

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

File Number: ER 2019-08

Applicant: Paul Jeppson
4504 Desert Cove Ct
West Richland, WA 99353

Location of Proposal: The site is located on the north side of Mount Adams View Drive, in West Richland, WA. There is no assigned address.

Legal Description: Section 8 of Willamette Heights, Lot 149.

Parcel Number: 1-0898-302-0149-000

Description of Proposal: Grading/ fill: Removing fill, down to native materials, and replacing with 8" loose lifts and compacting in place. The amount of material is approximately 12,000 yards. The grading permit is being processed concurrently with a Short Plat application to develop the 2.5 acre parcel into an eight-lot short plat.

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: Grading will create slopes on-site. Slopes more than 3:1 may impact accessibility and/or be subject to erosion.
2. Soil erosion: There is a potential for soil erosion and instability during 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. This 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:

Measures from the Notice of Decision for Short Plat Application (SP 2018-10):

1. A preliminary Geotechnical Investigation Report dated October 16, 2018 was submitted with the short plat application. The report is limited in scope and needs to be supplemented with a formal geotechnical report. Geotechnical report shall meet the provisions of the 2015 IBC sections 1803 Geotechnical investigations.
2. All fill material shall meet the requirements of section J107 of the IBC. Fill material shall not include organic frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches in any dimension shall be included. Fill material shall be certified as natural non-hazardous material.

Additional Measures:

3. Temporary Erosion and Sedimentation Control (TESC) measures shall be implemented for the project, to reduce and control erosion impacts.
4. 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.
5. 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 17, 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 3, 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 17, 2019.