

**CITY OF WEST RICHLAND
DETERMINATION OF NON-SIGNIFICANCE**

File Number: ER 2019-07

Applicant: Ranchland Homes
Brit Creer
2204 Enterprise Drive
Richland, WA 99354

Location of Proposal: The proposal is located on Parcel # 1-0197-300-0005-000, Parcel # 1-0197-300-0006-000, and Parcel # 1-0197-300-0007-000. The parcels are unaddressed. The parcels are situated in a portion of Section 1, Township 9 North, Range 27 East, W.M.

Legal Description: Parcel 9, 10 and 11 as referenced on Record Survey # 3871(AFN # 2005-038745).

Description of Proposal: Grading of approximately 7,700 cubic yards of material on parcel 1-0197-300-0006-000 ; grading of approximately 30,650 cubic yards of material on parcel 1-0197-300-0005-000, and grading of approximately 64,000 cubic yards of material on parcel 1-0197-300-0007-000.

Lead Agency: West Richland Community Development Department

Staff Contact: For information on this proposal, contact Karin Volpe, Planner, at (509) 967-5902 or kvolpe@westrichland.org

Findings:

Earth (Grading) Impacts:

1. Slopes: The site has slopes up to 20 percent.
2. Soil erosion: There is a potential for soil erosion and instability during earthwork activities and related construction.
3. Dust: Excavating, grading, 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.

Air Quality Impacts:

4. There will be short-term impacts to air quality from the grading.

Historic and Cultural Preservation Impacts:

5. While proposal is within an area that does not have a substantial risk for containing unknown archaeological resources, soil disturbance may impact cultural resources.

Impacts to Surrounding Land Uses:

6. There are potential impacts to surrounding land uses by increased traffic, noise, and dust on a short-term basis from grading.

Threshold Determination:

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. 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 for review upon request at the City of West Richland Municipal Services facility, 3100 Belmont Blvd. Suite 104, West Richland, WA 99353; Monday – Friday 8AM- 12PM and 1PM – 5PM, except holidays. Telephone: (509) 967-5902 Fax: (509) 967-2419.

Mitigation Measures:

1. Temporary Erosion and Sedimentation Control (TESC) measures shall be implemented for the project, to reduce and control erosion impacts.
2. Best Management Practices (BMPs) to minimize dust during construction shall be used, such as 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.
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.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. You may submit comments on this proposal to the address below before 5:00 PM, **May 24, 2019**.

Responsible Official: Nicole Stickney, AICP
City of West Richland
Community Development Department
3100 Belmont Blvd., Suite 104
West Richland, WA 99353
Phone: (509) 967-5902

Date: May 10, 2019

Signature: Nicole Stickney

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 on May 24, 2019.