



File No. EA2023-121

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: The project consists of the construction of approximately 0.2 miles of a new urban roadway. The work involves approximately 1.00 acres of roadway excavation. This will include embankment and compaction, crushed surfacing top and base course, HMA 1½", cement concrete traffic curb and gutter, asphalt concrete pathway, roadside storm ditches, waterline, sewer line, illumination system, mulch, signage, and striping.

Proponent: City of Richland, Public Works Department
Attn: Danielle Mullins
625 Swift Blvd MS 26
Richland, WA 99352

Location of Proposal: This project is located within the NW1/4 of S28, T10N and R28E. The project's physical location is at the intersection of Kingsgate Way and Clubhouse Lane, in Richland Washington.

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.

(X) 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.

() 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: June 19, 2023

Comments Due: July 5, 2023

Signature Mark Star

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: **Clubhouse Lane Roundabout and Road Extension, and grading of the adjacent lots.**
2. Name of applicant: **City of Richland**

3. Address and phone number of applicant and contact person: **625 Swift Blvd., Richland, WA 99352, Contact: Danielle Mullins 509-942-7717**

4. Date checklist prepared: **June 14, 2023**

5. Agency requesting checklist: **City of Richland**

6. Proposed timing or schedule (including phasing, if applicable): **Construction to begin – Winter of 2023 and Completion Spring 2024**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes, in the future Clubhouse Lane is proposed to be extended to the east, along with the continued extension of the Kingsgate Way to the south. Both extensions are not projected to be built for several years.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **There are no existing issues known. There was a SEPA, and Cultural Resource Study for Phase 1, and a full review was performed. A DNS was issued for the SEPA and there were no archeological items found during the Cultural Resource Study. The Cultural Resource Study is attached.**

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. **An Erosivity Waiver is being submitted to the Department of Ecology. This project meets all the minimum requirements.**

10. List any government approvals or permits that will be needed for your proposal, if known. **Erosivity Waiver is being submitted for this project.**

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 project consists of the construction of approximately 0.2 miles of a new urban roadway. The work involves approximately 1.00 acres of roadway excavation. This will include embankment and compaction, crushed surfacing top and base course, HMA 1/2", cement concrete traffic curb and gutter, asphalt concrete pathway, roadside storm ditches, waterline, sewer line, illumination system, mulch, signage, and striping.**

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. **This project is located within the NW1/4 of S28, T10N and R28E.**

The projects physical location is at the intersection of Kingsgate Way and Clubhouse Lane, in Richland Washington.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

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)? **2.5 percent**

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. **SP-SM**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None that are known.**

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. **2.5 acre will be disturbed, limits to the back of the utility easement. There will be approximately 2850 CY of excavation and 3200 CY of fill.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not on this project. The general grading will be site contained.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 1.2 percent**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Erosion Control measures are being placed on the project such as filter fabric fence, Construction Entrance and Sediment bags in any existing catch basins.**

2. Air [\[help\]](#)

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. **During construction there could be blowing dust. The Contractor is required to have a water truck onsite to keep this from happening. Once the road is excavated, constructed and the outside the road prism is mulched and stabilized there shall be no issues.**

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

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **The Contractor is required to have a water truck onsite to keep this from happening.**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

N/A

- 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.

N/A

- 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: [\[help\]](#)

- 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.

No

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. **The stormwater for the project meets or exceeds the requirements of the Eastern Washington Stormwater Manual. The stormwater will be collected by into road side swales that will have a natural dryland grass planted and will treat the stormwater prior to infiltrating through the surface of the swale.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No, the stormwater is being treated in a manner that is miles from the closest surface waters, and there is no record of groundwater in this location.**
- 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: **Only the proposed stormwater measures**

4. **Plants** [\[help\]](#)

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

b. What kind and amount of vegetation will be removed or altered? **The existing natural dryland grasses that are located on the site will remain to the proposed back of the utility easement.**

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

Columbia Basin Pygmy Rabbit

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Native dryland grasses are proposed for the drainage swales.**

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals [\[help\]](#)

- 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: **Seagulls**
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

Seagulls

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

No

- 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.

N/A

6. Energy and Natural Resources [\[help\]](#)

- 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.

Power, and Natural Gas are being extended to the property.

- 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:

Energy Efficient Street Lights are being installed.

7. Environmental Health [\[help\]](#)

- 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. **No**

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

N/A

- 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.
Natural Gas is being extended to the property.
- 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.
The Contractor will refuel their equipment, and may store some fuel onsite.
- 4) Describe special emergency services that might be required.
None needed.
- 5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Construction equipment and normal everyday traffic from the subdivision development.**
- 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. **Normal construction noise, from 7:30am to 5:00pm. This would be on a short-term basis.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Make sure that the Contractor is working with the City's Ordinance of working hours.**

8. Land and Shoreline Use [\[help\]](#)

- 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.
There is a community pool and irrigation pond located on the west side of the project. This project should not affect the use of either of these properties.
- 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? **No**
 - 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: **N/A**
- c. Describe any structures on the site. **There are no structures on the site. It is vacant land.**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site?

C-1 Neighborhood Retail Business and Commercial Limited Business

- f. What is the current comprehensive plan designation of the site? **Commercial and High Density Residential**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- 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? **This all depends on what kind of businesses are developed the existing commercial area.**
- j. Approximately how many people would the completed project displace? **None.**
- 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: **All proposed land purchases go through the approval of the Economic Development Committee.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No houses are proposed in this specific area of development. But this property supports the housing development that is located around it.
- 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:
N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The height will not exceed the RMC, which is 30 feet.
- b. What views in the immediate vicinity would be altered or obstructed?
There will be no views obstructed. The property boards State Route 240.
- b. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare [\[help\]](#)

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

This development will have City Street Lighting.

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

No, the design for the Street Lights focuses on the required candlesticks, and the area that is lit.

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

There are no sources that will affect the proposed project.

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

If the site has any issues causing glare, the Street Lights will have shields applied to them.

12. Recreation [\[help\]](#)

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

Horn Rapids Golf Course

- 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:

N/A

13. Historic and cultural preservation [\[help\]](#)

- 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.

N/A

- 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.

N/A

- 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.

N/A

c. 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. **N/A**

14. Transportation [\[help\]](#)

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.

This project is being built to support the growth in this area and to allow the residents to take advantage of new businesses in the project area.

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?

No, the closest transit stop is approximately 2 miles away.

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

N/A – There are no buildings being constructed at this time.

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).

The proposed project is the construction of a new road and the final leg of the existing roundabout with supporting infrastructure.

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

Vehicular transportation will be used.

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?

Until the existing commercial property builds out there will be no vehicle trips.

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:

The project is to help with the future flow of traffic and alleviate a dead end road.

15. Public Services [\[help\]](#)

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.

There is already the presence of public services in this area.

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

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- d. 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.
Water, Sewer, Refuse Service, Electricity, Fiber – provided by the City of Richland
Telephone – Ziplly Fiber
Cable – Spectrum
Natural Gas - Cascade Natural Gas

C. Signature [\[HELP\]](#)

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:  _____

Name of signee Danielle M. Mullins

Position and Agency/Organization City of Richland Public Works Department

Date Submitted: 6/14/2023

D. Supplemental sheet for non-project actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project 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, 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; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

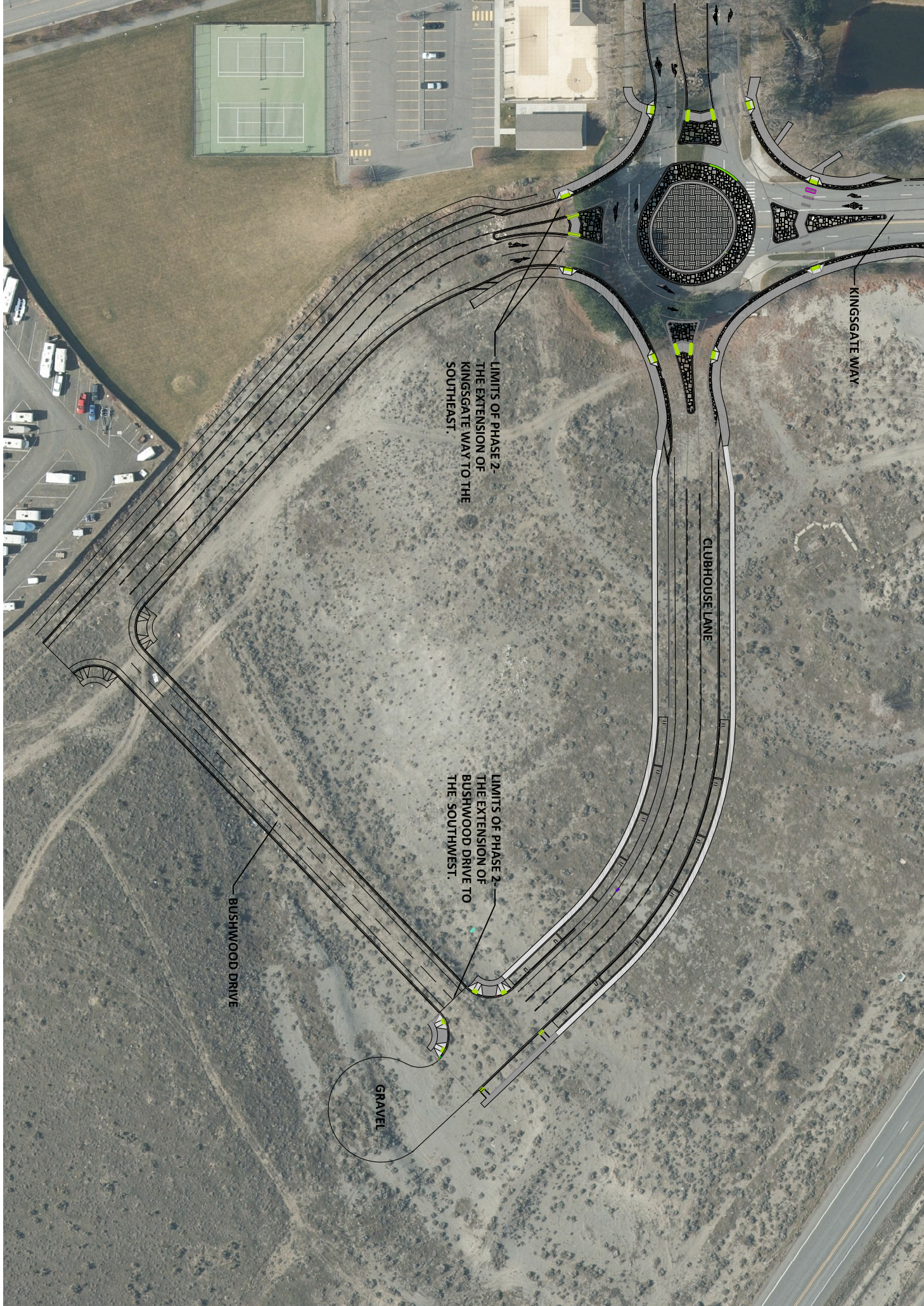
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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



KINGSGATE WAY

CLUBHOUSE LANE

LIMITS OF PHASE 2 -
THE EXTENSION OF
KINGSGATE WAY TO THE
SOUTHEAST.

LIMITS OF PHASE 2 -
THE EXTENSION OF
BUSHWOOD DRIVE TO
THE SOUTHWEST.

BUSHWOOD DRIVE

GRAVEL