

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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

1. Name of proposed project, if applicable:

Wenner West Richland Development

2. Name of applicant:

Nathan Machiela (Knutzen Engineering)

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

5401 Ridgeline Dr Suite 160, Kennewick, WA, 99338, (509) 222-0959

4. Date checklist prepared:

11/7/2022

5. Agency requesting checklist:

City of West Richland

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

Permitting in Summer 2023, Construction Complete in Fall 2023

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

None at this time.

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

A hydrology report has been prepared to address stormwater runoff on-site.

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.

None known.

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

A Building Permit, ROW Permit & Grading Permit will be required by the City of West Richland.

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.)

The project proposes the subdivision of the 1.99 acre parcel into 3 separate lots. Each lot proposes the construction of a new building with associated parking. Lot 1 is approximately 25,500 SF and proposes the construction of an estimated 6,000SF commercial building with 30 parking stalls. Lot 2 is approximately 26,962 SF and proposes the construction of an estimated 1,200 SF coffee shop with 6 parking stalls. Lot 3 is approximately 34,138 SF and proposes the construction of an estimated 7,000 SF commercial building with 35 parking stalls. The proposed use for the commercial buildings is currently unknown.

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.

The site is located northeast of the intersection of Paradise Way and Bombing Range Road in West Richland. The property is listed as Benton County parcel # 106984020214002.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site(s):
(circle one) Flat rolling, hilly, steep slopes, mountainous,
other _____

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

The steepest slope on the property is 18% according to our survey. The site is relatively flat overall and will be balanced on-site after grading

- 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.

Burbank loamy fine sand according to the NRCS Web Soil Survey.

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

No indication of unstable soils.

- 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.

Based on the current layout and grading plan, the site is expected to be an "fill" site of approximately 1,746 CY.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All storm water runoff will be contained and managed on site.

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

Approximately 75% of the existing site will be impervious surfaces.

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

Standard erosion control methods will be used such as catch basin protection (witch Hats), Silt fencing, and stabilized construction entrances. Dust during construction will be controlled by a water truck as necessary.

2. Air

- 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.

During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.

- 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:

Dust control measures will be implemented in accordance with recommendations by the Department of Ecology. Measures include, but are not limited to, watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.

3. Water

a. Surface Water:

- 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 is not a surface water body in the immediate vicinity of the site. The Yakima River is approximately 4 miles east of the project site.

- 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, this project will not be near a body of water.

- 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.

No fill or dredge material will be removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give 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.

The site is not located within a 100-year floodplain per FEMA FIRM Community.

- 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 Water:

- 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 general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn at this site. The site will be supplied with domestic water from the City of West Richland.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

N/A

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.

New impervious area on-site including roofs of buildings, concrete walkways, and the asphalt parking lot and drive aisles. The stormwater system will consist of catch basins, conveyance pipes, subsurface infiltration trenches, and an above ground pond and swale.

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

No, the proposed system will have a built-in water oil separator device (inverted tee) to eliminate storm water contamination. The depth to groundwater is between 111 to 220 feet below the ground surface based on well logs in the vicinity. This leaves an adequate vadose zone treatment thickness and will prevent contamination of groundwater.

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

No, all run off will be retained on-site.

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

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration and all will be in accordance with City and Eastern Washington Storm Water Management Manual design standards.

4. Plants

- 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?

Cheatgrass which covers 90% of the site, most of which will be removed for grading and site improvements.

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

Shrubsteppe has been marked on the site as a priority habitat area per the Washington DNR Natural Heritage Program.

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

The site will be landscaped in compliance with City of West Richland standards.

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

Tripidium ravennae (Ravenna grass) has been identified near the site per the WSDA Noxious Weed Data Viewer.

5. Animals

- a. List any birds and other animals which 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:

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

The Townsend Ground Squirrel has been identified at the site according to the Washington State Department of Fish and Wildlife. The squirrel is classified as a candidate for the sensitive grouping.

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

Yes, the Columbia Basin is part of a migration route for a number of fowl known as the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None currently.

- e. List any invasive animal species known to be on or near the site.

None known per the WDFW PHS on the Web.

6. Energy and natural resources

- 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.

Electricity will be used for lighting, heating and all appliances.

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:

The proposed structure will meet current building codes and energy efficient standards. Project comply with Washington State Non-Residential Energy Code.

7. Environmental health

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

None known

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

None known

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 known

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.

Diesel fuel will likely be used/stored on-site for construction vehicles. No hazardous chemicals will be stored on-site of the completed project.

4) Describe special emergency services that might be required.

The site will use typical emergency services provided through the City of West Richland.

5) Proposed measures to reduce or control environmental health hazards, if any:

Fuel for construction vehicles will be handled properly and with care to prevent spills.

b. Noise

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

General traffic noise from Bombing Range Rd however the traffic noise should not influence or hinder the use of the proposed 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.

Short Term: Construction noises.

Long term: Automobile noise from traffic associated with the site. The site will generate typical commercial general noises but will be in a manner consistent with City of West Richland code and Washinton state Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

- 3) Proposed measures to reduce or control noise impacts, if any:

Noise impacts from construction activities and ongoing operations are expected to be Minimal without significant effects on the surrounding area. All operations will be conducted in a manner compliant with ~~Franklin County Policy~~ and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC). City of West Richland

8. Land and shoreline use

- 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.

Currently the proposed property is vacant land and zoned Commercial General. Majority of close surrounding properties share a similar zoning designation. The proposal is not expected to affect the nearby or adjacent properties' land use.

- 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 as a result 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

- c. Describe any structures on the site.

There are no existing structures on site.

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

No

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

The current zoning for this site is CG - Commercial General.

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

The current comprehensive plan designation of the site is H-COM (High Intensity Commercial).

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

N/A

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

No

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

None would reside. The number of people working at each building will vary based on the intended use. Lot 1 will be used as a general commercial facility and should have approximately 12 employees. Lot 2 will be used as a coffee stand and should have approximately 3 employees. Lot 3 will be used as a general commercial facility and should have approximately 20 employees.

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

None

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

N/A

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

The project will be permitted through the local jurisdictions with all applicable zoning ordinances.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

N/A

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

N/A

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

None at this time

10. Aesthetics

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

The building on lot 1 will be 16' in height as well as the building in lot 2. Lot 3 the tallest point of the building is 20'. All building will be constructed with Stone Cladding and Stucco Facia.

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

None

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

Landscaping, setbacks, and the City of West Richland façade requirements will be used to control aesthetics.

11. Light and glare

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

Parking and Building lighting would be proposed for late evening and nighttime.

- 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 known

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

All outdoor lighting will be in conformance with City of West Richland code 17.55.030 General Requirements.

12. Recreation

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

Enterprise Middle School is located approximately 0.3 miles west of the proposed site and often hosts sporting events such as baseball games, basketball games etc.

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

No, the proposal would not displace any existing recreational uses.

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

Impact fees will be paid as required by the City of West Richland.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe.

None per the Department of Archaeology and Historic preservation WISAARD system.

- 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.

This site is considered an area of interest for Yakima Nation, Umatilla, and Confederated Tribes of the Warm Springs according to the WISAARD system of the DAHP. No evidence of artifacts has been found to our knowledge.

- 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.

The WISAARD system of the DAHP was used to assess potential impacts.

- 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.

Upon any discovery of potential or known archaeological resources at the property prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify ~~City of Pasco~~ officials of said discovery within a maximum period of twenty-four hours from the time of discovery. City of West Richland

14. Transportation

- 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 site is served right now off Bombing Range Rd. The project is proposing to use the current Driveway as well an additional driveway off Bombing Range Rd. The driveways will be compliant with current ADA & City Standards.

- 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?

The site is currently served by public transit. The nearest bus stop is 0.06 mile from the site and is located north of the Gesa Credit Union off Paradise Way. (Bus Stop ID: WR414).

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 73 parking stalls will be provided with the completed project. The proposal will not eliminate any parking stalls.

- d. 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).

Improvements including curb, gutter and sidewalk will be required along Bombing Range Rd.

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

No

- f. 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?

Lot 1 will generate approximately 9 trips during peak traffic volumes in Weekday P.M. Hours using code 937. Lot 2 will generate approximately 51 trips during peak traffic volumes in Weekday P.M. Hours using code 937. Lot 3 will generate approximately 11 trips during peak traffic volumes in Weekday P.M. Hours using code 710. According to the 9th Edition of the Trip Generator Manual Land.

- g. 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

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

Transportation impact fees will be paid as required by the City of West Richland.

15. Public services

- 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.

Yes, the site will utilize fire and police protection.

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

The completed project will provide additional tax revenue for the City and will pay any impact fees that may be required by the City.

16. Utilities

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.

Electricity - Benton Rural Electric

Water/ Sewer - City of West Richland


Internet/Telephone - Ziplly

Cable - Charter

Signature

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.

Signature: _____



Name of signee: Nathan Machiela

Position and Agency/Organization: P.E. Principal Engineer / Knutzen
Engineering

Date Submitted: 11/7/2022