



File No. EA2022-123

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of a 17-building mini-storage facility as well as an associated office building and parking area.

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

Location of Proposal: The project site is located at 101 Reata Road, Richland, Washington upon Assessor's Parcel Number 111881012147004.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: August 19, 2022
Comments Due: September 6, 2022

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: ***Amon Creek Storage.***
2. Name of applicant: ***Paul Knutzen (Knutzen Engineering)***
3. Address and phone number of applicant and contact person: ***5401 Ridgeline Drive Suite 160, Kennewick, WA 99338***

4. Date checklist prepared: **5/23/22**
5. Agency requesting checklist: **City of Richland**
6. Proposed timing or schedule (including phasing, if applicable):
Permitting to begin in the Fall of 2022, Construction to end in the Spring of 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No future plans for this proposal.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A stormwater report will be prepared to address storm water runoff.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None.**
10. List any government approvals or permits that will be needed for your proposal, if known.
A Building Permit & ROW Permit will be required by the City of Richland. There will also need to be an erosivity waiver will be required from the DoE.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **This proposal consists of the construction of a 17 building storage facility (Total Storage Unit SF = 101,000 SF) as well as an office associated with the storage facility with associative parking.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The lot is located on 101 Reata Road in Richland, WA 99352. Parcel # 111881012147004 according to the Benton County GIS**

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

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

- a. General description of the site: (circle one): **Flat** rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? **The site is relatively flat for the most part and there is some minor piles of dirt that have approximately 10% slope according to our survey.**
- 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.
There is loamy fine sand as well as silt loam according to the NRCS Web Soil Survey.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No indication of unstable soils.**
- 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.
Based on the current site layout, this will be an estimated 10,622 cu.yds of cut from the site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All storm water runoff will be contained and managed on site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 95% of the site will be impervious.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control methods will be used such as catch basin protection (Witch Hats), Silt fencing, and stabilized construction entrances. Dust during construction will be controlled by a water truck as necessary.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Dust control measures will be implemented in accordance with recommendations by the DoE, which include, but are not limited to, watering, lowering speed, limiting construction vehicles, and reducing the amount of dust-generating activities on windy days.**

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

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The Columbia river is approximately 3.25 miles south of the project site
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The project will not be near the described body of water**
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

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

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

No groundwater will be used, City water is currently provided at the site

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **The new impervious area on-site will generate stormwater runoff. The stormwater system will consist of surface infiltration and all be managed on-site**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No, all run-off will be retained on-site**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **All runoff will be retained on-site and stormwater facilities will be chosen to ensure predicted pollutants will be properly filtered**

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

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

- ___deciduous tree: alder, maple, aspen, other
- ___evergreen tree: fir, cedar, pine, other
- ___shrubs
- ___grass
- ___pasture
- ___crop or grain
- ___Orchards, vineyards or other permanent crops.
- ___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___water plants: water lily, eelgrass, milfoil, other
- ___other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **None**
- c. List threatened and endangered species known to be on or near the site. **None known**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Landscaping will be done per City of Richland Municipal Code**
- e. List all noxious weeds and invasive species known to be on or near the site. **None**

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

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

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site.
The Ferruginous Hawk & Townsend's Ground Squirrel has been seen at or near by the site according to the Washington State Department of Fish and Wildlife. While this is listed by WDFW, the area has been developed for years and likely hasn't been a suitable habitat since development.
- c. Is the site part of a migration route? If so, explain.
Richland is part of the Pacific Flyway
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **None**

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

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

Electrical power will be used for equipment and heating

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. **No**

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The proposed structures will meet current building codes and comply with Washington State Non-Residential Energy Code

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

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

If so, describe. **None known**

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known**

- 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. **Fuel for construction may be stored on-site and is already stored for current uses on the north side of the site.**

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

The site will use the typical emergency services provided through the City of Richland

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

Fuel for construction vehicles will be handled properly to prevent spills.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Normal vehicle noise from E Reata Rd. This will not impact the 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)? Indicate what hours noise would come from the site. **Short Term construction noises (7am -4pm)
Long Term traffic noise from large trucks (7 am – 9pm)**

- 3) Proposed measures to reduce or control noise impacts, if any: **none purposed**

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is currently undeveloped. Nearby sites include other commercial properties including but not limited to Reata Storage, Eagle Rock, and Badger Mountain Mini-Storage. All adjacent uses are General Commercial type uses.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**
- c. Describe any structures on the site. **None**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **C-3 General Commercial**
- f. What is the current comprehensive plan designation of the site? **Commercial**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**
- i. Approximately how many people would reside or work in the completed project?
None would reside. There would be up to 4 employees.
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: ***The project will be permitted through the local jurisdictions with all applicable zoning ordinances.***
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: ***N/A***

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

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

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ***The highest point of the roof is approximately 20' tall. The building will be constructed out of steel.***
- b. What views in the immediate vicinity would be altered or obstructed? ***None***
- b. Proposed measures to reduce or control aesthetic impacts, if any: ***Landscaping, setbacks, and façade requirements.***

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ***Parking and Building lighting would be proposed for late evening and nighttime.***
- b. Could light or glare from the finished project be a safety hazard or interfere with views? ***No***
- c. What existing off-site sources of light or glare may affect your proposal? ***No***
- d. Proposed measures to reduce or control light and glare impacts, if any: ***All outdoor lighting will be in conformance with City of Richland Standards.***

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None are in the immediate proximity to the project.
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None needed**

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **None per the Department of Archaeology and Historic preservation WISAARD system.**
- 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. **This site is considered an area of interest for Yakima Nation, Confederated Tribes of the Warm Spring, and Umatilla Tribe according to the WISAARD system of the DAHP. No evidence of artifacts has been found to our knowledge.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **The WISAARD system of the DAHP was used to assess potential impacts.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **Upon any discovery of potential or known archaeological resources at the property prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify City of Richland officials of said discovery within a maximum period of twenty-four hours from the time of discovery.**

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **This site currently doesn't have a driveway access. We will install an ADA compliant driveway to fulfill the need for access to this lot.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **The site is currently not served by public transit. The closest bus stop is located on Leslie Rd and Gage Blvd (Bus ID RC262)**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Project will add 5 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). **Improvements will need to be made along Reata Rd.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Approximately 510 additional trips will be generated due to this expansion. Land use code 151 of the 11th edition ITE trip generation manual was used to make this estimate.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**
- h. Proposed measures to reduce or control transportation impacts, if any: **None at this time.**

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Yes, site will utilize fire and police protection.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **The completed project will provide additional tax revenue for the City and will pay any impact fees that may be required by the City.**

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

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- c. 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.
Phone – Ziplly
Water/Sewer - City of Richland
Electricity - Richland Energy Services

C. Signature [\[HELP\]](#)

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

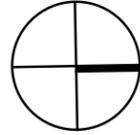
Signature: Paul Knutzen

Name of signee **Paul Knutzen**

Position and Agency/Organization **Principal Engineer, Knutzen Engineering**

Date Submitted: **5/25/2022**

NORTH



TAX ID 111881013482001
143 REATA RD.
RICHLAND WA 99352
ZONE C-3

TAX ID 111881013529002
135 REATA RD.
RICHLAND WA 99352
ZONE C-3

TAX ID 111881013529001
123 REATA RD.
RICHLAND WA 99352
ZONE C-3

NOTES

1. BUILDINGS:

OFFICE:

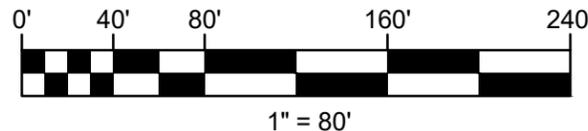
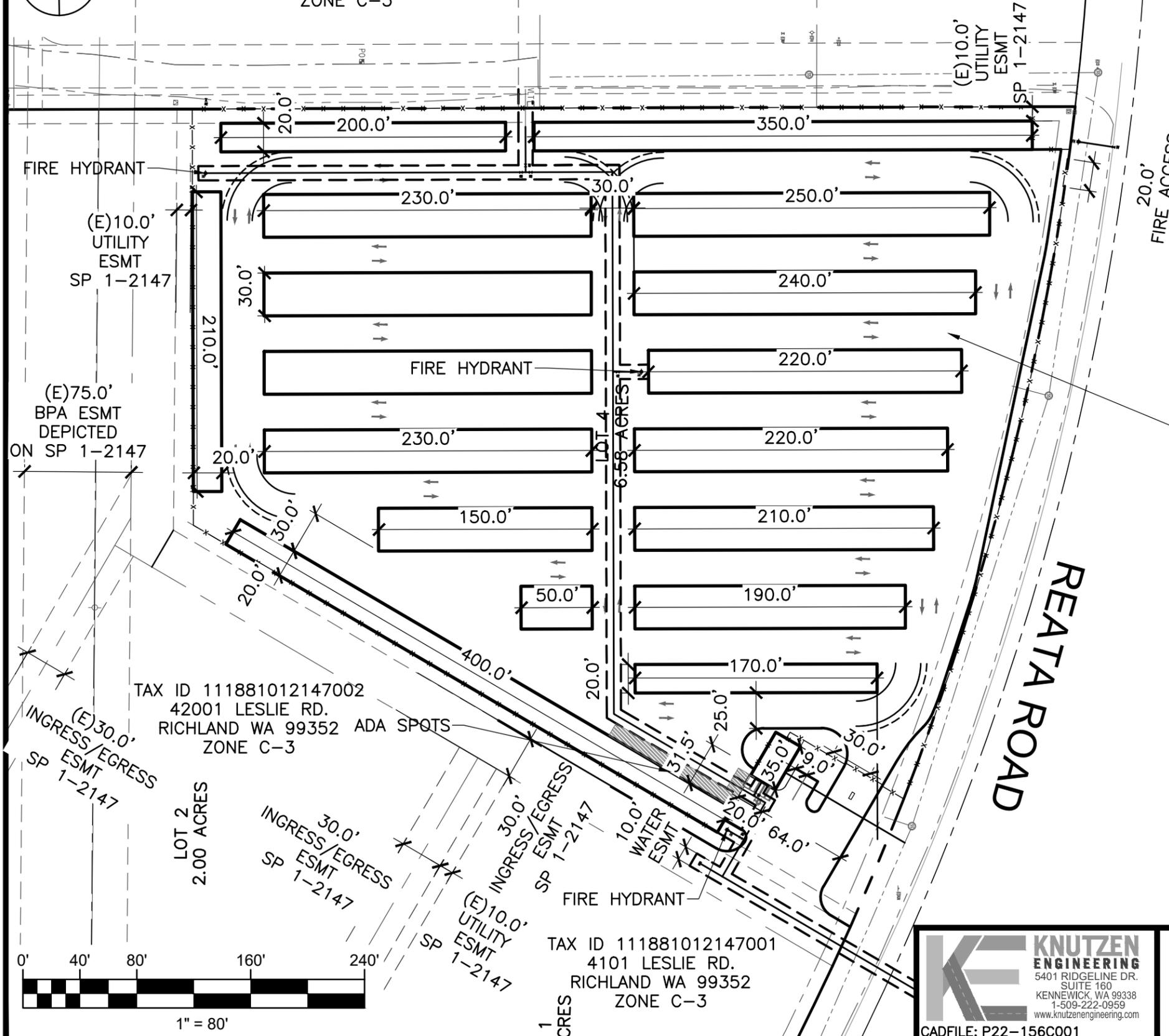
20.0' X 35.0' = 1 (700 SF)

STORAGE UNITS:

- 400.0' X 20.0' = 1 (8,000 SF)
- 350.0' X 20.0' = 1 (7,000 SF)
- 210.0' X 20.0' = 1 (4,200 SF)
- 200.0' X 20.0' = 1 (4,000 SF)
- 170.0' X 20.0' = 1 (3,400 SF)
- 250.0' X 30.0' = 1 (7,500 SF)
- 240.0' X 30.0' = 1 (7,200 SF)
- 230.0' X 30.0' = 4 (6,900 SF EACH)
- 220.0' X 30.0' = 2 (6,600 SF)
- 210.0' X 30.0' = 1 (6,300 SF)
- 190.0' X 30.0' = 1 (5,700 SF)
- 150.0' X 30.0' = 1 (4,500 SF)
- 50.0' X 30.0' = 1 (1,500 SF)

TOTAL STORAGE UNITS = 17 (100,100 SF TOTAL)

TAX ID 111881012147004
101 REATA RD.
RICHLAND, WA 99352
ZONE C-3



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

CADFILE: P22-156C001

CROSKEY PROPERTIES LLC
SITE PLAN
101 REATA ROAD, RICHLAND, WA

DESIGN	BTK
APPD	PTK
DATE	05/25/22
NO.	SP01