



March 7, 2023

**TO:** Urban Range LLC, Property Owner  
Affected Property Owners  
Affected Agencies

**FROM:** West Richland Community Development Department

**SUBJ:** SEPA-003-2023 (Western Ridge Ph 2 Lot 34 Grading)  
Notice of Application and Request for Comment

***Note:** West Richland Municipal Code requires the City to send notice of State Environmental Policy Act requests to properties that are within 600 feet of the subject site. If you are receiving this notice, it is because you fall within this area.*

#### **DESCRIPTION OF PROPOSAL**

Ranchland Homes LLC, applicant, has submitted a grading permit application on behalf of the property owner, Urban Range LLC, in order to grade and install utilities on the project site. The project includes the placement of approximately 1,300 cubic yards of fill material.

The property is zoned MR Multifamily Residential. The legal description for the project site is Western Ridge Phase 2, Lot 34, and is addressed 861 Creer Way. The parcel number (subject to change per the Assessor's office) is 101973030000034.

#### **ENVIRONMENTAL REVIEW**

The proposal is subject to environmental review. The West Richland Community Development Department is the lead agency for the proposal under the State Environmental Policy Act (SEPA) and reviewed the proposed action for probable adverse environmental impacts and anticipates issuing a mitigated determination of non-significance (MDNS) for this proposal on or after March 22, 2023. The comment period for the SEPA concludes at 5:00 p.m. on **March 21, 2023**. The environmental checklists and related file information are available to the public at the Community Development Department.

#### **REQUEST FOR WRITTEN COMMENT**

You may provide written comments on the proposed SEPA Review. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353, or to [eransom@westrichland.org](mailto:eransom@westrichland.org). Written comments must be received by 5:00 p.m., **March 21, 2023**, in order to be included for consideration for the determination by the Community Development Department.

#### **NOTICE OF DECISION**

The application and other information on file may be examined at the Community Development Department. If you wish to obtain notice of the final decision, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Elisha Ransom, Planner, at (509) 967-5902 or [eransom@westrichland.org](mailto:eransom@westrichland.org).

Project Site:

