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# **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 [Find help answering background questions](#)

**1. Name of proposed project, if applicable:**

Richland 16/Chiawana Orchards – ground lease action and road easement dedication & Costco Wholesale Warehouse and Fueling Facility development.

**2. Name of applicant:**

Costco Wholesale  
c/o Barghausen Consulting Engineers, Inc.

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

Costco Wholesale  
c/o Jay Grubb, Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Avenue South  
Kent, WA 98032  
(425) 251-6222  
jgrubb@barghausen.com

**4. Date checklist prepared:**

December 22, 2023 (revised March 7, 2024, to include ground leasing action and road easement dedication)

**5. Agency requesting checklist:**

Washington State Department of Natural Resources

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

Road easement dedication to the City of Richland and ground leasing action will occur immediately.

Construction of the Costco facility on Lot 10A and related infrastructure improvements is anticipated to commence in the summer or fall of 2024, following issuance of all discretionary approvals and construction permits by the City of Richland and other agencies with jurisdiction. The construction phase is expected to take twelve months, with the opening of the warehouse and fueling facility scheduled for approximately August 2025.

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

Leasing and development of Lot 10A and the road easement dedication are part of a larger 330-acre parcel within the City limits of Richland that DNR transitioned several years ago from a commercial apple orchard to a mix of residential, public facility, and commercially zoned land. DNR's intent is to

enter into a long-term commercial ground lease for the remaining commercial zoned property as the market develops in the future.

DNR plans to sell Lots 1-8 within the next several years as the market develops. Specific development plans are unknown at this time.

No future additions or further activity is connected with this specific proposal.

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

Prepared and Attached:

- ALTA/NSPS Land Title Survey prepared by Barghausen Consulting Engineers, Inc. dated October 17, 2023
- Preliminary Engineering Plans prepared by Barghausen Consulting Engineers, Inc., dated December 2023
- Geotechnical Report by Kleinfelder, Inc., dated October 17, 2023
- Infiltration Testing and Recommendations by Kleinfelder, Inc., dated November 10, 2023
- Costco Richland Traffic Study by Transportation Solutions, Inc., dated December 2023
- Cultural Resources Report by Cultural Resource Consultants dated September 13, 2023
- Cultural Resources Survey for the Richland Section 16 Lease Reallocation Project, prepared by Nathaniel Morse M.S. conducted December 2023 and January 2024
- Critical Aquifer Recharge Area report prepared by Barghausen Consulting Engineers dated December 2023.

**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.**

To our knowledge, there are no other pending applications directly affecting the property.

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

- EPA National Emissions Standards for Hazardous Air Pollutants Subpart CCCCCC Notifications
- Washington State Department of Labor and Industries - Electrical Permit
- Washington State Department of Ecology, Water Resources Program - Construction Stormwater Permit
- Washington State Department of Ecology - Underground Injection Well Registration
- Washington State Department of Ecology – Underground Storage Tank Notice and Registration, Operator Training and Tier II Chemical Reporting
- Washington State Department of Agriculture Placed in Service Report
- Cascade Natural Gas Application for Service
- Benton Clean Air Agency – Notice of Construction / Order of Approval
- Benton Franklin Health Department Approvals
- City of Richland Short Plat
- City of Richland Grading Permit

- City of Richland Commercial Construction Permit
- City of Richland Building Permit
- City of Richland Right-of-Way Permit
- City of Richland Sign Permit
- City of Richland Deviation or Variance (Loading Docks)
- City of Richland Application for New Power Service
- Road Easement Dedication to the City of Richland

**11. Give a 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.)**

DNR is proposing to dedicate a road easement to the City of Richland for future road development that will provide access to 330 acres of land. This easement dedication is a requirement from the City of Richland and connects to existing developed roads and rights of ways on the south and east sides of the DNR property.

DNR is proposing to ground lease 29.48 acres (two existing parcels) in the C-3, General Business zoning area. Eight total parcels will be created, approximately 20 acres will be dedicated for the Costco Wholesale Warehouse and fuel facility and the remaining property divided into seven lots for future development.

The proposal includes the following:

- A new retail warehouse on a 20.41-acre parcel with 183,688 square feet of total building footprint area, comprised of 151,316 square feet of net sales floor area, 24,638 square feet of MDO floor area, 1,442 square feet of fire/electric floor area, a 4,468-square-foot vestibule, and a 1,824-square-foot building envelope. Shipping and receiving docks for the warehouse and MDO will be located on the north and northwest faces of the building.
- A new fueling facility consisting of a 12,537-square-foot fuel canopy, 16 multi-product dispensers (MPDs), three (3) 40,000-gallon gasoline underground storage tanks (USTs), one (1) 1,500-gallon fuel additive UST, and one (1) controller enclosure.
- Seven parcels between 1 and 1.50 acres each for future development as allowed in the C-3 General Business zone.

The site will be mass graded and improved with paving, landscaping, lighting, and utility infrastructure to serve the development, including water, sewer, power, gas, and communication service. Road improvements include new roadway and utility extensions for Queensgate Drive and Kingsgate Way and improvements to Truman Avenue and Kennedy Road.

**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.**

This road easement dedication and ground leasing activity are in a portion of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16 and a portion of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington.

The proposed Costco development project is located on parcels 116983000001018 and 116983000001013, located north of Kennedy Road and west of Truman Avenue in Richland, Washington. The parcels are in a portion of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16 and a portion of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington.

See the legal description on the ALTA survey included with this SEPA submittal as well as the site plan showing the location of the full road easement dedication area.

## **B. Environmental Elements**

### **1. Earth [Find help answering earth questions](#)**

#### **a. General description of the site:**

The property slopes generally from west to east with the highest elevation on the site approximately 580 feet above Mean Sea Level [MSL] along the west property line. The lowest elevation, approximately 554 feet MSL is near the intersection of Queensgate Drive and Truman Avenue in the northeast corner of the site. This results in a grade differential of approximately 26 feet, with a slope of approximately 2.5% from west to east.

The project will fill the east side of the property to establish a pad approximately 10-feet above Truman Avenue for the warehouse building. The site will still generally slope from west to east.

#### **b. Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

#### **c. What is the steepest slope on the site (approximate percent slope)?**

The steepest slope onsite is approximately 5% in the development area. The remainder of the road easement dedication outside of the proposed lease and development area is approximately 5-10%.

#### **d. 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.**

Geotechnical explorations for the proposed development area encountered upper loose fine sand overlaying dense fine sand. The existing site was previously used as a fruit orchard since the 1960-1970's. The upper 3-inches of organic material will be removed from the site. The underlying material can be used as structural fill and will remain on-site.

The soil on the remainder of the road easement dedication area outside of the proposed development and lease area consists of non-hydric and Quincy loamy sand as identified by NRCS soil resource data.

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

There are no known surface indications or history of unstable soils in the immediate vicinity.

**f. 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 preliminary earthwork calculations, approximately 45,000 cubic yards of earthwork will occur. The site will be stripped of organic material, which will be removed from the site. It is not anticipated that any fill material will be imported to the site, and that all earthwork will be balanced on site.

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

Soil erosion is possible during site construction since the project area will be stripped of existing vegetation. The potential of erosion increases during inclement weather conditions and during the site work phase of the project. Proper mitigation measures will be put in place to minimize the opportunity for erosion. Once the project has been constructed there will be very little potential for erosion.

No erosion anticipated for the ground leasing action or road easement dedication.

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

No impervious surfaces are anticipated for the ground leasing action or road easement dedication.

For the Costco development on Lot 10A (which includes development of the road and other infrastructure), approximately 90 percent of the parcel will be covered with impervious surfaces after project construction.

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

For the Costco proposed development, Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared in accordance with City of Richland standard requirements. The TESCP and the construction practices will incorporate recommendations as described in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the site. Erosion and sedimentation controls, such as interceptor swales, rock check dams, silt fences, tackifier, site watering and straw mulch for temporary erosion protection of exposed soils, will be applied during construction. Stabilized construction entrance(s) will also be installed at the beginning of construction and maintained for the duration of the project. All erosion and sedimentation control measures shall be installed and maintained in accordance with City of Richland and Department of Ecology requirements.

## 2. Air [Find help answering air questions](#)

- 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.**

Development of the site is not anticipated to result in significant impacts to existing air quality. The primary air quality impacts would be related to the construction activities, traffic on newly constructed roads, customer vehicle trips, and service/delivery vehicles. With the addition of new vehicle trips associated with the development, the project will result in an increase in air emissions.

During construction there will be equipment using gasoline or diesel fuels that will emit exhaust. These emissions will be temporary in nature and will not have lasting or harmful effects on the project or adjacent properties. There may be airborne dust particles affecting air quality during the demolition and grading phases of the project. The amount of airborne dust particles will be controlled via watering and other dust control measures.

After construction there will be an increase in air emissions resulting from the increase in vehicle trips to the site. In addition, the fueling facility will emit vapor during dispensing.

- 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.**

During construction, the implementation of a TESCP and use of certain construction equipment will reduce or control air emissions. For example, dust particles will be controlled by water trucks and sprinkling the site as necessary before and after clearing and grading activities. The use of construction entrances will minimize off-site transport of soils and minimize dust in the right-of-way. Construction vehicles are typically equipped with factory installed mufflers and spark arrestors to control emissions.

The project will obtain all required air quality permits from the Benton Clean Air Agency prior to construction.

## 3. Water [Find help answering water questions](#)

### a. Surface Water: [Find help answering surface water questions](#)

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

There are no surface water bodies on the subject property.

- 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 work will occur within 200 feet of any surface waters.

- 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.**

Not applicable, as there are no surface waters or wetlands that would be impacted by the project construction.

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

The project will not require the withdrawal or diversion of surface water. Surface runoff will be controlled onsite and then infiltrated onsite.

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

No. According to the Flood Insurance Rate Map (Map No. 5302370465B Panel 465 of 1075, dated July 19, 1982, and Map No. 5355330010E Panel 10 of 15, dated March 1, 1984) the property is in Zone C (no shading) which is outside the 100-year floodplain designation and therefore not subject to special flood hazard regulations.

- 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.**

The project will not involve any discharges or waste material to surface waters. All sanitary sewer waste will be discharged to the City of Richland sanitary sewer system. Solid waste will be collected and disposed and/or recycled. Surface water runoff that may contain nonpoint sources of pollution would be managed on site with a pre-treatment and infiltrated onsite, in accordance with City and State regulatory requirements, as described in subsequent sections of this checklist.

**b. Ground Water:** [Find help answering ground water questions](#)

- 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 groundwater will be withdrawn. Stormwater and irrigation water will infiltrate within pervious surface areas and through the proposed infiltration system. No other sources of water will be discharged to groundwater.



- 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.**

There will be no waste material discharged into the ground by the project, as the site will be connected to the City of Richland sanitary sewer system.

**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 source of runoff will be from precipitation. Stormwater runoff will occur from the rooftops of the proposed buildings and the surrounding pavement areas and landscaping. Runoff will be collected on site and conveyed to an infiltration area onsite. Overflow from the onsite systems will be to the east to match existing drainage patterns.

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

Surface water runoff could contain oil and gasoline from parked cars in the parking lot and streets servicing the project. However, surface water runoff will be directed to the water quality facility prior to being infiltrated onsite to minimize surface water contamination. The fuel facility employs safety precautions for spill prevention, including grading to control overflow drainage patterns, oil/water separators, and emergency valving and discharge to the sewer system to protect discharge to ground and surface waters.

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

The drainage patterns for this site are not likely to be affected. The predeveloped site condition does not indicate any surface run-off exiting the site. The project will infiltrate all runoff onsite to closely match existing conditions.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

The project will comply with the City adopted Washington State Department of Ecology Stormwater Management Manual for Eastern Washington and City of Richland standards. All stormwater runoff produced on site will be collected and conveyed to storm infiltration facilities, which will match the existing stormwater pattern.

#### 4. Plants [Find help answering plants questions](#)

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?

The existing orchard and most trees have been cleared and removed from the site. Any remaining trees, roots and existing vegetation onsite will be removed from the site for construction of the buildings, parking areas, internal roads, and new landscape areas.

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

To the applicant's knowledge, there are no threatened or endangered plants on or near the site.

None found per DNR's Geographic Information System 3/12/2024 KF

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

New landscaping will be designed and installed according to City of Richland requirements. A landscape planting plan and irrigation system will be designed by a licensed landscape architect and submitted to the City of Richland for review and approval. The proposed landscaping for the site will include native and introduced shrubs, trees, and groundcover along with planting beds and lawns.

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

Thistle, Russian Olive and Kochia (tumbleweed) among others are listed as noxious and invasive species in Benton County.

#### 5. Animals [Find help answering animal questions](#)

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: rodents
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

To the applicant's knowledge, there are no threatened or endangered species on or within 1/4 mile of the site. There are endangered species listed for Benton County available through the Washington State Department of Fish and Wildlife.

None found per DNR's Geographic Information System, 3/12/2024 KF

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

Yes, the area is known for migrating, breeding, and wintering waterfowl.

DNR's Geographic Information System shows WDFW identified waterfowl concentration areas within the Yakima River corridor along with known populations of Chinook, Steelhead, Coho, and Rainbow Trout. The Yakima River is approximately 1/4 mile from easement dedication and approximately 1/3 mile from leasing activity, 3/12/2024 KF

**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.**

To our knowledge no invasive species are known to be on or near the site.

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

**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.**

No ground disturbing activities are proposed for the ground leasing action or road easement dedication.

Electric energy will be used for lighting, heating, refrigeration, and other mechanical equipment.

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

No ground disturbing activities are anticipated for the ground leasing action or road easement dedication.

Due to the site grades and building placement, the Costco proposal is not expected to affect the potential use of solar energy by adjacent properties.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

No ground disturbing activities are anticipated for the ground leasing action or road easement dedication.

The design of the Costco development will be consistent with the current Washington State Energy Code and as amended by the City of Richland. Energy conservation features would include insulated building envelopes, HVAC with heat recovery features for commercial equipment, energy efficient equipment and lighting, selective use of high-performance glazing systems for windows, and automatic energy management systems to balance and limit the energy use as much as possible.

## **7. Environmental Health** [Find help with answering environmental health questions](#)

- 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.**

None known related to the ground leasing action or road easement dedication.

For the proposed development, Costco sells merchandise inside the warehouse that may contain materials that are hazardous to the environment, but the products will be transported and contained in a manner that meets all applicable regulations.

The fueling facility may include exposure to gasoline fumes during refueling. In addition, there is potential for contamination in the unlikely event of a fuel spill or release. All components of the fueling facility including tanks, hoses, piping, and dispensers, will be state-of-the-art and designed to meet and/or exceed all agency requirements.

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

The site was a former orchard that could have contaminated the property with pesticides. However, soil tests conducted during the Phase I Environmental investigation revealed no contamination.

- a. 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.**

No existing hazardous chemicals/conditions that might affect the project development or design have been identified on the site, including hazardous liquid and gas transmission pipelines.

- b. 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.**

Some of the store merchandise may contain hazardous materials intended for home use. All consumer items are prepackaged and ready for retail sales when delivered to the store. The project would comply with all applicable building and Fire Code provisions for the storage of the merchandise packaged for retail consumption. Since all consumer goods sold at the store would be for off-site use, there would be no break-of-bulk merchandise into smaller containers.

The fueling facility will store petroleum in underground storage tanks and dispense fuel into automobiles. The tanks, piping, and dispenser system will be of the latest technology and designed to meet and/or exceed all regulatory standards.

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

Upon completion of the project, emergency services will be required at a level commensurate with the use of this site.

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

None needed for the ground leasing action or road easement dedication.

Construction of the Costco project must be completed by fully licensed contractors and must comply with applicable Federal, State, and local regulations for site preparation, erosion control, stormwater management, and worker safety.

The Costco gasoline facility provides a number of features to reduce and control the potential for environmental health hazards including:

- Emergency shutoff switches located at the site in accordance with International Fire Code Standards and local requirements;
- Fire extinguishers provided in accordance with International Fire Code Standards and local requirements;
- Underground storage tanks and piping constructed out of fiberglass with double-walled containment;
- Interstitial monitoring of the inner walls of the tanks and piping with automatic shutoff capability and connected to a 24-hour surveillance network.
- Pressure checking the system to the manufacturer's specifications;
- Primary and secondary containment equipment and spill-prevention features including overfill prevention alarms, gravity return of the undispensed product, flex-joints at tanks, fill containment sumps, and breakaway/impact valves at the dispensers;
- Employees provided onsite during all operating hours and fully trained in emergency procedures according to an on-site hazardous spill prevention plan.
- Drivers trained in transport, delivery, safety, and fuel containment procedures; and
- Stage I vapor recovery systems to reduce the amount of fuel vapor released at the time of fuel delivery to the underground storage tanks (Stage I).

## b. Noise

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

Existing noise within the vicinity of the site includes noise from vehicles principally on adjacent streets, apartments, and nearby shopping center. Noises from these sources will not affect 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)?

None anticipated for the road easement dedication.

Construction activity for the Costco project will vary as the project progresses. The noise produced on the site depends on the equipment being used, therefore the noise will vary from day-to-day. Maximum noise levels can be expected from 71 to 98 dB(A), as measured 50 feet from the noise source, based on the construction activity noise model described in *"Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances"* (source: US EPA, NJID 300.1, 12/31/1971).

Long term there will be noise from customer and delivery vehicles, similar to the nearby shopping center. Noise would also occur from the proposed mechanical and HVAC systems.

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

Noise impacts associated with construction phases of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. City required work hours will be followed by the contractors, limiting noise during non-work hours.

After construction, the project is not anticipated to exceed the City of Richland's noise regulations.

## 8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

### 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 existing site is a vacant, former orchard. Adjacent land uses include:

- North: Vacant land

- South: Kennedy Road, vacant land, and a credit union.
- West: Vacant land
- East: Truman Avenue, apartments, and a retail shopping center.

The proposal will increase commercial activity on the property and adjacent properties within the development site. The entire area to the south and east is zoned for commercial development.

**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?**

The entire 330-acre site was developed as a commercial apple orchard in the 1960s, but the entire orchard was removed in 2022. None of the property was designated as commercial agricultural lands of long-term significance. In addition, the property underwent a rezone and comprehensive plan amendment with the City of Richland several years ago to convert to a mix of residential, public facility and commercial zoning. The entire site will be converted to a non-farm use consistent with current zoning and comprehensive land use designations.

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

No. The surrounding areas are no longer being farmed.

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

There are no existing structures on the proposed Costco development site.

There is an existing shop within the larger property that was used primarily for previous farming activities. However, the ground leasing action and road easement dedication will not disturb the structure.

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

Not applicable.

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

The current zoning of the parcels proposed for the Costco development and ground leasing action is C-3, General Business.

The area encompassed by the road easement dedication includes a mix of zoning designations ranging from residential, public facility, multi-family and commercial.

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

The comprehensive plan designation for this proposed ground leasing action and Costco development is Commercial.

The area encompassed by the road easement dedication includes a mix of zoning designations ranging from residential, public facility, multi-family and commercial.

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

Not applicable, as there is no shoreline adjacent or in the vicinity of the subject property.

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

A small area in the northwest portion of the subject property is located within a Critical Aquifer Recharge Area (CARA).

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

Not applicable to the ground leasing action or road easement dedication.

The Costco warehouse and fuel facility will employ approximately 200 people, with about 75 people per shift. The Costco MDO will employ approximately 15-35 people. The number of employees associated with the proposed outparcels is unknown as the land uses have not been determined.

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

None.

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

No measures are proposed.

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

The proposed easement dedication area is consistent with the City of Richland's transportation plan for existing and projected land uses and plans.

The proposed Costco project is an allowed use within the C-3, General Business zoning district and will be designed to conform to all required development standards including setbacks, height limits, landscaping, and parking. The project is also consistent with the future land use objectives outlined in the City of Richland Comprehensive Plan.



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

No measures proposed.

**9. Housing** [Find help answering housing questions](#)

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

No new housing units are proposed in either the road easement dedication area or within the proposed Costco project.

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

No housing units would be eliminated by the proposed project.

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

No measures are proposed.

**10. Aesthetics** [Find help answering aesthetics questions](#)

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

No new structures proposed for the road easement dedication area.

The Costco Warehouse facility will measure approximately 32 feet in height. The fueling facility canopy will measure approximately 18'-6" in height. Exterior materials will include vertical ribbed metal panel, natural concrete stem walls and metal accent pieces.

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

No open space or territorial views from adjacent properties and surrounding streets would be altered and/or obstructed with this project. The project is designed to meet all standards for building setbacks and height.

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

Landscaping will be installed for aesthetic benefit, buffering, and shading.

## 11. Light and Glare [Find help answering light and glare questions](#)

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

The project will not generate any significant light or glare impacts. Lighting associated with the warehouse, fuel canopy, and parking lot will be shielded and cut-off to minimize glare. All lighting will be designed meet the City of Richland standards.

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

Light and glare from the finished project are not anticipated to be a safety hazard or interfere with views. All lights will be shielded and cut-off to minimize glare. Perimeter landscaping will reduce glare from headlights to/from adjacent streets and properties.

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

Existing off-site sources of light include street lighting and headlights from automobiles on the adjacent roadways. These are not expected to adversely affect the proposal.

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

Lighting associated with the warehouse, fuel canopy, and parking lot will be shielded and cut-off to minimize glare. All lighting will be designed meet the City of Richland standards.

## 12. Recreation [Find help answering recreation questions](#)

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

There are several large recreation areas within 10-15 minutes of the proposed project area including Badger Mountain Centennial Preserve, Chamna Natural Preserve, Riverview Natural Preserve and a multitude of city and community parks within 15 minutes of the project area.

There are no other designated recreational opportunities in the immediate vicinity of the site.

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

No recreational areas will be displaced by the proposed project.

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

No measures are proposed.

### **13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

- 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.**

There are no historic sites or buildings located on the project site. Research completed by Pacific Crest Environmental found three historic sites within 1 mile of the property (buildings constructed prior to 1970). The status of these three properties on the National Register of Historic Places was listed as "Not Determined".

- 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.**

Yes, site 45BN02342 is located within the development parcel. Two professional archaeological studies occurred. A survey report completed September 13, 2023, by Cultural Resources Consulting identified no potential cultural resources. A DNR archaeologist conducted a survey of the proposal area December 6-8 and a follow-up survey was conducted on January 30, 2024 which recorded site 45BN02342. Both reports were submitted to the Department of Archaeology and Historic Preservation.

- 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.**

A Cultural Resources Report was prepared for the Costco project and the area included in the ground leasing action and easement dedication area. Methods used included reviewing record data for the site, conducting a field investigation, and contacting the following tribes: Confederated Tribes and Bands of the Yakama Nation, Confederated Tribes of the Colville Reservation, and the Confederated Tribes of the Umatilla Indian Reservation.

Historical maps and the DAHP database of known archaeological sites were reviewed. A cultural resources survey was conducted which included pedestrian reconnaissance and subsurface probes.

- 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.**

No further impacts to historical resources are expected and additional mitigation is not required.

Any cultural resources identified during operations will be protected and agency procedures set forth under PR#14-004-010 will be followed. If any archaeological or historic materials are encountered during the project activity, work in the immediate vicinity will cease and state agency procedures will be followed.

## 14. Transportation [Find help with answering transportation questions](#)

- 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.**

The DNR property is accessed from Interstate 182 through three principal arterial streets (Queensgate, Keene and Duportail Streets) that lead to two major collector streets (Queensgate and Kennedy). The project site is also accessed through Truman street on the east side which is a local road. The proposed road easement dedication will connect to Queensgate from the east and Kennedy to the south consistent with the City of Richland's requirements.

The proposed Costco development site is served by Kennedy Road along the south boundary and Truman Avenue along the east boundary. Queensgate Drive will be extended along the northern boundary and Kingsgate Drive will be constructed along the western boundary. Kennedy Road, Queensgate Drive and Kingsgate Drive are all designated as arterial roads. Kennedy Road is shown as a minor arterial on the existing road classification map. Truman Avenue is not classified. Access will be provided to the site as follows: Kingsgate Drive (proposed road) –three (3) driveways evenly spaced between Kennedy Road and Queensgate Drive; Kennedy Road - one driveway will be provided between Kingsgate Drive and Truman Avenue; Truman Avenue - A private road will be provided to serve the warehouse and the outparcels at the southern side of the project; Queensgate Drive (proposed road) – Two driveways are proposed between Kingsgate Drive and Truman Avenue, one will be a right-turn, exit only driveway.

- 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?**

Ben Franklin transit serves the local area with stops on Duportail and Queensgate road south and east of the site. The nearest transit is bus route 39 at the corner of Queensgate Drive and Duportail Street, approximately 2100 feet from the northeast corner of the site.

- 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).**

The road easement dedication is being required by the City of Richland in anticipation of future development. When development occurs the City will require additional traffic improvements that meet the anticipated traffic needs and that are consistent with the City's capital facility and transportation plans.

Specifically for the proposed Costco development on Lot 10A, the following public road improvements are anticipated for the project:

- Construct Queensgate Drive and Kingsgate Drive road extensions to the City's standard three- (3) lane minor arterial cross section.
- Construct Truman Avenue to the City's standard two- (2) lane local street cross section (half street only).

- Construct Kennedy Road to the City's standard three- (3) lane minor arterial cross section.
- Install stop sign controls at the intersection of Queensgate Drive and Truman Avenue.

Road and frontage improvements will include roadway pavement widening as well as curb, gutter, planter strip, sidewalk, street lighting, stormwater collection, conveyance and infiltration, and sewer, water, and utility extensions. No right-of-way dedication is anticipated along Kennedy Road or Truman Avenue. Adjacent non-compliant pedestrian crossings and ADA ramps are expected to be upgraded to meet current Code requirements.

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

The project will not use water, rail, or air 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?**

The Costco project is estimated to generate 5,634 primary daily trips and 556 primary PM peak hour trips between 4 and 6 PM. Truck trips are estimated to be 45-50 per day. The trip generation was forecast using data from the Institute of Transportation Engineers and approved by the City Richland staff.

- 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.**

The Costco project will not affect or be affected by the movement of agricultural or forest products within the nearby vicinity.

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

The Costco project will pay traffic impact fees and be responsible for the construction of transportation improvements described in item (c) above.

**15. Public Services** [Find help answering public service questions](#)

- 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.**

None known for the road easement dedication area.

The proposed Costco project will result in an increase in public services including fire protection, and police protection commensurate with the net increase in retail floor area.

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

Leasehold taxes and sales taxes will benefit the public service providers, which will help offset the cost of the additional services.

**16. Utilities** [Find help answering utilities questions](#)

**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.**

The road easement dedication anticipates a 100 foot right of way of which 10 feet on each side is reserved for utilities.

- Stormwater: City of Richland - Public storm drainage systems will be extended for the new public roads constructed with the project. The project will infiltrate all private stormwater onsite.
- Sanitary Sewer: City of Richland - Public sanitary sewer mains will be extended from Queensgate Drive and Truman Avenue or Truman Avenue and Kennedy Road to serve the project, outparcels, and future development to the north and west.
- Public Water: City of Richland - Public water mains will be extended within the new roadways and through the site to provide water service and fire protection for the project and future development.
- Electricity: City of Richland Energy Services - Service is expected to be extended around the site within the new roadways. Separate transformers will be installed for the warehouse and fuel facility.
- Natural Gas: Cascade Natural Gas – Gas service is expected to be extended within Kennedy Drive with the project.
- Telephone: Ziplly Fiber or Spectrum Enterprise – The scope of work for extending service is to be determined.

**C. Signature** [Find help about who should sign](#)

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.

X 

SEPA Responsible Official

**Type name of signee:** Chris Ferko

**Position and agency/organization:** Director of Planning Services, Barghausen Consulting Engineers, Inc.

**Date submitted:** December 22, 2023 (Updated March 7, 2024)

## **D. Supplemental sheet for nonproject actions** [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to 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:**

**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.**