



**CITY OF WEST RICHLAND  
STATE ENVIRONMENTAL POLICY ACT (SEPA)  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

- Name of Proposal:** Red Mountain Multi-Use Preliminary Plat
- File Number:** SEPA-024-2021 (PLAT-020-2021)
- Applicant:** Frank Tiegs, LLC
- Location of Proposal:** The project site is located generally west of the Keene Rd and Paradise Way intersection. The project site is a portion of adjusted parcel 3 of deed recorded under AFN 2020-012091 and shown on boundary line adjustment survey no. 5313 recorded under AFN 202-009337, parcel number 102971000001023. The site is zoned MR (multifamily residential), CG (commercial general), and LI (light industrial). The site is currently vacant and is surrounded by residential and industrial uses.
- Proposal Description:** Frank Tiegs, LLC, owner, together with PBS Engineering, submitted a Preliminary Plat application to divide 55.44 acres into 21 lots for light industrial, multi-family, and commercial use. The proposed subdivision will be platted in three phases. Phase 3 may be subdivided further in the future. The project includes the subdivision, associated improvements, and construction of multi-family units.
- Lead Agency:** West Richland Community Development Department
- Responsible Official:** Eric Mendenhall—Community Development Director  
City of West Richland  
Community Development Department  
3100 Belmont Blvd., Suite 104  
West Richland, WA 99353  
  
Phone: (509) 967-5902

**Findings:**

1. Earth (Grading) Impacts:
  - a. Clearing and Grading: Clearing and grading will occur to establish final grades.
  - b. Slopes: The steepest slopes within the project area are 1-3%

- c. Soil Erosion: There is a potential for soil erosion and instability during construction. To limit that potential, a comprehensive soil erosion control plan will be implemented.
  - d. Dust: Excavating, grading, plowing or disturbing the topsoil of any land area within the site can result in a nuisance and result in impacts due to fugitive dust if not properly managed.
  - e. Soil type: The site has soils classified by the NRCS as HeE and QuE (Hezel loamy fine sand and Quincy loamy sand).
2. Air Quality Impacts:
- a. Short-term: There will be impacts to air quality from construction.
  - b. Long-term basis: Long-term air-quality impacts are unknown at this point. The project site includes land zoned light-industrial. Air quality impacts will be evaluated at the time of light-industrial construction.
3. Sensitive Area (Water) Impacts: None
4. Critical Area Impacts: The project site is located within the wellhead protection area for Well #7.
5. Housing Impacts: The proposed project will add 132 multi-family units.
6. Recreation and Open Space Impacts: The construction of residential units under the proposal will increase demand on City parks, playgrounds, open space, and recreation trails.
7. Historic & Cultural Preservation Impacts: This proposal is within an area that does have a substantial risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.
8. Transportation Impacts: This proposal will result in additional vehicle, bicycle, and pedestrian trips to, from, and within the development site. This would include approximately 4,067 additional vehicle trips on the City's transportation system.
- a. Transportation Impact Fees: This project will increase transportation impacts on the City's transportation system. The development will be required to pay transportation impact fees at the time of construction of each structure.
  - b. Multi-modal: The project will increase demand for pedestrian and bicycle connectivity. The project will also increase demand for transit service, in the immediate area and in the region.
  - c. Safe routes to school: The project will increase demand for safe travel options for children traveling to and from schools and bus stops.

- d. Connectivity: The project needs to be designed to allow for connections to properties west of the site, which may be further developed in the future.
9. Impacts to and from Surrounding Land Uses: There are potential impacts to surrounding land uses (including existing residential homes located to the north) by increased traffic, noise, and dust on a short-term basis from construction activities and on a long-term basis from future development.
10. Public Services Impacts:
- a. *Fire and EMS:* The development will increase demand on the Benton County Fire District #4 for Fire Protection Service and Emergency Medical Systems.
  - b. *County Services:* The development will increase demand on Benton County for services such as elections, human services, etc.
  - c. *Municipal Services:* The development will increase demand on the City's police, finance, public works, and community development services.
  - d. *Parks and Recreation:* The development will increase demand on regional and City of West Richland's parks and recreation systems. The City's established Level of Service Standards are: 2 acres of regional park, 2.75 acres of community park, 1.25 acres of Neighborhood Parks, 1 acre of open space, and 1 mile of trails per 1,000 residents (*City of West Richland Comprehensive Plan – 2017 Update, Table PR-1*). At build-out, this plat is expected to accommodate 376<sup>1</sup> residents, which will result in the demand for 2.26 acres of parks, 0.38 miles of trails, 0.38 acres of open space.
  - e. *Education:* The Richland School District #400 will see an increased demand for educational services.
11. Stormwater Impacts: Residential and commercial development and roadway improvements at the site will result in stormwater impacts, as there will be increased run-off from additional impervious surfaces and increased pollutants in the run-off from roads, parking areas, and landscaping.
12. Utility Impacts:
- a. *Potable water:* Development of the project will increase demand and burden on the City's potable water system in perpetuity.
  - b. *Sanitary sewer:* Development of the project will increase demand and burden on the City's existing sewer collection system and wastewater treatment plant in perpetuity.
  - c. *Electric services:* Development of the project will increase demand and burden on the electric system (Benton REA and BPA).

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<sup>1</sup> There will be 132 residential units; the average household size in West Richland is 2.85 persons per household.

- d. *Natural Gas service*: Should natural gas lines be extended to the plat, development of the project will increase demand and burden on the natural gas system (Cascade Natural Gas)
13. *Impacts to Water System Associated with Irrigation Use Demand*: Development of the project will result in seasonal demand for irrigation water.

**Mitigation Measures:**

*The following mitigation measures shall be in place prior to issuance of construction permit, grading permit and/or approval of construction plan:*

1. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sedimentation Control (TESC) plan shall be prepared per City of West Richland standards and implemented for the project to reduce and control erosion impacts.
2. The Department of Archaeology and Historic Preservation recommends a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#). Due to the location of the project area within the traditional territory of the Yakama Nation the developer shall conduct professional archaeological survey of the project area and produce a report prior to ground disturbing activities. A copy of the report shall be provided to the Yakama Nation for review.
3. Parks and Recreation Mitigation: Park Impact Fee shall apply per West Richland Municipal Code Chapter 16.14 and the City's Master Fee Schedule. Additionally, all multi-family development within the subdivision shall include the useable outdoor space required by WRMC 17.54.130.
4. Trail Connectivity: In order to provide connectivity from the Bonneville Power Administration (BPA) overhead power trail at the southwest corner of the Heights at Red Mountain Ranch subdivision to Paradise Way, the developer shall be responsible for the connection and the construction of an HMA pathway matching the existing pathway. This construction shall occur prior to **Phase 3** final plat approval.
5. In order to provide connectivity from the Heights at Red Mountain Ranch subdivision to Paradise Way, the developer must dedicate a 20' pathway easement along the west property line of Lot 1 to the City. This dedication shall occur prior to **Phase 2** final plat approval. The developer of Lot 1 shall be responsible for the construction of a 10' HMA pathway and landscaping within this easement along with the maintenance of said pathway and landscaping. The construction of said 10' HMA pathway and landscaping shall occur concurrently with the issuance of a building permit for Lot 1.
6. The developer shall be responsible for obtaining and complying with all permit requirements and conditions from Bonneville Power Administration (BPA) for the construction of pathways, irrigation system and other amenities within the BPA

easement. City shall not approve construction plans with improvements within BPA's easement until BPA permits have been secured by the Developer.

7. Transportation Mitigation: The project proponent will need to execute a **Transportation Impacts Development Agreement** with the City. The developer / owner shall provide, dedicate, and improve the City's Transportation System in accordance with Transportation Impacts Development Agreement. The Transportation Impacts Development Agreement will specify necessary road right-of-way dedications and transportation system improvements, and address the specific phasing and timing of such dedication and improvements. The agreement will further detail how the goals, policies and minimum Level of Service standards of the Transportation Element of the City's Comprehensive Plan will be met in lieu of payment of the City's Transportation Impact Fee. The development agreement will be subject to approval by City Council as a part of their preliminary plat review process.
  - a. The mitigation under the Transportation Impacts Development Agreement will be based on attaining: minimum Level of Service requirements, consistency with the City's Six-Year Transportation Improvement Program, and consistency with Transportation Element of the City's Comprehensive Plan. The agreement will not be primarily based on the value of land or improvements, or the cost to furnish and construct such improvements.
  - b. The mitigation under the Transportation Impacts Development Agreement will outline the specific phasing of the road right-of-way dedications and adjacent 12' utility easements. However, the dedication of road right-of-way and adjacent 12' utility easements to the City for Paradise Way between Keene Road and Western City limits (80' road row) shall all be dedicated to the City within 60 days of the record of decision for the preliminary plat.
  - c. The mitigation under the Transportation Impacts Development Agreement will outline the specific roadway construction phasing, roadway widths and roadway sections for Paradise Way, and other roadway improvements to be consistent with the City's Six-Year Transportation Improvement Program, Complete Streets Policies, Transportation Element of the City's Comprehensive Plan, ADA requirements, Red Mountain Center Traffic Impact Analysis and International Fire Code.
  - d. The mitigation under the Transportation Impact Development Agreement will outline the specific improvements including, but not limited to the construction of a 12' separated asphalt multi-purpose pathway along north side of Paradise Way, construction of 5' bike lanes on each side of Paradise Way, construction of transit bus pull-outs (locations determined by City Engineer if required), construction of separated sidewalk on the south side of Paradise Way, and the installation of Rectangular Rapid Flash Beacons at a minimum of one location on Paradise Way and Keene Road (locations to be determined by City Engineer) to facilitate safe crossing locations, and accessibility to regional pathways.
8. The project area contains an area identified as shrub-steppe habitat by the Washington Department of Fish and Wildlife's Priority Habitats and Species map. The developer shall produce a habitat assessment that meets the requirements of WRMC 18.25.250.C.1 or other solution as determined by the Washington Department of Fish and Wildlife.

The following mitigation measures shall be in place during construction:

9. Best Management Practices (BMP) to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site in accordance with local air-quality requirements.
  - a. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading.
  - b. Dust control shall comply with applicable Benton County Clean Air Authority's Fugitive Dust standards.
10. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling, and unnecessary noise.
11. The requirements of the Benton Clean Air Agency and Washington State Department of Ecology shall be met at the time of or prior to project construction.
12. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the City Community Development Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
13. The developer shall construct roads, clear and grub property, backfill trenches, grade the site, prepare the site, and conduct other related activities in accordance to and consistent with the recommendations and conclusions contained in the April 1, 2022 geotechnical engineering services—preliminary findings letter by PBS Engineering or subsequent geotechnical report unless amended by the City Engineer or City's Building Official.
14. Site earthwork and subgrade preparation shall not be completed during freezing conditions, except for mass excavation to the subgrade design elevations.
15. Soils disturbed during site preparation activities, or unsuitable areas identified during proof rolling or probing shall be removed and replaced with compacted structural fill.

The following mitigation measures shall be in place, prior to final plat approvals:

16. Water System Mitigation: water system improvements shall be designed and constructed per City of West Richland's standards consistent with the City's Water System Plan and JUB's water system modeling memo dated April 26, 2019, or as amended by the City Engineer.
17. Sewer System Mitigation: sewer system improvements shall be designed and constructed per City of West Richland's standards consistent with JUB's sewer system

modeling memo dated June 3, 2019, or as amended by the City Engineer.

18. Industrial Sewer System: Industrial sewer system improvements shall be designed and constructed per City of West Richland's standards.
19. Stormwater Mitigation: stormwater system improvements shall be designed and constructed per City of West Richland's standards consistent with Washington State Department of Ecology's Stormwater Manual for Eastern Washington.
20. The city's ordinance 10-17 (passed 6/20/17) adopted the Comprehensive Water System Plan (Dated March 2017). In the Plan, Section 1-6 "Service Area Policies & Agreements specifically states: "as development occurs within the city limits on property with agricultural irrigation systems and associated water rights, the irrigation system and associated water rights shall be converted to an urban irrigation system as part of development to mitigate irrigation demand on the city's potable water system."
21. The City of West Richland's water system will not provide potable or other irrigation water and /or services to the plat for irrigation purposes or uses.
  - a. The irrigation system must be capable of meeting the City's level of service standard of 3.5 acre-feet of water per year, during the irrigation season
  - b. Every final plat shall include a note on the face of the plat stating that the City of West Richland's water system for the plat was not designed to handle the peak demand of private irrigation systems and as such City of West Richland's potable drinking water shall not be used for irrigation purposes and may not be connected to private underground irrigation systems.

*The following mitigation measures shall be in place prior to issuance of building permits:*

22. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.
23. Public Services Mitigation: Impacts to public schools, police, and fire will be mitigated through the payment of taxes, levy, bonds, or other fees by each respective homeowner.

**Threshold Determination:**

The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the conditions of the West Richland Municipal Code and other applicable regulations. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal. This information is available to the public upon request.

**Staff Contact:** For information on this proposal, contact Elisha Ransom, Associate Planner, at (509) 967-5902 or eransom@westrichland.org.

**Date:** 6/28/2022

**Signature:**   
Eric Mendenhall, Community Development Director

**Appeal:**

Any agency or person may appeal the lead agency's environmental determination as set forth in WRMC 18.04.260. Appeals of this decision will be accepted until 5:00pm, **July 6, 2022**.