

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

**File Number:** ER 2019-15

**Applicant:** Asi Es La Vida, LLC  
John Sullins  
8524 W. Gage Blvd., Suite A-1 #315  
Kennewick, WA 99336

**Location of Proposal:** The proposal site is unaddressed on S 38<sup>th</sup> Ave (Parcel No.: 108982020010000).

**Legal Description:** SECTION 8 OF WILLAMETTE HEIGHTS LOT 10.

**Description of Proposal:** This proposal is for grading of approximately 2,330 cubic yards (imported fill from a neighboring lot) over an approximately 2-acre area.

**Lead Agency:** West Richland Community Development Department

**Staff Contact:** For information on this proposal, contact Emily Weimer, Senior Planner, at (509) 967-5902 or [eweimer@westrichland.org](mailto:eweimer@westrichland.org).

**Findings:**

*Earth (Grading) Impacts:*

1. Slopes: The site has slopes up to 10 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.
  - 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. 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.

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, **September 11, 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

Signature:  Date: August 28, 2019

**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 September 11, 2019.