



Community Development Department
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**CITY OF PASCO
NOTICE OF AVAILABILITY OF A SEPA FINAL ENVIRONMENTAL IMPACT
STATEMENT (EIS)**

Notice is hereby given under WAC 197-11-455 and 197-11-510 that the City of Pasco is issuing the Broadmoor Master Plan Comprehensive Plan Land Use Amendment and Final Non-Project Environmental Impact Statement (Final EIS). The Final EIS describes the existing conditions and identifies probable significant environmental impacts, mitigation measures to mitigate these impacts, and any significant unavoidable adverse impacts from the proposal, in accordance with RCW 43.21C.031.

Proponent & Lead Agency: City of Pasco

SEPA Responsible Official:

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Final EIS Issuance Date: March 15, 2023

Final EIS Public Notice Publishing Date: March 15, 2023

Description of Proposal:

This Final Environmental Impact Statement (Final EIS) evaluates the impacts resulting from the adoption of a Master Plan for a 1,240-acre area in the northwest portion of the City of Pasco and the Pasco Urban Growth Area boundary. The purpose of this Non-Project DEIS is to provide a framework for the coordinated development of approximately 1,200 acres east of the Columbia River in the area of Broadmoor Boulevard and I-182. The City of Pasco has experienced rapid and continued growth over the past several decades. According to the Office of Financial Management (OFM) estimate, the 2022 population of 80,180 is a 34% increase from the population in 2010. The City's population will reach 121,828 in 2038. This will be a 52% increase from the City's 2022 population. The forecast of such growth requires good stewardship of resources, and conducting this EIS facilitates the necessary environmental analysis, mitigation, long-term planning, and the conformance with the regulations to ensure future developments are aligned.

A Comprehensive Plan Amendment associated with the Master Plan is being proposed (CPA2022-014). The Final Environmental Impact Statement (Final EIS) addresses the potential impacts and mitigation measures related to an Amendment to Pasco's Comprehensive Plan. This Final EIS addresses land use,

population and housing, aesthetics and visual setting, historic and cultural resources, transportation, capital facilities, government services and utilities, and environmental policy.

The Final EIS describes the existing conditions and identifies probable significant environmental impacts, mitigation measures to mitigate these impacts, and any significant unavoidable adverse impacts from the proposal, in accordance with RCW 43.21C.031. The results of the FEIS include: A) Recommendations for infrastructure improvements and expansion necessary to mitigate and support growth in the Broadmoor Planning Area; B) A new code section in the Pasco Municipal Code codifying the specific development regulations necessary to carry out the vision, mitigation, and improvements associated with the Broadmoor Master Plan.

The alternatives analyzed in the Final EIS include:

A. No-Action Existing Land Use Alternative #1

This alternative will accommodate the 2018-2038 Comprehensive Plan and the preexisting developments. Alternative #1 will provide a variety of low-density to high-density residential developments but will result in decreased residential capacities due to the existing development in the unincorporated Urban Growth Area. This alternative will result in residential growth below the established growth target.

B. Mixed Density and Open Space Preferred Alternative #2

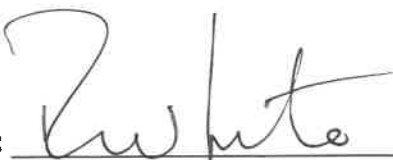
This alternative will allow developments in mixed land use settings and will update open space locations based on recent changes in irrigation water management. Alternative #2 will reallocate planned growth areas to incorporate existing development patterns to meet the established growth target.

Location: The site of the proposal contains approximately 1,240 acres and is generally bound by the Columbia River on the west, Broadmoor Boulevard on the east, Burns Road on the north, and Interstate 182 on the south.

File/Reference: CPA2022-00 / SEPA #202104155

Availability:

The Final EIS is posted at the City’s website: www.pasco-wa.gov/466/Broadmoor-Master-Plan
A reference copy of the document may be requested for review by contacting the Planning Division at (509) 545-3441 or planning@pasco-wa.gov.

Signature of Responsible Official:  **Date:** 3/15/23