



File No. EA2018-119

CITY OF RICHLAND

Withdrawal of Previous Mitigated Determination of Non-Significance

Description of Proposal: Development of approximately 14 acres with 96 multi-family residential dwelling units together with associated covered parking structures, paving and landscaping features; in the R-3 zone.

Proponent: Cliff Mort (dba Big Creek Land Company, LLC)

Location of Proposal: Benton County Tax Parcel #'s: 1-36983050008001 & 1-36983050007002; located approximately 440 feet east of the intersection of Eastwood Avenue and Center Boulevard in the Willowbrook 1 subdivision

Lead Agency: City of Richland

The lead agency for this proposal has determined that additional information is needed in order to properly evaluate the potential adverse impacts of the proposal and so officially withdraws the Mitigated Determination of Non-Significance previously issued for this project on August 3, 2018, as provided for under Washington Administrative Code 197-11- 340(3)(a)(ii). Specifically, the additional information required consists of:

1. Critical Areas Report to include project-specific mitigation measures in compliance with the requirements of RMC 22.10.
2. Erosion Control Plan demonstrating features which prevent sediment or sediment laden water from entering the riparian buffer or the Amon watercourse, the on-site wetland or wetland buffer area and a vegetation plan applicable to all reduced buffer areas.
3. A project-specific critical areas report and wetland delineation/mitigation report must provide the scientific basis for use of buffer averaging. Planning staff finds that the critical areas report submitted with the application fails to substantiate reasoning for buffer averaging in the proposed locations.
4. The Richland Fire Department requires the site to provide a secondary emergency vehicle access (SEVA) road in a location other than the primary access point.
5. The Richland Parks & Public Facilities Department has requested site development include a pedestrian pathway extending easterly of the site to Amon Creek Elementary School on Center Parkway and potentially to Claybell Park as well.
6. Applicant to better develop the contents of their SEPA checklist paying particular attention to the details provided regarding the following areas of impact:
 - Plants
 - Animals
 - Transportation

Staff suggests integrating findings of an updated critical areas report into the SEPA checklist by way of cross-reference.

7. The Transportation section of the SEPA checklist should be supplemented with a traffic study which analyzes the following:

- i) Traffic volumes on residential streets by performing some tube count (or similar) vehicle surveys that show the existing traffic volumes on the key streets such as suggest Center Blvd west of MacKenzie Court, Willowbrook Place west of Willowbrook Avenue and possibly Piper Street. The study should consider typical residential street volumes and prepare trip generation, trip distribution (probably good to document travel times on the two routes to assist in this) and total traffic estimates on each of the key streets listed above.
- ii) Speeds – The traffic volume counts should include the ability to measure speeds so that they can be documented and summarized.
- iii) Level of Service (LOS) analysis of key intersections at Leslie Road including Center Blvd. and Willowbrook Court. Typically, the City requires PM LOS analysis, but it would be advisable to perform AM LOS as well to be able to show that it was considered.

The City will take no further action on this proposal until the applicant provides the information submitted above. A new threshold determination and comment period will be provided once the City has evaluated the information submitted by the applicant.

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: P.O. Box 190, Richland, WA 99352
Date: October 17, 2018

Signature 