



File No. EA2020-103

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Preliminary Plat of Skyline South.

**Proponent:** Spink Engineering, applicant, on behalf of Dennis Sawby, owner

**Location of Proposal:** The site is located north of Interstate I-182 and east of Hills Mobile Home Park upon Assessor's Parcel Numbers 122982012925003, 122982012926002 & 115983012926002.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does 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. This information is available to the public on request.

( ) There is no comment for the DNS.

( ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( X ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** March 26, 2020

**Signature** \_\_\_\_\_

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***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:  
Sawby South Richland Multifamily Development
2. Name of applicant:  
Dennis Sawby
3. Address and phone number of applicant and contact person:  
12904 S. Grandview Ln., Kennewick, Wa 99338  
Dennis Sawby (509) 308-1423
4. Date checklist prepared:  
10-9-19
5. Agency requesting checklist:  
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):  
Fall 2019 – Spring/Summer 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
SEPA checklist & Critical Areas Report.
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.  
No.
10. List any government approvals or permits that will be needed for your proposal, if known.  
City Preliminary Plat Approval.



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 property is 9.8 acres. The finished project will consist of 56 residential town home lots served by City streets & utilities.

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 property is located in South Richland at the east end of Skyline Dr. The property is adjacent to and north of I-182 and adjacent to and east of Hills Mobile Home Park. See attached Preliminary Plat exhibit.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

(circle one): Flat, rolling, **hilly**, **steep slopes**, mountainous, other \_\_\_\_\_

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

25%

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.

The USDA Natural Resources Conservation Service (NRCS) has mapped the soils on and around the site as Quincy Loamy Sand, 0 to 30 percent (QuE).

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

No.

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.

Total area of site is approximately 9.80 acres. The limits of the mass grading is approximately 6 acres. Approximately 26,000 cubic yards of material will be moved.

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

General erosion may occur during grading and construction activities. Minor erosion may occur during rain events or dust control watering.

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

38%

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

Erosion and sedimentation control measures are required by the City of Richland. Typical measures include silt fence installation and dust control plans during construction.

## 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.

Equipment exhaust and dust during construction. Typical vehicle exhaust after construction.

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

No.

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

NONE.

## 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.

The Yakima River is located approximately 1,600-feet northeast 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.

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.

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.

No.

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.

None.

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.

After full build-out, storm run-off from impervious surfaces such as asphalt and concrete sidewalks will be captured in drainage conveyance systems and routed to

a storm drainage retention basin. Run-off from roof tops generally infiltrates into landscaping around homes.

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

No.

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

No.

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

Storm run-off conveyance system with drainage retention basin. Soil stabilization on disturbed areas.

#### 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

Sage brush and native grasses.

b. What kind and amount of vegetation will be removed or altered?

Native grasses and sage brush will be removed from site where grading construction activities will occur. Limits of grading area is approximately 6 acres.

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

There are no known threatened or endangered species on or near the project site. Dept. of Fish & Wildlife has reviewed property and found no PHS issues.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance

vegetation on the site, if any:



At full build-out, landscaping will be typical of residential neighborhood development. Landscaping may include grass, trees, shrubs, bushes, decorative rock, etc.

- e. List all noxious weeds and invasive species known to be on or near the site.  
No known noxious weeds or invasive species.

## 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 X\_\_\_\_\_  
Mice, rabbits, coyotes

- b. List any threatened and endangered species known to be on or near the site.  
There are no known threatened or endangered species on or near the project site. No PHS issues per Dept. of Fish & Wildlife review.

- c. Is the site part of a migration route? If so, explain.  
Richland is in the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: None

- e. List any invasive animal species known to be on or near the site.  
No known invasive species.

## 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.

Underground electricity will be provided to each lot created on this site. If available, gas will also be provided. I assume both will be used for heating.

- 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:

None.

## 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? No.

If so, describe.

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

None.

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.

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.

None.

4) Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

General car noise common to a residential neighborhood.

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)? Indi-cate what hours noise would come from the site.

Construction equipment during construction. General car noise common to a residential neighborhood after construction.

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

None

## 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.

The property is currently zoned Multiple Family Residential (R-3). A mobile home park is adjacent and west of the property.

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?

The property appears to be natural open space with no evidence of past usage for anything other than open range land.

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.

None.

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

No.

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

Multiple Family Residential (R-3)

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

High Density Residential.

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

Property has no specific designation on the City Shoreline Master Plan.

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?  
At full build-out, 56 single family town homes will be built on this site. Using 3 people per family, approximately 168 people will live on this site.
- j. Approximately how many people would the completed project displace?  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
City zoning regulations.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
None.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, mid-dle, or low-income housing.  
56 middle income units.
- 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) proposed?  
Maximum structure heights are controlled by City building standards. The principal exterior material will be per City building code.
- b. What views in the immediate vicinity would be altered or obstructed?  
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:  
None.

## 11. Light and Glare

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

General area lighting from homes and street lights.

- 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.

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

None.

## 12. Recreation

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

None.

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

No.

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

None.

## 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? If so, specifically describe.

No.

- 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.

No evidence known.

- 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.

Washington Information System for Architectural & Archaeological Records Data has no information listed for this site.



- 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.

No proposed measures and no known permits required.

#### 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.

Property is located at the east end of Skyline Dr. Access to Queensgate Dr. and Interstate 182 is available near this site.

- 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 City of Richland is served by the Ben Franklin Transit busing system. This project site is within the City limits.

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

Currently the site is undeveloped land with no parking. At full build-out, Public streets will be constructed adjacent to residential home lots. Vehicle parking will be provided in accordance with general residential subdivision development.

- 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). \_\_\_\_

No improvements required at this time. City preliminary plat review may include requirements of street improvements to Skyline Dr.

- 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?

At full build-out, 52 single family residences will generate approximately 10 vehicle trips per day each. Approximately 520 vehicle trips per day will occur. Peak volumes will generally occur in the mornings and around 5pm.

- 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:

No.

### 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.

Increases to all public services will be required to meet the demand of 52 single family residences.

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

None.

### 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.

At full build-out, all public services listed above will be extended to each single family residence.

### 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.

Signature: Steve Spink

Name of signee Steve Spink

Position and Agency/Organization Principal / Spink Engineering

Date Submitted: 10-10-19

### COMMUNITY DEVELOPMENT DEPARTMENT

THIS APPLICATION WAS REVIEWED BY THE PLANNING DIVISION OF  
THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY COMMENTS

OR CHANGES MADE BY THE DEPARTMENT ARE ENTERED IN THE  
BODY OF THE CHECKLIST AND CONTAIN INITIALS OF THE  
REVIEWER

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Reviewer Signature

Date