



Richland

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00011 & PLN-T1-2025-00176)

Notice is hereby given that Clover Planning and Zoning on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area and will be located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size. For more information, please <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>

Project Site: The project site is located at 1011 and 999 Queensgate Drive (APN 1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, March 10, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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 Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: February 11, 2025

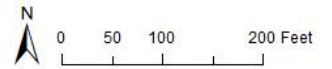
Comment Period Ends: March 09, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, February 28th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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: 1011 Queensgate Dr coffee drive through Special Use Permit
Applicant: Clover Planning and Zoning
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



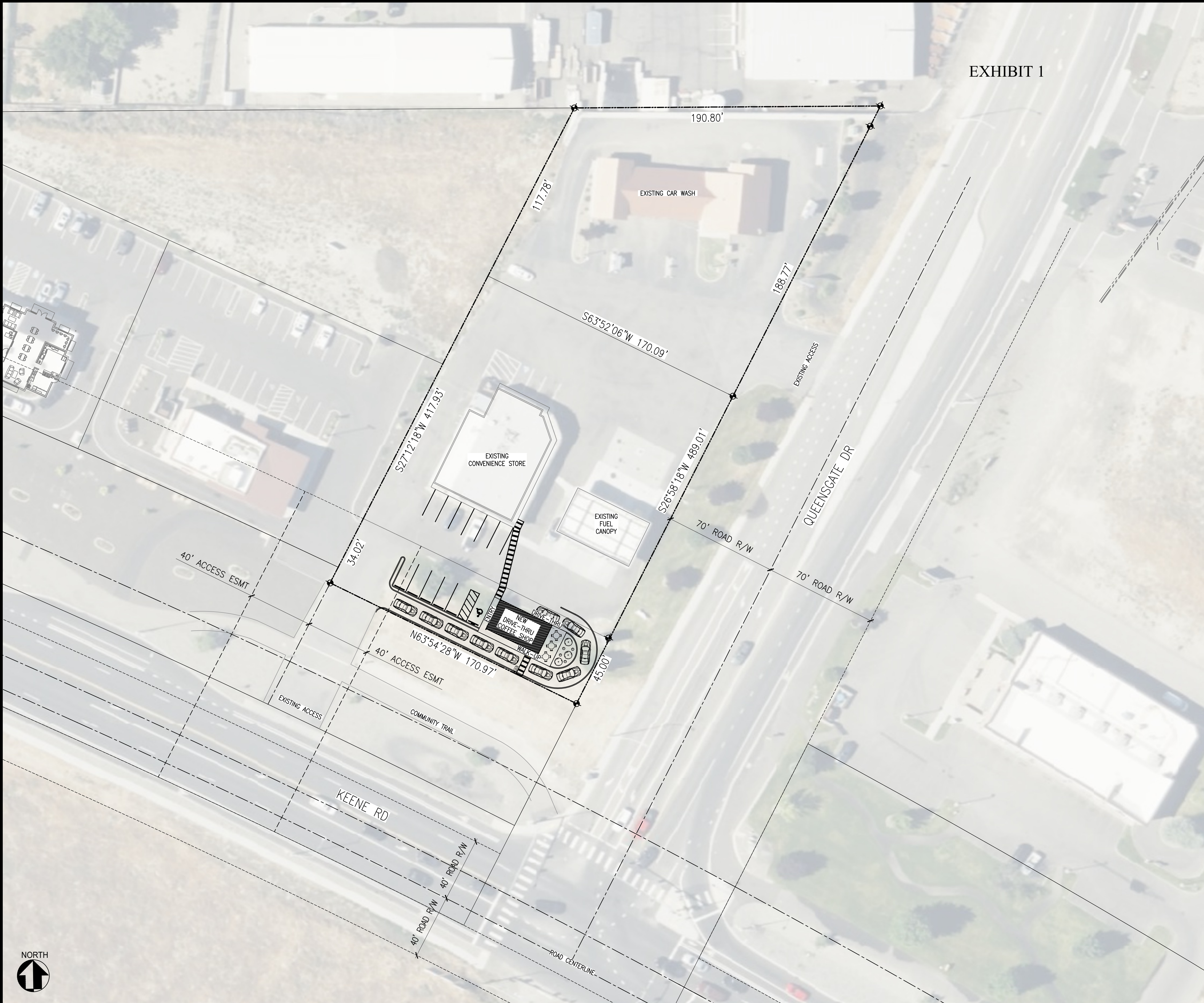



EXHIBIT 1

SITE INFORMATION:	
1	PARCEL#: 122983012302006
2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

NOT FOR
CONSTRUCTION

2/4/2025



DRAFTCO
DESIGNS LLC
509.518.0385 MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC
509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

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TURBO
COFFEE SHOP DRIVE-THRU
999 QUEENSGATE DR
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

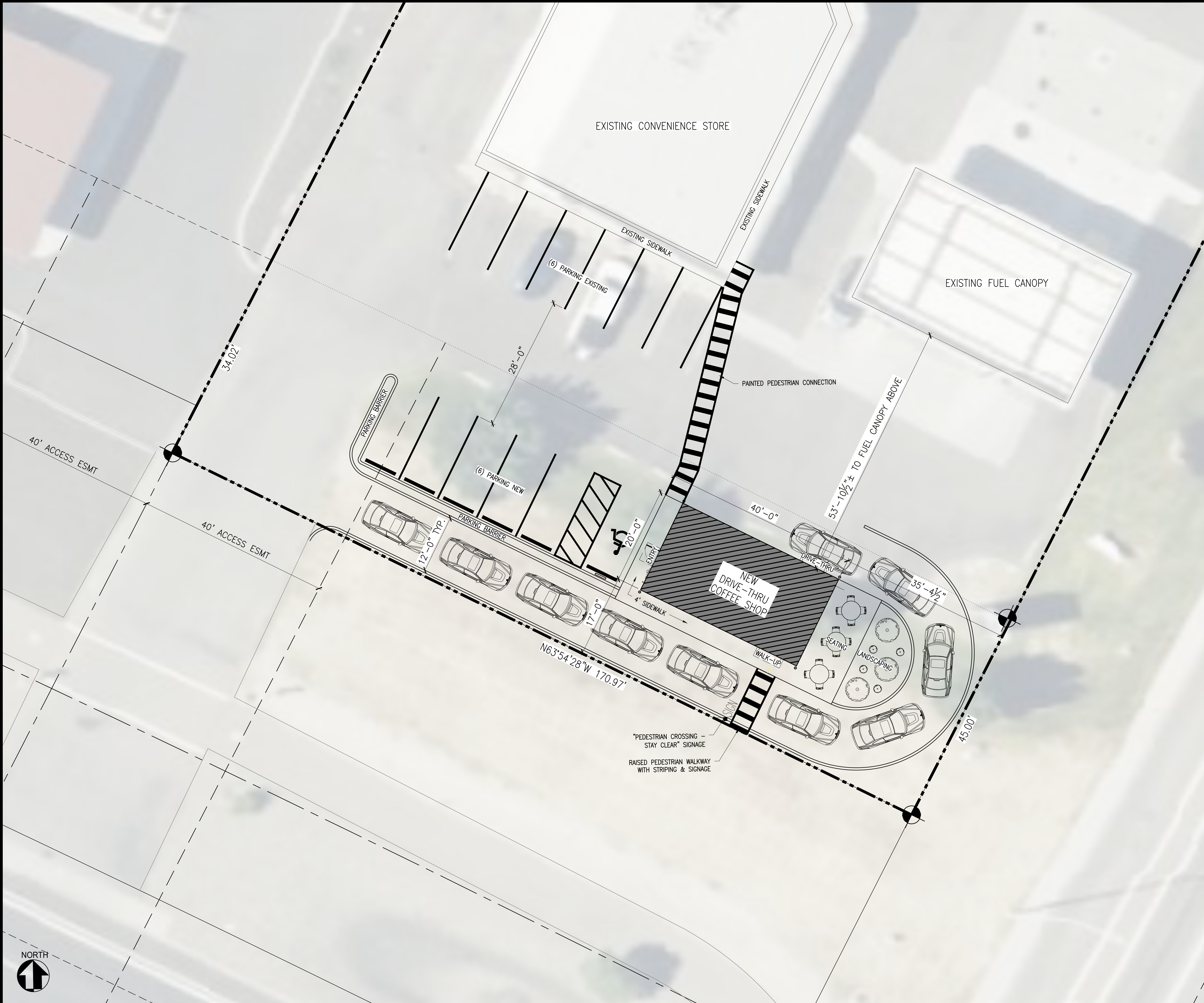
JOB # 25-011

PRELIMINARY
SITE PLAN

SHEET NO. :
A-101

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING





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TURBO

COFFEE SHOP DRIVE-THRU

999 QUEENSGATE DR
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

PRELIMINARY
SITE PLAN
ENLARGED

SHEET NO. :
A-102

ABBREVIATIONS:	
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E	EXISTING





Clover Planning & Zoning, LLC
Land Use Services Consultant

2/4/2025

To: Richland Hearing Examiner and Planning Department Staff

From: Shane O'Neill, Senior Planner, Clover Planning & Zoning LLC

Subject: Special Use Permit to Allow a Drive-Through Café in the C-1 Zone

Site: 999 Queensgate Drive, Richland WA (Benton Tax Parcel #122983012302006)

The owner of 999 Queensgate Drive (HEAVY 2 LLC) seeks land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive. Richland's Functional Street Classification Map identifies Queensgate Drive and nearby Keene Road as principal arterial roadways. A proposed site plan is included as Exhibit 1.

The language below provides applicable Zoning Code regulations and responses to codified review criteria. City staff and the Hearing Examiner are invited to borrow any of the statements below for use as findings of fact, conclusions of law, and/or conditions of approval.

Richland Comprehensive Plan

The Land Use Map in Richland's Comprehensive Plan designates the site for Commercial uses. The site's C-1 zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

Richland Municipal Code

C-1 Zone Purpose

RMC 23.22.010 Purpose of commercial zones.

B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be

applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

The proposed café will offer convenient beverage service to nearby neighborhoods and passersby while introducing minimal impact to the residential areas. Considering the site contains a fueling station with convenience store, the neighbors have become accustomed to the current traffic patterns and volumes in this location. The immediate vicinity generally lacks residential dwelling units warranting special consideration. The vicinity is characterized by its commercial developments.

Richland Municipal Code 23.22.030 requires special use permit (SUP) approval for restaurants with drive-through window service, subject to the requirements set forth in RMC 23.42.047. A SUP application was completed using the City's online permitting portal. This narrative is a supplement thereto.

RMC 23.22.020 Performance Standards (C-1)

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

Operations of the proposed café will be wholly contained inside of the café structure. Adequate outdoor parking is provided on the site plan (Exhibit 1). Merchandise will not be displayed outdoors.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

Outdoor storage is not proposed. Storage will be provided on the second floor of the proposed building.

3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

The café will only process food for sale on-site. No fabrication will occur. Food preparation is specifically allowed in this section.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

All outdoor lighting will be shielded downward from the horizontal plane as required by RMC 23.58.030. In accordance with RMC 23.58 outdoor lighting will be shielded downward from the horizontal plane to avoid light trespass and to avoid causing traffic hazards by way of glare or distraction. A new freestanding sign for the café is not anticipated. Wall sign details and site lighting plans have not been developed for the purpose of Special Use Permit review, but it is reasonable for the Hearing Examiner to repeat this lighting regulation as a condition of approval.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

No equipment will be operated in association with the café.

6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

The proposed café will have a footprint of approximately 800 square feet.

7. In addition to standards (1) through (6) listed above, any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12, single-family residential, R-1-10, single-family residential, R-2, medium density residential, R-2S, medium density residential small lot, or planned unit development that is comprised of single-family homes) shall comply with the following standards. For the purposes of this section, the term “adjacent” includes abutting properties, and any property that is located within 75 feet of the nearest residential property. The term “adjacent” does not include properties that are separated by a public right-of-way.

The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

a. Setback from Residential Property Boundary. Thirty feet.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

b. Building Design Standard. No rooftop mechanical equipment shall be permitted unless screened from view with parapet wall or similar screening.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

c. Parking. Vehicle parking areas and any access driveways (pavement) must be set back a minimum of 10 feet from residential property boundary. A solid fence or masonry wall between six and eight feet tall is required between any paved parking or access drive and the residential property boundary.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

d. Outdoor Lighting. All outdoor lighting must comply with the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010. For the purposes of this section, properties subject to this standard shall be considered to be within lighting zone 1.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

e. Signs. All commercial signs placed on-site shall comply with Section 5 of the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010; except that multicolored changeable copy LED signs shall not be permitted.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

f. Mechanical Equipment. Any mechanical equipment placed outdoors between the building and the residential property boundary shall be screened to reduce equipment noise levels. Alternatively, the building owner can provide documentation to the city indicating that the specific equipment to be used will not generate noise levels beyond permissible state noise standards.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

g. Refuse Areas. Any dumpsters or area for collection of recycled materials shall be set back a minimum of 20 feet from the nearest residential property boundary and shall be screened from view by a solid screen sufficient to block its view from all adjacent residential properties.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

h. Landscaping. The portions of a commercial site that lie within 30 feet of a residential property boundary that are not covered with buildings, parking areas, access drives, loading areas or outdoor storage shall be landscaped and/or xeriscaped.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

8. An individual proposing development on any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12, single-family residential, R-1-10, single-family

residential, R-2, medium density residential, R-2S, medium density residential small lot, or planned unit development that is comprised of single-family homes) that does not meet the standards contained in subsection (B)(7) of this section may apply for a deviation from these standards by filing an application with the city. Such request shall be reviewed by the hearing examiner in accordance with the provisions for a public hearing for a Type II permit application. A request for deviation from these standards shall be granted only when the hearing examiner determines that the proposed deviation offers equivalent or better mitigation of impacts from commercial development to the adjacent residential properties than would occur under the basic standards. The hearing examiner shall at a minimum consider the type of commercial use proposed; the design of the commercial building or buildings; the topography of the site and adjacent residential properties; the proposed landscaping, lighting, and other mitigation measures proposed by the applicant in making a determination to grant or deny a requested deviation from these standards.

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

C-1 Zone Development Standards

RMC 23.22.040 provides minimum building setbacks. The site requirements and development standards for commercial use districts are provided in RMC 23.22.040. The table below provides the minimum requirements and the proposed dimensions:

Dimension	C-1 Requirements	Proposed Dimension
Side Yard Setback	0 feet	17 feet
Front Yard Setback	45 feet ¹	35.4 feet ¹
Rear Setback	0 feet	100 feet +
Building Height	30 feet	25 feet

¹ Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

This proposal seeks to benefit from an administrative reduced front setback as offered in footnote 1. The only parcel meeting these criteria is 999 Queensgate Dr., which has a fuel pump canopy and carwash both setback less than 45 feet [carwash = 31', canopy = 7']. On Tue 1/21/2025, Planning Manager, Mike Stevens administratively approved a reduced front setback of 35 feet (Exhibit 3).

General Provisions and Special Conditions

23.42.047 Businesses with drive-through window service.

When permitted in a use district as a special use, restaurants with drive-through window service shall be designed and operated substantially in compliance with the following requirements and conditions in addition to those set forth in Chapter 23.22 RMC:

A. Vehicular Access and Circulation.

1. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;

The site plan illustrates a succinct customer vehicle service loop entering and exiting the site using the full-access driveway connecting to Keene Road. The driveway is forty (40) feet wide and currently provides access without causing congestion. The site plan implements maximum spatial efficiency for vehicle circulation. The site plan relies on the two existing full-access driveways. Customer vehicles will be able to join the queueing line from either approach, but the café is oriented with primary access coming from Keene Road. Vehicles exiting the service line will have the choice of using either driveway to exit the site. The site is designed to loop exiting vehicles back out on to Keene Road, but customers may choose to exit on to Queensgate Drive.

2. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;

This criterion appears to be aimed at buildings offering walk-in customer service(s) to ensure pedestrian safety. This development does not contain a lobby entrance, and customers are not invited into the cafe. On-site parking requirements for the café are satisfied in the queueing lane.

A close examination of the wording of this criterion indicates that the proposal is not subject to this standard due to a lack of “lobby entrance(s)”. There are instances of stores and sit-down restaurants also having drive-through windows where it would be paramount to ensure regular walk-in customers are not put at risk by having to cross queueing lanes. That scenario does not exist in this proposal.

City of Richland SUP file # PLN-T2-2024-00003 sets precedent to the point this criterion is not practical in the case of drive-thru coffee stands having vehicle circulation paths which wrap around the café.

B. The drive-through window service vehicular stacking lane(s) shall be of sufficient length to provide for anticipated average monthly peak volumes, and in any case shall meet the minimum requirements set forth in RMC 23.54.020;

RMC 23.54.020(E)(5) requires 5 parking stalls per window with a minimum of 8 stalls. In confirming staff's administration of this section, it has been determined the 8-stall minimum includes vehicle queueing. This proposal offers 10 vehicles to be in-queue and provides six (6) new parking stalls adjacent to the cafe. A total vehicle capacity of 16 stalls is associated with the proposed café. The proposed parking and queueing counts are consistent with other similar drive-through cafes throughout the greater Tri-Cities area.

C. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets;

The site plan orients customer access to the café from the south driveway connecting to Keene Road. The site's south property line is separated from the Keene Road right-of-way by City -owned parcel # 122983000010002 which contains a multimodal recreation pathway. Said parcel provides 89 feet of separation between the site and Keene Road travel lanes. The site's south property line is forty (40) feet away from the pedestrian trail. The proposed site plan provides a ten (10) vehicle-queuing capacity without obstructing the pathway. The proposed configuration minimizes the potential for pathway obstruction to the maximum extent.

D. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site;

Outdoor communications systems are not part of the business model. Modern technology employed may include waiters with handheld tablets, walking to customer vehicles to take orders. No outdoor speakers will be used.

E. Businesses with drive-through window service are not permitted within the parkway district.

The site is not located in the Parkway District.

This proposal has been developed with close consideration of the controlling C-1 zoning district dimensional standards and with the Special Use Permit review criteria. We encourage Planning Staff and the Hearing Examiner to find the same.

Please reach out to Clover Planning & Zoning LLC if your review would benefit from any additional information.

Sincerely,

Shane O'Neill

Shane O'Neill

Clover Planning & Zoning LLC

www.planclover.com

(509)713-4560

planclover@outlook.com

Exhibit List

- 1) *Site Plan*
- 2) *Maps*
- 3) *Reduced front setback approval*
- 4) *Vicinity Images*

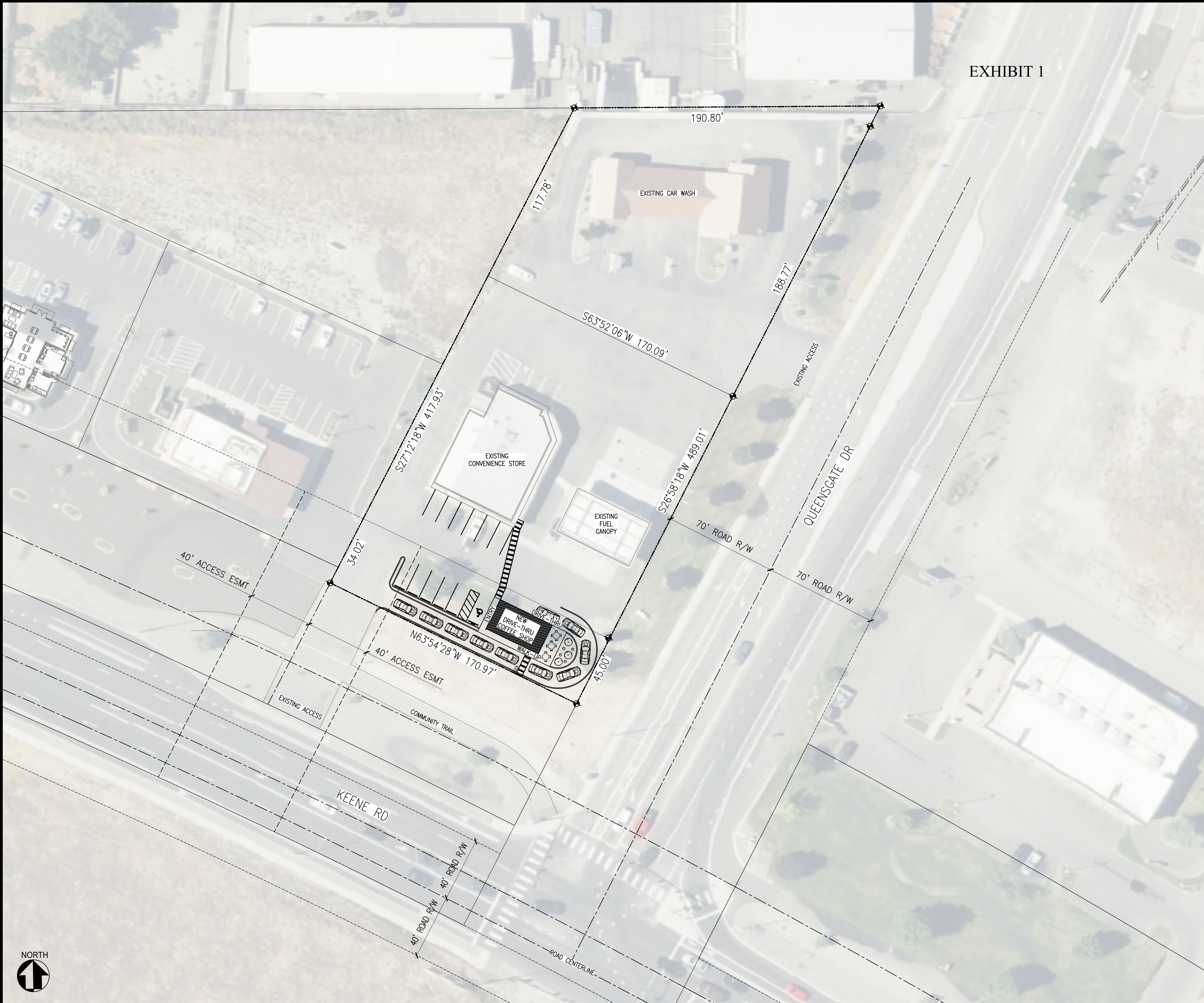


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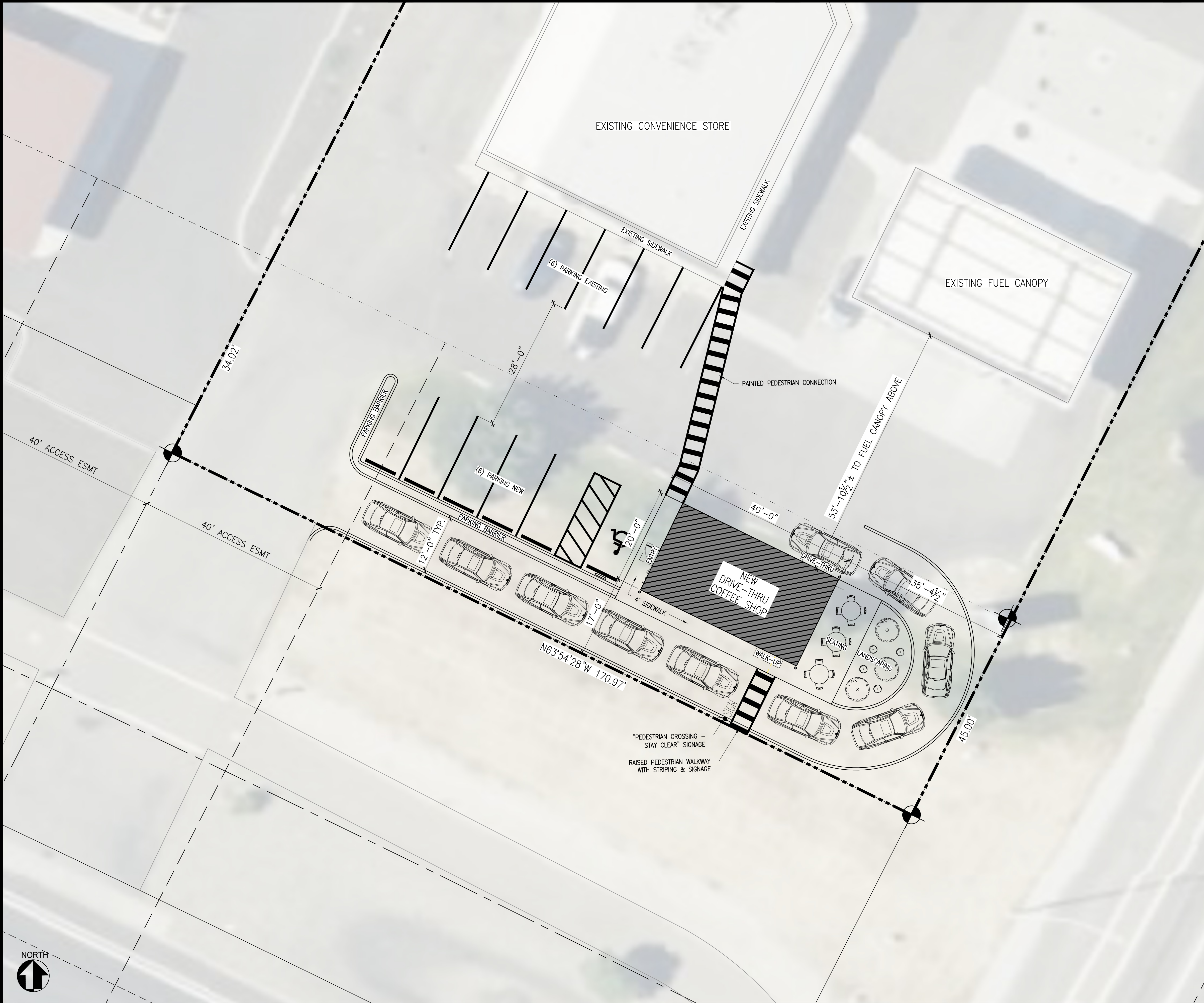
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SHEET NO. :
A-101





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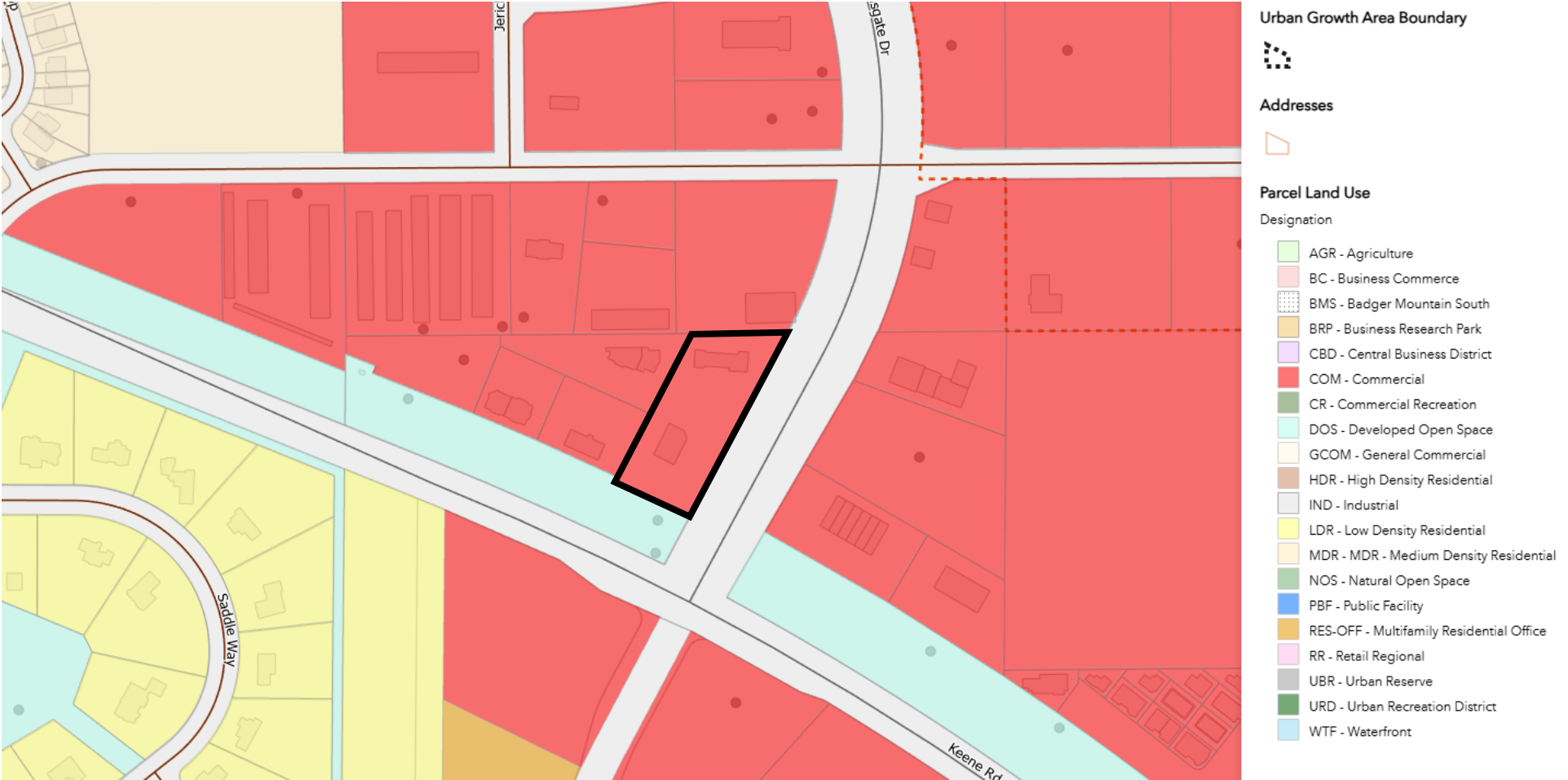
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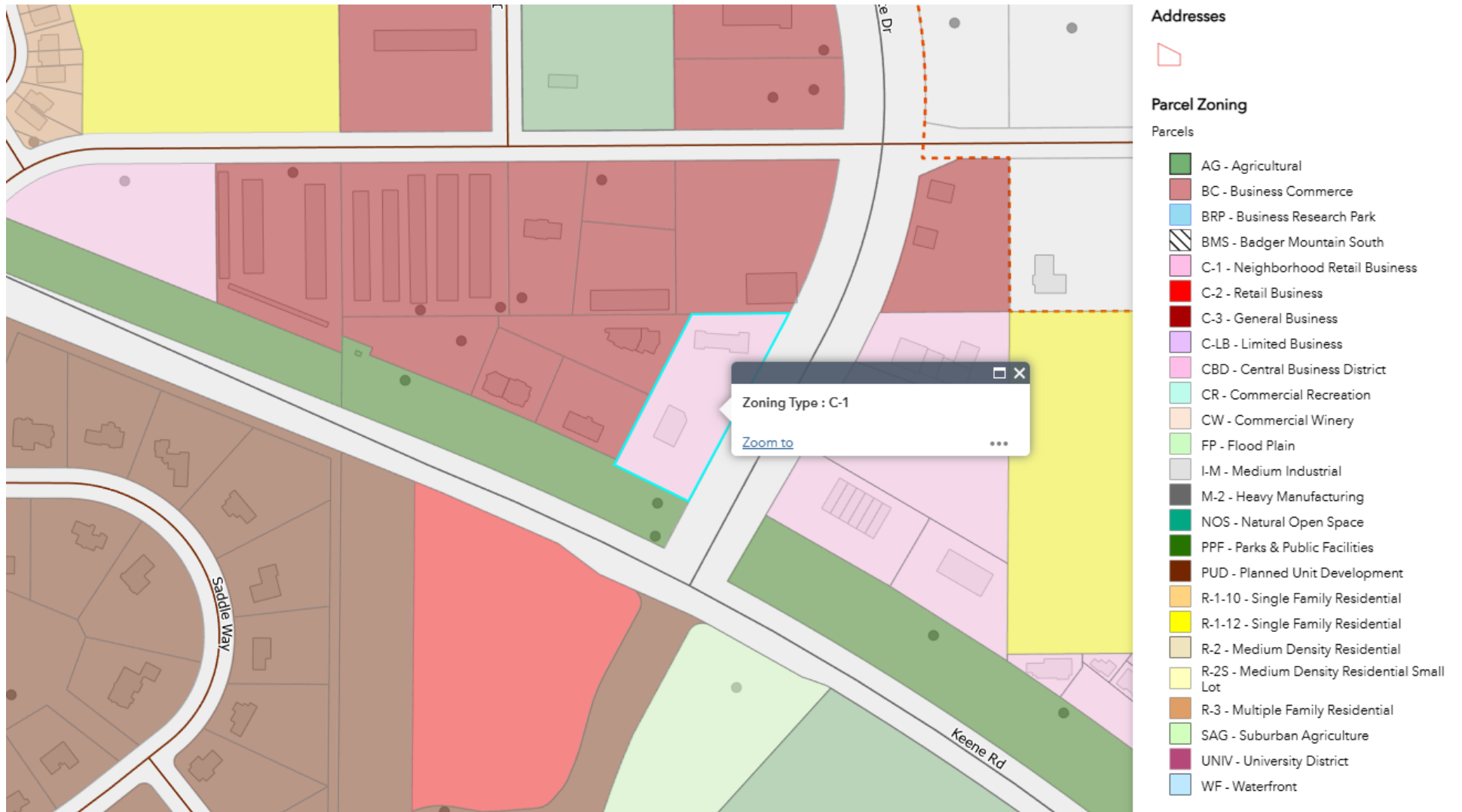
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Land Use Map

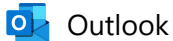
Exhibit 2



Zoning Map



Utilities Map



RE: 999 Queensgate C-1 Front Setback

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

Date Tue 1/21/2025 10:52 AM

To Clover Planning <plancllover@outlook.com>

Hi Shane,

That makes sense, go for it.



Mike Stevens

Planning Manager

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7596

From: Clover Planning <plancllover@outlook.com>

Sent: Friday, January 17, 2025 11:33 AM

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

Subject: 999 Queensgate C-1 Front Setback

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike,

Will Planning permit a front setback from Queensgate less than 45 feet? 23.22 footnote 1 reads "Each lot shall have a front yard 45 feet deep or equal to the front yards of *existing buildings in the same C-1 district and within the same block.*" The only parcel meeting these criteria is 999 Queensgate Dr., which has a fuel pump canopy and carwash setback less than 45 feet. Carwash = 31', canopy = 7'.

Because there is 43' between the edge of walk and the front PL, the additional 45' setback is exorbitant and limits our ability to meet vehicle queuing requirements for the drive-thru. I am preparing a SUP application for a coffee stand. As tentatively drafted, I request permission to apply a 35-foot setback from the east PL.

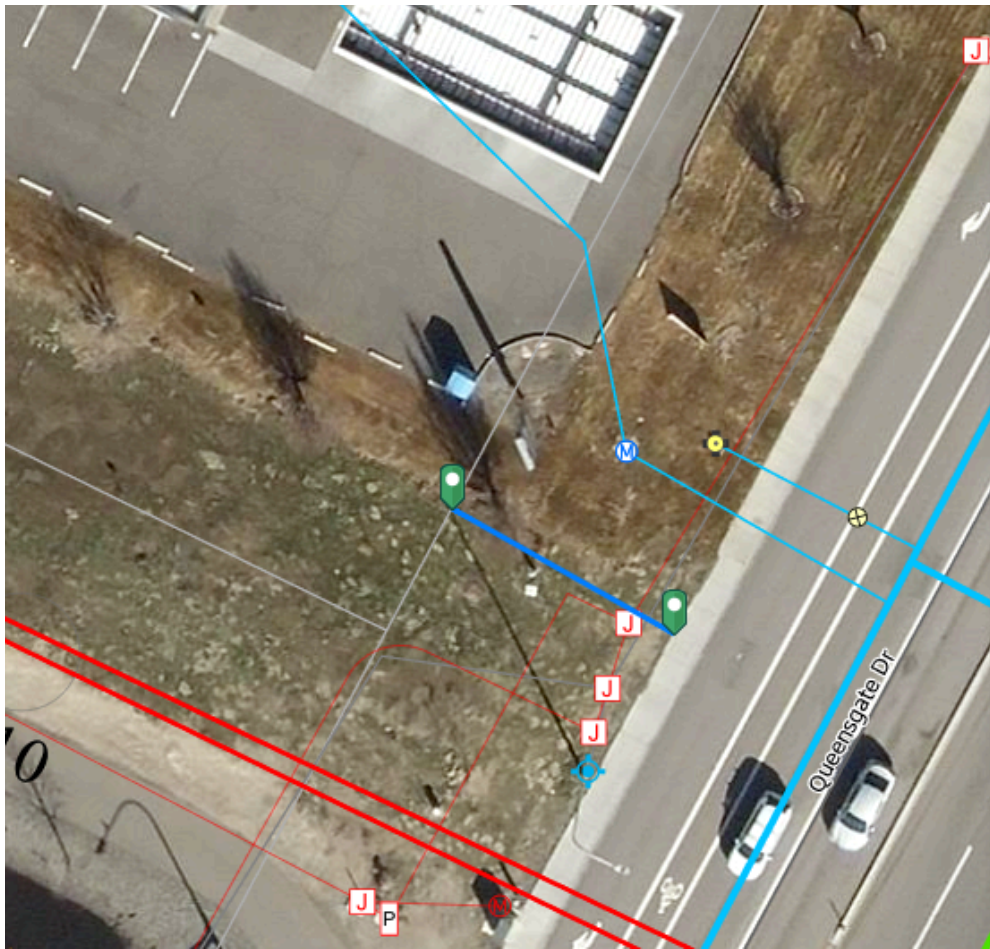
Does that seem reasonable?

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com



| Feet ▾

Measurement Result

43.3 Feet

Clear

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Looking North

SITE

Keene Road



Looking South



SITE



Nat Gas

Elec. Pwr

Storm

Looking West

Keene Road

SITE



Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A. Background

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

1. Name of proposed project, if applicable:

Turbo Coffee Drive-Through Cafe

2. Name of applicant:

Shane O'Neill, Clover Planning & Zoning LLC

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

Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

4. Date checklist prepared:

February 4, 2025

5. Agency requesting checklist:

City of Richland

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

Construction beginning March-April 2025 and completed by fall 2025

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

No

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

None

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.

A Special Use Permit application with the City of Richland is a required land use approval

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

A Special Use Permit application with the City of Richland is a required land use approval

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.)

Development of a 1.47-acre site in the C-1 zone with an 800 square foot drive-through café. The proposed structure is two stories, having a storage area on the second floor. Café development includes additional paved parking, drive isle and patio seating.

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

Site development includes some paving and landscaping of a 45' x 150' bare area.

- 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.**

999 Queensgate Drive, Richland, Washington. The site is at the northwest corner of Queensgate Drive/Keene Road. Site plan included herewith.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. General description of the site:**

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

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

2%

- 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.**

Warden silt/very fine sandy loam, 0 to 2 percent slopes, eroded (NRCS map attached)

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

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No more than 100 cubic yards, no net fill or export

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

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

Wind erosion is possible during construction only.

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

95-100% impervious surfaces from the building and parking/driving asphalt

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

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

2. Air

[Find help answering air questions](#)⁴

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

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

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

No

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

Integrated vehicle emission control technologies

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

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

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

No

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

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

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

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No

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

No

b. Ground:

[Find help answering ground water questions⁷](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)

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

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

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

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

Stormwater will be captured and infiltrated on-site using infiltration trench(es) and/or the existing stormwater vault.

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

Not as part of this proposal.

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

No

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

Stormwater will be capture and infiltrated on-site using infiltration trench(es).

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site: None

- ☐ 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. PHS map attached.

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

Locally available trees, grasses and shrubs will be planted along both frontages.

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

The site lacks vegetation.

5. Animals

[Find help answering animal questions](#)⁸

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

none

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

none

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

Richland lies within 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

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

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

Electric for air heating and cooling and for water 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.

2021 WSEC construction compliance

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

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

7. Environmental health

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

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

No

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

Underground fuel storage tanks serve the existing retail gas station.

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.

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

None

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

Police, fire, ambulance

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

OSHA protocol compliance, sewer connection

b. Noise

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

None

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

Passenger vehicle idling noise will be cloaked by the traffic noise associated with the adjacent signalized road intersection.

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

Mitigation measures are not warranted.

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

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

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

Site – vacant

North – Heavy Commercial

West – Retail Commercial

East – Retail Commercial

South – Public recreation trail.

The proposed café will not negatively impact the surrounding land uses. The café will provide convenient access to refreshments to trail users.

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

No

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

No/NA

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

A gas station with convenience store and a carwash. The carwash is closed.

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

No

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

C-1 (Neighborhood Retail)

- 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?**

NA

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

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

No

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

Approximately 3 employees

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

Zero

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

None warranted

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

Zoning code review and compliance will be analyzed through the special/conditional use permit review process.

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

None warranted

9. Housing

[Find help answering housing questions](#)¹²

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

Zero

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

Zero

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

None warranted

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Up to twenty-foot-tall structure. Stucco, metal and Hardi-board

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

None

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

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

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

Franchise design requirements ensure attractive outward appearance.

11. Light and glare

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

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

Parking lot lighting

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

No

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

None will affect the new café.

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

Outdoor lighting will be shielded from the horizontal plane to eliminate light trespass.

12. Recreation

[Find help answering recreation questions](#)

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

A municipal linear park containing a pathway located adjacent to the south property line.

- 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:**

Mitigation measures are not warranted.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No

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

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

- 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.**

No

- 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.**

Visual surface inspection. The site was previously excavated, and soil replace to remediate contamination from underground fuel storage tanks.

- 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.**

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction. An inadvertent artifact discovery plan is included herewith. The IDP proposes to halt work if an artifact is encountered, and to preserve, and record the artifact.

14. Transportation

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

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

Queensgate Drive and Keene Road provide access to the site. Access from Keene Road crosses a city owned parcel before connecting to the site. Both roads appear on the site plan.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Keene Road is part of Ben-Franklin Transit bus route # 123.

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

No. Adjacent roads are fully developed.

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

No

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

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

Coffee/Donut Shop with Drive-Through, No Indoor Seating Land Use Code 938

According to the 11th Edition of the ITE Trip Generation Manual, the café will generate approximately 176 vehicle trips per day.

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

No

- g. **Proposed measures to reduce or control transportation impacts, if any:**

The café has been located to maximize vehicle queuing storage capacity to prevent obstructing pedestrian facilities and traffic on Keene Road.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Reasonably, no.

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

Mitigation measures are not warranted.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Connections will be made to the existing municipal sewer, water and power stubs.

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

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

C. Signature

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

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

 Recoverable Signature

X Shane O'Neill *Shane O'Neill*

Signed by: fbf29b3f-4f80-4177-a46d-39faa088cdc4

Type name of signee: Shane O'Neill

Position and agency/organization: Senior Planner, Clover Planning & Zoning Land Use Consultant.

Date submitted: 2/4/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section 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:

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

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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.



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

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00011	App Date: 02/04/2025
Work Class: T2 - Special Use	District: City of Richland	Exp Date: 06/04/2025
Status: In Review		Completed: NOT COMPLETED
Description: Land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive.		Approval Expire Date:

Parcel: 122983012302006	Main	Address: 1011 Queensgate Dr Richland, WA 99352	Main	Zone: C-1(C-1)
		999 Queensgate Dr Richland, WA 99352		
<hr/>				
Applicant		Property Owner		
Clover Planning & Zoning		Heavy 2 LLC		
6904 Rogue Dr		999 Queensgate DR		
Pasco, WA 99301		Richland, WA 99352		
Business: (509) 713-4560		Business: (509) 727-3000		

Plan Custom Fields

PreAppQuestionBox	Waived	Special Use Area Input	The area proposed for development is approximately 7,000 square feet of land. The site plan has been designed to make efficient use of the development site by placing the 800 square foot building 35 feet from the east property line, which maximizes the vehicle queuing capacity and distance from the access point. The building location also reduces the potential for vehicle queuing to obstruct the driveway, pedestrian walkway and/or the roadway (Keene Road). Site development includes the addition of six (6) new parking stalls for customers and employees. The land area is relatively small, and the proposal is compact as a result.	Special Use Characteristics Input	The site is currently developed with a vehicle-oriented fueling station and convenience store. The proposed drive-through café is compatible in that it is also a vehicle-oriented food service establishment. The site is located at a high traffic-impact location at the corner of a signalized intersection of two arterial roadways. The site is flat requiring little to no grading changes. The area proposed for development is currently underutilized, containing only bare soil and asphalt. The parcel is a regular rectangular trapezoid. The proposal has been designed to match the vacant area by way of infill.
Special Use Infrastructure Input	The café will make use of city water by way of a short service line extension from the water meter 20 feet from the proposed building location. Sewer will be extended to the café from		the existing cleanout located on the north side of the Queensgate Drive driveway. The sewer service is 6-inches in diameter, meeting city standards. Allowance for the sewer extension was		confirmed with Jason Reathaford. Fire protection will come from the fire hydrant in the Queensgate Drive right-of-way, located approximately 20 feet from the proposed café.

PLAN SNAPSHOT REPORT (PLN-T2-2025-00011)

Stormwater will be managed on-site using the existing stormwater system. The development is exempt from a SWPPP due to its small size. A stormwater waiver will be obtained. Utility maps are included with this application. The development will gain access from existing roadways and driveways currently serving the site.

Special Use Requirements Input

The site is zoned C-1 which aligns with the commercial land use designation in the Comprehensive Plan. There are no critical areas affecting the site. The site is devoid of vegetation and/or animal habitat. The SEPA checklist submitted with this application details all potential impacts. The site does not lie in the shoreline jurisdiction. Commercial signage for the café is not determined at this time. The developer anticipates using a wall sign in the future. All signs will be designed in conformance with RMC Title 27.

Special Use Impact Input

The SEPA checklist addresses all potential impacts of the proposed café. No significant impacts have been identified, thus no mitigation measures are warranted.



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

Plan Snapshot Report

Plan Type:	Type 1	Plan #:	PLN-T1-2025-00176	App Date:	02/04/2025
Work Class:	T1 - Environmental Determination	District:	City of Richland	Exp Date:	06/04/2025
Status:	In Review			Completed:	NOT COMPLETED
Description:	Special land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive.				Approval Expire Date:

Parcel:	122983012302006	Main	Address:	1011 Queensgate Dr Richland, WA 99352	Main	Zone:	
Property Owner		Applicant					
Heavy 2 LLC		Clover Planning & Zoning					
999 Queensgate DR		6904 Rogue Dr					
Richland, WA 99352		Pasco, WA 99301					
Business: (509) 727-3000		Business: (509) 713-4560					

Inadvertent (Artifact) Discovery Plan for construction of a Drive-Through Cafe at 999 Queensgate Drive in Richland, WA

February 4, 2025

Project Location

USGS Quadrangle: Badger Mountain, WA 7.5'
Township: 9N, Range: 28E
Section: 22

Project Description

Project activities include construction of a drive-through café, with a footprint of approximately 800 square feet, also displaying signage. The site currently contains a fueling station, convenience store and a non-operational carwash. Development will include construction of the small café and associated paved driving surfaces. Excavations may extend up to 1.5 meters (5 feet) in depth for the installation of underground a sewer line extension.

Project Area

The project area is an approximately 0.6-hectare (1.47 -acre) of land located at 999 Queensgate Drive in Richland, Washington in Benton County, in Township 9N, Range 28E, of Section 22 (Figures 1 and 2). The property is uniquely identified as Benton County Tax Lot 122983012302006. The development area is approximately 7,000 square feet in total.

Inadvertent Discovery Plan

This inadvertent discovery plan (IDP) was prepared to support project activities described above. This plan was prepared to provide field personnel a process for the inadvertent discovery of cultural resources and/or human remains identified during fieldwork for the project.

Recognizing Cultural Resources

A cultural resource discovery could be prehistoric or historic. Examples include the following:

- An accumulation of shell, burned rocks, or other food-related materials
- Bones or small pieces of bone
- An area of charcoal or very dark-stained soil with artifacts
- Stone tools or waste flakes (i.e. an arrowhead. or stone chips)
- Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than

50 years

- Buried railroad tracks, decking, or other industrial materials

When in doubt, assume the material is a cultural resource.

Onsite Responsibilities

STEP 1: Stop Work

If any employee, contractor, or subcontractor believes that he or she has uncovered a cultural resource at any point in the project, all work must stop immediately in the vicinity of the find. Notify the appropriate party(ies) as outlined in steps 2 through 4. The area surrounding the find must be secured using pin flags, stanchions and rope, or other appropriate delineation to provide for the security and protection of the discovery.

STEP 2: Notify the Archaeological Monitor

If there is an archaeological monitor for the project, notify that person. If there is a monitoring plan in place, the monitor will follow the procedure as described.

STEP 3: Notify the Project Manager

Notify the identified project manager of this project or other applicable contacts:

Project Manager

Bobby

RPS Construction LLC

Phone: (206) 427-0177

Email: rbsconstruction21@gmail.com

Alternative Contact

Shane O'Neill

Senior Planner

Clover Planning & Zoning LLC

Phone: (509) 713-4560

Email: plancllover@outlook.com

Project manager responsibilities include the following:

- **Protect the Find:** The project manager is responsible for ensuring that the project takes appropriate steps to protect the discovery site while all necessary assessments and notifications are completed. As stated in steps 1 and 2, all work will stop immediately in the surrounding area, and the area will be secured to protect the integrity of the resource. Vehicles, equipment, and unauthorized personnel will not be permitted to enter the area of the discovery. See the section of this plan titled "Resuming Work" for further instruction on how and when work may resume.
- **Direct Project Activities Elsewhere Onsite:** The project manager may direct project activities to continue in areas away from cultural resources for working in other areas prior to contacting the concerned parties.
- **Contact the Project Archaeologist:** If the assigned project archaeologist has not yet been contacted, the project manager must do so.

STEP 5: Notify the Professional Archaeologist

The following professional archaeologist will be notified and contracted (if a monitor is not present):

Professional Archaeologist(s)

Molly Swords, Professional Archaeologist, GRAM Northwest, LLC

1201 Jadwin Ave., Richland, WA 99352

Phone: (703) 283-5175

Email: molly.swords@gramnorthwest.com

The professional archaeologist's responsibilities include the following:

- **Identify Find:** The professional archaeologist will examine the area to determine if there is an archaeological find.
 - If it is determined not to be a cultural resource/archaeological find or human remains, work may proceed with no further delay.
 - If it is determined to be a cultural resource/archaeological find or human remains, the professional archaeologist will continue with all notifications.

If the find may be human remains or funerary objects, the Project Archaeologist will ensure that a qualified physical anthropologist examines the find. **If the find is determined to be human remains, the procedure described in the section of this plan titled "DISCOVERY OF HUMAN REMAINS" will be followed.**

- **Notify Appropriate Parties:** If the find is determined to be a cultural resource, the professional archaeologist will notify the appropriate parties. Notifications may include the following:
 - **Agency Contact:** The professional archaeologist will contact the designated point of contact for the City of Kennewick.
 - **Washington Department of Archaeology (DAHP):** The professional archaeologist will contact DAHP.
 - **Tribes:** If the discovery may be of interest to Native American Tribes, the professional archaeologist, the Agency point of contact, and the DAHP will coordinate with the interested and/or affected Tribes.
- **Record the Find:** The project archaeologist will work with DAHP and the consulting parties as appropriate to determine how to record the find. Methods for recording will likely require completion of a Washington State Archaeological Site or Isolate Form.

Resuming Work

Work outside of the discovery location may continue while documentation and assessment of the cultural resources proceed. The professional archaeologist must determine the final boundaries of the discovery location.

Work may continue at the discovery location only after the process outlined in this plan is followed and the project manager, DAHP, and any affected Tribes (if applicable) determine that appropriate documentation has been completed.

Discovery of Human Remains

The inadvertent discovery of human skeletal remains on non-federal and non-Tribal land in the state of Washington is implemented under RCW 68.50.645, 27.44.055, and 68.60.055. The information below in italics for the inadvertent discovery of human remains was obtained from the Washington State Department of Archaeology and Historic Preservation web page (<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>).

In the event that human remains are encountered during field-related project activities, the following steps will be implemented.

Step 1: Stop Work Immediately

If ground disturbing activities encounter human skeletal remains during the course of data collection or construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance.

(<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>)

In order to secure the discovery, a temporary fencing system such as posts and rope or similar protection measures will be placed around the discovery. Work in the immediate area of the discovery will be discontinued, however; work outside the discovery area may continue.

When an inadvertent discovery is encountered, staff will take measures to avoid further disturbance of the area. Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Cultural materials shall not be moved from the location of the discovery. Photographs shall not be taken of bones unless photographs are needed to assist in the determination of the remains to be human or animal.

Step 2: Notification Process

The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or nonforensic.

(<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>)

In the event of the discovery of human remains, the following individuals will be contacted:

Benton County Coroner

William Leach, Coroner

7110 West Okanogan Pl. Building A, Kennewick WA 99336

Phone: (509) 736-2720

Email: william.leach@co.benton.wa.us

Benton County Sheriff

Tom Croskrey, Sheriff

7122 West Okanogan Pl. Building B, Kennewick, WA 99336

Phone: (509) 735-6555

Step 3: Jurisdictional Authority

If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

(<http://www.dahp.wa.gov/programs/human-remains-program/idplanguage>)

DAHP Contact

Guy Tasa, State Physical Anthropologist

Phone: (360) 586-3534

Email: Guy.Tasa@dahp.wa.gov

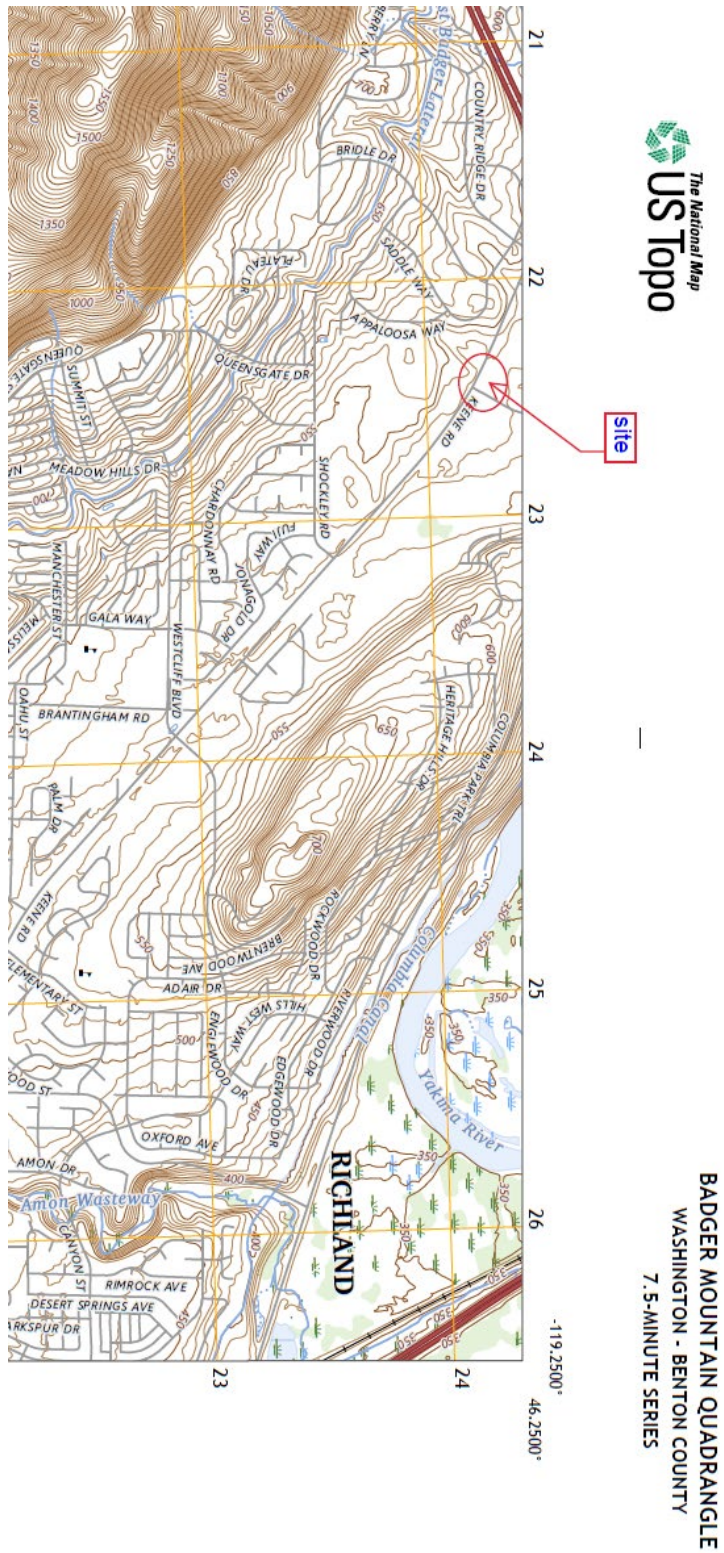



Figure 1. Project Area and USGS Topographic Map



Project Detail Aerial Map
 Benton County, Washington

 Project Site

Township 9 North, Range
 28 East Section 2 2

Figure 2. Project Area and Aerial Imagery

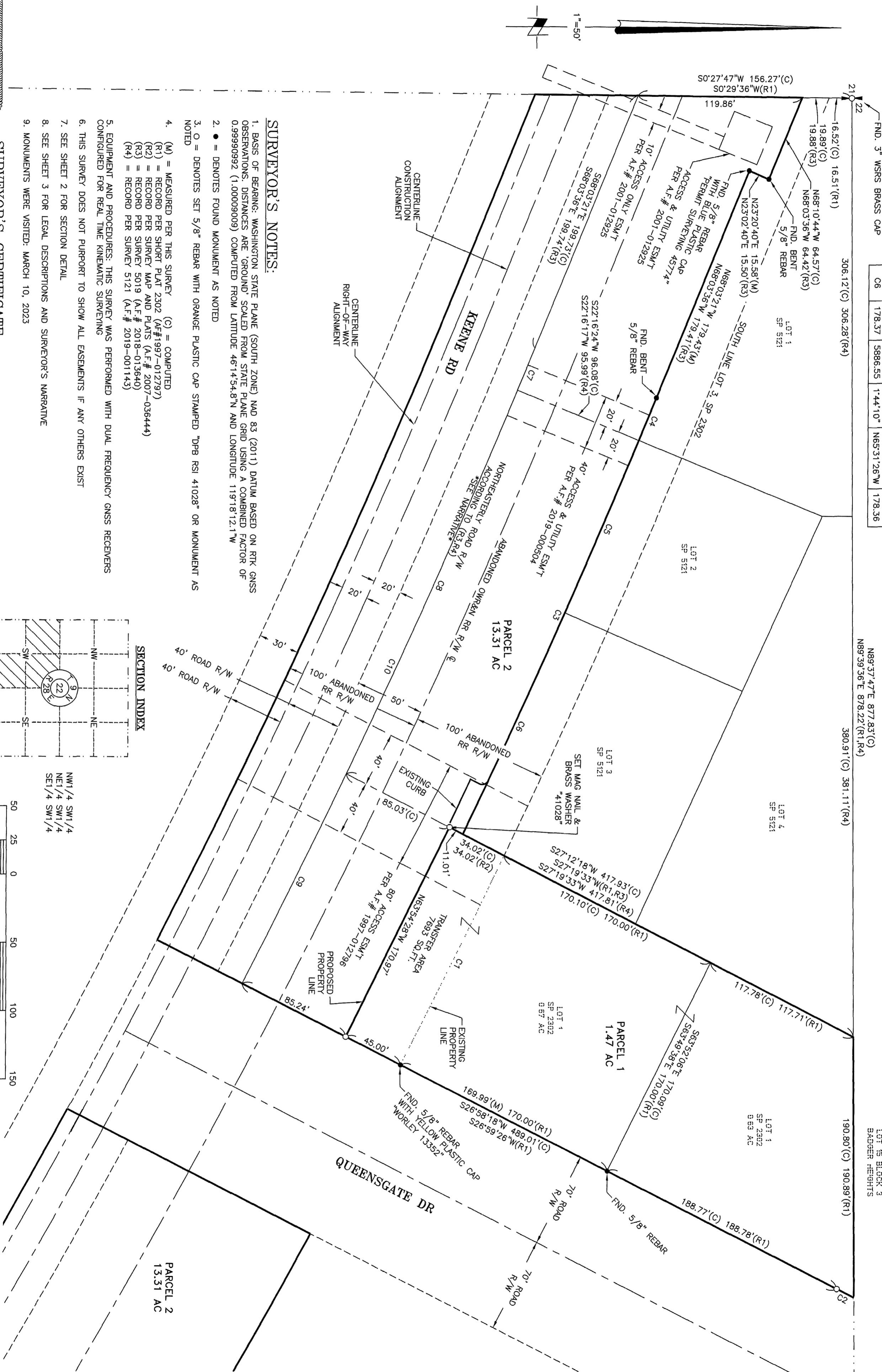
RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	170.79	5920.00	1°39'11"	N65°44'01"W	170.79
C2	14.15	920.00	0°52'52"	N26°31'52"E	14.15
C3	349.31	5886.55	3°24'00"	N66°21'22"W	349.26
C4	33.72	5886.55	0°19'42"	N67°53'31"W	33.72
C5	137.23	5886.55	1°20'09"	N67°03'36"W	137.23
C6	178.37	5886.55	1°44'10"	N65°31'26"W	178.36

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C7	33.17	5739.00	0°19'52"	N67°55'26"W	33.17
C8	307.33	5739.00	3°04'06"	N66°13'27"W	307.29
C9	171.32	5739.00	1°42'37"	N65°50'05"W	171.32
C10	511.82	5739.00	5°06'35"	N65°32'04"W	511.65

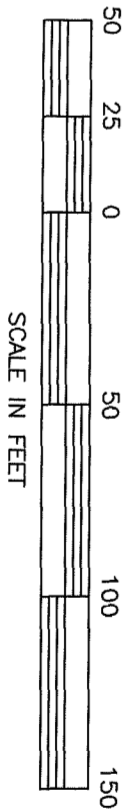
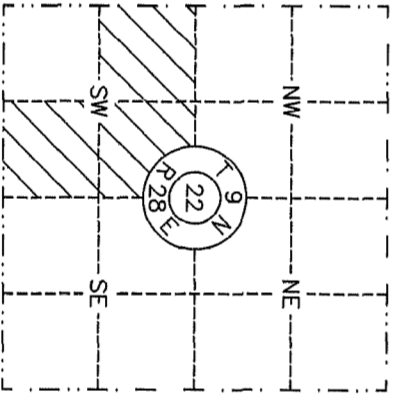
LOT 15 BLOCK 3
BADGER HEIGHTS



SURVEYOR'S NOTES:

1. BASIS OF BEARING: WASHINGTON STATE PLANE (SOUTH ZONE) NAD 83 (2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE GROUND SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99990992 (1.00009009) COMPUTED FROM LATITUDE 46°14'54.8"N AND LONGITUDE 119°18'12.1"W
2. ● = DENOTES FOUND MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB RSI 41028" OR MONUMENT AS NOTED
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED
(R1) = RECORD PER SHORT PLAT 2302 (A.F.#1997-012797)
(R2) = RECORD PER SURVEY MAP AND PLATS (A.F.# 2007-036444)
(R3) = RECORD PER SURVEY 5019 (A.F.# 2018-013640)
(R4) = RECORD PER SURVEY 5121 (A.F.# 2019-001143)
5. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
7. SEE SHEET 2 FOR SECTION DETAIL
8. SEE SHEET 3 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NARRATIVE
9. MONUMENTS WERE VISITED: MARCH 10, 2023

SECTION INDEX



NW 1/4 SW 1/4
NE 1/4 SW 1/4
SE 1/4 SW 1/4

REV: NONE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF HEAVY 2 LLC IN MARCH 2023.

DAVID P. BALMAIN LS#41028

DATE 9-6-2023

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF September 2023 A.D., AT 41 MINUTES PAST 8 P.M. AND RECORDED IN VOLUME 62 OF SURVEYS.

Brenda Chilton by Affidavit
BENTON COUNTY AUDITOR (Deputy)

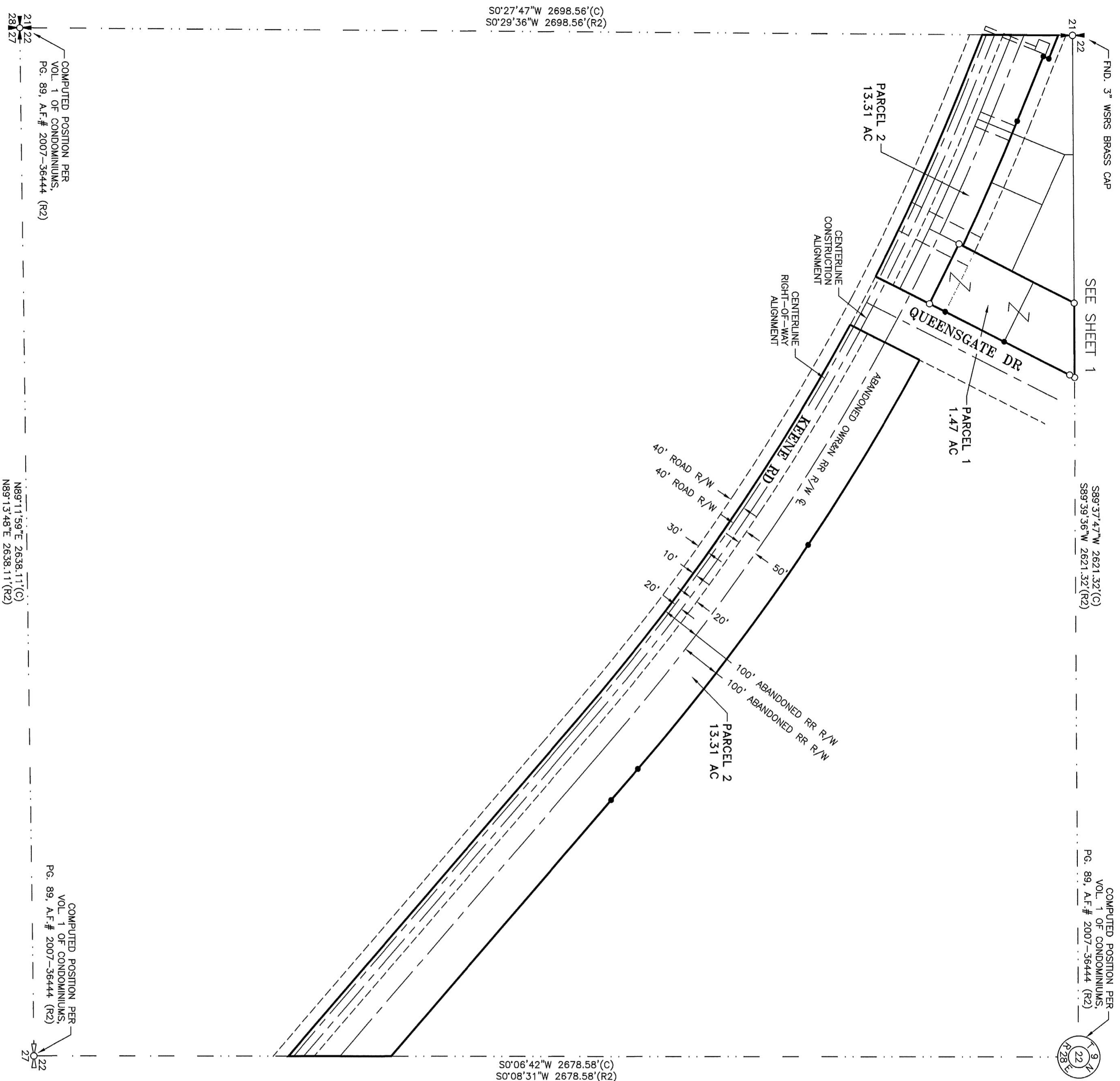
2023-018760
AUDITOR'S FILE NUMBER

RSI
ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
PHONE (509) 788-4141
FAX: (509) 788-8884
www.rogerssurveying.com

CLIENT		HEAVY 2 LLC		JOB	
PROJECT		BOUNDARY LINE ADJUSTMENT		07823	
PIN OF SW 1/4 SEC 22, T9N, R28E, WM					
DRN. BY	MPL	SCALE	1"=50'	F. B. NO. BK. 887	SHEET 1
APPROVED	DPB	DATE	03/13/2023	ACAD VER - C3D21	FILE: 07823.DWG
				OF 3	

RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



COMPUTED POSITION PER
VOL. 1 OF CONDOMINIUMS,
PG. 89, A.F. # 2007-36444 (R2)

COMPUTED POSITION PER
VOL. 1 OF CONDOMINIUMS,
PG. 89, A.F. # 2007-36444 (R2)

N89°11'59"E 2638.11'(C)
N89°13'48"E 2638.11'(R2)



DATE 9-6-2023



RSI
ROGERS
SURVEYING INC., P.S.
1465 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	HEAVY 2 LLC	JOB	07823
PROJECT	BOUNDARY LINE ADJUSTMENT		
PTN OF SW1/4 SEC 22, T9N, R28E, WM			
DRN. BY	MPL	SCALE	1"=200'
APPROVED	DPB	DATE	03/13/2023
		F. B. NO.	BK 887
		ACAD VER.	CSD21
		FILE:	07823.DWG
		SHEET	2
		OF	3

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 6th DAY OF September 2023 A.D., AT 41
MINUTES PAST 3 P. M. AND RECORDED IN VOLUME 01 OF SURVEYS,
PAGE 5883, AT THE REQUEST OF ROGERS SURVEYING.
Brenda Clifton by Wanda
BENTON COUNTY AUDITOR (Deputy)
AUDITOR'S FILE NUMBER 2023-018760
RE: NONE

EXISTING LEGAL DESCRIPTIONS:

LOTS 1 & 2, SP 2302:
(SEE STATUTORY WARRANTY DEED A#2022-018308)
LOT 1 AND 2, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON.

ABANDONED RAILROAD:
(SEE QUIT CLAIM DEED A#F# 1995-010299 AND STATUTORY WARRANTY DEED A#F# 2018-030452)
ALL THAT PORTION OF THE YAKIMA BRANCH RIGHT OF WAY, NOW ABANDONED, OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE NORTH COAST RAILROAD COMPANY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, HERETOFORE ACQUIRED RAILROAD COMPANIES ON JUNE 5, 1907 BY VIRTUE OF THE "GENERAL RAILROAD RIGHT OF WAY ACT OF 1875", ENACTED BY THE UNITED STATES CONGRESS ON MARCH 3, 1875, SAID RIGHT OF WAY BEING SITUATED IN THE FOLLOWING DESCRIBED LEGAL SUBDIVISIONS OF BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAIN STRIP OF LAND, TWO HUNDRED (200) FEET IN WIDTH, MORE OR LESS, BEING ONE HUNDRED (100) FEET IN WIDTH, MORE OR LESS, ON EITHER SIDE OF THE CENTER LINE OF THE AFORESAID RAILROAD COMPANY, AS FORMERLY OPERATED, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF SW 1/4), ALL IN SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-EIGHT (28) EAST, WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'38" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

TRANSFER LEGAL DESCRIPTION:

THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 1, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1:

LOT 1 AND 2, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE YAKIMA BRANCH RIGHT OF WAY, NOW ABANDONED, OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE NORTH COAST RAILROAD COMPANY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, HERETOFORE ACQUIRED RAILROAD COMPANIES ON JUNE 5, 1907 BY VIRTUE OF THE "GENERAL RAILROAD RIGHT OF WAY ACT OF 1875", ENACTED BY THE UNITED STATES CONGRESS ON MARCH 3, 1875, SAID RIGHT OF WAY BEING SITUATED IN THE FOLLOWING DESCRIBED LEGAL SUBDIVISIONS OF BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAIN STRIP OF LAND, TWO HUNDRED (200) FEET IN WIDTH, MORE OR LESS, BEING ONE HUNDRED (100) FEET IN WIDTH, MORE OR LESS, ON EITHER SIDE OF THE CENTER LINE OF THE AFORESAID RAILROAD COMPANY, AS FORMERLY OPERATED, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF SW 1/4), ALL IN SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-EIGHT (28) EAST, WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'38" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 1, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES. THE ORIGINS OF THE RESULTANT PARCEL 2 IS AN ABANDONED RAILROAD RIGHT-OF-WAY 200 FEET IN WIDTH DEEDED TO THE CITY OF RICHLAND PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 1995-010299, LYING IN THE SOUTHWEST QUARTER OF SECTION 22, EXCEPT THAT PORTION DEEDED TO WASHINGTON SECURITIES & INVESTMENT CORPORATION IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 2018-030452. THE ORIGINS OF THE RESULTANT PARCEL 1 IS THE COMBINATION OF LOTS 1 AND 2 OF SHORT PLAT 2302 (R1).

THE BOUNDARIES OF SAID LOTS 1 AND 2 WERE ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES HELD ABOUT MONUMENTS FOUND AT THE SOUTHEAST AND NORTHEAST CORNERS OF LOT 1. THE SOUTHWEST LINE OF SAID LOT 1 WAS ESTABLISHED BY HOLDING THE RECORD CURVE RADIUS PROJECTED THROUGH THE SOUTHEAST CORNER OF SAID LOT 1 AND CORNERS FOUND ALONG THE NORTHEASTERLY RAILROAD RIGHT-OF-WAY MARGIN PER SHORT PLAT 2966 RECORDED UNDER AUDITOR'S FILE NO. 2006-037200. THE NORTHERLY RAILROAD RIGHT-OF-WAY MARGIN WAS THEN OFFSET SOUTHWESTERLY 100 FEET AND 200 FEET TO ESTABLISH THE RAILROAD CENTERLINE AND SOUTHWESTERLY RIGHT-OF-WAY MARGIN.

THE ROAD RIGHT-OF-WAY FOR KEENE ROAD WAS ESTABLISHED BY OFFSETTING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID ABANDONED RAILROAD RIGHT-OF-WAY 30 FEET SOUTHWEST, TO ESTABLISH THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN. THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN WAS THEN OFFSET NORTHEASTERLY 40 FEET AND 80 FEET TO ESTABLISH THE ROAD CENTERLINE AND NORTHEASTERLY RIGHT-OF-WAY MARGIN PER SHORT PLAT 2211, AUDITOR'S FILE NO. 1995-020374. THE CONSTRUCTION ALIGNMENT CENTERLINE WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF KEENE ROAD 20 FEET NORTHWESTERLY PER RECORD SURVEY 2971, AUDITOR'S FILE NO. 2002-000792.

PERMIT SURVEYING IN RECORD SURVEY 5121 (A BINDING SITE PLAN) AND RECORD SURVEY 5019 (A BOUNDARY LINE ADJUSTMENT), SHOWS THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD 20 FEET FARTHER NORTHEAST, WE BELIEVE THIS TO BE AN ERROR AND THAT PERMIT INCORRECTLY OFFSET THE CONSTRUCTION ALIGNMENT CENTERLINE 40 FEET INSTEAD OF THE RIGHT OF WAY CENTERLINE ALIGNMENT 40 FEET. THIS IS FURTHER EVIDENCED ON RECORD SURVEY 5019 WHERE THE DIMENSION BETWEEN THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN AND THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY MARGIN IS SHOWN AS 10 FEET INSTEAD OF 30 FEET LINE SHOWN ON RECORD SURVEY 2211 MENTIONED ABOVE.

THE RIGHT-OF-WAY MARGIN FOR QUEENSGATE DRIVE WAS ESTABLISHED BY OFFSETTING THE EAST LINE OF LOTS 1 AND 2 THE WESTERLY RIGHT-OF-WAY MARGIN) 70 FEET AND 140 FEET EASTERLY TO ESTABLISH THE ROAD CENTERLINE AND EASTERLY RIGHT-OF-WAY MARGIN.

AUDITOR'S CERTIFICATE

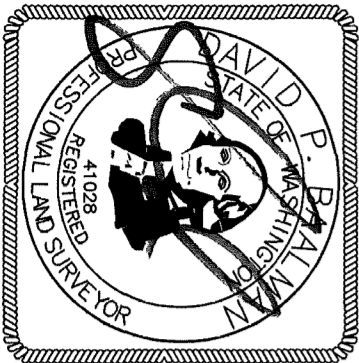
FILED FOR RECORD THIS 4th DAY OF September, 2023 A.D., AT HI
MINUTES PAST 3 P. M. AND RECORDED IN VOLUME 01 OF SURVEYS,
PAGE 5883, AT THE REQUEST OF ROGERS SURVEYING.

Brenda Chilton by Willamette 2023-018760
BENTON COUNTY AUDITOR (Deputy) AUDITOR'S FILE NUMBER

RE: NONE

CLIENT		HEAVY 2 LLC		JOB
PROJECT		BOUNDARY LINE ADJUSTMENT		07823
PTN OF SW1/4 SEC 22, 19N, R28E, WM				
DRAWN BY	MPL	SCALE	1"=200'	F. B. NO. BK 887
APPROVED	DPB	DATE	03/13/2023	ACAD VER C3021
				FILE: 07823.DWG
				SHEET 3 OF 3

ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
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FAX: (509) 783-8994
www.rogerssurveying.com



DATE 9-6-2023



SCALE IN FEET