# 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 non-project 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:
   **Vantage Way Properties Comprehensive Plan Map Amendment and Zoning Map Amendment.**

2. Name of applicant:
   **Greg Markel, Washington Securities & Investment Corporation**

3. Address and phone number of applicant and contact person:
   **Greg Markel, Washington Securities & Investment Corporation, 8901 Tucannon Ave., Suite 110, Kennewick, WA 99336**

4. Date checklist prepared:
   **February 19, 2020**

5. Agency requesting checklist:
   **City of Richland Development Services – Planning Division**

6. Proposed timing or schedule (including phasing, if applicable):
   **Anticipated inclusion on City Council Comprehensive Plan Amendment Docket June 2020 with adoption Fall 2020. It is anticipated that the Concurrent Zoning Amendment approval would follow shortly thereafter.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   **The proposal is only for map amendments. No development plans or proposals are contemplated at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   **The City requested that a Traffic Study be prepared in association with this proposed Comprehensive Plan Map and Zoning Map Amendments. See Attachment 4 – Vantage Way Properties -Traffic Impact Analysis Letter, PBS Engineering and Environmental, Inc. dated February 2020. An EIS accompanied the 2017 City of Richland Comprehensive Plan and Zoning Code.**

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.
   **None are known or proposed by the Applicant.**

10. List any government approvals or permits that will be needed for your proposal, if known.
    **Approval of the Comprehensive Plan Map Amendment and concurrent Zoning Map Amendment applications.**

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.)
    **This is a programmatic level SEPA review for a proposed Comprehensive Plan Map Amendment and concurrent Zoning Map Amendment on approximately 300 Acres ("Site") previously owned by Washington State University. The site was sold in September 2019 to the Applicant and is now under private ownership and is no longer consistent with the current land use designation of Public Facilities (PF). The proposed map amendment is for a combination of Commercial and Medium Density Residential land use designations. A concurrent Zoning Map Amendment is proposed, as requested/required by the City, to implement commensurate zoning. The current Agriculture (AG) zoning is proposed to be amended to a mix of C-LB (Limited Business Use District), C-3 (General Business Use District) and R-2 (Medium-density Residential) consistent with the proposed land use designations.**

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 subject property, referred to as the Vantage Way Properties ("Site") is in the northwest portion of the City limits. The site is an irregular shape (approximately 300.08 acres) bounded by State Route 240 (south), Horn Rapids Road unimproved right-of-way (north) and Beardsley Road unimproved right-of-way (east) and Benton County / Hanford Site (west). The site address is 3801 Horn Rapids Road, Richland, Washington. The site consists of four (4) contiguous tax parcels in portions of several sections and townships as identified below:**

- **Tax Parcel 112074000000000 - Section 12, Township 10 North, Range 27 E. W.M**
- **Tax Parcel 113071000002000 - Section 13, Township 10 North, Range 27 E. W.M**
- **Tax Parcel 107083000000000 - Section 7, Township 10 North, Range 28 E. W.M**
- **Tax Parcel 118081000001002 - Section 18, Township 10 North, Range 28 E. W.M**

**B. Environmental Elements**

**1. Earth**

a. General description of the site:
(circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other _____
**However, the majority of the site is relatively flat.**

b. What is the steepest slope on the site (approximate percent slope)?
**Approximately 20%.**

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.
**According to the City Stormwater Management Plan the site contains Soil Group A.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
**No. N/A as this is for map amendments only.**

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.
**N/A as this is for map amendments only.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
**N/A as this is for map amendments only.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
**N/A as this is for map amendments only.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
**N/A as this is for map amendments only.**

**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.
**N/A as this is for map amendments only.**

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
**N/A as this is for map amendments only.**

**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.
**No. The site is not located immediately adjacent to any streams, lakes or wetlands, and is outside of the Yakima River Floodplain. N/A as this is for map amendments only.**

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 as this is for map amendments only.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
**No. N/A as this is for map amendments only.**

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. N/A as this is for map amendments only.**

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.
**N/A as this is for map amendments only.**

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 as this is for map amendments only.**

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.
**N/A as this is for map amendments only.**

2) Could waste materials enter ground or surface waters? If so, generally describe.
**N/A as this is for map amendments only.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
**N/A as this is for map amendments only.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
**N/A as this is for map amendments only.**

**4. Plants**

a. Check the types of vegetation found on the site: **N/A as this is for map amendments only. However, a variety of grasses, and other types of vegetation can be found on 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?
**N/A as this is for map amendments only.**

c. List threatened and endangered species known to be on or near the site.
**N/A as this is for map amendments only.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
**N/A as this is for map amendments only.**

e. List all noxious weeds and invasive species known to be on or near the site.
**N/A as this is for map amendments only.**

**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 _____
**Ferruginous Hawk**

b. List any threatened and endangered species known to be on or near the site.
**The Washington State Department of Fish and Wildlife Priority Habitats and Species (PHS) database shows a Ferruginous Hawk nest approximately 575 meters north of Horn Rapids Road (north boundary of project) with the breeding area shown partially within the project site. According to the Department of Fish and Wildlife, the hawk nest has been abandoned. Mr. Michael Ritter, Fish and Wildlife Area Habitat Biologist conducted an evaluation of existing conditions of year-round agriculture operations and proximity to high traffic corridors (i.e. Horn Rapids Road and SR-240) adjacent to the site. It was determined that *…"given the high level of disturbance that currently exists in this area, plus that to the east, reduces/eliminates the suitability of the private property for use by the Ferruginous hawks"*. See Attachment #1 – Michael Ritter, WDFW Email Ferruginous hawk Evaluation dated January 21, 2020, and Priority Habitat Species report (PHS) table.**

c. Is the site part of a migration route? If so, explain.
**Not Applicable for this comprehensive plan map amendment.**

d. Proposed measures to preserve or enhance wildlife, if any:
**N/A as this is for map amendments only.**

e. List any invasive animal species known to be on or near the site.
**None known. Not applicable, as this is for map amendments only.**

**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.
**N/A as this is for map amendments only.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
**N/A as this is for map amendments only.**

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 as this is for map amendments only.**

**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.
**N/A as this is for map amendments only.**

1) Describe any known or possible contamination at the site from present or past uses.
**None known. N/A as this is for map amendments only.**

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.
**The site is adjacent to the Hanford Site.**

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.
**N/A as this is for map amendments only.**

4) Describe special emergency services that might be required.
**N/A as this is for map amendments only. The Benton County Emergency Services has designated Emergency Planning Zones in the event of an accident at the Hanford Site. The project site lies within the Emergency Planning Zone 3A and protocols are in place for in the case of radiological emergencies and for residents living within the area.**

5) Proposed measures to reduce or control environmental health hazards, if any:
**N/A as this is for map amendments only. See reference to Benton County Emergency Services above.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
**N/A as this is for map amendments only.**

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 as this is for map amendments only.**

3) Proposed measures to reduce or control noise impacts, if any:
**N/A as this is for map amendments only.**

**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.
**Vacant. No.**

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:
**No.**

c. Describe any structures on the site.
**None on site.**

d. Will any structures be demolished? If so, what?
**No. N/A as this is for map amendments only.**

e. What is the current zoning classification of the site?
**The current zoning classification on the site is Agriculture (AG). However, per 8.b. above the site is not currently working farmlands.**

f. What is the current comprehensive plan designation of the site?
**The current comprehensive plan land use designation on the site is Public Facility (PF).**

g. If applicable, what is the current shoreline master program designation of the site?
**The site does not lie within the jurisdiction of the Shoreline Master Program.**

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?
**N/A as this is for map amendments only and does not result in any physical alterations of the land.**

j. Approximately how many people would the completed project displace?
**N/A as this is for map amendments only and does not result in any physical alterations of the land.**

k. Proposed measures to avoid or reduce displacement impacts, if any:
**N/A as this is for map amendments only and does not result in any physical alterations of the land.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
**The proposal is to amend the land use designation.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
**N/A as this is for map amendments only**

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
**N/A as this is for map amendments only. No site development is proposed with this land use map amendment.**

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 as this is for map amendments only.**

**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?
**N/A as this is for map amendments only.**

b. What views in the immediate vicinity would be altered or obstructed?
**N/A as this is for map amendments only.**

c. Proposed measures to reduce or control aesthetic impacts, if any:
**N/A as this is for map amendments only.**

**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 as this is for map amendments only.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?
**N/A as this is for map amendments only.**

c. What existing off-site sources of light or glare may affect your proposal?
**N/A as this is for map amendments only.**

d. Proposed measures to reduce or control light and glare impacts, if any:
**N/A as this is for map amendments only.**

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
**The Horn Rapids Off Road Vehicle Park is adjacent to the east side of the site. The Horn Rapids Golf Course and Babe Ruth Baseball Facility are located within ± 1.0 mile of the site. N/A as this is for map amendments only.**

b. Would the proposed project displace any existing recreational uses? If so, describe.
**N/A as this is for map amendments only.**

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 as this is for map amendments only.**

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.
**N/A as this is for map amendments only.**

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 as this is for map amendments only.**

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 as this is for map amendments only.**

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.

**N/A as this is for map amendments only.**

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.

**The site is bounded by State Route 240 (south), Horn Rapids Road unimproved right-of-way (north) and Beardsley Road unimproved right-of-way (east) and City of Richland agricultural land / Hanford Site (west).**

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?

**N/A as this is for map amendments only.**

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

**N/A as this is for map amendments only.**

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).

**This is a Programmatic Level SEPA review for a proposed Comprehensive Plan Map Amendment and concurrent Zoning Map Amendment. Future development proposals would require project level SEPA for identification of project mitigations The City has requested that the Applicant provide acknowledgement from the Washington State Department of Transportation (WSDOT) regarding direct access to SR-240. See SEPA Attachment 3 - WSDOT Email from Jacob Prilucik, February 01, 2019 confirming that WSDOT has acquired all access rights to the property.**

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

**N/A as this is for map amendments only.**

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**N/A as this is for map amendments only. There is currently no development proposed. The City requested that a Traffic Impact Analysis of future potential trip generation assumptions corresponding to the residential and commercial zoning proposed by these amendment applications be prepared as an**

**attachment to this checklist. See SEPA Attachment 4 – Traffic Impact Analysis Letter, PBS Engineering and Environmental, Inc., dated February 2020.**

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.
**N/A as this is for map amendments only.**

h. Proposed measures to reduce or control transportation impacts, if any:
**N/A as this is for map amendments only. There is currently no development proposed. The City requested that a Traffic Impact Analysis of future potential trip generation assumptions corresponding to the residential and commercial zoning proposed by these amendment applications be prepared as an attachment to this checklist. See SEPA Attachment 4 – Traffic Impact Analysis Letter, PBS Engineering and Environmental, Inc., dated February 2020.**

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.
**N/A as this is for map amendments only. This is a Programmatic Level SEPA review for a proposed Comprehensive Plan Map Amendment and concurrent Zoning Map Amendment. Future development proposals would require project level SEPA for identification of project mitigations.**

b. Proposed measures to reduce or control direct impacts on public services, if any.
**N/A as this is for map amendments only.**

16. **Utilities**

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
**N/A as this is for map amendments only.**

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.
**N/A as this is for map amendments only.**

## 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: Trish Clements

Name of signee Trish Clements

Position and Agency/Organization GoDesmith

Date Submitted: February 19, 2020 (prepared)

**D. supplemental sheet for nonproject actions**

(**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; production, storage, or release of toxic or hazardous substances; or production of noise?
   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

   Proposed measures to avoid or reduce such increases are:
   **Standard development regulations at the time of a proposed project action.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   **Standard development regulations at the time of a proposed project action.**

3. How would the proposal be likely to deplete energy or natural resources?
   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

   Proposed measures to protect or conserve energy and natural resources are:
   **Standard development regulations at the time of a proposed project action.**

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?
   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   **Standard development regulations at the time of a proposed project action.**

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?
   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

   Proposed measures to avoid or reduce shoreline and land use impacts are:
   **Standard development regulations at the time of a proposed project action.**

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

   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

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

   **Standard development regulations at the time of a proposed project action.**

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

   **Typical potential impacts due to commercial and residential developments under City, County and State regulations.**

**VANTAGE WAY PROPERTIES**
**COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT**

SEPA CHECKLIST Attachments

| | |
|---|---|
| Attachment 1 | WDFW Ferruginous hawk Nesting and Breeding Evaluation Email<br>Michael Ritter, Fish and Wildlife Area Habitat Biologist, January 21, 2020 |
| Attachment 2 | WDFW Priority Habitats and Species Report Table – Ferruginous hawk |
| Attachment 3 | Washington State Department of Transportation Access Rights Email<br>Jacob Prilucik, February 1, 2019 |
| Attachment 4 | Vantage Way Properties - Traffic Impact Analysis Letter, PBS Engineering and Environmental, Inc., February 2020 |

Vantage Way Properties

WDFW Email - Ferruginous Hawk Nesting and Breeding Evaluation
Michael Ritter, Fish and Wildlife Area Habitat Biologist
January 21, 2020

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**From:** Ritter, Michael W (DFW)
**Sent:** Tuesday, January 21, 2020 12:13 PM
**To:** wsic@eltopia.com
**Subject:** North Richland Property

Greg,
Nice talking with you once again. Please review the attached and let me know if you have any questions.

Thank you,

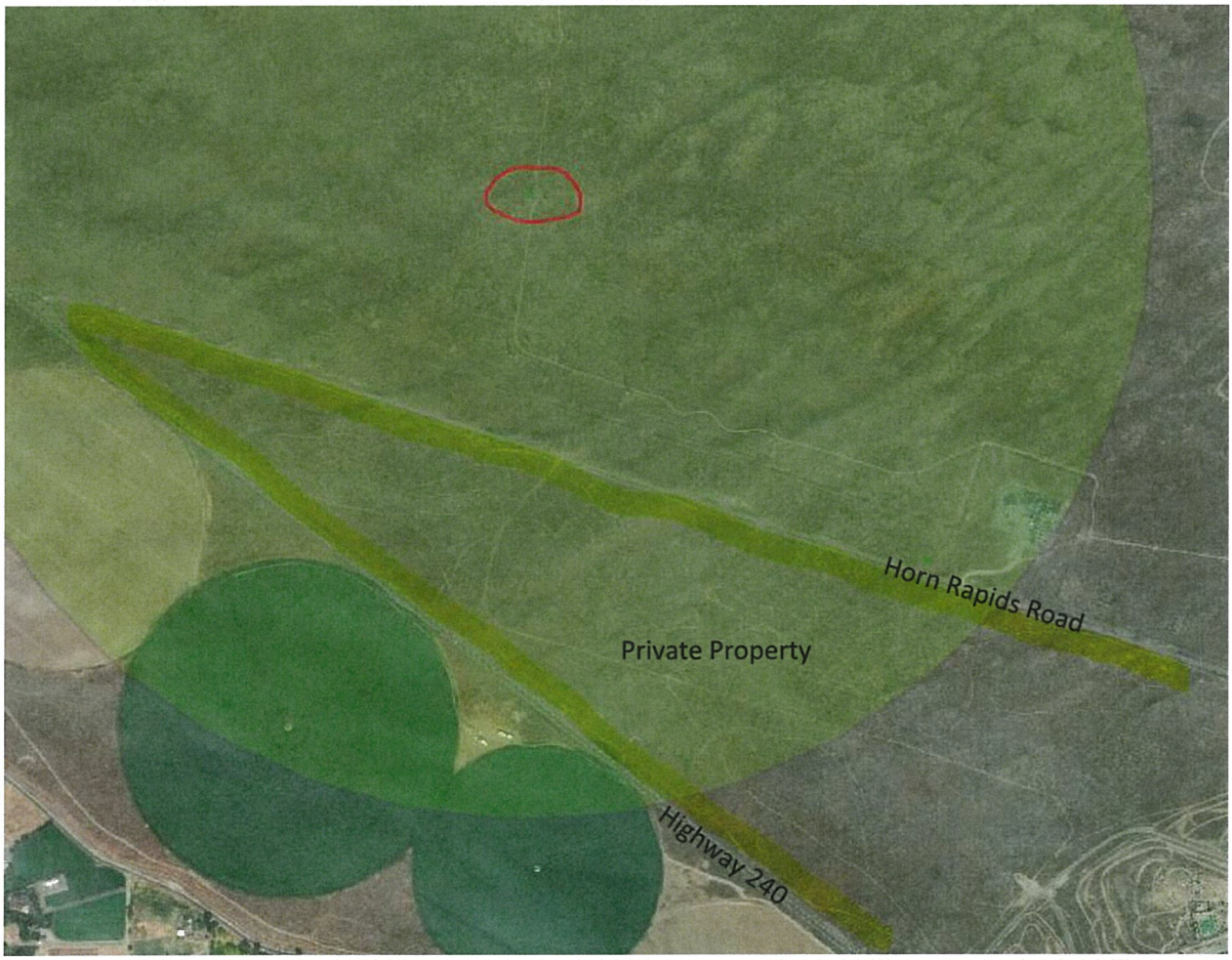
Mike

Michael Ritter
Fish and Wildlife Area Habitat Biologist
Statewide Technical Lead: Wind and Solar
Washington Department of Fish and Wildlife
2620 N. Commercial Ave
Pasco, WA 99301
509-543-3319 (office)
509-380-3028 (cell)

**ATTACHMENT 1**

Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) database shows a Ferruginous hawk nest (inside red circle) and breeding area (green) partially within private property (yellow highlight) within the Richland city limits. The former nesting site is approximately 575m north from Horn Rapids Road. PHS data shows that the nest was active during the last survey in 2016. Active nesting (egg laying through fledging of the young) occurs from March through August. There are no other PHS data points or polygons within the private property or nearby.

The southern breeding area is composed of year-round agriculture operations and crossed by both Horns Rapids Road and Highway 240 that each support large traffic flows. It is unknown if these features have impacted Ferruginous hawk breeding behavior, but neither is ideal habitat or a suitable level of disturbance tolerated by Ferruginous hawks. It is also unknown if future development of the private property would impact Ferruginous hawk use of this area, but given the high level of disturbance that currently exists in this area, plus that to the east, reduces/eliminates the suitability of the private property for use by Ferruginous hawks.




ATTACHMENT 1

# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
# PRIORITY HABITATS AND SPECIES REPORT

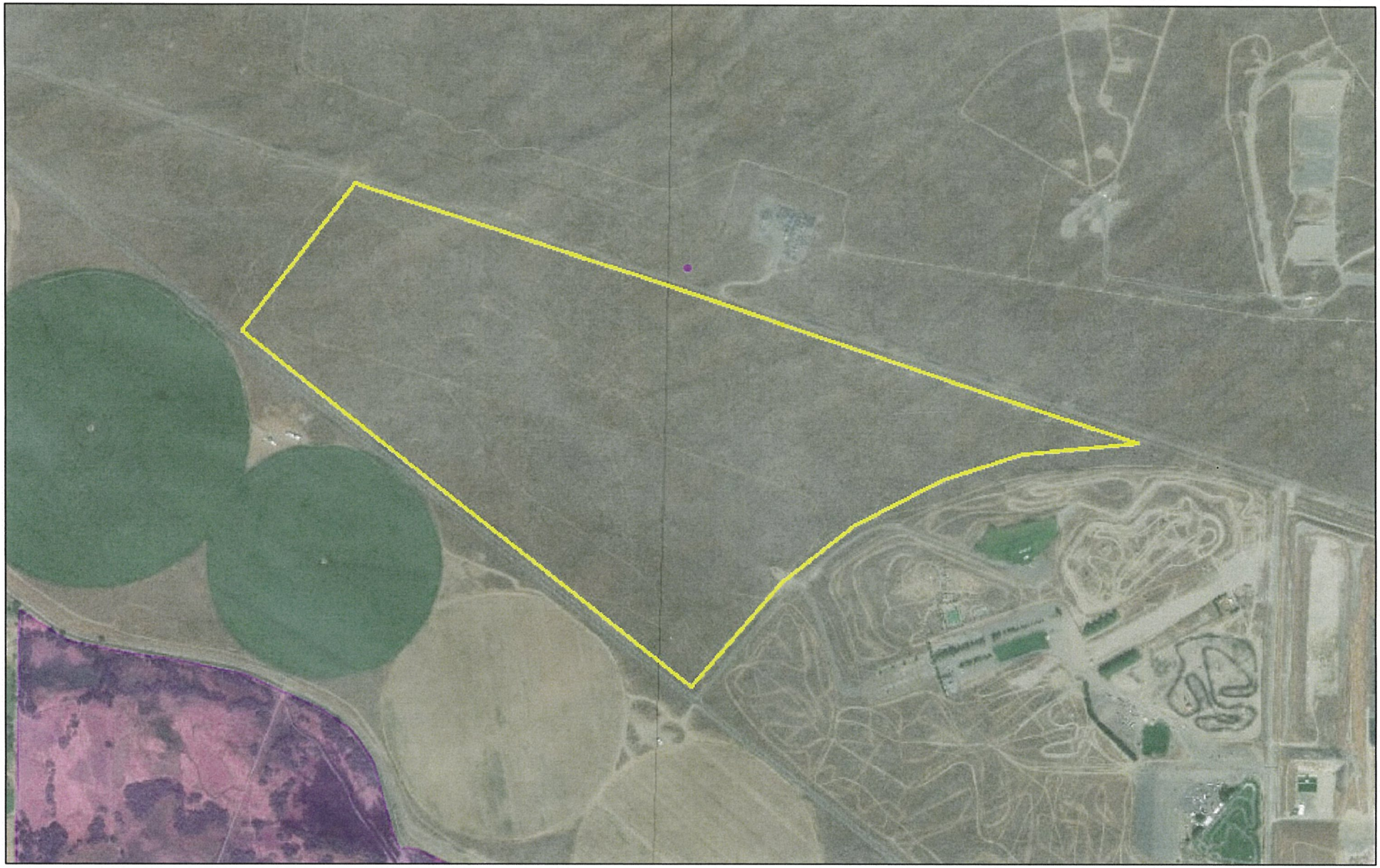
SOURCE DATASET: PHSPlusPublic
REPORT DATE: 01/21/2020 3.24

Query ID: P200121152427

| Common Name<br>Scientific Name<br>Notes | Site Name<br>Source Dataset<br>Source Record<br>Source Date | Priority Area<br>Occurrence Type<br>More Information (URL)<br>Mgmt Recommendations | Accuracy | Federal Status<br>State Status<br>PHS Listing Status | Sensitive Data<br>Resolution | Source Entity<br>Geometry Type |
|---|---|---|---|---|---|---|
| Ferruginous hawk<br>Buteo regalis | WS_OccurPoint<br>56490<br>April 04, 2016 | Breeding Area<br>Nest<br>http://wdfw.wa.gov/publications/pub.php? | GPS | N/A<br>Threatened<br>PHS LISTED | Y<br>TOWNSHIP | WA Dept. of Fish and Wildlife<br>Points |
| Ferruginous hawk<br>Buteo regalis | PHSREGION<br>917207 | Breeding Area<br>Breeding occurrence<br>http://wdfw.wa.gov/publications/pub.php? | 1/4 mile (Quarter | N/A<br>Threatened<br>PHS LISTED | Y<br>TOWNSHIP | WA Dept. of Fish and Wildlife<br>Polygons |
| Ferruginous hawk<br>Buteo regalis | PHSREGION<br>917207 | Breeding Area<br>Breeding occurrence<br>http://wdfw.wa.gov/publications/pub.php? | 1/4 mile (Quarter | N/A<br>Threatened<br>PHS LISTED | Y<br>TOWNSHIP | WA Dept. of Fish and Wildlife<br>Polygons |

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to vraition caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

# WDFW Test Map



January 21, 2020

PHS Report Clip Area

PT

LN

**POLY**

AS MAPPED

SECTION

QTR-TWP

TOWNSHIP

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATTACHMENT 2

Vantage Way Properties

WSDOT Access Rights Email
February 1, 2019

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**From:** Prilucik, Jacob
**Sent:** Friday, February 01, 2019 9:19 AM
**To:** WSIC
**Subject:** RE:

Greg,

As a follow up to our phone conversation, I have verified that WSDOT has acquired all access rights to the subject property. Access to SR 240 shall be via the existing City road system or a public road intersection.

**Jacob Prilucik**
(509) 577-1635 – prilucj@wsdot.wa.gov

**From:** WSIC <wsic@eltopia.com>
**Sent:** Thursday, January 31, 2019 2:19 PM
**To:** WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>
**Subject:**

This is Greg Markel can someone please call me on my cell phone at (509) 531-4711. Thank you

**ATTACHMENT 3**