



CITY OF WHITE SALMON

CITY HALL OFFICE

Date: September 6, 2024

To: Klickitat County: Assessor, Treasurer, Engineer, Environmental Health.
Washington State Department of Transportation
Washington State Department of Ecology
Washington State Department of Fish and Wildlife
Washington State Department of Natural Resources
Washington State Department of Archaeological & Historic Preservation
The Confederated Tribes and Bands of the Yakima Nation
The Confederated Tribes of Warm Springs
Nez Perce Tribe
Confederated Tribes of the Umatilla Indian Reservation
Columbia Gorge News
Hospital Dist. #2
PUD #1 of Klickitat County
Yakima Nation
NW Natural
City of Bingen
City of White Salmon Property Owners within 300-ft Radius of the Project

From: City of White Salmon Planning Department

Subject: SEPA Determination of Non-significance (DNS)
Cherry Hills Estates Preliminary Plat, File #WS-SEPA-2024-001
Notice of SEPA Determination of Non-Significance

Enclosed is a Determination of Non-significance (DNS) for the proposed Cherry Hills Estates Preliminary Plat to subdivide a parcel for future residential development. Please see the attached subdivision and SEPA Checklist.



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Per the White Salmon Municipal Code 18.20.170 - environmental protection (SEPA review) Appeal, any agency or person may appeal this DNS to the city council. The proponent or any aggrieved party may perfect such appeal by giving notice to the responsible official within fourteen days of the decision being appealed. Appeals shall not be deemed complete without payment of the appeal fees applicable, payable to the City of White Salmon. Appeals must be filed by no later than 5:00pm on Monday, September 23rd.

Thank you for your attention to this matter. The City contact person and e-mail for any questions on this review is Erika Castro Guzman, Community Development/Special Project Coordinator erikac@ci.white-salmon.wa.us.



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SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Environmental Checklist No: WS-SEPA-2024-001

Description of Proposal: Alex Pedroza of HRK Engineering & Field Services, representing Cherry Hill NW, LLC and Cameron Curtis of Legacy Development Group filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2024.001) as part of a preliminary plat for purposes of subdividing 35-single family residential lots.

Proponent: Cherry Hill NW, LLC

Lead agency: City of White Salmon Planning Department
PO Box 2139
White Salmon, WA 98672

The City of White Salmon has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. After reviewing a completed environmental checklist and other information on file with the lead agency, this decision was made. This information is available to the public upon request.

This determination is based on the following findings and conclusions: This project is a 35-lot preliminary plat application on a vacant 7.93 Acres with connection to NW Spring Street and secondary access to Main Street through the Four Oaks Planned Unit Development. The subject site is zoned R1. Street improvements to a portion of NW Spring Street will occur. Steep slope critical areas exist, though will not be impacted by this project. Otherwise, there are no planned disturbances to sensitive areas such as wetlands, waterbodies, sensitive ecological areas, or areas with known historical/archaeological features.

Appeal Period Ends: September 23, 2024, at 5:00 PM



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Responsible Official: Troy Rayburn
City Administrator
PO Box 2139
White Salmon, WA 98672
Ph. 509-493-1133
administrator@whitesalmonwa.gov

DATED this 6th day of September 2024

Troy Rayburn
SEPA Responsible Official