



CITY OF WHITE SALMON

CITY HALL

Notice of Application/SEPA Determination (Optional DNS Process)

NOTICE OF APPLICATION/SEPA Comment Period Deadline: February 8th, 2024

PROJECT NAME: Cherry Hill NW Subdivision

FILE NUMBERS: WS-SUB-2024.001, WS-SEPA-2024.001

DESCRIPTION: The applicant, Alex Pedroza of HRK Engineering & Field Services, has submitted an application for a preliminary plat to subdivide one tax parcel (03102475000400) off NW Spring Street, between NW Cherry Hill Rd and Champion Ln into 33 residential lots. The project is located in the R1 zone in the City of White Salmon.

DATE OF NOTICE OF COMPLETE APPLICATION: January 11th, 2024

DATE OF NOTICE OF APPLICATION (NOA): January 25th, 2024

APPROVALS REQUIRED (to the extent known): Preliminary Plat, Final Plat, Building Permits.

APPLICATION PROCESS: A Preliminary Plat application for this development is required per City of White Salmon Municipal Code (WSMC) Chapter(s) 16.20 and 16.30. Preliminary Plat applications receive review and recommendation by the Planning Commission under procedures set forth in Chapter 19.10 (WSMC). The application requires a public hearing before the Planning Commission, which will receive and examine available information, conduct a fair and impartial public hearing, prepare a record thereof, and enter findings, conclusions, recommendations or decision per WSMC. No hearing is scheduled, as the application will undergo a consistency review of these requirements, in addition to consideration of public comment.

STUDIES REQUIRED (to the extent known): environmental checklist, geotechnical report and arborist report are provided. The SEPA comment period will end **February 8th, 2024**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-Significance will be issued for this proposal (WAC 197.11.355 optional DNS process). This may be the only opportunity to comment on the environmental impacts of this proposal or appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the City of White Salmon Planning Department. These documents are available for review Tuesday - Friday, 8:30 - 5:00 p.m., at White Salmon City Hall, 100 N Main Street, White Salmon WA 98672, by request via e-mail, or via the public notice package:

[Cherry Hills Estates Plat / https://rb.gy/rmc7ek](https://rb.gy/rmc7ek)

COMMENT PERIOD: There is a 10-day public comment period per WSMC 19.10.150. Submit written comments on or before **5 p.m., February 8th, 2024**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Erika Castro-Guzman at (509) 281-4077 or erikac@whitesalmonwa.gov



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WHITE SALMON WA 98672**

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**Amber Johnson, Habitat Biologist
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PO Box 484
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**Kim Gleason, Design Engineer/GIS
Klickitat County Public Works
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Goldendale, WA 98620**

**Dept Fish and Wildlife
PO Box 213
Lyle, WA 98635**

**Klickitat County Assessor Office
205 S Columbus, Room 200
Goldendale, WA 98620**

**Klickitat County Treasurer
205 S Columbus, MSCH 22, Room 201
Goldendale, WA 98620**

**WA Dept of Archaeology
PO Box 48343
Olympia, WA 98504-8343**

**WA State Dept of Natural Resources
Rivers Aquatic District
PO Box 280
Castle Rock, WA 98611**

**Department of Ecology, Central
1250 West Alder Street
Union Gap, WA 98903**

**SEPA CENTER
Dept. Natural Resources
PO Box 47015
Olympia, WA 98504**

**Gary Burke, The Honorable Chairman
Confederated Tribes of the Umatilla Indian Reservation
46411 Timine Way
Pendleton, OR 97801**

**Gerald Lewis, The Honorable Tribal Council
Chairman
The Confederated Tribes and Bands of the Yakama Nation
PO Box 151
Toppenish, WA 98948**

**Eugene Greene, Jr., The Honorable Council Chairman
The Confederated Tribes of Warm Springs
pPO Box C
Warm Springs, OR 97761**

**Jennifer Oatman, The Honorable
Chairman
Nez Perce Tribe
PO Box 305
Lapwai, ID 83540**

**Klickitat County Health
PO Box 159
White Salmon, WA 98672**

**Underwood Conservation District
PO Box 96
White Salmon, WA 98672**

**WA State Dept of Natural Resources
Southeast Region
713 Bowers Rd
Ellensburg, WA 98926**

**Department of Natural Resources
PO Box 178
Husum, WA 98623**

**SEPA Responsible Official
600 Capitol Way North
Olympia, WA 98501**

**City of Bingen
PO Box 607
Bingen, WA 98605**

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WHITE SALMON WA 98672

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1065 CHAMPION LN
WHITE SALMON WA 98672

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HOOD RIVER OR 97031

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GRAY DANIEL
PO BOX 1071
WHITE SALMON WA 98672

GERMAIN LINDA
2863 HAZEL AVE
HOOD RIVER OR 97031

WOODS LILLIAN
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WHITE SALMON WA 98672

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WHITE SALMON WA 98672

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WHITE SALMON WA 98672

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WHITE SALMON WA 98672

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CASCADE LOCKS OR 97014

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PO BOX 591
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WHITE SALMON WA 98672

CUSTY TRUSTEE JUDITH
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VANCOUVER WA 98664

**GILDERHUS DANIELLE
138 NW SPRING ST
WHITE SALMON WA 98672**

**HUNSAKER WILLIAM
178 NW SPRING ST
WHITE SALMON WA 98672**

**GILDERHUS MICHAEL
1080 NW PATTON DR
WHITE SALMON WA 98672**

**MAIN STREET WHITE SALMON LLC
40 ROCKY RD
TROUT LAKE WA 98650**

**ANSON JERRY
253 NW LOOP RD
WHITE SALMON WA 98672**

**BANISH NOLAN
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**PERALA GREGORY
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**HARRIS DOUGLAS
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BINGEN WA 98605**

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Page *Notice of Application/SEPA Determination - Cherry Hill NW Subdivision* has been updated.

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Notice of Application/SEPA Determination - Cherry Hill NW Subdivision



NOTICE OF APPLICATION/SEPA

Comment Period Deadline: February 8th, 2024

See the supporting documents (below) for Subdivision and SEPA Application materials.

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STAFF CONTACT: Erika Castro-Guzman at (509) 281-4077 or erikac@whitesalmonwa.gov

-  NOA_Optional DNS Process_Cherry Hill Estates Subdivision (182 KB)
-  Letter of Transmittal_Cherry Hill Estates Subdivision (305 KB)
-  SPR 8x11.5_Cherry Hill Estates Subdivision (8 MB)
-  SPR 22x34_Cherry Hill Estates Subdivision (6 MB)
-  Subdivision Application_Cherry Hill Estates Subdivision (2 MB)
-  Completeness Response_Cherry Hill Estates Subdivision (228 KB)
-  SEPA ENVI Checklist - Combined_Cherry Hill Estates Subdivision (23 MB)
-  Easement Information_Cherry Hill Estates Subdivision (56 KB)
-  Subdivision Guarantee_Cherry Hill Estates Subdivision (199 KB)
-  Sample of Proposed CCRs_Cherry Hill Estates Subdivision (1 MB)
-  Statement of critical Slope_Cherry Hill Estates Subdivision (573 KB)
-  Arborist Report_Cherry Hill Estates Subdivision (386 KB)
-  Arborist Report_Photos_Cherry Hill Estates Subdivision (784 KB)
-  Completeness Review_Cherry Hill Estates Subdivision (4 MB)
-  Determination of Complete Application_Cherry Hill Estates Subdivision (134 KB)

Contact Information

Phone: 1-509-493-1133

Hours: Tues-Fri 8:30am-5pm

White Salmon City Hall

100 N Main St.

White Salmon, WA 98672

Erikac@whitesalmonwa.gov

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Lead Agency

White Salmon City of

File

WS-SEPA-2024.001

Website

<https://rb.gy/rmc7ek>

Contact

Erika Castro Guzman
(509) 281-4077
erikac@whitesalmonwa.gov

SEPA # 202400404

Document Type ODNS/NOA

Date Issued 01/25/2024

Comments Due 02/08/2024

Proposal Name Cherry Hill NW Subdivision

Proposal Description The applicant, Alex Pedroza of HRK Engineering & Field Services, has submitted an application for a preliminary plat to subdivide one tax parcel (03102475000400) off NW Spring Street, between NW Cherry Hill Rd and Champion Ln into 33 residential lots. The project is located in the R1 zone in the City of White Salmon.

Related Record

County
KLI
CK
ITA
T










To Submit Comments
erikac@whitesalmonwa.gov

Location Address: NW Spring Street, White Salmon, WA 98672
Parcel: 03102475000400
Section/Township/Range: 24-3-1
Other identifying information: Off NW Spring Street, between NW Cherry Hill Rd and Champion Ln.
Legal Description: LOT 4 SP 91-17 IN NENE
24-3-10: (CHERRY HILL ESTATES)


Applicant Alex Pedroza, EIT

Applicant Contact HRK Engineering & Field Services
489 N 8th Street - Suite 201
Hood River, OR 97031
541-386-6480


Documents


-  [0. Letter of Transmittal - 21-002 - 2023 1204.pdf \(305 KB\)](#)
-  [1. 2023 1129 - Cherry Hill Estates Sub - SPR 22x34.pdf \(7 MB\)](#)
-  [1. 2023 1129 - Cherry Hill Estates Sub - SPR 8x11.5.pdf \(8 MB\)](#)
-  [1. White Salmon Subdivision Application re Cherry Hill Estates.pdf \(2 MB\)](#)
-  [2. 2023 1204 Cherry Hill Estates - Completeness Response.pdf \(229 KB\)](#)
-  [2. Owners within 300 ft re Cherry Hill Estates.csv \(10 KB\)](#)
-  [3. 2023 1128 Cherry Hill Estates SEPA ENVI Checklist - Combined.pdf \(23 MB\)](#)
-  [3. Easement Information re Cherry Hill Estates.pdf \(57 KB\)](#)
-  [3. Subdivision Guarantee.pdf \(200 KB\)](#)

 4. Sample of Proposed CCRs re Cherry Hill Estates.pdf (2 MB)


 4. StatementofCriticalSlopeCURTISHO MES.pdf (573 KB)

 5. Curtis_TreeReport_7Nov23.pdf (387 KB)

 5. Photos for Curtis Homes Braun_7Nov23.docx (2 MB)

 Completeness Review - Cherry Hills Estates - 2023.11.21.pdf (4 MB)

 Determination of Complete Application - Cherry Hills Estates - 2024.01.11.pdf (135 KB)

 NOA_Optional DNS Process_Cherry Hill Estates Subdivision (1).pdf (182 KB)

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