



**DEPARTMENT OF  
NATURAL RESOURCES**

**ENVIRONMENTAL & LEGAL AFFAIRS –  
SEPA CENTER**  
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**MEMORANDUM**

March 14, 2024

File No. 24-031401

TO: Interested Parties

FROM: Tracy Cooper, SEPA Center

SUBJECT: **SEPA LEAD AGENCY & DETERMINATION OF NONSIGNIFICANCE**

This is to advise you that pursuant to WAC 197-11-900 (922 through 948), the Department of Natural Resources has determined that it is Lead Agency for the following:

**Richland 16 Costco Lease: The Department of Natural Resources 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.**

**The Department of Natural Resources is also 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.**

**Located in Sections 16, 21, Township 09 North, Range 28 East, Benton County.**

Information about this proposal including the Threshold Determination and SEPA Checklist can be accessed through DNR's website at:

**<https://www.dnr.wa.gov/other-projects>**

Pursuant to WAC 332-41-504, this proposal was filed in the department's SEPA Center at the Natural Resources Building, 1111 Washington Street SE, P.O. Box 47015, Olympia, Washington, on **March 14, 2024**. We will consider comments on this proposed DNS received by 4:30 p.m. on **March 28, 2024**. Comments should be submitted to the SEPA Center at, [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov) or P.O. Box 47015, Olympia, Washington 98504-7015 for distribution to the responsible official. Please include the file number listed above on all comments.