

MITIGATED DETERMINATION OF NONSIGNIFICANCE “MDNS”

FILE NO(S): Z20-184PPUD

PROPONENT: Sycamore Group, LLC
9850 Research Dr.
Irvine, CA 99224

DESCRIPTION OF PROPOSAL: The applicant is proposing is a 39.44 acre Manufactured Home Park and PUD residential community of 157 leased spaces, community clubhouse, laundry, and interconnected pedestrian system with open space.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1925 W 36TH, parcel; 25364.0001 (A portion of the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter, Section 36, Township 25N, Range 42 E.W.M.)

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if mitigated as stipulated below. 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 period for this MDNS; pursuant to WAC 197-11-350(1).
- ☒ This MDNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the MDNS.
- ☐ This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments regarding this MDNS must be submitted no later than 5:00 p.m., ____, 20__, if they are intended to alter the MDNS.

MITIGATING MEASURES:

1. Per the traffic analysis, vehicular traffic from this project is expected to add 13 AM trips and 5 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp (“Mitigation Project(s)”). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant’s contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.
2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.
3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 100th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter

into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the 100th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

Responsible Official: Tami Palmquist

Position/Title: Associate Planner **Phone:** (509) 625-6157

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: June 14, 2022 **Signature:** Tami Palmquist

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
