



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

WS SEPA 2004.001 Cherry Hill NW Subdivision

Nathen Erickson <nathene@klickitatcounty.org>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Mon, Feb 5, 2024 at 4:54 PM

Hi Erika,

Attached are Public Works comments for WS SEPA 2004.001 Cherry Hill NW Subdivision.

Let me know if you need any additional information.

Thanks,

Nathen Erickson

Design Engineer I
Klickitat County Public Works Department
Ph. (509)-773-4616
Fax (509) 773-5713

 **WS.SEPA 2024.001 Cherry Hills NW Subdivision.pdf**
69K



KLICKITAT COUNTY

PUBLIC WORKS DEPARTMENT

115 WEST COURT STREET, MS 303, GOLDENDALE, WASHINGTON 98620 • FAX 509 773-5713 • VOICE 509 773-4616
JEFF HUNTER – PUBLIC WORKS DIRECTOR

Date: February 5, 2024

To: Erika Castro-Guzman, City of White Salmon

From: Nathen Erickson, Public Works *Nathen Erickson*

Re: WS-SUB-2024.001 & WS-SEPA-2024.001; Cherry Hill NW Subdivision
Parcel #04101210260100

The following are Public Works comments regarding the Cherry Hill NW Subdivision:

- According to the submitted SEPA, the estimated new trips for the project is 80 trips. This estimated amount of trips does not agree with the ITE Trip Generation Manual.
- **Traffic Access and Impact Study (TAIS)**
 - Since this project generates more than 40 ADT, a Traffic Access and Impact Study (TAIS) will be required for this Project.
 - The fitted curve equation shown in the ITE Trip Generation manual should be used instead of the average rate since the correlation rate of the fitted curve equation is so high.
 - Describe the distribution of traffic entering and exiting the project site.
 - Determine level of service for existing conditions, build out year with and without project at key intersections and segments. **LOCATION: Snowden Road/N Main Ave. and NW Loop Road Intersection; SR 141 and NW Loop Intersection; Snowden Road/N Main Ave and NW Spring St Intersection.**
 - Determine if mitigation is required for safety and/or LOS at the evaluated intersections shown above.
- The required study shall be prepared in a professional format comprising of the items marked above so they can be used by the various County departments and on occasion be reviewed by the public on request. A licensed engineer in the State of Washington who specializes in traffic engineering shall stamp every study.
- Please feel free to contact **Nathen Erickson (509) 773-4616** to review road requirements.
- Preliminary fees:

Review Type	Cost
Traffic Access and Impact Study Review	\$78/hr + Full Price of 3 rd Party Consultant if Required
SEPA Review	\$78

- Public Works shall not approve of access for the project onto the County road until the applicant submits a traffic study for review and said study is accepted by Klickitat County Public Works.



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

SEPA 202400404 comments for WS-SEPA-2024.001

ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
To: "erikac@whitesalmonwa.gov" <erikac@whitesalmonwa.gov>

Tue, Feb 6, 2024 at 3:47 PM

Please see the attached comment letter for the Cherry Hill NW Subdivision.

Share these comments with the applicant.

Thank you,

Joy Espinoza

SEPA/ERTS Coordinator – Central Region

Department of Ecology

Ph: 509.379.3967 | crosepacoordinator@ecy.wa.gov

 202400404_Klickitat_Cherry Hill NW Subdivision.pdf
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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

February 6, 2024

Erika Castro Guzman
City of White Salmon
PO Box 2139
White Salmon, WA 98672

RE: 202400404; WS-SEPA-2024.001

Dear Erika Castro Guzman:

Thank you for the opportunity to comment on the Notice of Application for the Cherry Hill NW Subdivision. We have reviewed the application and have the following comment.

Toxics Cleanup

Historical aerial photos indicate sections of your property was occupied by orchard during the period when the pesticide lead arsenate was applied, often resulting in shallow soil contamination from lead and/or arsenic. Ecology **requires** soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce exposure and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance and is available at <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including precautions you can take to reduce exposure, is available at <https://ecology.wa.gov/dirtalert>.

February 6, 2024

Page 2 of 2

Please contact Hector Casique, Project Manager, at 509-208-1288 or email hector.casique@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,

A handwritten signature in black ink that reads "Joy Espinoza". The signature is written in a cursive, flowing style.

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Spring St Development

Kevin Herman <kevinmherman@gmail.com>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Thu, Feb 8, 2024 at 5:17 PM

Hi, Erika.

I understand that there is a traffic study that shows there's 340 estimated new trips a day out of that future development? How can this project continue forward without our road being finished?

The second most important reason given to us for us to be annexed was fixing our road. What does the mayor and council members plan to do about that? Or do they plan to do anything?

I also have concerns about drainage, as my house is right next to where water runoff would take place. Will the city also re-establish property markers?

In addition, I would like the easement going across my property reduced to 40 ft. There's absolutely no reason for a massive easement of 60 ft for the small drive way we have.

I appreciate your time.



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Cherry Hill NW subdivision

lam at gorge.net <lam@gorge.net>
To: erikac@whitesalmonwa.gov

Thu, Feb 8, 2024 at 3:57 PM

Hello Erika, this is a comment for the Cherry Hill NW subdivision. I am all for more housing especially affordable housing in the White Salmon area. Two concerns I have at this time are: 1) does the city have enough water capacity to supply 33 new homes? I know there was a water moratorium before Shambo development could be built. 2) It sure seems like with a development of this size Spring Street between Main and El Camino Real should be required to be upgraded to a full-width county road instead of the lane and a half it currently is. Thank you for including this in the public comments.

Lee Monroe
[635 El Camino Real](#)
White Salmon, WA



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Comment on Cherry Hill NW Subdivision Application

Shelley Baxter <shelldolphin@gmail.com>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Thu, Feb 8, 2024 at 10:25 AM

Comment on Cherry Hill NW Subdivision Application

As the direct neighbor on the southern edge of this subdivision I am mostly concerned with the amount of daily traffic this will create. Current standard estimates have 10 daily trips per household on average. This would be 340 new trips onto Spring St. The city requirements are for the provision of a very short inadequate abatement on the north side of Spring St.

At least, a Traffic Access and Impact Study must be required.

In addition, the project must be on hold until the city has funds for a complete fix of Spring St. per the Transportation Lite Plan.

Regards,

Shelley Baxter

1006 NW Cherry Hill Rd.

[White Salmon.](#)

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Comment on Cherry Hill NW Subdivision Application

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In addition, the project must be on hold until the city has funds for a complete fix of Spring St. per the Transportation Lite Plan.

Regards,
Shelley Baxter
1006 NW Cherry Hill Rd.
White Salmon.



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

NW Cherry Hill Project

Sumati S. <retrosuzk@gmail.com>
To: erikac@whitesalmonwa.gov

Thu, Feb 8, 2024 at 10:16 AM

As a citizen of White Salmon for over 27 years I am making a statement in regards to the Curtis Homes Project NW Cherry Hill on Spring St.
I am opposed to adding thirty three homes to the neighborhood until NW Spring Street gets repaired.
Has a traffic study been done? If each home has two cars that's 66 more cars trying to share the tight lane that currently exists. The road has erosion damage from storm water with stuck drains.
There is no room for walking traffic, not even a path.
Safety is the issue here. Spring street needs some love and attention. The poison oak is out of control.
This should be a lovely walking street with a path not necessarily more concrete but weed free. Something like Indian Creek has in Hood River.
Thanks for listening,

Susan Svensson
[495 NW Spring St.](#)
[White Salmon, WA 98672](#)
541 980-3584

February 8, 2024 11am

Into the forest I go to lose my mind and find my soul.
John Muir