

PART ELEVEN - FORMS



WAC 197-11-965 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to our proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- 1. Name of proposed project, if applicable:
WEST RICHLAND APARTMENTS
- 2. Name of applicant:
RUSSELL C. PAGE ARCHITECTS
- 3. Address and phone number of applicant and contact person:
12906 N. ADDISON ST.
SPOKANE, WA 99208
(509)467-9748 / RUSS PAGE

4. Date checklist prepared: 05-26-2009

5. Agency requesting checklist: CITY OF WEST RICHLAND

6. Proposed timing or schedule (including phasing, if applicable):
START AS SOON AS BULDING PERMIT IS ISSUED. START CONSTRUCTION SUMMER OF 2009.

Fall - '09

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
YES, OWNER MAY DEVELOPE RETAIL TO THE NORTH OF THIS SITE.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
GEO TECH REPORT, SITE DRAINAGE REPORT, CONSTRUCTION DOCUMENTS

Received

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
NO

Boundary Line Adjustment & C.O.P. for Pond Relocation

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

K.I.D, ZONING, PLANNING, ENGINEERING, BUILDING, FIRE, WATER AND SEWER, COMPLETE BUILDING PERMIT

Received

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.)

PROJECT IS COMPRISED OF 13 NEW STRUCTURES ON A 6.84 ACRE SITE. INCLUDED ARE 12 APARTMENT BUILDINGS WITH 118 UNITS THAT TOTAL 123,306 S.F. AND A CLUBHOUSE @ 2,533 S.F. EXTERIOR FINISHES ARE VINYL SIDING AND STONE VENEER.

Extensive Landscaping

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.

PROJECT ADDRESS: 4720 DALLAS RD / WEST RICHLAND, WA 99353
LEGAL DESCRIPTION: W 1/2 OF THE W 1/2, SEC. 17, T. 9 N., R. 28 E., W.M.

SW Corner of Kennedy & Dallas Roads

B. ENVIRONMENTAL ELEMENTS

1. a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other _____

FLAT

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

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

✓ Soils are stable

SAND

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

NO

✓

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

THE SITE WILL BE SCRAPED. THE SITE WILL BE BALANCED ON SITE. THUS THERE IS NO NEED FOR FILL ON THIS SITE.

✓ retaining wall on South property line.

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

NO

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

41%

✓

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

SEDIMENT AND EROSION CONTROL PLANS SHALL BE IMPLEMENTED DURING CONSTRUCTION. DRAINAGE SWALES WILL BE DEVELOPED ON-SITE DRAINAGE.

✓

2. Air

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

DURING CONSTRUCTION THERE WILL BE MINIMAL DUST FROM TRUCKS AND EQUIPMENT. AFTER CONSTRUCTION MINIMAL EMISSIONS TO THE AIR FROM VEHICULAR TRAFFIC.

✓ - No export of grading materials

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

NO

✓

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

NONE

✓

3. Water

a. Surface:

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.

YES, THERE IS AN EXISTING IRRIGATION POND WHICH WILL BE RELOCATED TO THE WEST SIDE OF THIS SITE.

✓ city file Ab. CP2009 -24 "Separate SEPA"

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

BUILDING NEAREST TO RELOCATED IRRIGATION POND WILL BE 27'-0"

✓ - Separate
SEPA Review

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.

DOES NOT APPLY

✓

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:

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

NO GROUND WATER WILL BE WITHDRAWN.
ON-SITE SWALES WILL HANDLE RUN-OFF PER CODE.

✓

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.

DOES NOT APPLY

✓

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

PARKING LOT WILL BE SLOPED (GRADED) SO THAT SITE WATER IS RUN INTO CATCH BASINS WITH TURN-DOWN ELBOWS INTO INFILTRATION TRENCHES IN GRAVEL BEDS. NO WATER FLOWS INTO OTHER WATER.

✓

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

NO

✓

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

CATCH BASINS WITH TURN-DOWN ELBOWS INTO INFILTRATION TRENCHES IN GRAVEL BEDS

✓ City P.W.
review

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

✓ - No critical Plants. Site Previously graded.

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

NONE. THE SITE IS GRASS AND WEEDS

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

NONE

✓ - No critical species

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

A FULL LANDSCAPE PLAN WILL BE DEVELOPED FOR THIS SITE. TREES, SHRUBS AND GRASSY AREAS WILL BE DESIGNED INTO THE LANDSCAPE PLAN.

✓

5. Animals

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

- birds: hawk, heron, eagle, songbirds, other: SONGBIRDS
- mammals: deer, bear, elk, beaver, other: NONE
- fish: bass, salmon, trout, herring, shellfish, other: NONE

✓

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

NONE

✓ - None Critical

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

NO

✓

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

TREES WILL BE PLACED THROUGHOUT THE SITE TO PROVIDE NATURAL AREAS FOR BIRDS

✓ - currently no trees on site.

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.

NATURAL GAS FOR HEATING, ELECTRICITY FOR POWER/LIGHTING

✓ will comply w/I.B.C.

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:

BUILDINGS ARE DESIGNED TO MEET THE WASHINGTON STATE ENERGY CODE REQUIREMENTS. HIGH EFFICIENCY LIGHTS AND HVAC UNITS ARE DESIGNED INTO THIS PROJECT



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.

NO



1) Describe special emergency services that might be required.

NONE



2) 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)?

THERE IS MINOR TRAFFIC NOISE FROM ADJACENT PUBLIC STREETS



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 MINOR CONSTRUCTION VEHICLE TRAFFIC. THERE WILL BE TRAFFIC ON THE COMPLETED SITE WITH TENANT VEHICLES. THE HOURS WILL BE 8:00 AM TO 9:00 PM.

✓ Approximately 200 New Residents.

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

WELL DESIGNED PARKING LOT FOR EASY ACCESS AND NOISE REDUCING LANDSCAPE MATERIALS

8. Land and Shoreline Use

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

THE SITE IS CURRENTLY VACANT. ADJACENT PROPERTIES ARE RETAIL/BUSINESS

✓ - Single family to south across Arena Rd.

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

YES, ORCHARDS.

c. Describe any structures on the site.

NONE

✓ - Vacant 15/6 SF Retail bldg - located to NW.

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

NONE

✓

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

COMMERCIAL (C-1)
COMMERCIAL LIMITED (C-L)

✓ - Rezoned to Multi-Family (MR-3)

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

COMMERCIAL

✓ - Comp Plan to be changed w/2010 updates.

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

DOES NOT APPLY

✓ - N/A

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

NO

✓

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

160 TENANTS / 3 EMPLOYEES

✓

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

NONE

✓ - Vacant Site.

k. Proposed measures to avoid or reduce displacement impacts, if any:

DOES NOT APPLY

✓

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

OWNER WILL REQUEST A ZONING CHANGE

✓ - complete

9. **Housing**

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

118 MIDDLE-INCOME APARTMENT UNITS PROVIDED

✓ - Market Rate

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

DOES NOT APPLY

✓

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

NONE

✓

10. Aesthetics

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

THE HIGHEST POINT OF THE TALLEST BUILDING IS 40'-4". THE EXTERIOR FINISH IS VINYL SIDING AND STONE VENEER. ROOF FINISH IS ASPHALT SHINGLE.

✓ - Meets height requirements.

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

NONE

✓

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

BUILDING IS ARCHITECTUALLY DESIGNED TO FIT THE ENVIRONMENT. THE SITE WILL BE FULLY LANDSCAPED

✓ - Code compliant

11. Light and Glare

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

PARKING LOT LIGHTS WILL BE SHIELDED DOWN TO REDUCE GLARE AND BE AT A MAX. HT. OF 30'-0"

✓ - As required by W.R.M.C.

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:

USE OF DOWNWARD DIRECTED LIGHTING

✓ - As required by W.R.M.C. 17.55

12. Recreation

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

NONE

✓

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

NO

✓

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

NONE

✓

13. Historic and Cultural Preservation

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

NO

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

DOES NOT APPLY

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

DOES NOT APPLY

14. Transportation

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

ARENA AND DALLAS ROAD RUN ADJACENT TO THIS SITE

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

NO. NEAREST TRANSIT STOP IS 285 FEET. CORNER OF KENNEDY AND DALLAS.

✓ An addtl stop could be added in the future as needed

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

185 NEW CAR PARKING STALLS
SITE WILL ELIMINATE NONE

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

NO

✓ - curbs, gutter & sidewalk will be provided on Frontage roads.

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

NO

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

APPROXIMATELY 340 TRIPS PER DAY, WITH PEAK VOLUMES IN THE AFTERNOON

✓ AM/PM peak periods.

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

THE PARKING LOT IS DESIGNED FOR EASY ACCESS TO AND FROM THE SITE

15. Public Services

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

YES, THERE WILL BE ADDED TRANSPORTATION TO THE SITE AND UTILITIES

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

NONE AT THIS TIME

16. Utilities

a. Underline 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.

WATER AND SEWER ARE CITY OF WEST RICHLAND

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Dawn Kew

Date Submitted: 5-28-09

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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, 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?

NONE

Proposed measures to avoid or reduce such increases are:

STORM WATER IS HANDLED ON SITE PER LOCAL STANDARDS. NOISE AND LIGHT LEVELS ARE MINIMAL AND THERE ARE NO TOXIC OR HAZARDOUS SUBSTANCES ON THE SITE.

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

DOES NOT APPLY

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

ENERGY EFFICIENT LIGHTING AND MECHANICAL UNITS ARE DESIGNED INTO THIS PROJECT.

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:

ADDITIONAL LANDSCAPING IS BEING ADDED TO THE SITE.

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?

DOES NOT APPLY

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

DOES NOT APPLY

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?

DOES NOT APPLY

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

DOES NOT APPLY



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

INCREASED DEMAND WILL BE NEGLIGIBLE



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

NONE



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

DOES NOT APPLY

