



CITY OF WHITE SALMON

CITY HALL OFFICE

Date: April 12, 2023

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)
For Four Oaks Subdivision, Files #WS-SEPA-2023-001
Notice of SEPA Determination of Non-Significance

Enclosed is a Determination of Non-significance (DNS) for the proposed Four Oaks subdivision project to subdivide a parcel for future residential development. See the City's Website for SEPA application and supporting documents:



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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 ten 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 April 24, 2023.

Thank you for your attention to this matter. The City contact person and telephone number for any questions on this review is Jeff Broderick, City Land Use Planner, 509-493-1133 x204.



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SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Environmental Checklist No: WS-SEPA-2023-001

Description of Proposal: Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001 and R-PUD-WS-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development.

Proponent: Main Street White Salmon
Nancy White (owner)

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(2)(c). 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: The entire extent of this project would occur outside of critical areas aside from heritage trees. Per the arborist's report submitted by the Applicant, one heritage tree in proposed street right of way is dying and will be removed. The other heritage trees are on parcels to be developed as residences and compliance with heritage tree code will be reviewed at the time building permits are received. There are no planned disturbances to sensitive areas such as wetland, waterbodies, sensitive ecological areas, or areas with known historical/archaeological features



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Appeal Period Ends: April 24, 2023, at 5:00 PM

Responsible Official: Jeff Broderick
Land Use Planner
PO Box 2139
White Salmon, WA 98672
Ph. 509-493-1133 x204
planner@ci.white-salmon.wa.us

DATED this 12th day of April 2023

A handwritten signature in blue ink, appearing to read "Jeff Broderick", is written over a horizontal line.

Jeff Broderick
Land Use Planner and SEPA Responsible Official