

**City of West Richland
SEPA Environmental Checklist**

Purpose of Checklist:

The State Environmental Policy Act (SEPA) Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:

Annexation and Establishment of Zoning

2. Name of applicant:

City of West Richland

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

**Nicole Stickney
Planning and Economic Development Manager
City of West Richland
3801 W. Van Giesen Street
West Richland, WA 99353**

4. Date checklist prepared:

June 1, 2015

5. Agency requesting checklist:

City of West Richland

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

The annexation would take place during 2015.

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

Yes, upon annexation of the property, the Port of Kennewick intends to redevelop the site.

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

None.

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:

The City of West Richland has a \$2 Million public works trust fund loan from the state, that may be used to construct a Wine Effluent facility in the nearby vicinity. The project will be finished by September 2016.

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

Annexation requires a public hearing before the West Richland Planning Commission, who will consider the annexation action and also hear testimony over the proposed zoning designation. Following a recommendation from the Planning Commission, the City Council may pass a resolution to proceed with annexation and zoning of the property. The matter may be considered by the County's Boundary Review Board, if necessary. The annexation and zoning are not finalized until passed via Ordinance by the City Council.

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.

This proposal is to expand the incorporation boundaries of the City of West Richland by 94 acres. The parcels include the former Tri-City Raceway Site (owned by the Port of Kennewick) and a Benton Rural Electric Association substation facility.

There is a Capital Facilities Plan (available online at <http://tinyurl.com/CFPRaceway>) which were prepared for the recent UGA expansion application, that describes how services can be extended onto the site. Upon annexation into the City of West Richland, the Port of Kennewick aims to re-develop the Tri-City Raceway Site into a master-planned Commercial / Light Industrial-zoned use district (City of West Richland CLI District).

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.

Physical addresses:

Former Tri-City Raceway Property: 47615 E SR 224 Highway, Benton City, WA (parcel 111971012751002)

Benton REA Substation: 7905 W Van Giesen Street, West Richland, WA (parcel 111971012751001)

Legal description: SHORT PLAT #2751 LOTS 1 & 2, RECORDS OF BENTON COUNTY, WASHINGTON

B. ENVIRONMENTAL ELEMENTS

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

b. What is the steepest slope on the site (approximate percent slope)?
<2%

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 prime farmland.

According to the Benton County Comprehensive Plan map "General Soils," the subject area is characterized by "Hezel-Quincy-Burbank" soils. There is no prime farmland, although hay is currently farmed on site to maintain the water rights on the property through continued use.

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

Most of the soils in the City have a high potential for wind erosion.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A at this stage as this is a non-project action. At the time of development, there will likely be limited grading and / or filling for site preparation.

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

N/A at this stage as this is a non-project action. At the time of development, erosion could occur as a result of clearing related to site preparation.

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

N/A at this stage as this is a non-project action. At the time of development, there could be a total of approximately 21.5 acres of impervious surface as identified in Table 1 of the Capital Facilities Plan, which would comprise about 23 percent of the Tri-City Raceway property.

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

N/A at this stage as this is a non-project action. At the time of development, the project would be subject to West Richland Municipal Code requirements to reduce erosion and blowing dust problems related to construction by using control methods.

2. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A at this stage as this is a non-project action. At the time of development, there will likely be limited dust and odors typical of construction activity.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A at this stage as this is a non-project action. At the time of development, there will likely be increased traffic in the vicinity that would produce carbon emissions typical of vehicular traffic.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. **Water**

a. Surface:

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 a water feature known as "Lost Lake" which is over 500 feet to the south of the southern boundary of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

No.

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.

None.

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.

No.

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. At the time of development, no discharge of un-treated waste materials to surface waters will occur. If a wine effluent treatment facility is constructed, there may be discharge of treated waste water to land for the purposes of irrigation.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Ground water is currently used for irrigation purposes, and this is expected to continue.

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 at this stage as this is a non-project action. At the time of development, municipal sewer will be provided and septic tanks will be decommissioned.

c. Water Runoff (including storm water):

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.

N/A at this stage as this is a non-project action. At the time of development, all storm water collection and disposal methods will be required to meet all regulations.

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

N/A at this stage as this is a non-project action. At the time of development, all storm water collection and disposal methods will be required to meet all regulations to address water runoff impacts.

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

None.

4. Plants

a. Check or circle 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

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?

N/A at this stage as this is a non-project action. At the time of development, vegetation may be removed and some may be added as a part of site development.

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

None.

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

N/A at this stage as this is a non-project action. At the time of development, a landscaping proposal may include use of native plants.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or area known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: **Potential exists for Burrowing Owls to be in the area**

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

Not specifically, but migrating birds do fly over the area.

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

N/A at this stage as this is a non-project action. At the time of development, there may be proposed measures to preserve or enhance wildlife.

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.

Electrical service will be provided on site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A at this stage as this is a non-project action. At the time of development, it is highly unlikely that the project will affect potential use of solar energy by adjacent properties.

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:

N/A at this stage as this is a non-project action. At the time of development, there may be proposed measures to reduce or control energy impacts.

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.

1) Describe special emergency services that might be required.

N/A at this stage as this is a non-project action. At the time of development, the potential of environmental health hazards is not expected.

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

N/A. Non-project action.

b. Noise

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

There is a small amount of highway noise that can be detected from some areas on the site, generated by the state highway facility (Van Giesen Street /SR-224).

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.

N/A at this stage as this is a non-project action. At the time of development, noise may be associated with additional traffic as detailed in the CFP, and there may be additional construction noise.

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

N/A. Non-project action.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Former racetrack facility (unused) plus land where hay is grown.

b. Has the site been used for agriculture? If so, describe.

A farm lease has been established on the site, in order to maintain water rights on the property. Hay is farmed on the site.

c. Describe any structures on the site.

Improvements include a racetrack (1968), a 2,840 square foot building, a 500 square foot bathroom facility (both buildings likely constructed around 1970) plus a 2,000 square foot shop that was constructed in the mid 1990's. There is also gravel parking.

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

N/A at this stage as this is a non-project action. At the time of development, structures may be removed.

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

The site is zoned Light Industrial by Benton County.

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

Commercial (Benton County). The site is within the City of West Richland Urban Growth Area.

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

No designation at this site.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

N/A at this stage as this is a non-project action. Once development is completed, there will be people working on site.

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

N/A. There are presently no people residing or working on site.

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:

Upon annexation, the City will establish a final comp plan Land Use designation and consistent zoning.

9. Housing

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

N/A (Non-project action).

Note that the classification will be Commercial – Light Industrial (City of West Richland zoning code) and so no housing would be allowed, except for through the Conditional Use permit process where a small dwelling unit may be constructed to be used secondary to a commercial use (ex: Winery with living quarters).

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

None.

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

None.

10. Aesthetics

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

N/A at this stage as this is a non-project action. At the time of development, we do not expect any exceptionally tall buildings.

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

N/A at this stage as this is a non-project action. At the time of development, no blockage or obstruction of views is expected.

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

N/A. Non-project action.

11. Light and Glare

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

N/A at this stage as this is a non-project action. At the time of development, the potential of light or glare is minimal, except for lighting for safety and security typical of wineries in the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A at this stage as this is a non-project action. At the time of development, light and/or glare are not expected to pose a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

N/A at this stage as this is a non-project action. At the time of development, no existing off-site sources of light or glare are expected to be a factor.

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

N/A. Non-project action.

12. Recreation

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

None. There used to be a racetrack for care racing and spectators.

b. Would the proposal displace any existing recreational uses? If so, describe.

N/A. Non-project action.

Note: The race track use has not been in regular use for many years; 2003 was the last year there was full operation.

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

N/A at this stage as this is a non-project action. At the time of development, impacts on recreational opportunities are not expected.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are none known.

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

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See the Capital Facilities Plan (available at <http://tinyurl.com/CFPRaceway>)

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

See the Capital Facilities Plan (available at <http://tinyurl.com/CFPRaceway>)

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A at this stage as this is a non-project action. At the time of development, there will be parking spaces to accommodate the activities and commerce on site.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A at this stage as this is a non-project action. At the time of development, there will be construction of roads to accommodate the activities and commerce on site.

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

N/A. None of these methods of transportation are currently available within the City.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Table 5 in the Capital Facilities Plan (available at <http://tinyurl.com/CFPRaceway>) shows "Summary of Trip Generation for 2020" and demonstrates how PM peak hour trip volumes are forecasted. Likewise, Table 6 shows "2020 UGA Expansion PM Peak Hour Delay / LOS."

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

As identified in the Capital Facilities Plan, there are proposed improvements to mitigate transportation impacts, such as signalizing intersections / conversion to a roundabout and adding left-hand turn lanes where high turning moving volumes will exist.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes.

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

The Capital Facilities Plan discusses this in detail, including Fire and Emergency Services, Law Enforcement, Libraries, etc. (See the Capital Facilities Plan at <http://tinyurl.com/CFPRaceway>)

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 REA

Water – new service from the City of West Richland

Refuse service – Basin Disposal

Sewer – new service from the City of West Richland

C. 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.

Nicole Stickney

Signature:

June 1, 2015

Date Submitted:

Submission by:
Nicole Stickney
Planning and Economic Development Manager
City of West Richland

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal to increase the City's incorporation boundaries (city limits) does not include result in any of these changes. Future development that could occur could create these impacts without mitigation, including impacts to greenhouse gases.

Proposed measures to avoid or reduce such increases are:

N/A. Upon annexation into the City of West Richland, the location of all structures/buildings must be consistent will all pertinent City of West Richland regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. Approval of the annexation would not, in and of itself create impacts to plants related water discharges, air emissions, the production of hazardous substance or noise. Future development that could occur if this area is included in the West Richland city limits could create these impacts without mitigation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A. Upon annexation into the City of West Richland, the location of all structures/buildings must be consistent will all pertinent City of West Richland environmental regulations. Upon annexation to the City of West Richland, any future development will have to prepare a Project environmental analysis and meet all State, County, and City requirements. At that time, specific mitigation measures will be required for the protection and conservation of plants and animals through the addition of landscaping and preservation of open space.

3. How would the proposal be likely to deplete energy or natural resources?

Development will increase the demand for energy and natural resources for construction and operation. This will include electrical power, gas, building materials, domestic and irrigation water, etc.

Proposed measures to protect or conserve energy and natural resources are:

Upon annexation to the City of West Richland, any future development will have to prepare a Project environmental analysis and meet all State, County, and City requirements. At that time, specific mitigation measures will be required for the protection and conservation of energy and natural resources through the use of energy conservation materials and measures, and through encouraging the use of recycling.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks; wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Based on existing information, the site does not appear to have any environmentally sensitive areas or any areas of historic significance. It also does not contain prime farm lands.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Upon annexation to the City of West Richland, any future development will prepare a Project environmental analysis; including a more detailed field examination for any endangered or threatened species or any potential archeological artifacts, will be conducted. All future development will have to meet all applicable Federal, Tribal, State, County and City requirements. At that time, specific mitigation

measures will be required for the protection and conservation of any determined sensitive or endangered species, or any archeological artifacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Any development will have to be consistent with the City of West Richland's Comprehensive Plan, upon annexation.

Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed annexation itself does not result in the need for additional transportation, public services or utilities. However, a Capital Facilities Plan shows how future related development may have such impacts.

Proposed measures to reduce or respond to such demand(s) are:

The Capital Facilities Plan outlines proposed measures and addresses this question fully.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It does not appear that the annexation will result in any conflicts with local, state, or federal laws or requirements for the protection of the environment.