File No. EA2024-112

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Place approximately 5,500 CY of material from an adjacent intersection development project (SEPA was submitted for that project previously – EA 2022-134).

Proponent: Nick Wright
1955 Jadwin Ave
Richland, WA 99354

Location of Proposal: 2551 Steptoe Street. Directly west of the intersection of Steptoe Street and Tapteal Drive. Richland, WA

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 12, 2024
Comments Due: June 27, 2024

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 [HELP]

1. Name of proposed project, if applicable: Steptoe/Tapteal Intersection

2. Name of applicant: Nick Wright

3. Address and phone number of applicant and contact person: 1955 Jadwin Ave. Richland, WA 99354, 509-845-9411

4. Date checklist prepared: 2/1/2024

5. Agency requesting checklist: City of Richland

6. Proposed timing or schedule (including phasing, if applicable): Construction of the intersection will begin in April 2024.

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. 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. None.

10. List any government approvals or permits that will be needed for your proposal, if known. Building permit for intersection construction, as well as permits and approval from the Port of Benton for the rail portion of the 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.)

Place approximately 5,500 CY of material from an adjacent intersection development (SEPA was submitted for that project previously).

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.

Intersection of Steptoe and Tapteal Dr. Richland, WA

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%

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 site is currently a paved road that will be redesigned and constructed.

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

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.
We are structurally placing and compacting 5,500 CY of excess material from an adjacent site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Wind and stormwater erosion could occur as a result of clearing and construction activity but will be minimized with the use of BMPs, such as silt fencing, construction entrance and watering.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
0%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control and BMP methods will be used, such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

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.
The only air emissions would be dust. We will have a water truck on site during all excavation activities to help mitigate dust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
A water truck will be on-site during operations to minimize air born dust.

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.

There is a seasonal irrigation ditch adjacent to 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.

None.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, based on the FEMA Flood 53553 0015 E

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.

None.

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.

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.

None.

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:
All surface water will be diverted to the City of Richland stormwater system.

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 site is vacant, bare ground that has previously been filled.

c. List threatened and endangered species known to be on or near the site.
None per the Washington DNR Natural Heritage Program

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Site will be hydroseeded upon completion.

e. List all noxious weeds and invasive species known to be on or near the site.
None per the WSDA Noxious Weed Data view.

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.
None.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
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.
None per the WDFW Priority Habitat Species on the Web viewer.

c. Is the site part of a migration route? If so, explain
Other than the Pacific Flyway Migration route, 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.
None per the WDFW Priority Habitat Species on the Web viewer.

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.
N/A

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:
N/A

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.
None.

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)?
The site is near SR 240, and there are railroad tracks that run through the site.

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.
There will be construction noise typically between 7am-6pm Monday through Friday.

3) Proposed measures to reduce or control noise impacts, if any:
Limit work hours to the daytime so as to not irritate neighbors.

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.
The current site is vacant, undeveloped land.

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. Existing pavement and sidewalk.

d. Will any structures be demolished? If so, what? None.

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

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

g. If applicable, what is the current shoreline master program designation of the site? None.

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

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: The site is already an existing intersection. We will be improving the intersection with this project to ease the traffic congestion in this particular area.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing [help]

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

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 [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 0', we are filling a depression on vacant land.

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 [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

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: No lights will be used.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? The Columbia River is about a mile north east and Chamna Natural Preserve is located ½ mile away.

b. Would the proposed project displace any existing recreational uses? If so, describe. None.

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 [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. None.

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. None. We completed a cultural resources survey for this site that showed no indication of any Indian or historic use.

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.

We had a cultural resources survey completed.

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. None.

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.
We are constructing a new intersection that will provide access to 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 site is approximately 500' from the nearest transit stop.

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

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).
None.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? None.

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? No additional trips will be created by this project.

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: None.

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. No.

b. Proposed measures to reduce or control direct impacts on public services, if any. None.

16. Utilities [help]

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.
All utilities exist currently.

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: DocuSigned by: Nick Wright F1F1528EA7C945F... Nick Wright

Name of signee _____

Position and Agency/Organization Tapteal Properties LLC

Date Submitted: 02/01/2024

D. Supplemental sheet for nonproject 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; production, storage, or release of toxic or hazardous substances; or production of noise? All storm water will be retained on site, dust will be mitigated during construction via on site water trucks, and construction work will only occur during daytime hours.

Proposed measures to avoid or reduce such increases are: see above.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Animals, fish and marine life will be unaffected. The site is currently an intersection, with no anticipation to affect any plant, animals, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? None.

Proposed measures to protect or conserve energy and natural resources are: None.

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? None.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

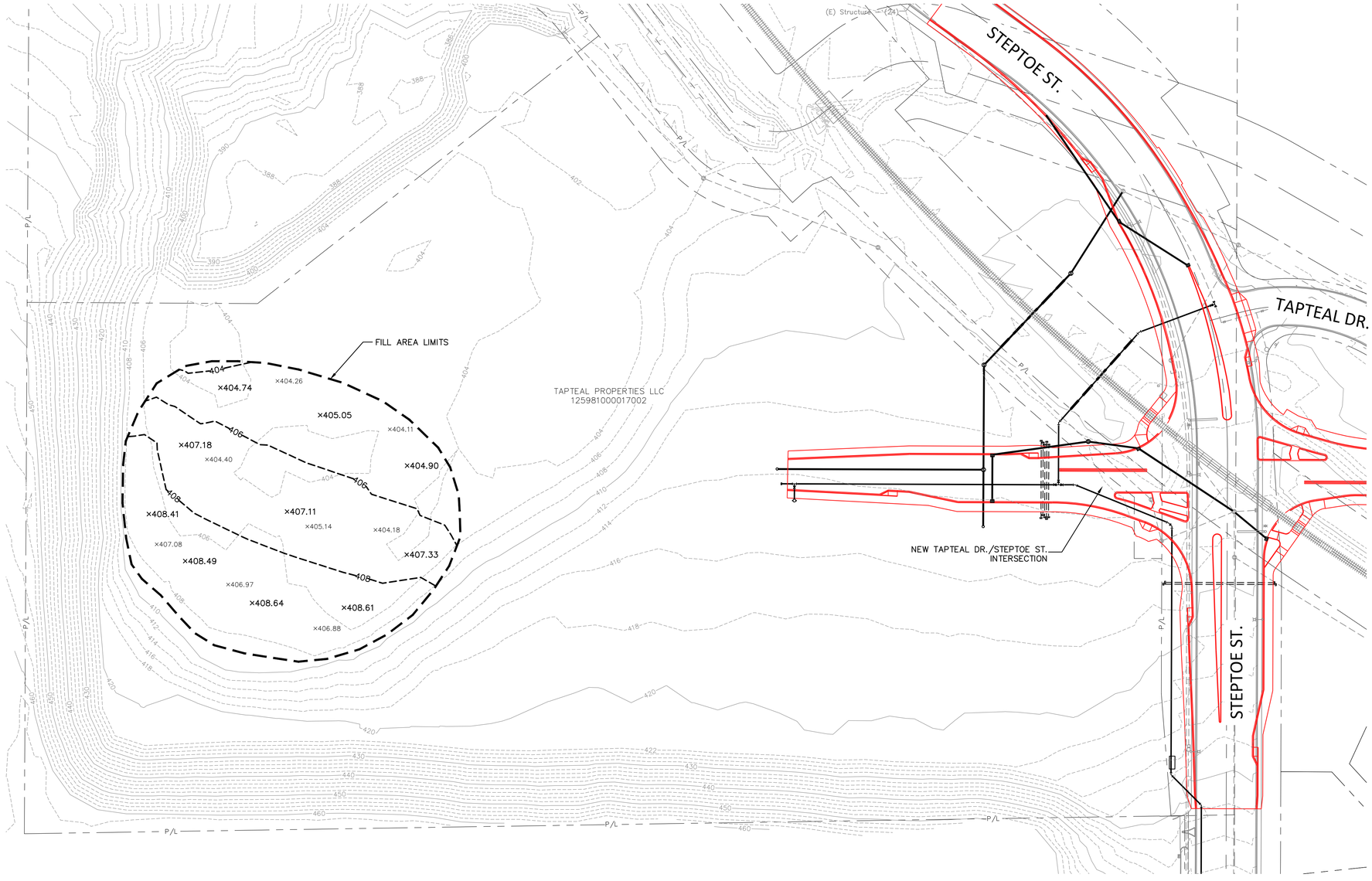
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? None.

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 completed project will help facilitate increase demands on transportation and public services as the intersection will be improved to include a 4-way lighted intersection.

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None.



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SCALE IN FEET

GENERAL GRADING NOTES

1. ALL GRADING CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
2. COMPACTION OF ALL FILL SHALL BE INSPECTED BY A CERTIFIED GEOTECHNICAL INSPECTOR. DOCUMENTATION AND CERTIFICATION SHALL BE PROVIDED TO THE CITY AND DEVELOPER.
3. PERMANENT CUT/FILL SLOPES SHALL BE MAXIMUM 2:1.
4. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 3:1 (33.3-PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
5. DISTURBED AREAS SHALL BE HYDRO-SEEDED AT COMPLETION OF PROJECT.

EROSION/SEDIMENTATION CONTROL (ESC) NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES DURING CONSTRUCTION FOR EROSION AND SEDIMENTATION CONTROL AND IS RESPONSIBLE TO PROTECT AGAINST SEDIMENTATION RUN-OFF. CONSTRUCTION SITE SHALL BE ADEQUATELY WATERED TO PREVENT AN EXCESS OF WIND BLOWN DUST AND SAND FROM LEAVING SITE.
2. THE ESC FACILITIES, IF NEEDED, MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER EXISTING DRAINAGE SYSTEMS, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
3. DURING THE CONSTRUCTION PERIOD ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
4. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM DRAINAGE SYSTEM.
5. ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED AFTER THE COMPLETION OF THIS PROJECT AND PRIOR TO CITY APPROVAL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE, AT ALL TIMES DURING CONSTRUCTION, FOR PREVENTING MUD AND DEBRIS FROM CONSTRUCTION EQUIPMENT ENTERING EXISTING STREETS.

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION		EMBANKMENT
0 CY	NEATLINE	6,000 CY

811 Know what's below. Call before you dig.
48 HOURS NOTICE REQUIRED

GRADING PLAN FOR EXCESS MATERIAL PLACEMENT

4-3-24

REV.	DATE	REVISION	BY	APP

ALAN R. RAINEY
STATE OF WASHINGTON
31392
REGISTERED
PROFESSIONAL ENGINEER
4/3/24

SPINK ENGINEERING
1623 Terminal Dr. • Richland, WA • 509.946.1581 • www.spinkeng.com

DRAWN BY: SWS
DESIGNED BY: SWS
APPROVED BY: ARR
FILE: 22-119 GRADE(2-2-24).dwg

GRANT YOUNG

STEPTOE/TAPTEAL GRADING FOR EXCESS MATERIAL

WASHINGTON
KENNEWICK

SHEET 01 of 01

JOB# 22-119

DWG# 600-281b