



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

Name of Proposal: Paradise Townhomes Preliminary Plat

File Number: SEPA-011-2022 (PLAT-008-2022)

Applicant: Green Plan Construction LLC

Location of Proposal: The project site is located generally at the intersection of Norma St and 50th Ave. The legal description of the property is Willamette Heights Section 6, Lot 210. The site is zoned RM-6 (medium-density residential). The site is currently vacant and is surrounded by residential and commercial uses.

Proposal Description: Stan Nuxall, applicant, has submitted a preliminary plat application on behalf of the property owner, West Richland Group LLC, in order to divide approximately 2.4 acres into 20 townhome parcels. The proposed subdivision will be completed in one phase. The average lot area is 4,532 sf. The project will also include the construction of private streets, water and sewer infrastructure, storm drainage, and other required improvements.

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: The site will be graded to create level building pads.

- b. Slopes: The steepest slopes within the project area are on the east side of the property and are up to 22 percent.
 - 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 BbC (Burbank loamy fine 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
3. Sensitive Area (Water) Impacts: None
4. Critical Area Impacts: The project site is not located within any critical areas.
5. Housing Impacts: The proposed project will add 20 townhome 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 has a low to moderate risk per the DAHP Statewide Predictive Model.
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 188 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 surrounding commercial areas.

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 57¹ residents, which will result in the demand for 0.34 acres of parks, 0.06 miles of trails, 0.57 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).
 - 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)

¹ There will be 20 residential units; the average household size in West Richland is 2.85 persons per household.

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.

The following mitigation measures shall be in place during construction:

2. 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.
3. 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.
4. 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.
5. 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.
6. 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 a geotechnical report to be provided to the City prior to any ground disturbing work unless amended by the City Engineer or City's Building Official.
7. Site earthwork and subgrade preparation shall not be completed during freezing conditions, except for mass excavation to the subgrade design elevations.
8. 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:

9. 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.
10. Sewer System Mitigation: sewer system improvements shall be designed and constructed per City of West Richland's standards consistent with City's Sewer System Plan.
11. 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.

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

12. 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.
13. Park and Recreation Mitigation: Park Impact Fee shall apply per West Richland Municipal Code Chapter 16.14 and the City's Master Fee Schedule.
14. Transportation Mitigation: Transportation Impact Fee shall apply per West Richland Municipal Code Chapter 16.14 and the City's Master Fee Schedule (Ordinance #2-10 and as amended by Ordinance #13-16, Ordinance #26-19, Ordinance 24-21 and as amended by City Council).

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: July 18, 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, **August 3, 2022**.