CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION STAFF REPORT TO THE HEARING EXAMINER

GENERAL INFORMATION:

PROPOSAL NAME: Innovation Apartments Special Use Permit a

LOCATION: Northeast Portion of Assessor's Parcel Number

123083013487001

APPLICANT: Blue Fern Management, LLC on behalf of Innovation Center

TCRD, LLC.

FILE NOS.: SUP2022-102 and EA2022-114

DESCRIPTION: Request to construct 144 apartments within 7 buildings

along with associated parking, clubhouse, pool and related

amenities.

PROJECT TYPE: Type II Zoning Special Use Permit

HEARING DATE: July 21, 2022

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED

ACTION: Approval subject to proposed conditions.

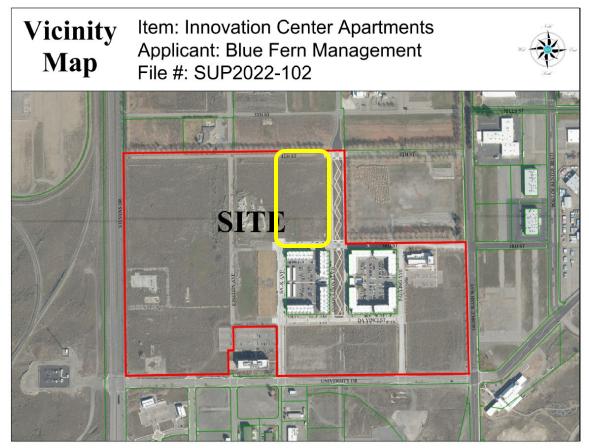


Figure 1 - Vicinity Map (Apartment site highlighted in yellow)

DESCRIPTION OF PROPOSAL

Blue Fern Management, LLC on behalf of Innovation Center TCRD, LLC, has filed an application for a special use permit (Type II review) to construct 144 apartments within 7 buildings along with associated parking, clubhouse, pool and related amenities.

According to the applicant, the project intent is to create an apartment community containing seven (7) separate apartment buildings totaling 144 units with a clubhouse amenity featuring a pool, spa, mail room and workout space. Parking will be provided at a minimum rate of 1.5 stalls per unit. The residential units will be a mixture of studio, one-bedroom and two-bedroom units. Interconnecting walkways will be placed throughout the project so that pedestrians can access the entire site, the clubhouse and external multi-modal infrastructure.

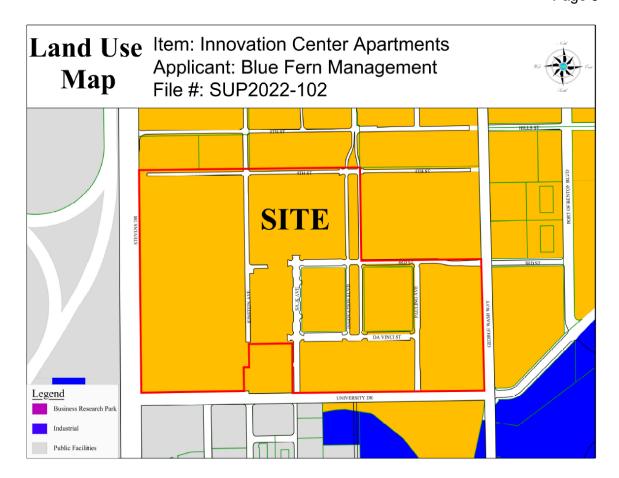


Figure 2 – Comprehensive Plan

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of one (1) parcel totaling 5.25-acres and slopes minimally from east to west with an approximate elevation change of 3-feet. The project site has frontage along Innovation Boulevard and 3rd Street, both of which are existing private roadways. New frontage will occur on the remaining two sides with the extension of roadway improvements along Salk Avenue and 4th Street. The property is bordered on all sides by existing or proposed roadways.

The apartment complex known as the Innovation Center Apartments are located to the south and southeast of the project site. There are also two (2) commercial/industrial buildings located to the south and southeast of the site as well as to the northeast of the site, all within the Business Research Park (B-RP) zone.

All of the properties located to the north, south, east, and west of the site are designated as Business Research Park by the City's Comprehensive Plan.

EXISTING ZONING

Properties on all sides of the site are zoned Business Research Park (B-RP).

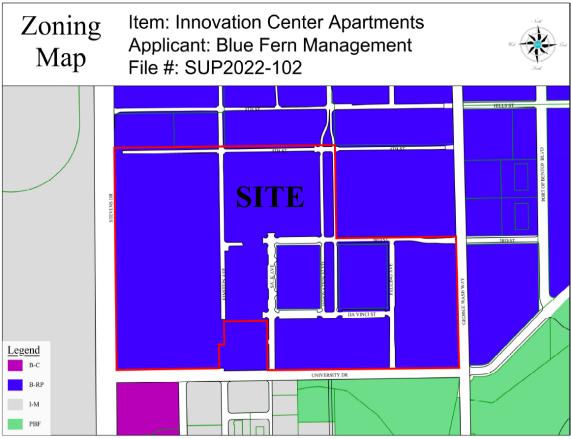


Figure 3 - Zoning Map

According to RMC 23.28.010(A), the business research park zoning classification (B-RP) is intended to provide locations for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this zoning classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology employment opportunities. Light manufacturing uses that complement the business park or research park use that are free from offense in the form of odor, dust, gas, fumes, smoke, soot, heat, glare, explosions, liquids, waste, noise, vibrations, and disturbances in this use district may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Campus type developments that include several buildings with a mix of uses that are related to the primary businesses are encouraged. This zoning

classification is intended to be applied to those portions of the city that are designated business research park under the City of Richland Comprehensive Plan.

RMC Section 23.28.030 indicates that apartments consisting of three (3) or more units are allowed in the B-RP zone with the issuance of a Special Use Permit and subject to compliance with the following Business Research Park Performance Standards.

Business Research Park Performance Standards

In order to assist in limiting the impact of the various uses and to create a unique work/life mixture, RMC 23.28.020(B) provides the following performance standards for all new residential development within the B-RP:

1. Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland hearing examiner;

The proposed density for this development (including the existing residential development within the business park) is 6.21 units per acre. This is consistent with the requirement for a minimum density of six dwelling units per acre.

- 2. Detached single-family dwellings are prohibited unless:
 - a. Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and
 - b. Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;

Detached single-family dwellings are not contemplated as part of this development. As a result, the project is consistent with this standard.

3. Dwelling units may be incorporated into a building occupied by a nonresidential use:

The proposed development is consistent with this standard as no dwelling units are proposed to be included within a building housing nonresidential uses.

4. No more than 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;

The proposed development will result in approximately 13.3 acres of land being used for residential purposes, which meets the standard above indicating that no more than 20 percent of the total number of acres within a specific business park shall be developed exclusively for residential purposes 20% of 89 acres = 17.8 acres).

5. No site developed exclusively for residential uses shall exceed 10 acres in area:

The proposed project site is approximately 5.25 acres in size.

6. No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 20 acres in area;

The proposed development meets this standard as the overall number of acres devoted to residential use within this business park area is approximately 13.3 acres.

7. Mixed use buildings that contain permitted uses (as identified in RMC 23.28.030) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;

This standard is not applicable to the proposed development.

8. Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;

This standard is not applicable to the proposed development.

9. Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;

The proposed development will be connected to other areas via existing and proposed walking paths.

10. Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and

The proposed development will contain the required amount of off-street parking within the project site.

- 11. The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.
 - a. Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:
 - i. The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;
 - ii. The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:

- (A) Provisions for emergency notification;
- (B) Identification of evacuation routes;
- (C) Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;
- iii. Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and
- iv. Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.
- b. Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:
 - i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or
 - ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.
 - iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

The applicant has been in contact with Benton County Emergency Services (BCES). This has been verified by the comments received from Deanna Davis, BCES Manager, contained within Exhibit 5 and within the application materials contained with in Exhibit 1. The applicant will be utilizing an emergency plan that

is similar to those being used by both the Loft and Commons apartments that are located directly south of the proposed project site.

B-RP Dimensional & Parking Standards

The following standards apply in the B-RP zone for residential uses per RMC 23.28.040:

Front yard setback: The front yard setback area shall be landscaped.

Front yard to living area and/or side of garage: 10 feet

Front yard to garage door: 20 feet

Front yard to covered porch and/or deck: 10 feet

Side yard setback: One (1) foot of side yard per three (3) feet of building

height

Rear yard setback: 10 feet Maximum building height: 55 feet

Off Street Parking: 1 space per residential studio unit, 1.5 spaces per all

other apartment units

The proposed development appears to be consistent with the requirements set forth above as all applicable zoning setbacks will be met, the maximum height will be met and the requisite number of parking spaces will be provided.

Criteria for Evaluation of Special Use Permit Applications

RMC 23.46.040 provides criteria for the Hearing Examiner to consider in the evaluation of a special use permit application. It states:

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title 19 for a Type II permit application.

- A. Any person may appear at the public hearing in person, or by agent or attorney.
- B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.
- C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:
 - 1. The size and dimensions of the site provide adequate area for the proposed use:
 - 2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

- 3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
- 4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and
- 5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.
- D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:
 - 1. Limiting the hours, days, place and/or manner of operation;
 - 2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;
 - 3. Requiring additional setback areas, lot area and/or lot depth or width;
 - 4. Limiting the building height, size or lot coverage, and/or location on the site:
 - 5. Designating the size, number, location and/or design or vehicle access points;
 - 6. Requiring street right-of-way dedication and/or street improvement;
 - 7. Requiring additional landscaping, berms and/or screening of the proposed use and/or its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;
 - 8. Limiting the number, size, location, height and/or lighting of signs.
- E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC 23.70.270.
- F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC 23.46.020.

RMC Section 23.46.025(A)(12) designates the Hearing Examiner as the hearing body responsible for conducting the review of special use permit applications for businesses with drive-through window service in the CBD zone.

PUBLIC NOTICE

Completed Application Date:	May 19, 2022
Notice of Application & Hearing Mailed:	June 28, 2022
Notice of Application & Hearing Posted:	July 1, 2022
Notice of Application & Hearing Published:	July 3, 2022
Public Hearing:	July 21, 2022

A notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3.

SEPA

The City of Richland issued a SEPA Determination of Non-Significance (DNS) for this project on July 19, 2022 after utilizing the Optional DNS Method (Exhibit 4).

UTILITY AVAILABILITY

The City has domestic water, sewer and electrical service lines in place to serve the site and have adequate capacity to supply the proposed project.

TRANSPORTATION

The project site is accessed via a combination of public and private streets. All new roadway improvements around the subject site will comply with city of Richland standards for local streets.

AGENCY COMMENTS

The Benton Clean Air Agency responded with comments pertaining to dust control and requires the applicant to submit a Proof of Contact: Soil Destabilization Notification for the project prior to any excavation/construction taking place as well as submitting a dust control plan.

Richland Fire and the Kennewick Irrigation District both responded that they did not have any formal comments.

The Benton County Health District indicated that they had no objections provided the applicant obtains appropriate permits and operates the water recreation facility in accordance with WAC 246-260. Their questions to the City regarding access to grocery stores, health care and parks were answered outside the formal review process.

The Yakama Indian Nation and Washington State Department of Archaeology and Historic Preservation (DAHP commented about the applicant possibly needing a permit as the parcel is located within a previously recorded historic site (BN1631).

The Washington State Department of Ecology (WDOE) commented on the use of ground water withdrawals for irrigation and industrial purposes.

The Benton County Emergency Management Manager, Deanna Davis, responded that the apartment complex will be within the Emergency Planning Zone for the Department of Energy's 300 area and that she has had communications with the applicant, George John, of Blue Fern Management.

Finally, the Richland Public Works Department responded with comments indicating that all roadways adjacent to the project site will need to be improved (at minimum) to city standards at the time of project construction.

PUBLIC COMMENTS

At the time this report was prepared, the City had received no public comments regarding this proposal.

<u>ANALYSIS</u>

The criteria for the evaluation of a special use permit require review of the following factors:

1. The size and dimensions of the site provide adequate area for the proposed use:

The size of the property is adequate to support the proposed use, as evidenced by the subject property having adequate room to meet all required setbacks, to provide for recreational amenities, to allow for landscaping and for off-street parking requirements.

2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

The physical conditions of the site are suitable for the proposed development. Another similar apartment complex is located near the project site on land similarly sized.

3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;

All utilities necessary to serve the project exist at the site and have adequate capacity to serve the proposed project.

4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met;

The application must be found to be consistent with B-RP standards as well as satisfy the criteria for the issuance of a special use permit. The site is subject to the City's sensitive (Critical) area regulations due to it being located within an Aquifer Recharge Area; However, no wetlands, steep slopes, geologically hazardous areas or floodplains exist on the site. The site is also removed from any water bodies that are regulated under the Shoreline Management Act and so is not subject to shoreline management regulations. The application does not identify any proposed signs.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

There have not been any identified impacts to adjacent properties, surrounding uses or public facilities.

RECOMMENDED CONDITIONS OF APPROVAL

Should the Hearing Examiner find approval of the Special Use Permit is justified, Planning staff has developed the following set of approval conditions upon which the project should be conditioned.

CONDITIONS OF APPROVAL:

- Archaeological and Historic Preservation Permitting shall be obtained (if necessary) from the DAHP.
- 2. Separate sign permit(s) shall be obtained from the City prior to installation.
- 3. Landscaping of the site shall conform with RMC 23.54.140.
- 4. The development of the site shall comply with all performance standards applicable to the B-RP zone (RMC 23.28.020.
- 5. Consistent with RMC 23.46.090, the validity of this special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property regardless of a change in ownership of the property. This decision granting the underlying special use permit shall be recorded with the Benton County auditor's office as a special covenant, which shall run with the property regardless of a change in ownership of the property. Such recording shall be the responsibility of the permit-holder/applicant, and a conformed copy of the recorded instrument reflecting a valid recording number shall be filed with the city

prior to the conduct of any drive-through service at the coffee shop on the property. Any change in the special use for which the original permit is issued, which is determined to be substantial by the administrative official, shall void the original permit and necessitate the submission of a new application.

- 6. The maximum height of any structure shall be no more than 55-feet.
- 7. An Emergency Plan shall be prepared by the applicant in coordination with Benton County Emergency Services. Said Emergency Response Plan shall be implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project. Installation of radios, signaling devices, signage, alarms, or other emergency notification/alert equipment may be required as part of building permits for aspects of the project.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a Special Use Permit and Alternative Design Request (SUP2022-101 and M2022-106) and recommends approval of the requests subject to conformance to the conditions of approval identified above and based on the following findings:

- 1. The City of Richland Comprehensive Plan designates the subject site as suitable for residential land uses;
- 2. The subject site is located within the Business Research Park (B-RP) zone;
- 3. Multifamily residential developments are permitted in the B-RP zone through the issuance of a special use permit as stipulated in RMC 23.28.040;
- 4. RMC Section 23.46.025 designates the Hearing Examiner as the hearing body responsible for conducting the review of special use permit applications for residential uses in the B-RP zone.
- 5. Blue Fern Management, LLC on behalf of Innovation Center TCRD, LLC, has filed an application for a special use permit (Type II review) to construct 144 apartments within 7 buildings along with associated parking, clubhouse, pool and related amenities.
- 6. All uses within the CBD zone are subject to the performance standards contained in RMC 23.28.020(B);
- 7. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040;

- 8. A special use permit is classified as a Type II application under RMC 19.20.030 and specifies that the Hearing Examiner shall make a final decision on an application unless appealed to Superior Court;
- 9. Public notice of the application and hearing was provided via mail to surrounding land owners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the *Tri-City Herald*, all in accordance with the notice provisions contained in RMC 19.40.010;
- 10. The City issued a Determination on Non-Significance for the project on July 19, 2022, thus satisfying the requirements of the State Environmental Policy Act;
- 11. The size of the property is adequate to support the proposed use, as evidenced by the project's conformity to off-street parking requirements and building setbacks;
- 12. The physical conditions of the site are suitable for the proposed development;
- 13. Public facilities consisting of sewer, water and street access are in place and available to serve the proposed development. All utility systems have adequate capacity to serve the proposed development;
- 14. The proposal, as conditioned, is consistent with the City's comprehensive plan;
- 15. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program;
- The proposal is subject to the City's sign code regulations and as conditioned, will require the applicant to obtain separate sign permit approval;
- 17. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.

EXHIBIT LIST

- 1. Application Materials
- 2. Site Plan(s)
- 3. Public Notices & Affidavits
- 4. Environmental Checklist and Determination of Non-Significance
- 5. Agency Comments

Exhibit 1



City of Richland Development Services

625 Swift Blvd. MS-35 Richland, WA 99352 \$ 509-942-7794 \$ 509-942-7764

Special Use Permit Application

Note: A Pre-Application meeting is required prior to submittal of an application.		
PROPERTY OWNER INFORMATION	☐ Contact Person	
Owner: INNOVATION CENTER TCRD, LLC		
Address: 11245 SE 6TH Street, Suite 240, BELLEVUE, WA 98000-659	94	
Phone: 425-519-3988	Email:	
APPLICANT/CONTRACTOR INFORMATION (if different)	☑ Contact Person	
Company: Blue Fern Management, LLC	UBI#:	
Contact: George John Holli Heavrin, Authorized Agent for Applica	nt	
Address: 18300 Redmond Way, Suite 120, Redmond, WA 98052		
Phone: 206-779-1352	Email: george@bluefern.com	
PROPERTY INFORMATION		
Legal Description: See separate document for underlying parcel as well as pending parcel 2 of Land Division Exemption. Land Division Exemption letter attached as well. Parcel #: Parcel 2, A portion of parcel 1-2308-301-348-700, pending Land Division Exemption		
Current Zoning: Business Research Park B-RP Current Land Use Designation: Business Research Park		
DESCRIPTION OF PROJECT		
144 apartments within 7 buildings with associated parking, clubhouse, po	ool and amenities.	

APPLICATION MUST INCLUDE

- 1. Completed application and filing fee
- 2. SEPA Checklist
- 3. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
- 4. Site Plan, which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, and shall be clear, precise and shall contain the following information:
 - · Boundaries and dimensions of property
 - Location and width of boundary streets
 - Size and location of existing or proposed buildings, structures, or activities on the site
 - Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access
 - Fencing, screening, or buffering with reference to location, type, dimension, and character
 - Open spaces or Natural Areas
 - Easements, rights-of-way, etc.
 - Architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the Hearing Examiner as determined by the Administrator

COMPLETE QUESTIONS WITH AS MUCH DETAIL AS POSSIBLE (Use additional sheet if needed)

Describe how the size and dimension of the site provide adequate area for the proposed use:

The parcel contains ample space for each building, parking and amenities to provide an environment suited for apartment living.

Describe how the proposed Special Use is compatible with the physical characteristics of the subject property (including size, shape, topography and drainage):

The proposed special use, allowing for residential use within the B-RP zone, allows for residences to visit and support surrounding businesses. Residential uses, as well as commercial businesses exist within the vicinity and more are anticipated with future growth of the area.

Describe the infrastructure which will serve the proposed Special Use, including but not limited to roads, fire protection, water, wastewater disposal and storm water control:

The project will be serviced by new roadways along Salk Ave and 4th Street which will complete the roadway network around the entirety of the site. These roadways, as well as the on site roadway will provide fire protection for all buildings. Sewer, water and stormwater management facilities will be installed to adequately service the site. Electricity and communications will be extended as needed.

Describe how all applicable requirements of this zoning regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 20), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been met:

Please see Regulation Narrative, separate document.

Identify the impacts which may occur to adjacent properties, surrounding areas and public facilities and how those impacts are proposed to be mitigated:

Impact to adjacent properties are anticipated to be limited to during construction only. Construction will occur only during allowed days/hours set forth by the city. Any impact to access or services will be limited or mitigated by providing alternate access mean or utility services.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

- 1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
- 2. The information provided in this application contains no misstatement of fact.
- 3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
- 4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name:	Holli Heavrin, Authorized Agent			
Applicant Signature:	Hall dein	Date _	5-13-2022	



City of Richland Development Services

625 Swift Blvd. MS-35 Richland, WA 99352 \$ 509-942-7794 \$ 509-942-7764

CONSENT TO EXCEED REVIEW PERIOD

PROJECT INFORMATION		
Project Name: Innovation Apartments		
Planning File Number (if known):		
,		
Project Location (address or parcel numbe	r): Parcel 2, A portion of parcel 1-2308-30	1-348-700, pending Land Division Exemption
APPLICANT INFORMATION		
Name: George John Blue Fern Management,	LLC	
Address: 18300 Redmond Way, Suite 120		
City: Redmond	State: WA	Zip: ₉₈₀₅₂
Phone: 206-779-1352	Email: george@bluefern.com	
TYPE OF REVIEW PERIOD:		
☐ 30-Day for Short Plat (RCW 58.17.140)		
☐ 90-Day for Preliminary Plat (RCW 58.17.140)		
☐ 30-Day for Final Plat (RCW 58.17.140)		
☐ 120-Day for All other Land Use Permit Applications (RCW 36.70B)		
SIGNATURE:		
Washington State Law requires the city approve, approve with conditions, return to the applicant for modifications, or deny the application within a specified timeframe of receipt of a complete application. However, I understand that it will not be possible for the City of Richland to process the above identified project within the timeframe required by RCW 58.17.140 and/or 36.70B.		
I consent to an extension of the timeframe selected above.		
Signature:		Date: <u>5-13-2022</u>



May 13, 2022

Development Services City of Richland 625 Swift Blvd. Richland, WA 99352

Re: Innovation Apartments – Special Use Permit

CORE Project No. 22118

Dear City Staff:

Innovation Apartments is a proposed apartment site located within the Business Research Park (B-RP)

The site consists of one parcel with a total gross area of 5.25-acres. Note the creation of this parcel is pending a Land Division Exemption on the underlying parcel, by Shotgun Creek Investments. Documentation of this exemption and approval from City of Richland is including in the submittal documents. The project site has frontage along Innovation Blvd and 3rd Street, both of which are existing completed roadways. New frontage will occur on the remaining two sides with the extension of roadway improvements along Salk Ave and 4th Street. The existing parcel is vacant. The sites topography generally slopes very minimally east to west. The approximate elevation change is 3-feet.

The subject property is zoned Business Research Park (B-RP). Surrounding zoning designations along all sides are also Business Research Park (B-RP). The property is bordered on all sides by existing or proposed roadways.

The project intent is to create an apartment community containing 7 separate apartment buildings totaling 144 units with a clubhouse amenity featuring a pool, spa, mail room and workout space. Parking will be provided at a minimum rate of 1.5 stalls per unit. Standard, compact and garage spaces will be provided to meet this requirement. All buildings gain access from the internal roadway network. One main access point for the community is located on Salk Ave and a secondary emergency vehicle access point is located on 4th Street.

Interconnecting walkways will be placed throughout the project so that pedestrians can access the entire site, the clubhouse and external multi-modal infrastructure.

In support of the Innovation Apartments Project, regarding the Special Use Permit, a project outline is included below. Specifically, Zoning Regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 22.10), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been outlined below to show compliance with all city code.

Project Name:	Innovation Apartments	
Parcel Numbers:	A portion of parcel 1-2308-301-348-7001, pending Land Division	
	Exemption.	
Size:	4.76 acres (minus future ROW dedication)	
Location:	Lot 2 of pending Land Division Exemption.	
	Parcel is bounded by Innovation Blvd, 3 rd Street, Salk Ave and 4 th Street.	
Zoning Designation:	Business Research Park (B-RP)	
North:	Business Research Park (B-RP)	
East:	Business Research Park (B-RP)	
South:	Business Research Park (B-RP)	
West:	Business Research Park (B-RP)	
Current Use:	Vacant/Undeveloped	
Site Features:	Vacant, Flat	
Soil Type Statement:	Per Web Soil Survey, soils on site consist of Burbank loamy fine sand, gravelly substratum, flat slopes. This is consistent with slopes in the area and conducive to infiltration.	
Drainage Conditions Statement:	Drainage for the proposed project will be collected, conveyed, and detained as needed on site. Flow control facilities will be designed to meet the requirements of the Stormwater Management Manual for Eastern Washington. The Project anticipates the use of infiltration for stormwater management.	
Proposed Use:	Apartments	
Number of Units:	144 apartments. A mix of studio, one-bedroom and two-bedroom units are proposed.	
Density:	Total site area: +/-207,301 sq. Ft. (4.76 acres)	
	Total business park area = 89 acres	
	Total number of existing units in business park = 409 units	
	Total number of proposed units = 144 units	
	Total average proposed density = 6.21 dwellings per acre	
Structure Height:	Maximum allowed 55 feet	
Parking:	216 spaces required (1.5 space per unit)	
	220 spaces provided	

Special Use Permit applications must meet the requirements set forth in Richland Municipal Code, specifically the following:

- Zoning Regulation (RMC Title 23)
- City Comprehensive Plan
- City Critical Area Regulations (RMC Title 22.10)
- City Shoreline Management regulations (RMC Title 26)
- City sign regulations (RMC Title 27)

To show compliance with this section, we provide the following justifications.

Zoning Regulation (RMC Title 23)

RMC 23.28 is specific to this parcel as it is zoned Business Research Park (B-RP).

The B-RP zone allows a limited portion of the zone to be used for residential development. Per these requirements no more than 20 acres within the zone shall be used exclusively for residential purposes.

BRP Density Calculations		
Total Business Park Area	89 acres	
20% allowed exclusively residential	17.8 acres	
Density of Residential in the B-RP zone		
Minimum Density	6 units per acre	
Average Density	8 units per acre	
Existing Residential Projects within the B-RP Zone		
Name	Number of Units	
The Commons	150	
The Lofts	160	
University Condos	50	
Sienna Sky Village	49	
Total Existing units in Zone	409	
Innovation Center Apartments	144	
Total units in zone Proposed	553	
Average Density Existing	4.59 Units per acre	
(409 units / 89 acres)		
Average Density Proposed	6.21 Units per acre	
(553 units / 89 acres)		

Conclusion: The proposed project is in compliance with RMC Title 23.

City Comprehensive Plan

The City Comprehensive plan addresses the vision for the city as well as many other factors including compliance with the growth management act (GMA), Countywide policies, and GMA planning goals.

Within the comprehensive plan there are general community goals outlined that address the vision the city has. Additionally economic development, land use, housing, transportation, utilities, and capital facility goals defined. These goals have been established per the city created municipal code therefore by meeting the RMC, the general vision is meet.

Conclusion: The proposed project is in compliance with the City Comprehensive plan.

City Critical Area Regulations (RMC Title 22.10)

RMC 22.10 is specific to Critical Areas. Based on site reconnaissance and mapping, no wetlands, Fish and Wildlife Habitats or Geologically Hazardous areas exist on the site, or in the immediate vicinity of the site. The site does fall within an Aquifer Recharge area. The subject site intends to collect all stormwater generated on site, detain and treat the stormwater, then infiltrate into native soils. This infiltration of clean treated water will maintain the aquifer, keeping it recharged. Technical reports addressing this will be provided upon site development.

Conclusion: The proposed project is in compliance with RMC Title 22.10.

City Shoreline Management regulations (RMC Title 26)

The project site is not located within the Shoreline Management Area.

Conclusion: The proposed project is not subject to regulations set forth in RMC Title 26.

City sign regulations (RMC Title 27)

While signage for the site has not yet been determined, if proposed, it will meet the regulations of RMC Title 27.

Conclusion: The proposed project will meet the regulations set forth in RMC Title 27, if applicable.

Sincerely,

CORE DESIGN, INC.

Holli Heavrin, P.E.

Principal

Project Manager

Holli Heavrin

From: Holli Heavrin

Sent: Wednesday, May 18, 2022 2:52 PM

To: Holli Heavrin

Subject: FW: Coordination with Benton County Emergency Management

Attachments: Generic Emg Plan for Apts.docx

George J. John

Development Project Manager

Blue Fern

18300 Redmond Way Suite 120 Redmond, WA 98052 george@bluefern.com 206.779.1352 (cell)

www.bluefern.com



CONFIDENTIALITY NOTICE

This e-mail and any attachments are for the sole use of the intended recipients and contain information that may be confidential or legally privileged. If you have received this e-mail in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution, or use of this communication by someone other than the intended recipient is prohibited.

From: Davis, Deanna <<u>d.davis@bces.wa.gov</u>>
Sent: Thursday, May 12, 2022 11:00 AM
To: George John <George@bluefern.com>

Subject: Coordination with Benton County Emergency Management

George,

This email is to confirm that you have been in contact with the Emergency Manager and coordinated with Benton County Emergency Services regarding specific hazards to residential populations - as we discussed the proposed apartment complex does fall within the emergency planning zone for the Department of Energy's Hanford Site 300 Area. As such special consideration will need to be addressed for the education and notification of the residential population that will reside in the proposed complex.

I have attached examples of the emergency plan that is being used by both the Loft and Commons apartments that reside in close proximity to your proposed building site.

As you progress in the permitting process we can work together to ensure an appropriate plan and notifications are in place.

Thank you,



Deanna Davis

BCEM Manager

Physical Address: 651 Truman Ave, Richland WA 99352 Mailing Address: 625 Swift Blvd-MS 36, Richland WA 99352

(509) 628-8092 Cell (509) 380-4522

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.





DEVELOPMENT SERVICES DEPARTMENT

625 Swift Boulevard, MS-35 Richland, WA 99352

> Telephone (509) 942-7794 Fax (509) 942-7764

CI.RICHLAND.WA.US · 509-942-7390

April 1, 2022

BENTON COUNTY ASSESSORS OFFICE P.O. BOX 902 PROSSER, WA 99350

RE: EXEMPTION FROM PLATTING REQUIREMENTS - PROPOSED LOT CREATION

WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON

COUNTY, WA.

To Whom It May Concern:

Our office has reviewed the attached Land Division Exemption Application (map and legal descriptions attached) for Innovation Center TCRD, LLC. The proposal will create one new legal lot of record, which will be five acres in size or greater. Our records indicate that the proposed lot is currently a portion of tax parcel No. 1-2308-301-348-7001. The division of property where the lot(s) created are no less than five acres in size is exempt from the City's platting requirements per Richland Municipal Code (RMC) Section 24.04.030(B). The proposed lot will be approximately 5.25 acres in size and will otherwise be in conformance with the underlying zoning.

We request that your office accept for recording the Quit Claim Deeds and associated exhibit map that will create the new legal lot(s) of record.

If you have any questions on this matter, please contact me at 942-7596.

Sincerely,

Mike Stevens

Planning Manager

City of Richland

(509)942-7596

mstevens@ci.richland.wa.us

C: File TPS2022-103



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET KENNEWICK, WA 99336 PHONE: (509) 735-7364 FAX: (509) 735-6560

E-MAIL: stratton@strattonsurvey.com

DATE: 2022-04-05

DRAWING: 4628RS1.DWG

SITE: SHOTGUN CREEK INVESTMENTS LLC

DESCRIPTION

PARCEL 1

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89°17'33" EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD:

THENCE SOUTH 00°51'13" EAST ALONG SAID WESTERLY LINE 694.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET:

THENCE SOUTH 89°12'06" WEST ALONG SAID LINE 331.53 FEET;

THENCE NORTH 00°24'19" WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 72.60 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

PARCEL 2

THAT PORTION OF LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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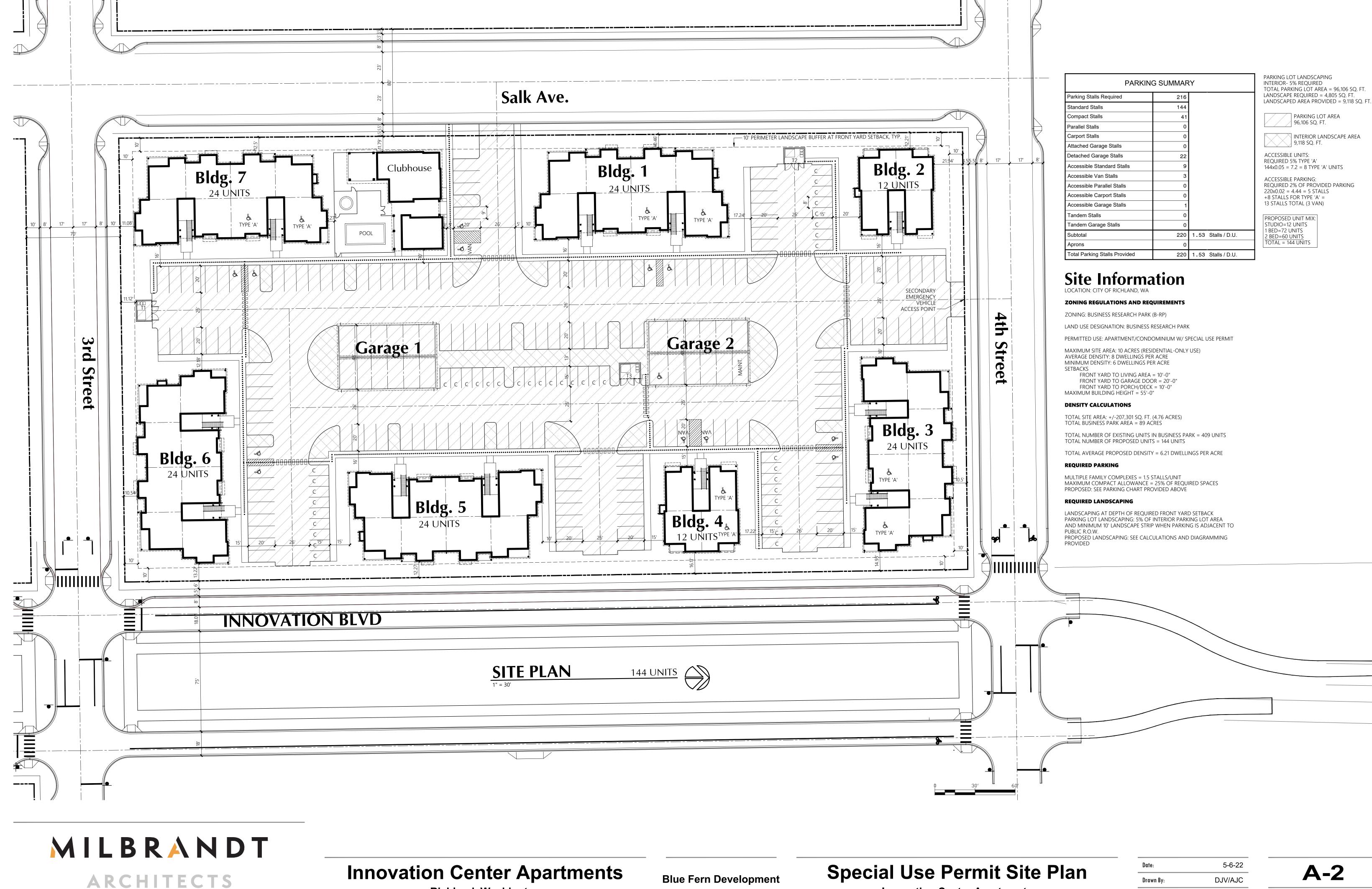
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CONTAINS 5.25 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.



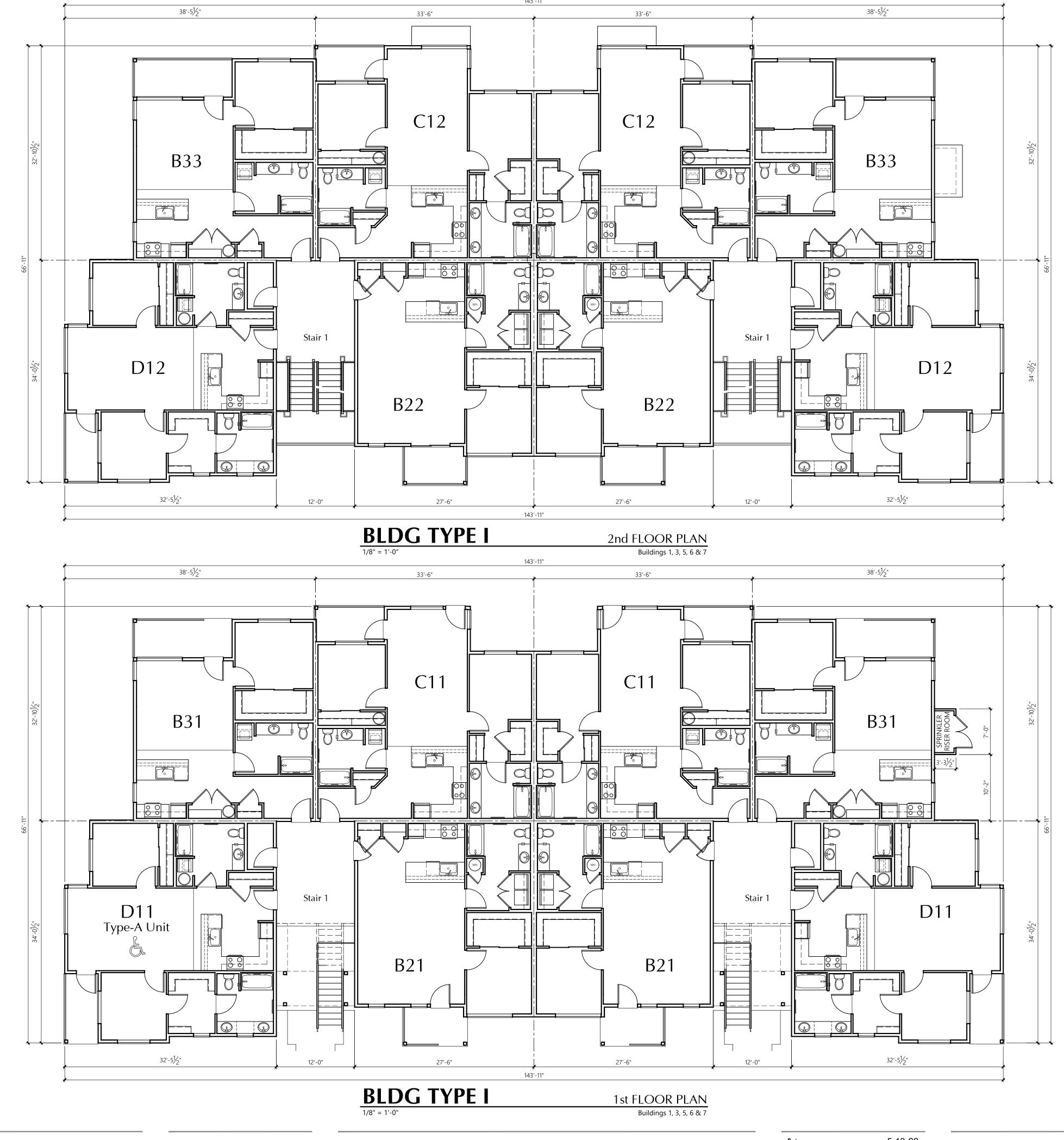
Richland, Washington

Blue Fern Development

Special Use Permit Site Plan Innovation Center Apartments

Date:	5-6-22
Drawn By:	DJV/AJC
Job No.:	22-20

A-2





Innovation Center Apartments

Blue Fern Development

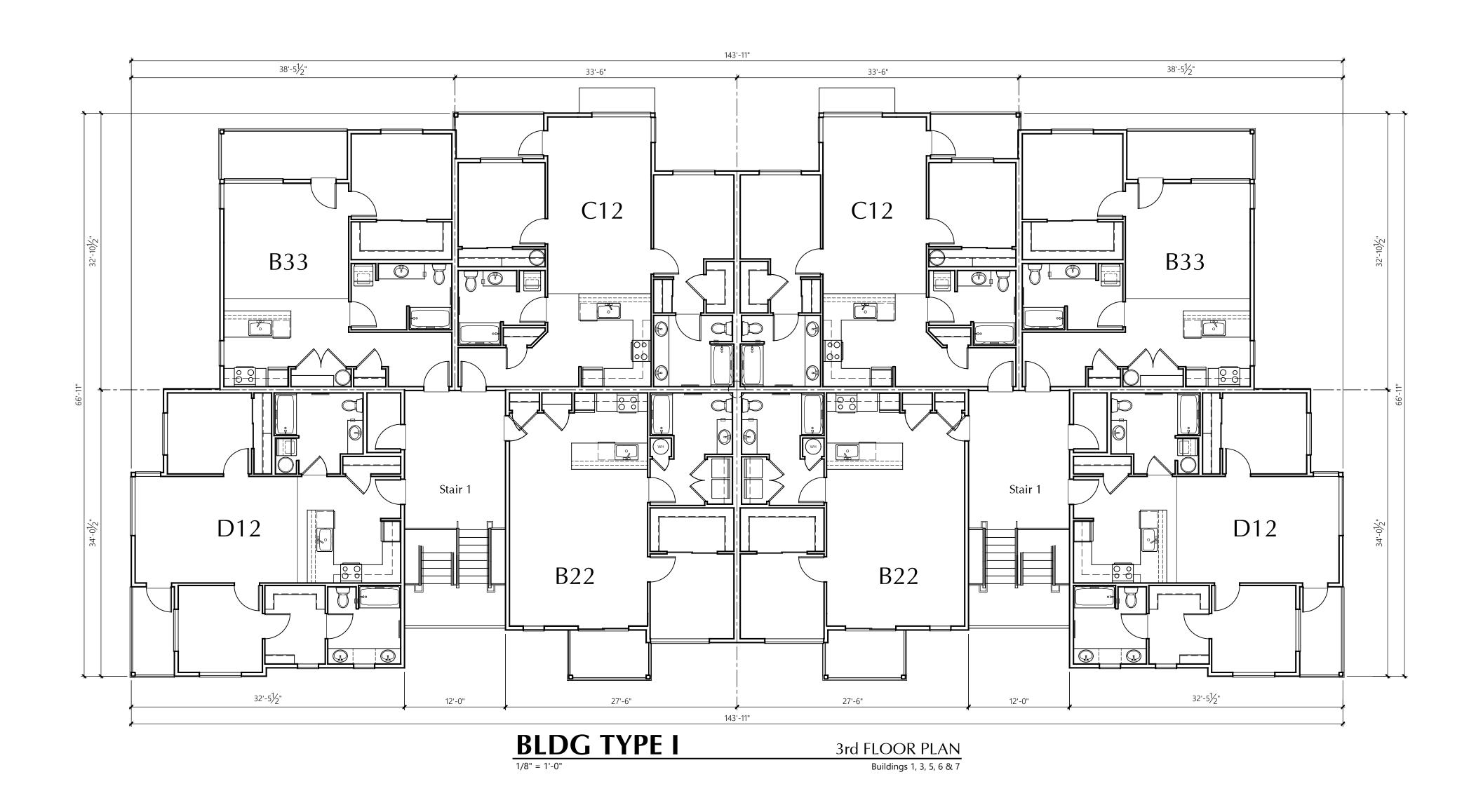
Building Type I
Floor Plans

 Date:
 5-13-22

 Drawn By:
 AJC/MLR

 Job No.:
 22-20

B1
Sheet No.:





Innovation Center Apartments

Blue Fern Development

Building Type I
Floor Plans

 Date:
 5-13-22

 Drawn By:
 AJC/MLR

 Job No.:
 22-20

B2
Sheet No.:



PARKING AISLE ELEVATION
Buildings 1, 3, 5, 6 & 7

R.O.W. ELEVATION

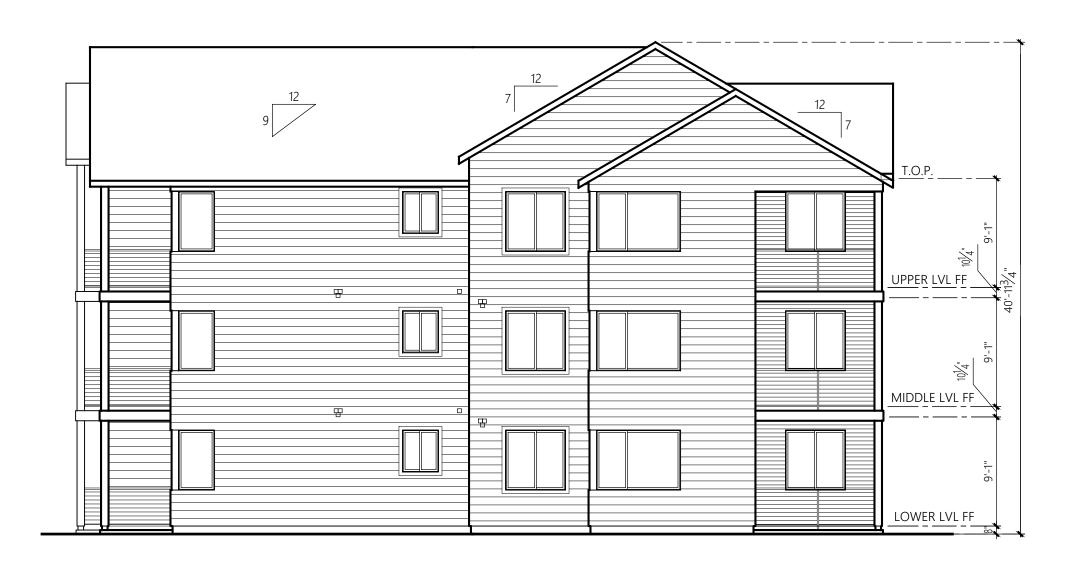
Buildings 1, 3, 5, 6 & 7



BLDG TYPE I1/8" = 1'-0" SIDE ELEVATION

Buildings 1, 3, 5, 6 & 7





BLDG TYPE I1/8" = 1'-0" SIDE ELEVATION Buildings 1, 3, 5, 6 & 7



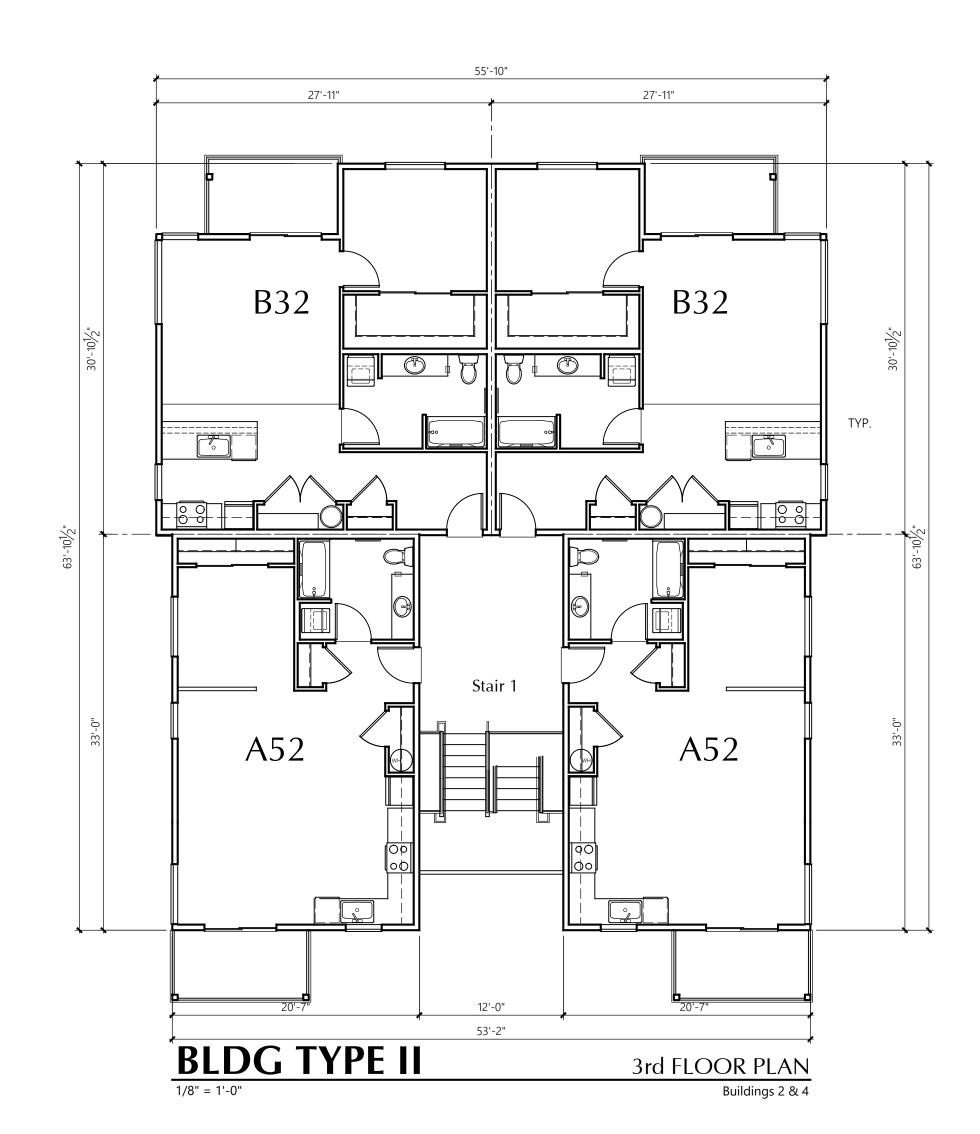
Innovation Center Apartments

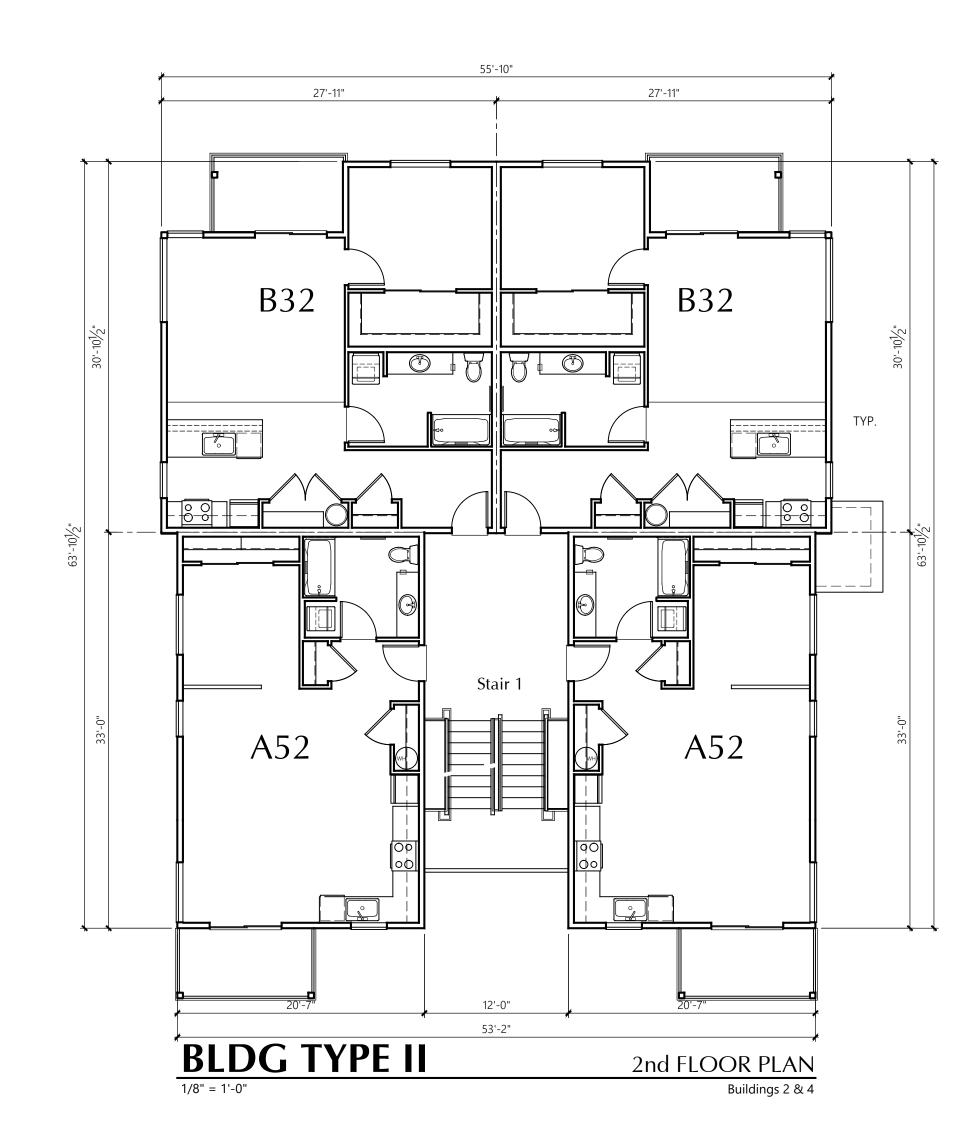
Blue Fern Development

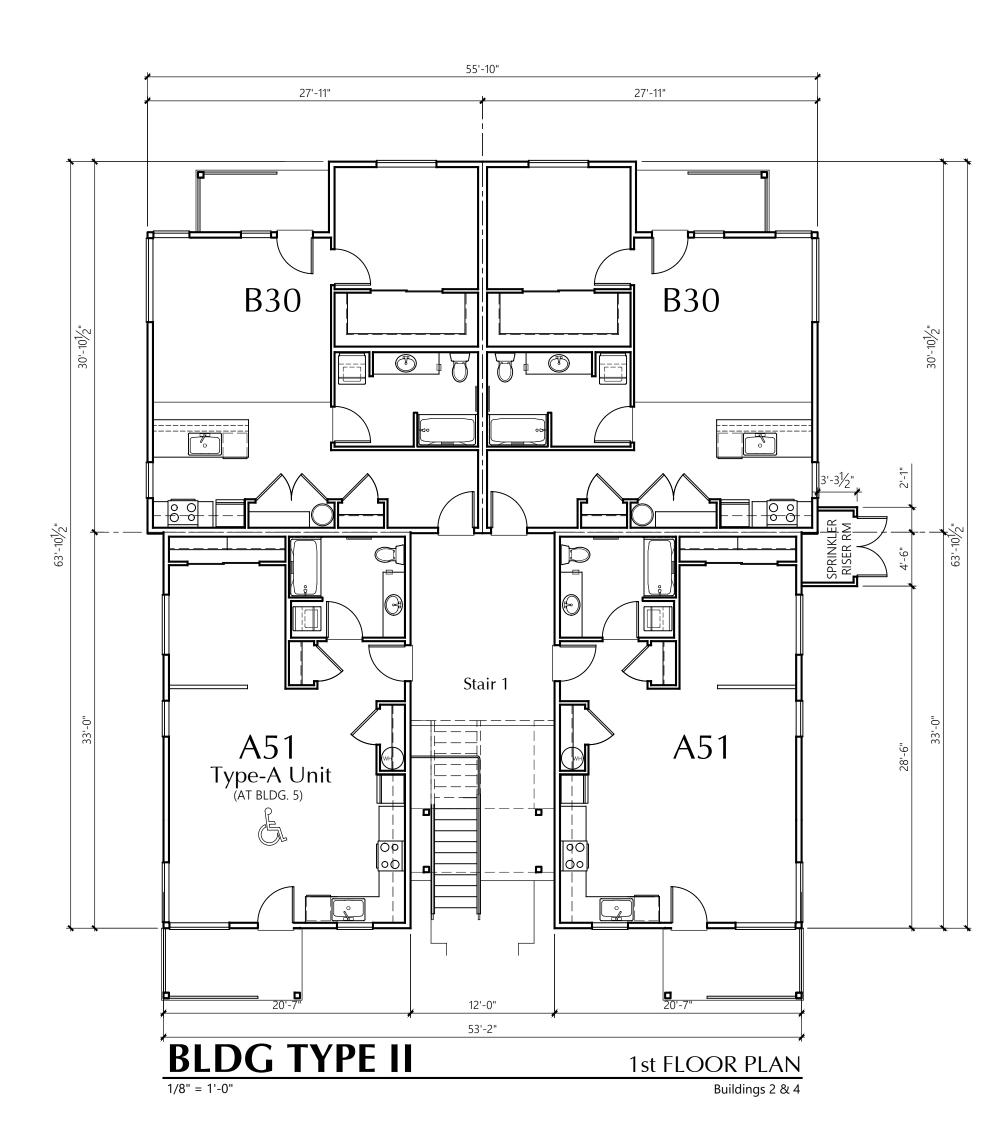
Building Type I Elevations

5-13-22 AJC/MLR Drawn By: 22-20

B3 Sheet No.:









Innovation Center Apartments

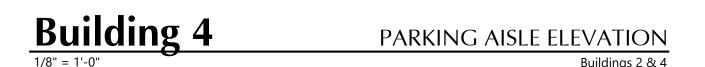
Blue Fern Development

Building Type II Floor Plans

5-13-22 AJC/MLR Drawn By: 22-20

B4 Sheet No.:





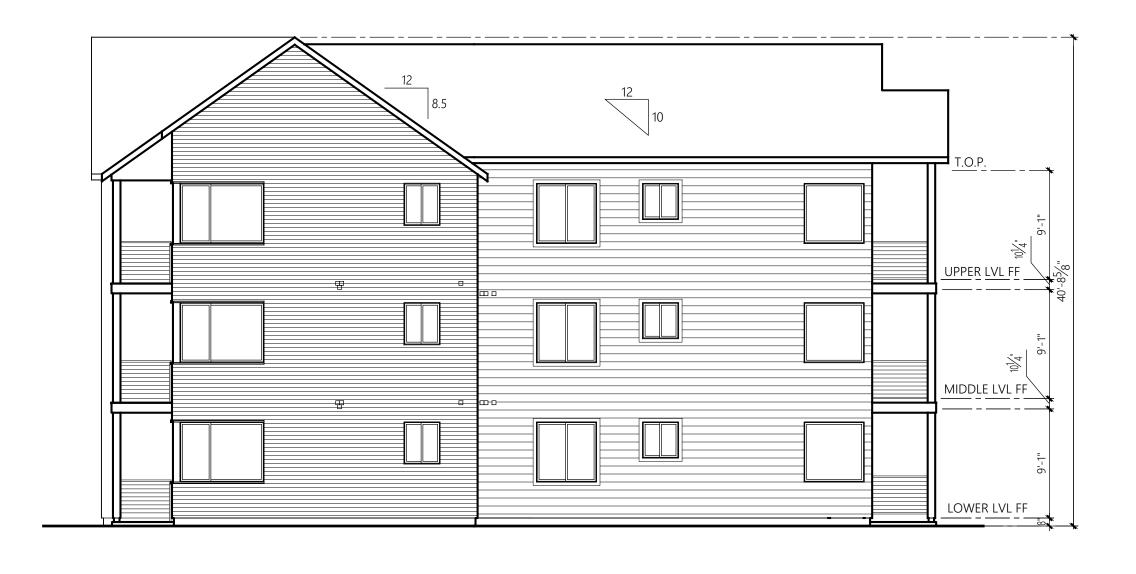


BUILDING 41/8" = 1'-0" R.O.W. ELEVATION Buildings 2 & 4



BUILDING 41/8" = 1'-0" SIDE ELEVATION

Buildings 2 & 4



BUILDING 41/8" = 1'-0" SIDE ELEVATION

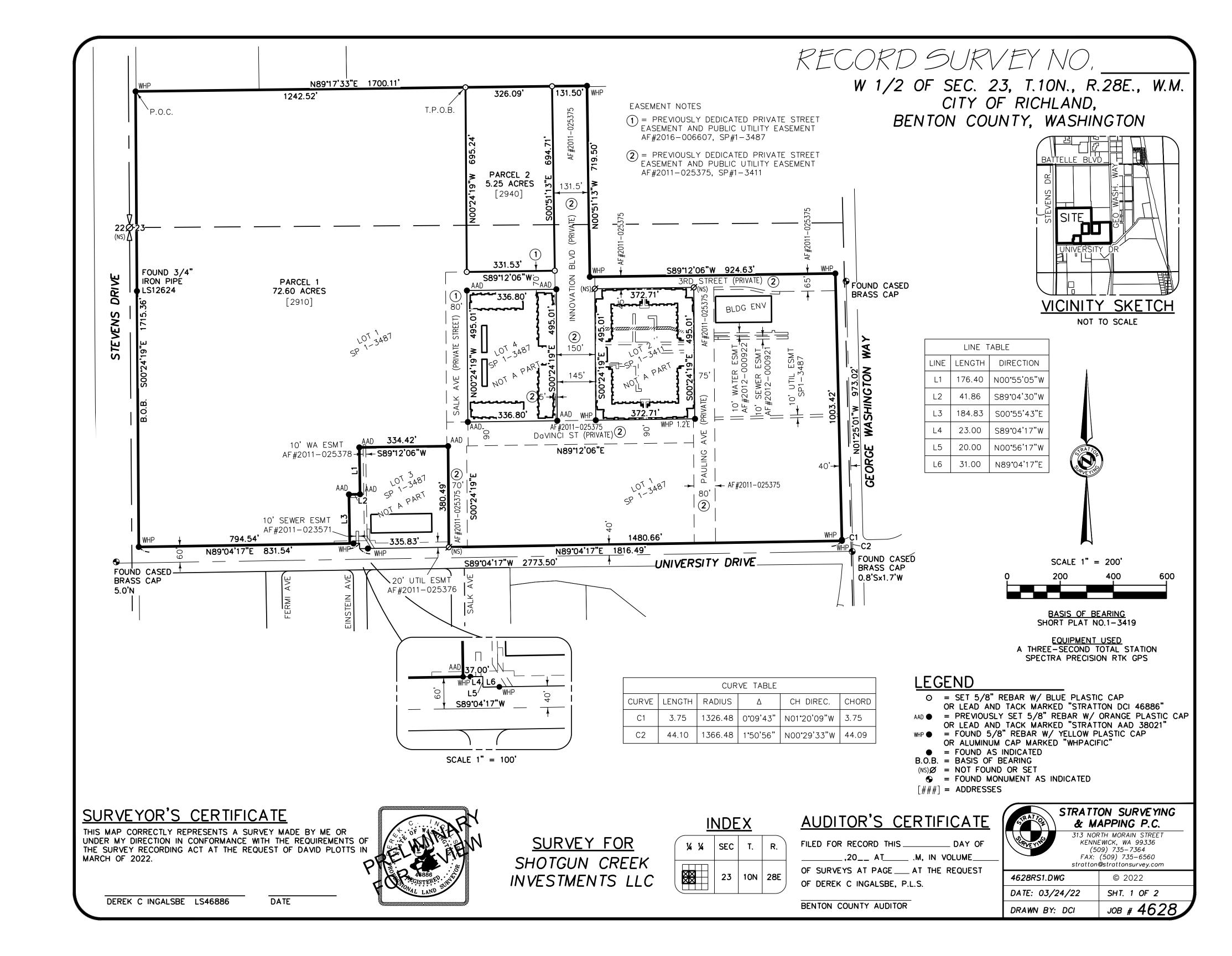


Innovation Center Apartments

Blue Fern Development

Building Type II Elevations

Date:	5-13-22
Drawn By:	AJC/MLR
Job No.:	22-20



DESCRIPTION-PARENT

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TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

RECORD SURVEY NO. _

W 1/2 OF SEC. 23, T.10N., R.28E., W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION-NEW

ARCEL

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CONTAINS 72.60 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DESCRIPTION-NEW

PARCEL 2

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CONTAINS 5.25 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 5003353-3862463, DATED 11/17/2021, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

2. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

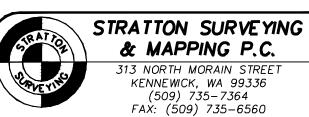


SURVEY FOR SHOTGUN CREEK INVESTMENTS LLC

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ______ DAY OF ______,20__ AT_____.M, IN VOLUME OF SURVEYS AT PAGE ____ AT THE REQUEST OF DEREK C INGALSBE, P.L.S.

BENTON COUNTY AUDITOR



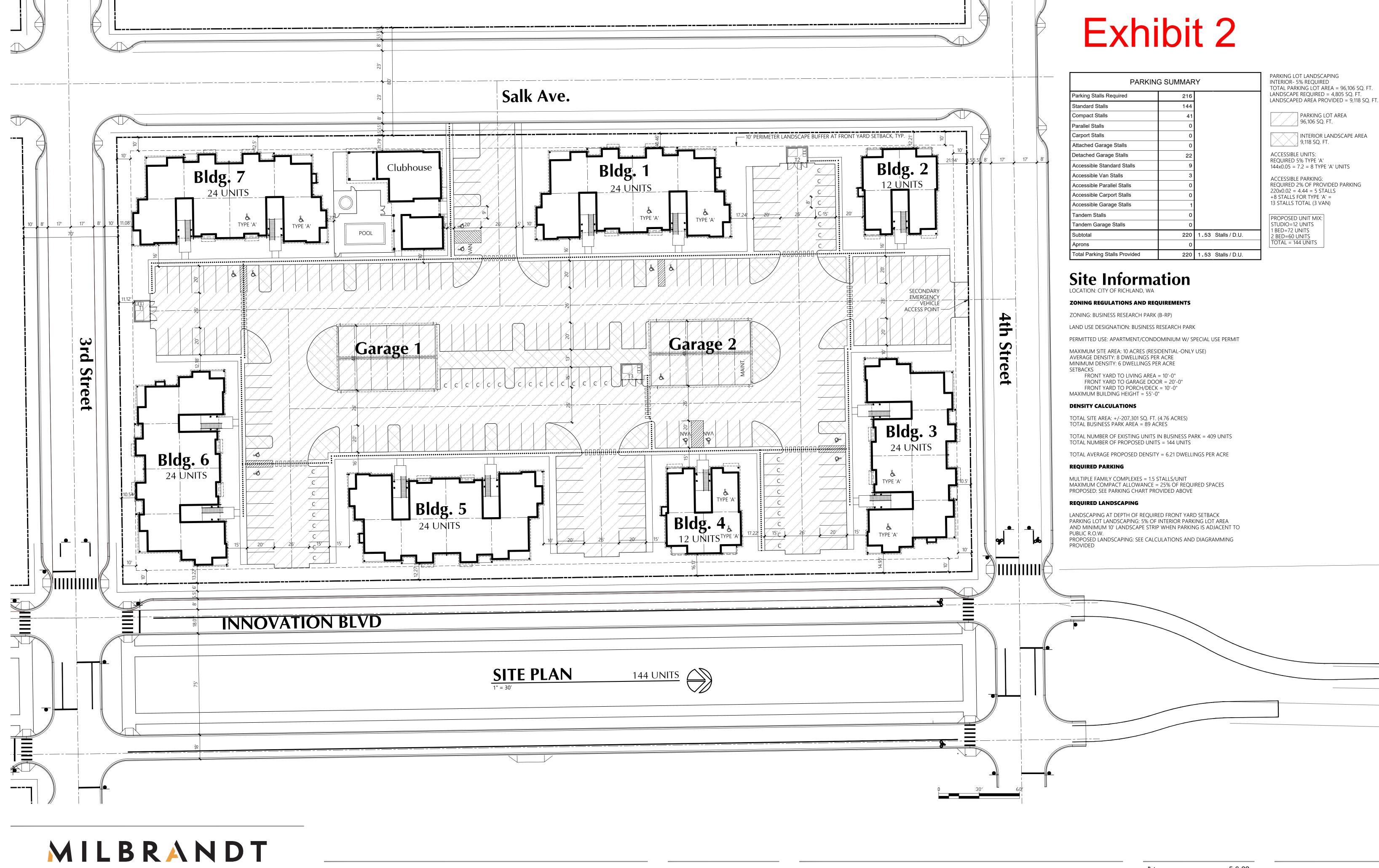
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

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4628RS1.DWG © 2022

DATE: 03/24/22 SHT. 2 OF 2

DRAWN BY: DCI JOB # 4628



25 Central Way, Suite 210 Kirkland, WA 98033 • 425.454.7130 • WWW.MILBRANDTARCH.COM

ARCHITECTS

Innovation Center Apartments Richland, Washington

Blue Fern Development

Special Use Permit Site Plan Innovation Center Apartments

5-6-22 DJV/AJC Drawn By: 22-20

A-2

Exhibit 3



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2022-102 & EA2022-114)

Notice is hereby given that Blue Fern Management, LLC has filed a special use permit application on behalf of Innovation Center TCRD, LLC to construct 144 apartments within 7 buildings along with associated parking, clubhouse, pool and related amenities upon the northeast portion of Assessor's Parcel Number 123083013487001.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Thursday, July 21, 2022. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, July 8, 2022, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Wednesday, July 20, 2022; however verbal comments may be presented during the public hearing.

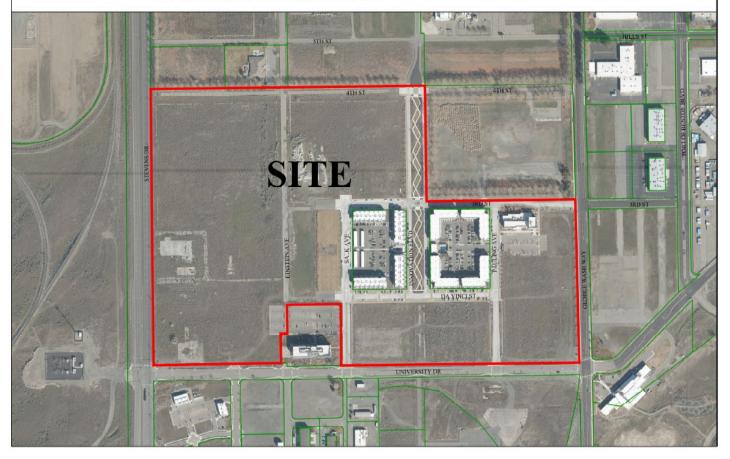
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: Innovation Center Apartments Applicant: Blue Fern Management



File #: SUP2022-102



1	
2	AFFIDAVIT OF MAILING
3	
4	STATE OF WASHINGTON)) ss.
5	COUNTY OF BENTON)
6	COMES NOW, Kevin Damrell, who, being first duly sworn upon oath deposes and says:
7	
8	1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
9	2. On the 28th day of June, 2022, I mailed a copy of the attached NOTICE OF APPLICATION
0	AND PUBLIC HEARING (SUP2022-102 & EA2022-114) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public
1	hearing and review of the application on Thursday, July 21, 2022
2	
3	Signed: Kevin Damrell
4	SIGNED AND SWORN to before me this 28 th day of June, 2022 by Kevin Damrell.
5	
6	
7	CARLY KIRKPATRICK Notary Public in and for the State of Washington,
8	State of Washington Commission # 210539 Carly Kirkpatrick
9	My Comm. Expires Oct 6, 2023 Print Name Residing at Benton County
20	My appointment expires: <u>Oct. le</u> , 2023
21	
22	
23	
	AFFIDAVIT OF MAILING - 1 Address list attached.



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2022-102 & EA2022-114)

Notice is hereby given that Blue Fern Management, LLC has filed a special use permit application on behalf of Innovation Center TCRD, LLC to construct 144 apartments within 7 buildings along with associated parking, clubhouse, pool and related amenities upon the northeast portion of Assessor's Parcel Number 123083013487001.

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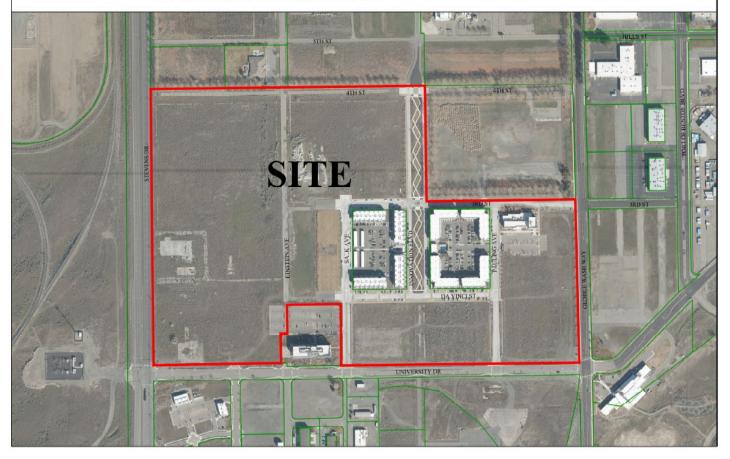
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Vicinity Map

Item: Innovation Center Apartments Applicant: Blue Fern Management



File #: SUP2022-102



WASHINGTON STATE UNIVERSITY WASHINGTON STATE UNIVERSITY PORT OF BENTON PO BOX 641045 WASHINGTON STATE UNIVERSITY 3250 PORT OF BENTON BLVD PO BOX 641045 PULLMAN, WA 99164-1045 PULLMAN, WA 99164 RICHLAND, WA 99354 IC UNIVERSITY SQUARE LLC INNOVATION CENTER LOFTS LLC WASHINGTON STATE UNIVERSITY C/O PRODIGY PROPERTY MANAGEMENT C/O PRODIGY PROPERTY MANAGEMENT PO BOX 641045 1955 JADWIN AVE STE 350 1955 JADWIN AVE STE 350 RICHLAND, WA 99354 RICHLAND, WA 99354 PULLMAN, WA 99164-1045 CITY OF RICHLAND WASHINGTON STATE UNIVERSITY PORT OF BENTON 625 SWIFT BLVD, MS-09 3250 PORT OF BENTON BLVD PO BOX 641045 RICHLAND, WA 99352 PULLMAN, WA 99164-1045 RICHLAND, WA 99354 **BATTELLE MEMORIAL INSTITUTE BATTELLE MEMORIAL INSTITUTE** INNOVATION CENTER TCRD LLC ATTN: TAX DEPARTMENT ATTN: CORP TAX DEPT C/O PRODIGY PROPERTY MANAGEMENT 902 BATTELLE BLVD **505 KING AVENUE** 1955 JADWIN AVE STE 350 RICHLAND, WA 99352 COLUMBUS, OH 43201 RICHLAND, WA 99354 **BATTELLE MEMORIAL INSTITUTE** 3D DEVELOPMENT LLC INNOVATION CENTER PNNL LLC KINDERCARE EDUCATION LLC **4201 SNAKE RIVER AVE** C/O PRODIGY PROPERTY MANAGEMENT ATTN: TAX DEPT 1955 JADWIN AVE STE 350 PORTLAND, OR 97232 LEWISTON, ID 83501 RICHLAND, WA 99354 THE COMMONS APARTMENTS LLC **BATTELLE MEMORIAL INSTITUTE** THE UNITED STATES OF AMERICA C/O PRODIGY PROPERTY MANAGEMENT ATTN: CORP TAX DEPT 9800 S CASS AVE 1955 JADWIN AVE STE 350 **505 KING AVENUE** RICHLAND, WA 99354 COLUMBUS, OH 43201 **LEMONT, IL 60439** UNITED STATES OF AMERICA PORT OF BENTON CROSKREY BROTHERS LLC 3250 PORT OF BENTON BLVD **DEPARTMENT OF ENERGY** 1915 SHERIDAN PL 200 ADMINISTRATION RD OAK RIDGE, TN 37830 RICHLAND, WA 99354 RICHLAND, WA 99352 PORT OF BENTON PORT OF BENTON PORT OF BENTON 3250 PORT OF BENTON BLVD 3250 PORT OF BENTON BLVD 3250 PORT OF BENTON BLVD RICHLAND, WA 99354 RICHLAND, WA 99354 RICHLAND, WA 99354 PORT OF BENTON PORT OF BENTON

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2	AFFIDAVIT OF POSTING
3 4 5 6	STATE OF WASHINGTON)) ss. COUNTY OF BENTON)
7 8	COMES NOW, Kevin Damrell , who, being first duly sworn upon oath deposes and says: 1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
9	2. On the 1st day of July, 2022, I posted the attached NOTICE OF PUBLIC
11	HEARING, File Number SUP2022-102 & EA2022-114 in the following location: At the southwest portion of the intersection of Innovation Blvd and 4 th St.
13 14	Signed: Kevin Damrell SIGNED AND SWORN to before me this 15 th day of July 2022, by Kevin Damrell.
15 16 17	OCTOBER L FOLLETT NOTARY PUBLIC #188772 Signature of Notary
18 19	STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 1, 2024 Printed Name Notary Public in and for the State of Washington,
20	Residing in Senton Country My appointment expires: 11-1-24
22 23	

AFFIDAVIT OF POSTING - 1 (Master File #: SUP2022-102 & EA2022-114)



Beaufort Gazette Belleville News-Democrat Bellingham Herald **Bradenton Herald** Centre Daily Times Charlotte Observer Columbus Ledger-Enquirer Fresno Bee

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	283334	Print Legal Ad - IPL0079283	D2586000 4401	\$194.91	1	79 L

Attention: Jennifer Anderson CITY OF RICHLAND/LEGALS 625 SWIFT BLVD, MS-05 RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION, PUB-LIC HEARING AND OPTIONAL DNS (SUP2022-102 & EA2022-114)

Notice is hereby given that Blue Fern Management, LLC has filed a spe-cial use permit application on be-half of Innovation Center TCRD, LLC to construct 144 apartments within 7 buildings along with associated to construct 144 apartments within a buildings along with associated parking, clubhouse, pool and related amenities upon the northeast portion of Assessor's Parcel Number 123083013487001.

123083013487001.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on Thursday, July 21, 2022, tion on Thursday, July 21, 2022, at 6:00 p.m. All interested parties are invited to attend and present tes-timony at the public hearing or visit the City of Richland's website at www. c.irichland.wa.us and join via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.c.irich-land.wa.us).

land wa.us).

Environmental Review: The pro posal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmen tal impacts and expects to issue a de-termination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportu-nity to comment on the environmental impacts of the proposed development. The environmental checklist and re-lated file information are available to the public and can be viewed at www.

the public and can be viewed at www. cirichland.wa.us. **Public Comment:** Any person de-siring to express their views or to be notified of any decisions pertaining to this application should notify Mike Changes (Polesting, Moscor, 605 to this application should notiny Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to mstevens@ci_richland. wa.us. Written comments should be received no later than 5:00 p.m. on Friday, July 8, 2022, to be incorpo-rated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comments will not be accepted after 6:00 p.m. on Wednesday, July 20, 2022; however, verbal comments may be presented during the public

hearing.

Appeal: The application will be reviewed in accordance with the regu-lations in RMC Title 19 Development lations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above-refer-enced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above-referenced address with questions related to the available appeal process. Published: Sunday, July 3, 2022 COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stephanie Hatcher, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to. published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 07/03/2022, and ending on 07/03/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

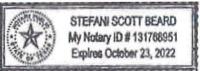
Stephanie Hatcher

(Signature of Legals Clerk)

Sworn to and subscribed before me this 5th day of July in the year of 2022

Stefani Beard Notary Public in and for the state of Texas, residing in

Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!

Exhibit 4



File No. EA2022-114

<u>CITY OF RICHLAND</u> Determination of Non-Significance

Description of Proposal: Innovation Apartments - Construct 144 apartments within 7

buildings along with associated parking, clubhouse, pool and related amenities upon the northeast portion of Assessor's

Parcel Number 123083013487001.

Proponent: Blue Fern Management, LLC

Location of Proposal: The northeast portion of Assessor's Parcel Number

123083013487001.

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.

() 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.

($\bf X$) 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: July 19, 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:

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 <u>all parts of your proposal</u>, 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 <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. 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

1. Name of proposed project, if applicable:

Innovation Center Apartments

2. Name of applicant:

Blue Fern Management, LLC

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

18300 Redmond Way Suite 120 Redmond, WA 98052 206-319-9681

4. Date checklist prepared:

May 13, 2022

5. Agency requesting checklist:

City of Richland

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

Begin Summer/Fall 2022

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

There are no future additions, expansion, or further activity related to or connected with this proposal at this time.

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

Drainage Report

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.

There is an underlying Land Division Exemption in process that will legally create this parcel. Applicant is unaware of any other pending applications for governmental approval or of any other proposals directly affecting the property.

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

SEPA Determination, Civil Plan Approval with Clearing and Grading Permit and Building Permits. Special Use Permit to allow residential uses within the Zone.

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

The project proposes seven apartment buildings with 12-24 units in each building totaling 144 apartments. Access is proposed off of Salk Avenue and 4th Street. Parking and associated utilities will be provided for each building. There will also be a clubhouse building that is also part of the project.

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.

Address: 3xxx Innovation BLVD Parcel Number: A portion of parcel 1-2308-301-348-7001, pending land division exemption.

Legal Description of proposed parcel: THAT PORTION OF LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°17'33" EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD;
THENCE SOUTH 00°51'13" EAST ALONG SAID WESTERLY LINE 694.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET;
THENCE SOUTH 89°12'06" WEST ALONG SAID LINE 331.53 FEET;
THENCE NORTH 00°24'19" WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 5.25 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

B. ENVIRONMENTAL ELEMENTS

1	Fa	rth
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a.	General	descri	otion	of the	site:
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(circle one Flat, plling, hilly, steep slopes, mountainous, other _____

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

The approximate steepest slope on the site is less than 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.

According to the USDA Web Soil Survey the general soils found on the site are Burbank loamy fine sand, gravelly substratum, 0 to 2 percent slopes.

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

The applicant is not aware of any indications or history of unstable soils in the immediate vicinity.

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.

2,500 CY Cut/Fill. Site is assumed to balance.

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

Erosion could occur as a result of denuded soil during and immediately following storm events during the construction cycle of project. The applicant will comply with all aspects of City's erosion control regulations and conditions of approval.

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

Approx. 75%

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

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, TESC ponds, catch basin inlet protection and other measures which may be used in accordance with the requirements of the City. The native topsoil and duff will be sustained to the maximum extent feasible.

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.

During construction, there will be increased exhaust and dust particle emissions. After construction, the principal source of emissions will be from automobile traffic, lawn equipment, and other behavior typical of maintenance of apartment units.

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

Off-site sources of emissions are those typical of the residential and commercial neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways.

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

Construction emissions and air impacts are not anticipated to be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile standards are regulated by the State of Washington.

3. Water

- a. Surface Water:
 - 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.

There is no surface water body in the immediate vicinity of the site. The nearest water body is the Columbia River and it is located approximately 0.62 miles to the east.

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, the project will not. There are no water bodies in the immediate vicinity of the project.

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.

There will be no filling or dredging as part of the project.

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

There will not be any surface water withdrawals or diversions as part of this project.

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

The project does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not involve any discharges of waste materials to surface waters. The development will be connected to the public sanitary sewer system.

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.

No, groundwater will not be withdrawn.

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.

There will be no direct discharge of waste material into the ground related to this project.

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

Stormwater from roofs and hard surfaces will be collected and discharged to onsite infiltration facilities. These facilities may include pervious materials, drywells, infiltration galleries, or similar type methods of stormwater management.

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

This would be very unlikely. The most likely source, if any, would be pollutants generated during construction which include suspended solids and trace petroleum hydrocarbons. To address any potential of this, a TESC Plan will be provided prior to

construction activities. Some of the temporary runoff control methods may include silt fence filtration, ground covering, and either a sediment trap or pond.

Following construction, the two primary sources of pollutants include roadways and landscaping chemicals. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Roadway runoff is treated by the onsite detention facilities prior to being released. Landscaping chemicals include fertilizers, pesticides, and herbicides.

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

No, the project will not alter the drainage patterns of the site. The development has been designed to capture stormwater which falls onto the developed area then treat and release it at the required flow rate towards its natural drainage course.

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

Stormwater will be generated by roofs, driveways, and from access road improvements. From there stormwater will be collected through a series of catch basins and directed into stormwater management facilities.

4. Plants

	deciduous tree: alder, maple, aspen, other
	evergreen tree: fir, cedar, pine, other
	x_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?

a Check the types of vegetation found on the site:

As part of the project the entire site will be cleared.

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

The applicant is not aware of any threatened or endangered species known to be on or near the site.

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

Landscaping plants and materials have not been decided upon at this time. Proposed landscaping will be approved by the City and may include the use of native and draught tolerant species.

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

The applicant is not aware of any noxious or invasive species known to be on or near the site.

5. Animals

a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

Not to the applicant's knowledge.

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

Yes, the site is part of the Pacific Flyway, all of Washington is covered by the Pacific Flyway. The site is not anticipated to be used by Pacific Flyway migratory birds.

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

Landscaping plants and materials have not been decided upon at this time. Proposed landscaping will be approved by the City and may include the use of native and draught tolerant species.

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

The applicant is not aware of any invasive animal species known to be on or near the site.

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.

The completed project will likely use electric to meet the project's energy needs.

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

It is not anticipated that the project will affect the potential solar energy use by adjacent properties.

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:

The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.

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.

The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.

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

The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.

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.

There are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed, it will be handled using procedures set forth by applicable regulations.

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.

Any chemical stored on site would be typical of roadway, apartment building, and stormwater management systems construction.

4) Describe special emergency services that might be required.

There are not any special emergency services anticipated.

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

There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any will be generated as a direct result of this project.

b. Noise

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

The main source of off-site noise in this area originates from the railway located west and northwest of the project site. This is not anticipated to have significant negative impacts on the proposed project.

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)? Indi- cate what hours noise would come from the site.

Short-term noise impacts will result from the use of construction and building equipment during site development. These temporary activities will be limited to legal working hours as prescribed by the City of Richland.

Long-term impacts will be those associated with the increase of traffic. The long-term noise which may result from this project are anticipated to be generated within the same scale as the existing and surrounding uses of the site.

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

Construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable City noise regulations.

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.

The site is currently vacant.

South of the site is multifamily.

North, west, and east of the site is vacant.

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?

To the applicants knowledge the site has not been used as working farm or forest lands.

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, the project will not affect or be affected by surrounding working farm or forest lands.

c. Describe any structures on the site.

There are no structures on site.

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

No. There are no structures on site.

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

Business Research Park

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

Business Research Park

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

Not Applicable.

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

To the applicants knowledge no part of the site has been classified as a critical area buy the City or County.

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

Approximately 367 people would reside in the completed project. (2.55 persons per household x 144 units = 367.2) 2.55 persons per household number was utilized from 2021 US Census Data.

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

None. The site is currently vacant.

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

None. There are no anticipated displacement impacts.

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

Project has been designed to be compatible with that portion of the neighborhood which is developed and compatible with the underlying zoning of the site.

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

None. There are no anticipated impacts to agricultural or forest lands.

9. Housing

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

144 apartments will be provided. Income range is unknown at this time.

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

No units will be eliminated.

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

The project will increase housing opportunities by 144 units.

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?

Max building height allowed per zoning code is 45'. Proposed structures will not exceed this limit.

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

It is not anticipated that the development will obstruct or alter any views in the immediate vicinity. The Applicant is not aware of any view easements, agreements, restrictive covenants, or other documents creating any affirmative view rights affecting the property.

Proposed measures to reduce or control aesthetic impacts, if any:

The project will conform to design standards that are implemented by the City.

11. Light and Glare

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

Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.

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

Not to the applicant's knowledge. Buildings will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard.

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

Insignificant impacts from offsite light or glare because of surrounding residential neighborhoods or the school are anticipated.

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

The project will be designed to minimize light, and glare including the utilization of down-lighting and will comply with the City's lighting Design Standards.

12. Recreation

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

The PNNL Picnic Grounds containing tennis, basketball, and a ball field, and soccer field are located 0.3 miles north of the site.

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

No, the project will not displace existing recreational uses.

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

The project is proposing a club house and swimming pool for the future residents to use.

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? If so, specifically describe.

Not to the applicant's knowledge.

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.

Not to the applicant's knowledge.

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

Methods used to research potential historic resources was the Washington State Department of Archaeology and Historic Preservation WISAARD tool.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None, there are no known impacts. If an archaeological site is found during construction, the State Historical Preservation Officer and the City of Bellevue will be notified.

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.

North: 4th Street West: Salk Avenue South: 3rd Street

East: Innovation Boulevard

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?

There is a bus stop located at GW Way and 5^{th} Street approximately 0.2 miles east of the project site.

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

The project will not eliminate any existing parking spaces. The project will provide 220 parking spaces.

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).

Yes, the project will construct half street improvements along Salk Avenue, 4^{th} Street and 3^{rd} Street.

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

These forms of transportation for passenger use do not occur within the immediate vicinity of the site.

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?

Average daily trip rate for mid-rise multifamily housing is 5.44 trips/dwelling unit (per ITE Trip Generation Manual 10th edition).

 $144 du \times 5.44 trips/du = 783.36 daily trips$

AM Peak = 282 trips (Per ITE trip rate of 0.36 for mid-rise multifamily housing)

PM Peak = 345 trips (Per ITE trip rate of 0.44 for mid-rise multifamily housing)

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.

It is not anticipated that the proposed project will interfere with or negatively impact movement of agricultural or forest products on the roads or streets in the area.

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

The project will construct frontage improvements and will likely have transportation impacts fees imposed.

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.

Yes, the project will result in an increased need for public services. However, the need will be typical of multi-family development of this size.

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

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities

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

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.

Power - Richland Energy Services

Gas - Cascade Natural Gas

Phone - Frontier

Cable TV - Charter Communications

Water - City of Richland

Sanitary Sewer - City of Richland

Refuse Service - Richland Solid Waste

Standard utility service construction will be needed for connections to existing backbone franchise utility mains.

C. Signature

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:	dell decon	•	
Name of signee	Holli H	leavrin	
Position and Age	ency/Organization	Project Manager, Authorized Agent, Core Des	sign
Date Submitted:	5/13/2022		•

D. supplemental sheet for nonproject actions

11 ... //

(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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

Exhibit 5

CITY OF RICHLAND PUBLIC WORKS ENGINEERING DEVELOPMENT COMMENTS

DATE: 7/11/22

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4

CARLO D'ALESSANDRO, TRANSPORTATION AND DEVELOPMENT MGR.

PROJECT NAME: INNOVATION CENTER SPECIAL USE PERMIT (SUP2022-102)

The Public Works Engineering Division has reviewed the special use permit application received in this office on June 27, 2022 for the above referenced property and has the following conditions.

1. All roadways adjacent to the project site will need to be improved (at a minimum) to city standards at the time of project construction. This includes curb & gutter, pedestrian facilities, provisions for storm water, street lighting, etc.

Stevens, Mike

From: Davis, Deanna <d.davis@bces.wa.gov>
Sent: Monday, June 27, 2022 3:22 PM

To: Stevens, Mike

Subject: RE: SUP2022-102 Innovation Center Apartments

Mike,

This complex will be within the Emergency Planning Zone for a Department of Energy 300 area emergency. I have already had brief communications with the applicant – George John, from Blue Fern Management.

Thank you for the information,



Deanna DavisBCEM Manager

Physical Address: 651 Truman Ave, Richland WA 99352 Mailing Address: 625 Swift Blvd-MS 36, Richland WA 99352

(509) 628-8092 Cell (509) 380-4522

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Monday, June 27, 2022 15:15

To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District

<bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>;
Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow
<bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>;

Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine Camuso@Yakama.com>; Hamilton,

Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamiltor Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo

<cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich

<darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>;

Deskins, John <ideskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>;

FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill,

Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <jerrod.macpherson@co.benton.wa.us>; Jessica Lally, Yakama

Nation <Jessica Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua

<jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>;

Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel

<kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster

<webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; MAP <map@bces.wa.gov>; Mattheus, Pamela

<pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee

<noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah Oliver@Yakama.com>; Paul Gonseth

<gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team

<reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster

<99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy

<robin.priddy@bentoncleanair.org>; Gates, Sarah <S.Gates@BCES.WA.GOV>; SchiessI, Joe

< JSchiessl@CI.RICHLAND.WA.US>; SEPA Center < sepacenter@dnr.wa.gov>; SEPA Register < separegister@ecy.wa.gov>; SEPA Register < separegister.wa.gov>; SEPA Register < separegister.wa.gov>; SEPA Register.wa.gov>; SEPA Regist

SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>;

Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SUP2022-102 Innovation Center Apartments

Caution! This message was sent from outside your organization.

Block sender

Hello,

Attached to this email you will find a copy of the Notice of Application, SEPA Checklist and related information for a proposed 144-unit apartment complex located within North Richland near the existing Innovation Center Apartments upon Parcel No. 12308301348700.

The City is utilizing the Optional DNS Process outlined in WAC 197-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development.

Please review the information and provide any comments back to me by 5:00 PM, Friday, July 8, 2022.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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BENTON CLEAN AIR AGENCY

June 27, 2022

Planning Manager Mike Stevens

625 Swift Blvd., MS-35 Richland, WA 99352 Re: SUP2022-102

Applicant/Proponent: Blue Fern Management

Attn: George John

18300 Redmond Way, Suite 120

Redmond, WA 98052

Dear Mr. Stevens:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee Inspector

Phone: 509.783.1304 • Website: www.bentoncleanair.org

Stevens, Mike

From: Rick Dawson < Rickd@bfhd.wa.gov> Sent: Wednesday, June 29, 2022 2:22 PM

To: Stevens, Mike

Subject: RE: SUP2022-102 Innovation Center Apartments

Mike,

I have reviewed the above referenced proposal and no objections provided permit to construct and operate the water recreation facility on site in accordance with WAC 246-260.

The Health District does have the following questions and concerns regarding this development as we all work to insure the health of the community:

- This site is rather remote with no services such as grocery stores or health care in the vicinity.
- While the site appears to offer amenities such as a clubhouse there are no parks near by that one would expect with most housing development.

Does the City of Richland have a plan/process for determining the needs, proximity and access addressing the above concerns?

Thank you for the opportunity to comment on this proposed development.

James R.(Rick) Dawson

Sr. Manager – Surveillance & Investigation

Benton-Franklin Health District

7102 W. Okanogan Place, Kennewick, WA 99336 p: 509.460.4313 f: 509.585.1537 Pronouns: he/him

www.bfhd.wa.gov rickd@bfhd.wa.gov













NEW! I would appreciate your feedback on my service today. Please complete a brief survey. Thank you!

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Monday, June 27, 2022 3:15 PM

To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District

<bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow
<bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation < Casey Barney@Yakama.com>; Catherine Dickson < catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton,

Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <ti>ennings@CI.RICHLAND.WA.US>; Jerrod MacPherson < jerrod.macpherson@co.benton.wa.us>; Jessica Lally, Yakama</ti> Nation <Jessica Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah Oliver@Yakama.com>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <Rickd@bfhd.wa.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SUP2022-102 Innovation Center Apartments

Hello,

Attached to this email you will find a copy of the Notice of Application, SEPA Checklist and related information for a proposed 144-unit apartment complex located within North Richland near the existing Innovation Center Apartments upon Parcel No. 12308301348700.

The City is utilizing the Optional DNS Process outlined in WAC 197-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development.

Please review the information and provide any comments back to me by 5:00 PM, Friday, July 8, 2022.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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July 8, 2022

Mike Stevens Planning Manager City of Richland 505 Swift Blvd. MS #35 Richland, WA 99352

In future correspondence please refer to: Project Tracking Code: 2022-07-04552

Property: City of Richland_Innovation Center Apartments (SUP2022-102)

Re: Survey Requested; Permit Potentially Required

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. If any federal or state capital funds are associated with this proposal, Section 106 of the National Historic Preservation Act and Governor's Executive Order 21-02 respectively apply. Should additional information become available, our assessment may be revised.

The proposed project area is located within the boundary of 45BN1631, an archaeological site also known as Camp Hanford. This archaeological site has not been evaluated for its eligibility for listing on the National Register of Historic Places (NRHP). Therefore, we strongly recommend a cultural resources survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

If 45BN1631 is determined eligible for listing on the NRHP, the developer must obtain a site alteration permit from the DAHP, in partnership with a professional archaeologist. Please contact Dr. Lance Wollwage, State Archaeologist, for additional information on permitting (Lance.Wollwage@dahp.wa.gov).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.



Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson

Local Government Archaeologist

(360) 280-7563

Sydney.Hanson@dahp.wa.gov

Stevens, Mike

From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, July 5, 2022 3:14 PM

To: Stevens, Mike

Subject: RE: SUP2022-102 Innovation Center Apartments

KID has no comments

Chris D. Sittman

Engineering Dept./CAD Specialist Kennewick Irrigation District 2015 S. Ely St. Kennewick, WA 99337

Desk: 509-460-5435 Cell: 509-873-1123

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Monday, June 27, 2022 3:15 PM

Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow
<bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine Camuso@Yakama.com>; Hamilton, Craig < C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews < sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler Nation <Jessica Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee

To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>;

SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept

-1---

<JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>;

<noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah Oliver@Yakama.com>; Paul Gonseth

<reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster

<gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team

<99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Robin Priddy

<robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe

of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: SUP2022-102 Innovation Center Apartments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached to this email you will find a copy of the Notice of Application, SEPA Checklist and related information for a proposed 144-unit apartment complex located within North Richland near the existing Innovation Center Apartments upon Parcel No. 12308301348700.

The City is utilizing the Optional DNS Process outlined in WAC 197-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development.

Please review the information and provide any comments back to me by 5:00 PM, Friday, July 8, 2022.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Stevens, Mike

From: Jessica Lally <Jessica_Lally@Yakama.com>

Sent: Monday, July 11, 2022 10:45 AM

To: Stevens, Mike

Cc: Corrine Camuso; Rose Ferri; Hanson, Sydney (DAHP) **Subject:** Re: SUP2022-102 Innovation Center Apartments

Hello Mike,

Yakama Nation CRP requests that the proponent contact DAHP regarding possible permitting. This parcel has been previously recorded as historic site BN1631, and listed as potentially eligible to the National Register. Supplemental survey may be required.

Thank you.

Jessica Lally Yakama Nation Archaeologist Cultural Resources Program 509-865-5121 x4766

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Monday, June 27, 2022 3:15 PM

To: Anthony Muai; Anthony Von Moos; Ashley Morton; Badger Mountain Irrigation District; Benton County - Segregations; Benton PUD, Broadband; Benton PUD, Electrical; Bill Barlow; Buechler, Ken; Carrie Thompson; Casey Barney; Catherine Dickson; Clark Posey; Corrine Camuso; Hamilton, Craig; DAHP SEPA Reviews; DAlessandro, Carlo; Damrell, Kevin; Darrick Dietrich; Davis, Deanna; Deborah Rodgers; Deskins, John; Eric Mendenhall; FormerOrchards@ecy.wa.gov; Greg Wendt; Gwen Clear; Hill, Kelly; Jason McShane; Jennings, Tyler; Jerrod Macpherson; Jessica Lally; John Lyle; Jordon, Joshua; Joseph Cottrell; Junior Campos; Katherine Cichy; Kelly Cooper; Kevin Knodel; Kevin Sliger; KID Development; KID Webmaster; M. Deklyne; Map BCES; Mattheus, Pamela; Michael Tovey; Noah Lee; Noah Oliver; Paul Gonseth; Reathaford, Jason; Review Team; Richard Krasner; USPS Richland Postmaster; Rick Dawson; Robin Priddy; Sarah Gates; Schiessl, Joe; SEPA Center; SEPA Register; SEPA Unit; Seth DeFoe; T.S. "Max" Platts; Tyutyunnik, Ruvim; WA Dept of Fish & Wildlife; WA Dept of Fish & Wildlife; Westphal, Nichole; William Simpson Subject: SUP2022-102 Innovation Center Apartments

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Stevens, Mike

From: Buechler, Ken

Tuesday, June 28, 2022 6:37 AM Sent:

To: Stevens, Mike

Subject: RE: SUP2022-102 Innovation Center Apartments

Looks Good by us.



Kenneth L Buechler Fire Marshal 625 Swift Blvd., MS-16 | Richland, WA 99352 (509) 942-7556 (509) 578-9321

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Monday, June 27, 2022 3:15 PM

To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District

<bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow
<bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Damrell, Kevin <kdamrell@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <ideskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecv.wa.gov; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecv.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Jason McShane <imcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama

Nation <Jessica Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua

<jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel

<kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster

<webmaster@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela

<pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Noah Lee

<noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah Oliver@Yakama.com>; Paul Gonseth

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Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

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STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 6, 2022

Mike Stevens City of Richland PO Box 190 Richland, WA 99352

Re: SEPA Register 202203235, EA2022-114, SUP2022-102

Dear Mike Stevens:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Innovation Center Apartments, proposed by Blue Fern Management, LLC. We have reviewed the documents and have the following comments.

WATER RESOURCES

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process.

Water use under the <u>RCW 90.44.050</u> exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge offsite, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509) 571-3866 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit

Sincerely,

Tricia Sawyer

Central Regional Office

Tricia Sawyer

(509)575-2490

crosepacoordinator@ecy.wa.gov