



File No. EA2022-116

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Grading of approximately 3,000 cubic yards of material and preparation of the site for a future parking lot.

**Proponent:** KT's Construction  
Attn: Dave Laube  
36603 N Teresa Ln.  
Benton City, WA 99320

**Location of Proposal:** The project site is located at 1990 Center Parkway, Richland, WA.

**Lead Agency:** City of Richland

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

( ) There is no comment for the DNS.

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


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

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

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

**Date:** June 30, 2022

**Signature** 

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

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

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: [Additional Parking For Holiday Inn Express](#)
2. Name of applicant: [KT's Construction Services LLC & Jbains Investments](#)
3. Address and phone number of applicant and contact person:  
[Dave Laube - KT's Construction 36603 N Teresa Lane Benton City WA. 99320 509-554-3107](#)

4. Date checklist prepared: [6/7/2022](#)
5. Agency requesting checklist: [City of Richland](#)
6. Proposed timing or schedule (including phasing, if applicable): [Grading to begin as soon as permit is approved.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [No](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [None at this time.](#)
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
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.)

[This Lot is approximatly 35,000 sq ft. It slopes down from the south to the north aprox. 10 ft. following the natral slope of the surrounding terrane. Our grading of this site will raise the grade along the West side property line from 2 ft. to nothing or orginal grade of this lot 419.84 per city. It will continue along Center Pkwy around the corner along Tapteal Dr. to allow for parking of large semi trucks. The fill in this area varies from 2 ft to 5 ft to existing grade of 419.84. See Site Plan. This will require between 2500 yards to 3000 yards of soil. The finish grade of this lot will maintain the slope from south to north of 2 to 3 percent. The lot will then be covered with 1 1/4 minus Gravel for truck parking. The resulting slope along Center Pkwy. and Tapteal Dr. will be a 2 to 1 compacted built slope and with gravel cover also. The approach along Center Parkway will be extended to the north toward Tapeal Dr an addition 80 ft to allow trucks to enter and exit. The basic grade of this lot will remain the same in the center with build up along the west and north property lines. The Fill is coming from a lot across the street so it is native soil. Which will be compacted and tested every 12 inches .](#)
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. [1990 Center Parkway Richland, WA 99336 At the corner of Center Parkway and Tapteal Dr.](#)

## ***B. Environmental Elements*** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sand in Gravel.

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. Purpose for fill is to create a parking lot suitable for semi trucks to enter and exit. The lot is approx. 35,000 sq. ft. Grading will be approx. 20,000 sq. ft. Balance of the lot to remain as it is, total lot will be covered with 4" of gravel. The structural fill will be brought from the lot to the West, across Center Parkway. It is native soil to the area. Approx. total yards of fill is 2,500

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Possible erosion could occur from natural drainage. We will be installing silt fence around the perimeter of the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Silt fence around the perimeter around the site. Gravel to be placed on the lot.

## **2. Air** [\[help\]](#)

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

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust will be addressed by a water truck being on site at all times.

## **3. Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [No](#)
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [None](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [No](#)
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [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. [None](#)

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [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 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. [Storm water runoff to be collected by silt fencing.](#)
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [No](#)
- 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: [Silt fence and gravel.](#)

#### 4. **Plants** [\[help\]](#)

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

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

b. What kind and amount of vegetation will be removed or altered? [Sagebrush and field grass.](#)  
[This is sparatic through the lot.](#)

c. List threatened and endangered species known to be on or near the site. [None](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [Proposal is to gravel site for a parking lot, not landscaping is proposed at this time.](#)

e. List all noxious weeds and invasive species known to be on or near the site. [None](#)

#### 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [None](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [None](#)

c. Is the site part of a migration route? If so, explain. [No](#)

d. Proposed measures to preserve or enhance wildlife, if any: [None at this time.](#)

e. List any invasive animal species known to be on or near the site. [None](#)

## **6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [None](#)
- 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: [None at this time.](#)

## **7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [No](#)
- 1) Describe any known or possible contamination at the site from present or past uses.  
[None](#)
  - 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. [N/A](#)
  - 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. [None](#)
  - 4) Describe special emergency services that might be required. [None](#)
  - 5) Proposed measures to reduce or control environmental health hazards, if any: [N/A](#)

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [Traffic, equipment operation, basic city noise.](#)
- 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 noise will be basic equipment operations and existing traffic noises which do not exceed normal levels. Long term noise would be from the trucks parked in the parking lot or entering and exiting the lot. Still basic traffic noise from the area. Construction noise will occur between 7:00 am – 4:00 pm](#)
- 3) Proposed measures to reduce or control noise impacts, if any: [None at this time](#)

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [No use of the current site at this time. Adjacent properties are commercial buildings, stores, and a hotel.](#)
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [No](#)
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [No](#)
- c. Describe any structures on the site. [None](#)
- d. Will any structures be demolished? If so, what? [No](#)
- e. What is the current zoning classification of the site? [C3](#)
- f. What is the current comprehensive plan designation of the site? [Commercial](#)
- 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. [No](#)



- i. Approximately how many people would reside or work in the completed project? [None](#)
- j. Approximately how many people would the completed project displace? [None](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [N/A](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [This lot is surrounded by commercial property so there is no additional issues or problems in this area.](#)
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [N/A](#)

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [None](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [None](#)
- c. Proposed measures to reduce or control housing impacts, if any: [N/A](#)

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [N/A](#)
- b. What views in the immediate vicinity would be altered or obstructed? [None](#)
- b. Proposed measures to reduce or control aesthetic impacts, if any: [None at this time.](#)

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [None](#)

- 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](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: [None at this time.](#)

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
[None](#)
- 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](#)

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [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. [None](#)
- 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.  
[This is an existing commercial lot with properties surrounding it on four sides that are all commercial sites.](#)
- 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.  
[N/A We will not be disturbing any resources.](#)

## **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [Access to the parking area will be off of Center Parkway.](#)

- 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? **Yes, Benton Franklin Transit stop on Tapteal Dr.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **10 Additional tractor trailer spaces. None will be eliminated.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **No**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Approx. 2-10 trucks per day. 90% trucks and 10% smaller vehicles. Estimates were made based on the amount of area in the parking lot and what the owner is anticipating.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**
- h. Proposed measures to reduce or control transportation impacts, if any: **We do not anticipate any transportation impacts.**

## **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **N/A**

## **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No utilities will be provided for this project. **During construction we will need access to water from a hydrant, which we will obtain with the proper city meter.**

### 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: David Laube

Name of signee David Laube

Position and Agency/Organization Owner, KT's Construction Services LLC

Date Submitted: 6/10/2022

### 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?

**Production of noise from the parked trucks is the only possible increase.**

Proposed measures to avoid or reduce such increases are: **Trucks will be parked in a way that the noise from their engines faces away from the hotel and out toward the main street.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **No effects.**

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

**N/A**

3. How would the proposal be likely to deplete energy or natural resources? **None**

Proposed measures to protect or conserve energy and natural resources are: **None**

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? [None](#)

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

[None](#)

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?  
[N/A](#)

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

[N/A](#)

6. How would the proposal be likely to increase demands on transportation or public services and utilities? [None](#)

Proposed measures to reduce or respond to such demand(s) are: [None](#)

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. [None](#)

June 9, 2022

Mr. Dave Laube  
KTS Construction Services LLC  
36603 N Teresa Lane  
Benton City, WA 99320

**RE: GEOTECHNICAL OBSERVATION; PROPOSED HOLIDAY INN EXPRESS  
PARKING AREA, RICHLAND, WASHINGTON**

Dear Mr. Laube:

At your request, Baer Testing & Engineering, Inc. (BAER) observed the site conditions at the proposed parking area expansion for the Holiday Inn Express at 1970 Center Parkway, Richland, Washington.

The currently vacant site is located southeast of the Center Parkway – Tapteal Drive intersection and north of the Holiday Inn Express hotel. The proposed project consists of placing additional fill to raise the site grade. The fill material will be imported from the active construction site across Center Parkway. The imported material consists of sandy silt and poorly graded gravel.

**Observations**

On June 6, 2022, we observed excavation of one test pit near the center of the parking area site. The profile exposed in the test pit consisted of approximately 1.5 feet of compacted silty sand fill, over approximately 2 feet of dense, silty sand with gravel underlain by dense sandy silt or silt with sand that extended to the bottom of the test pit at 7 feet below surface grade (bsg). The native profile below the fill is consistent with the profile found west of Center Parkway during our geotechnical engineering study for that site.

Soil in situ strength was estimated using a dynamic, mini-cone penetrometer (DCP) and our observations of the relative excavation difficulty. The mini cone uses a 15-pound slide hammer dropped 20 inches to drive a conical tip into the soil. The number of hammer blows required to drive the cone 1¾-inch increments is roughly equivalent to a SPT blow count. The blows per increment provide an indication of the relative soil density. The mini-cone penetrometer test method is described in ASTM STP399. Blow counts in the exposed soils were >50 per increment.

**Earthwork Recommendations**

Any existing vegetation and deleterious debris should be removed from the construction area. Stripped soil materials with debris removed may be stockpiled for use in future landscape areas but may not be used as structural fill.

Mr. Dave Laube  
KTS Construction Services, LLC  
June 9, 2022  
Page 2 of 2



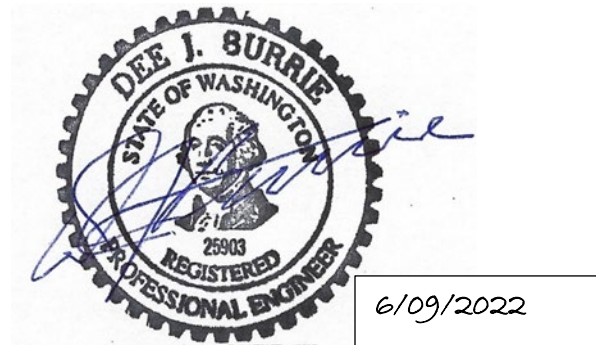
The existing parking area subgrade should be scarified, and moisture conditioned to within 2 percent of optimum in the upper 6 inches and compacted to a minimum 92 percent of the maximum laboratory dry density as determined by the ASTM Designation: D 1557 – *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort*.

New fill should be moisture conditioned to within 2 percent of optimum, placed in maximum 8-inch loose lifts, and compacted to a minimum 95 percent of ASTM D 1557. In-place density tests should be performed to verify the required density is achieved.

The finished parking area fill should be constructed with 2H:1V or flatter cut and fill slopes. Slopes must be protected from both wind and water erosion. Erosion protection may consist of vegetative cover or a minimum 3 inches of coarse concrete aggregate conforming to the requirements of WSDOT Specification 9-03.1(4) c, "Concrete Aggregate AASHTO Grading No. 57".

We appreciate the opportunity to be of service and trust this information meets your current project needs. If you have any questions or comments, or need additional information, please contact our office.

Sincerely,  
**BAER TESTING & ENGINEERING, INC.**



Dee J. Burrie, P.E.  
Chief Engineer



June 9, 2022

Mr. Dave Laube  
KTS Construction Services LLC  
36603 N Teresa Lane  
Benton City, WA 99320

**RE: GEOTECHNICAL OBSERVATION; PROPOSED HOLIDAY INN EXPRESS  
PARKING AREA, RICHLAND, WASHINGTON**

Dear Mr. Laube:

At your request, Baer Testing & Engineering, Inc. (BAER) observed the site conditions at the proposed parking area expansion for the Holiday Inn Express at 1970 Center Parkway, Richland, Washington.

The currently vacant site is located southeast of the Center Parkway – Tapteal Drive intersection and north of the Holiday Inn Express hotel. The proposed project consists of placing additional fill to raise the site grade. The fill material will be imported from the active construction site across Center Parkway. The imported material consists of sandy silt and poorly graded gravel.

**Observations**

On June 6, 2022, we observed excavation of one test pit near the center of the parking area site. The profile exposed in the test pit consisted of approximately 1.5 feet of compacted silty sand fill, over approximately 2 feet of dense, silty sand with gravel underlain by dense sandy silt or silt with sand that extended to the bottom of the test pit at 7 feet below surface grade (bsg). The native profile below the fill is consistent with the profile found west of Center Parkway during our geotechnical engineering study for that site.

Soil in situ strength was estimated using a dynamic, mini-cone penetrometer (DCP) and our observations of the relative excavation difficulty. The mini cone uses a 15-pound slide hammer dropped 20 inches to drive a conical tip into the soil. The number of hammer blows required to drive the cone 1¾-inch increments is roughly equivalent to a SPT blow count. The blows per increment provide an indication of the relative soil density. The mini-cone penetrometer test method is described in ASTM STP399. Blow counts in the exposed soils were >50 per increment.

**Earthwork Recommendations**

Any existing vegetation and deleterious debris should be removed from the construction area. Stripped soil materials with debris removed may be stockpiled for use in future landscape areas but may not be used as structural fill.

Mr. Dave Laube  
KTS Construction Services, LLC  
June 9, 2022  
Page 2 of 2

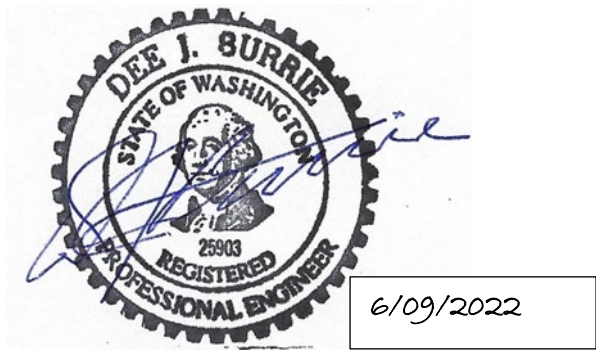
The existing parking area subgrade should be scarified, and moisture conditioned to within 2 percent of optimum in the upper 6 inches and compacted to a minimum 92 percent of the maximum laboratory dry density as determined by the ASTM Designation: D 1557 – *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort*.

New fill should be moisture conditioned to within 2 percent of optimum, placed in maximum 8-inch loose lifts, and compacted to a minimum 95 percent of ASTM D 1557. In-place density tests should be performed to verify the required density is achieved.

The finished parking area fill should be constructed with 2H:1V or flatter cut and fill slopes. Slopes must be protected from both wind and water erosion. Erosion protection may consist of vegetative cover or a minimum 3 inches of coarse concrete aggregate conforming to the requirements of WSDOT Specification 9-03.1(4) c, “Concrete Aggregate AASHTO Grading No. 57”.

We appreciate the opportunity to be of service and trust this information meets your current project needs. If you have any questions or comments, or need additional information, please contact our office.

Sincerely,  
**BAER TESTING & ENGINEERING, INC.**



Dee J. Burrie, P.E.  
Chief Engineer

**Table 1705.6  
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS**

Type	Duration
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	C
2. Verify excavations are extended to proper depth and have reached proper material.	C
3. Perform classification and testing of compacted fill materials.	C
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	C
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	P
Continuous (C); Periodic (P)	

**GER Grading Requirements**

Grading shall be completed in accordance with Appendix J of the 2018 IBC and the Geotechnical Observation report dated June 9, 2022. (at left)

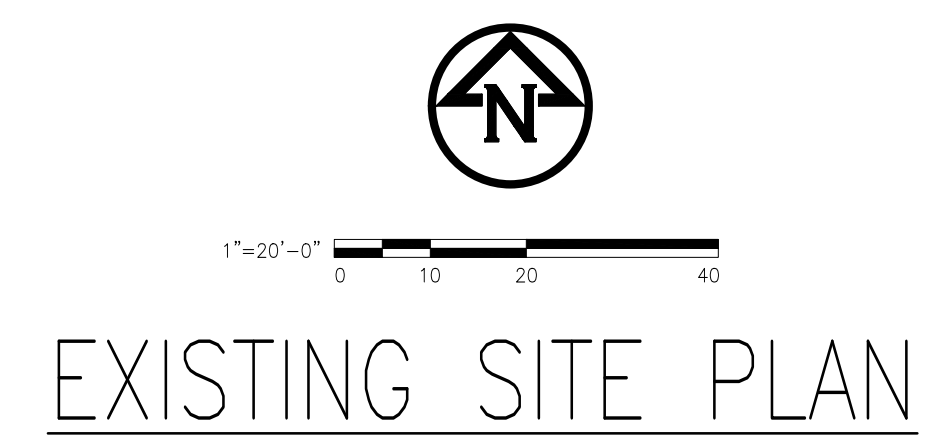
Provide observation and testing reports as required by CoR Building Inspector for grading.

1990 Center Parkway

CoR Permit No. 22-01553

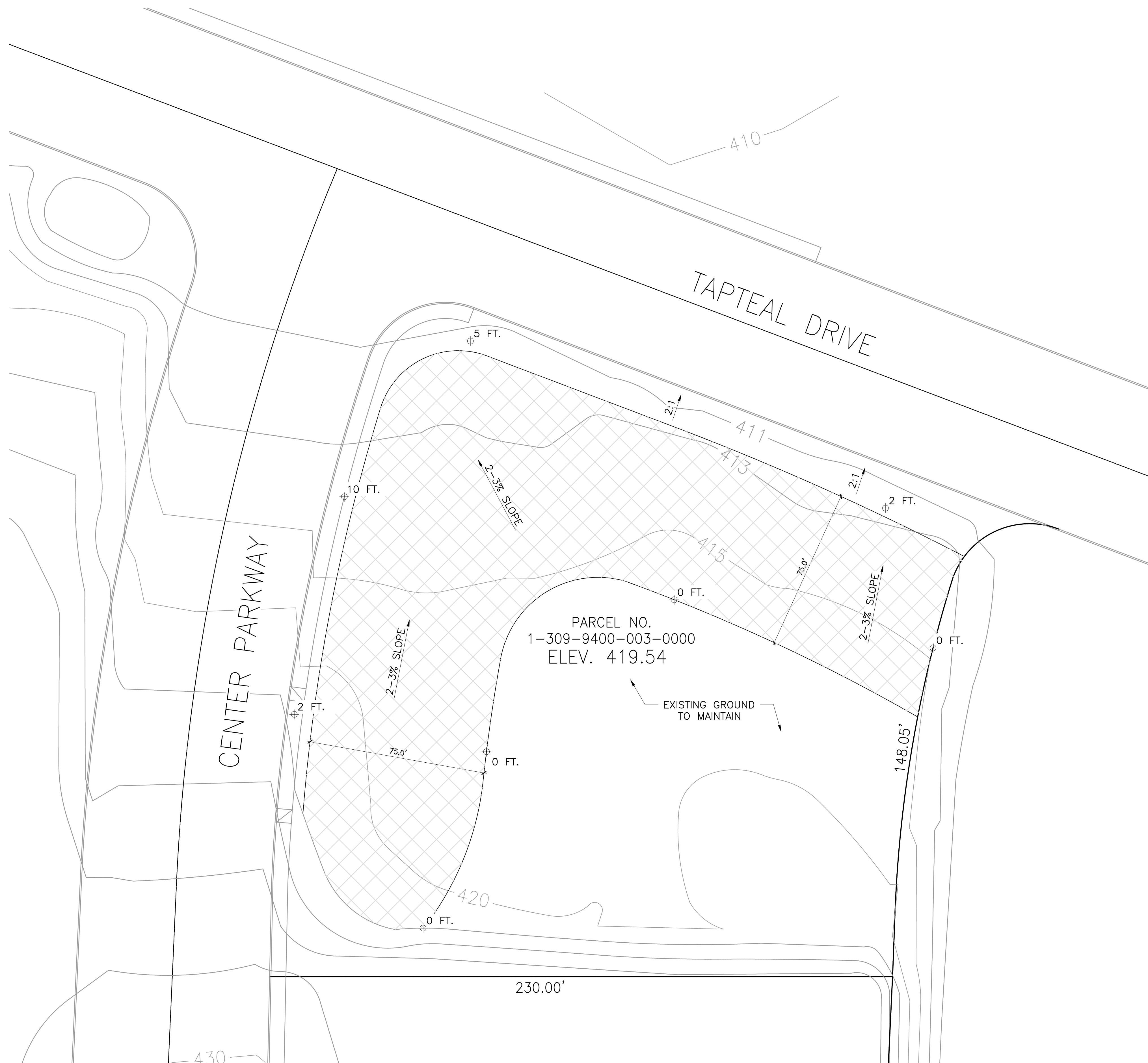
Total 4 Sheets



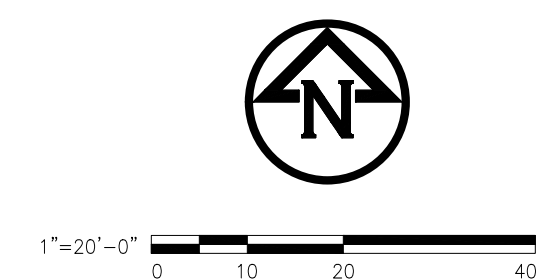


CENTER PARKWAY & TAPTEAL DRIVE  
RICHLAND, WA 99336

SHEET NUMBER:  
C-101



LEGEND:  
 PROPOSED FILL AREA

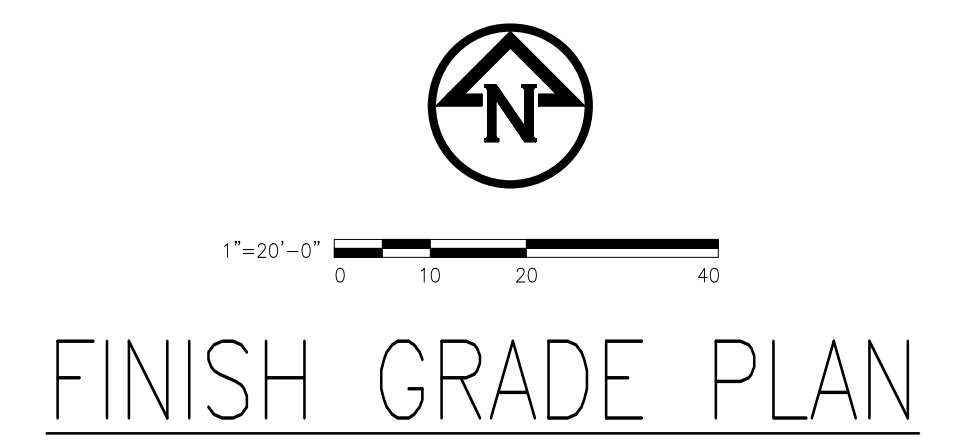
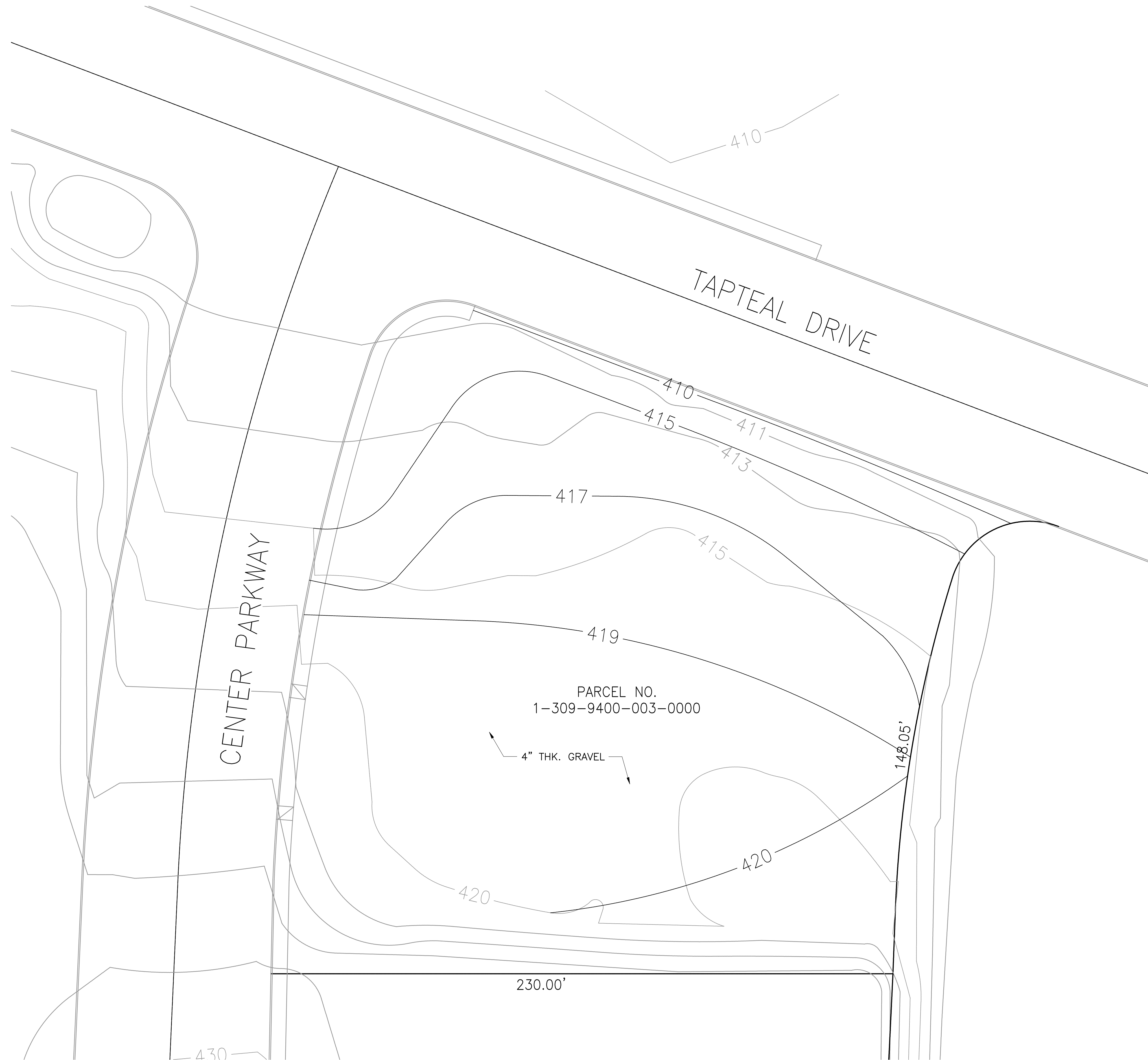


FILL AREA PLAN

CENTER PARKWAY & TAPTEAL DRIVE  
RICHLAND, WA 99336

SHEET NUMBER:

C-102



CENTER PARKWAY & TAPTEAL DRIVE  
RICHLAND, WA 99336

SHEET NUMBER:  
C-103