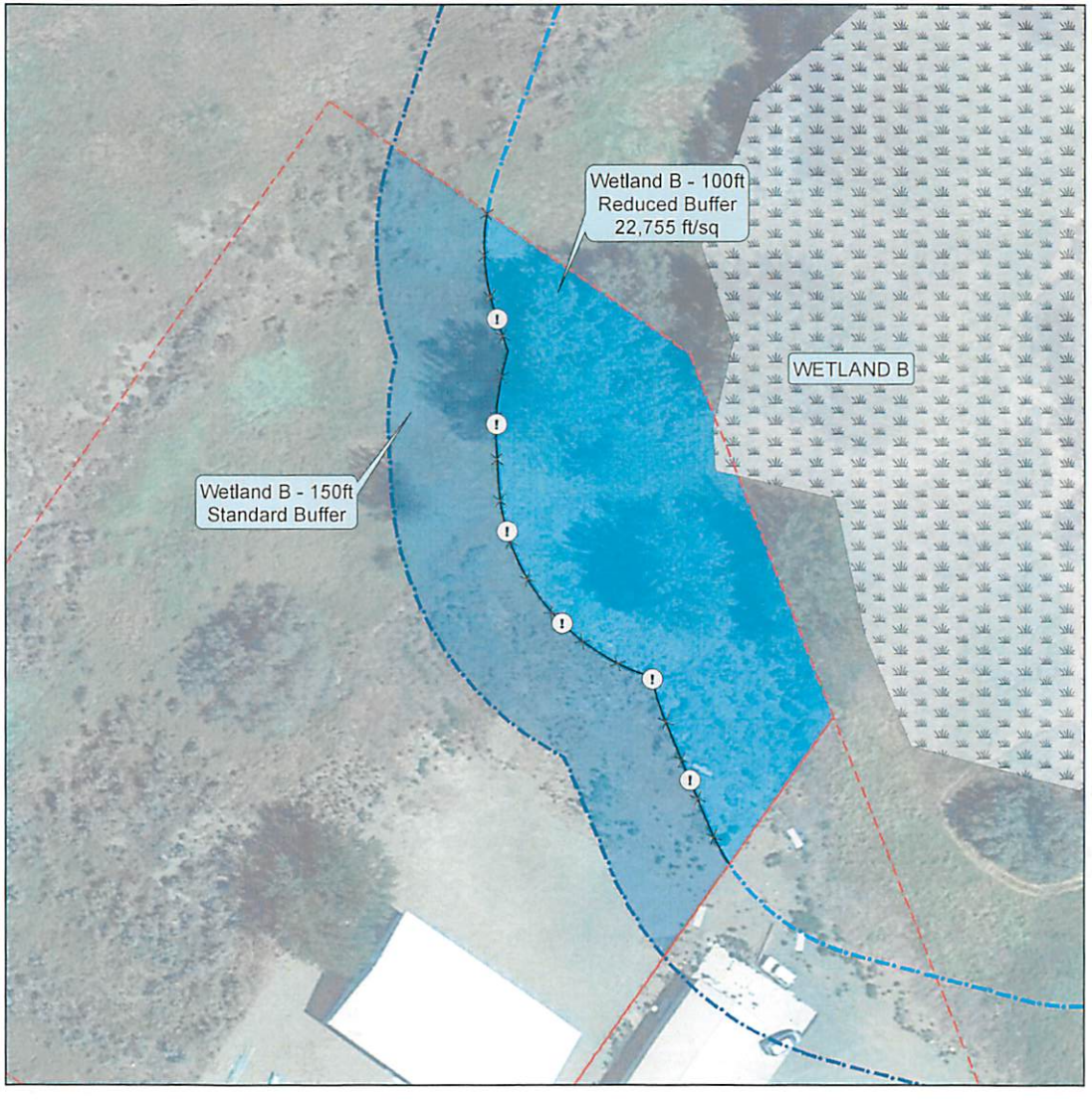
Sincerely,

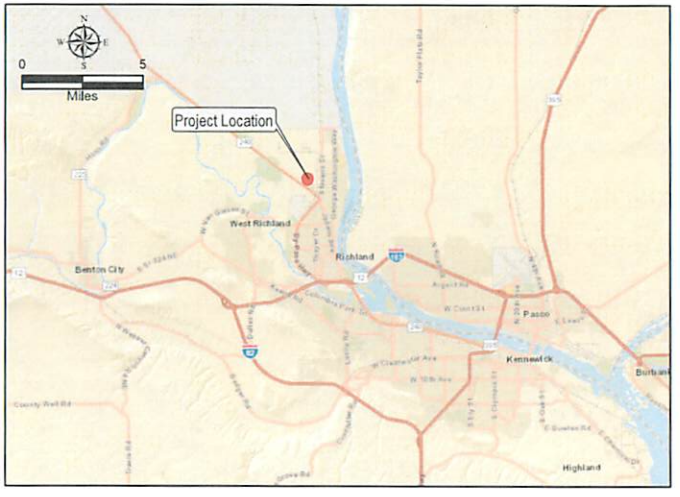
SHANNON & WILSON

Amy Summe, PWS
Associate, Senior Biologist/Permit Specialist

AJS:KLW/ajs

Enc. Figure 1 – Mehic Wetland Buffer Restoration Plan
Figure 2 – Mehic Wetland Buffer Restoration Plan (Notes, Plant Schedules, and Detail)
Important Information About Your Wetland Delineation/Mitigation and/or Stream Classification Report





- Critical Area Sign
- Split Rail Fence
- Wetland B - 100ft Reduced Buffer and Restoration Area (22,755 ft/sq)
- Wetland B - 150ft Standard Buffer (41,788 ft/sq)
- Parcel Boundary
- Existing Wetland B

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Feet

Dule Mehic Property
Richland, Washington

MEHIC WETLAND BUFFER RESTORATION PLAN

October 2020 105724-001

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

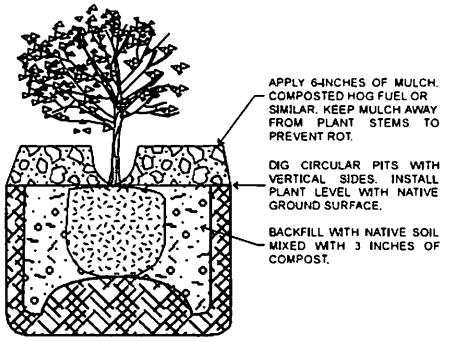
FIG. 1

Filename: I:\EF\Other Offices\22-1 PAS\117227 Horn Rapids\GIS\Wetland_B_BufferImpacts.mxd Date: 10/20/2020 brl

INSTALLATION NOTES

1. Prior to the start of buffer restoration work, the boundary of the reduced 100-foot buffer and Wetland B should be flagged or staked in the field. No work should be conducted in Wetland B.
2. Install erosion control Best Management Practices as needed and protect existing native trees in and adjacent to the restoration area by installing orange plastic mesh high-visibility fencing at each tree's dripline. Earth disturbance should be minimized to the extent possible around existing trees to avoid damaging root systems.
3. Remove vegetative and other debris piles from the buffer and from the adjacent City property. Dispose of all debris in appropriate locations outside of critical areas and their buffers.
4. If desired till up to 6 inches of a 50:50 mix of clean sand and fine compost into the upper foot of topsoil. Tilling should only occur outside of the high-visibility fence. Once tilling is complete, remove the fence.
5. Procure native plants and seed. All plant material shall be purchased from a nursery licensed to sell plants in Washington State. Plant material will be native to the Columbia Basin and from plant stock genomes from Eastern Washington. At the time of delivery, all plant material furnished shall meet the grades established by the latest edition of the American Standard for Nursery Stock, (ASNS) ANSI Z60.1.
6. Planting should occur in fall to early winter. All plants should be installed the same day they are delivered to the site. Install plants in natural, random clusters distributed throughout the restoration area. Dig circular plant pits as shown on this plan; take care to avoid cutting through existing native tree roots. Backfill with native soil that has been mixed with 3 inches of fine compost.
7. "Islands" of plants should be mulched with 6 inches of wood chips to discourage weed establishment and maintain soil moisture. Wood chip mulch shall not contain resin, tannin, or other compounds in quantities that would be detrimental to plant life. Sawdust shall not be used as mulch. Mulch produced from finished wood products or construction debris will not be allowed.
8. Depending on the timing of plan implementation, seeding may need to be delayed until the first spring following fall/winter installation of plants. The ground shall be seeded between the mulched planting islands with the specified native seed mix. If noxious or invasive weeds have become established in seeding areas, remove with hand tools before seeding. Seed can either be mixed with a cutting agent such as medium-grade vermiculite and broadcast or it can be applied as in a hydroseed mix. If broadcast, press the seed into the soil with a water drum or cement roller to increase seed/soil contact.
9. Water plants thoroughly (approximately 2 inches of water) after planting to avoid capillary stress. Install a temporary irrigation system designed to provide 2 inches of water at least once per week between1 July and 30 September until the plants are established (typically two summers).
10. Install split rail fencing along the 100-foot reduced buffer.
11. Install permanent critical area signs every 50 feet along the buffer. Signs shall be made of an enamel-coated metal face and attached to a metal post. Sign language to be approved by the City prior to installation.
12. Remove construction debris and any other unnatural refuse from the restoration area.
13. Landscaper shall submit copies of invoices showing planted species and quantities, fine compost specifications and quantity, and wood chip mulch specifications and quantity.
14. Landscaper shall replace all plant mortalities and perform maintenance for one year after installation.

CONTAINER DETAIL (NTS)



BUFFER NATIVE PLANT MIX

Common Name	Scientific Name	Quantity	Condition	Spacing
serviceberry	*Amelanchier alnifolia*	26	1 gallon >12 inches	8 feet cumulative on center
big basin sagebrush	*Artemisia tridentata*	60		
green rabbitbrush	*Chysothamnus viscidiflorus*	50		
gray rabbitbrush	*Ericameria nauseosa*	50		
bitterbrush	*Purshia tridentata*	40		
golden currant	*Ribes aureum*	70		
Woods rose	*Rosa woodsii*	60		

Quantities are based on an estimated 22,755 sf of buffer plantings.
Install plants in natural randomized clusters.

BUFFER NATIVE SEED MIX

Common Name	Scientific Name	Percent by Weight	Application Rate	Area of Seeding
thickspike wheatgrass	*Elymus lanceolatus*	17%	10 pounds PLS/acre	0.52 acre
bluebunch wheatgrass	*Pseudoroegneria spicata*	33%		
Sandberg bluegrass	Poa secunda	33%		
basin wildrye	*Leymus cinereus*	17%		

Dule Mehic Property
Richland, Washington

MEHIC WETLAND BUFFER RESTORATION PLAN

October 2020 105724-001

SHANNON & WILSON, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 2

SHANNON & WILSON
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Attachment to and part of Report: 105724-001
Date: October 20, 2020
To: Mr. Dule Mehic
Richland, Washington

Important Information About Your Wetland Delineation/Mitigation and/or Stream Classification Report

A WETLAND/STREAM REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

Wetland delineation/mitigation and stream classification reports are based on a unique set of project-specific factors. These typically include the general nature of the project and property involved, its size and configuration, historical use and practice, the location of the project on the site and its orientation, and the level of additional risk the client assumed by virtue of limitations imposed upon the exploratory program. The jurisdiction of any particular wetland/stream is determined by the regulatory authority(ies) issuing the permit(s). As a result, one or more agencies will have jurisdiction over a particular wetland or stream with sometimes confusing regulations. It is necessary to involve a consultant who understands which agency(ies) has jurisdiction over a particular wetland/stream and what the agency(ies) permitting requirements are for that wetland/stream. To help reduce or avoid potential costly problems, have the consultant determine how any factors or regulations (which can change subsequent to the report) may affect the recommendations.

Unless your consultant indicates otherwise, your report should not be used:

- If the size or configuration of the proposed project is altered.
- If the location or orientation of the proposed project is modified.
- If there is a change of ownership.
- For application to an adjacent site.
- For construction at an adjacent site or on site.
- Following floods, earthquakes, or other acts of nature.

Wetland/stream consultants cannot accept responsibility for problems that may develop if they are not consulted after factors considered in their reports have changed. Therefore, it is incumbent upon you to notify your consultant of any factors that may have changed prior to submission of our final report.

Wetland boundaries identified and stream classifications made by Shannon & Wilson are considered preliminary until validated by the U.S. Army Corps of Engineers (Corps) and/or the local jurisdictional agency. Validation by the regulating agency(ies) provides a certification, usually written, that the wetland boundaries verified are the boundaries that will be regulated by the agency(ies) until a specified date, or until the regulations are modified, and that the stream has been properly classified. Only the regulating agency(ies) can provide this certification.

MOST WETLAND/STREAM "FINDINGS" ARE PROFESSIONAL ESTIMATES.

Site exploration identifies wetland/stream conditions at only those points where samples are taken and when they are taken, but the physical means of obtaining data preclude the determination of precise conditions. Consequently, the information obtained is intended to be sufficiently accurate for design but is subject to interpretation. Additionally, data derived through sampling and subsequent laboratory testing are extrapolated by the consultant who then renders an opinion about overall conditions, the likely reaction to proposed construction activity, and/or appropriate design. Even under optimal circumstances, actual conditions may differ from those thought to exist because no consultant, no matter how qualified, and no exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock, and time. Nothing can be done to prevent the unanticipated, but steps can be taken to help reduce their impacts. For this reason, most experienced owners

retain their consultants through the construction or wetland mitigation/stream classification stage to identify variances, conduct additional evaluations that may be needed, and recommend solutions to problems encountered on site.

WETLAND/STREAM CONDITIONS CAN CHANGE.

Since natural systems are dynamic systems affected by both natural processes and human activities, changes in wetland boundaries and stream conditions may be expected. Therefore, delineated wetland boundaries and stream classifications cannot remain valid for an indefinite period of time. The Corps typically recognizes the validity of wetland delineations for a period of five years after completion. Some city and county agencies recognize the validity of wetland delineations for a period of two years. If a period of years has passed since the wetland/stream report was completed, the owner is advised to have the consultant reexamine the wetland/stream to determine if the classification is still accurate.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or water fluctuations may also affect conditions and, thus, the continuing adequacy of the wetland/stream report. The consultant should be kept apprised of any such events and consulted to determine if additional evaluation is necessary.

THE WETLAND/STREAM REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when plans are developed based on misinterpretation of a wetland/stream report. To help avoid these problems, the consultant should be retained to work with other appropriate professionals to explain relevant wetland, stream, geological, and other findings, and to review the adequacy of plans and specifications relative to these issues.

DATA FORMS SHOULD NOT BE SEPARATED FROM THE REPORT.

Final data forms are developed by the consultant based on interpretation of field sheets (assembled by site personnel) and laboratory evaluation of field samples. Only final data forms are customarily included in a report. These data forms should not, under any circumstances, be drawn for inclusion in other drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to reduce the possibility of misinterpreting the forms. When this occurs, delays, disputes, and unanticipated costs are frequently the result.

To reduce the likelihood of data from misinterpretation, contractors, engineers, and planners should be given ready access to the complete report. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of information always insulates them from attendant liability. Providing the best available information to contractors, engineers, and planners helps prevent costly problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because a wetland delineation/stream classification is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in written transmittals. These are not exculpatory clauses designed to foist the consultant's liabilities onto someone else; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

THERE MAY BE OTHER STEPS YOU CAN TAKE TO REDUCE RISK.

Your consultant will be pleased to discuss other techniques or designs that can be employed to mitigate the risk of delays and to provide a variety of alternatives that may be beneficial to your project.

Contact your consultant for further information.