



April 26, 2013

Commissioner Ronald E. Grow, DDS
President, Port of Grandview
P.O. Box 392
Grandview, WA 98930

Dear Commissioner Grow:

It is my pleasure to inform you that the Quicksites Environmental Review for the updated Byam Business Park Master Plan has been successfully completed and no new environmental concerns have been identified. As a result, an updated Mitigated Determination of Non-Significance (MDNS) has been issued for the expanded business park and the Port may continue to market the properties as shovel ready and no further environmental reviews are required, provided that subsequent project specific development proposals comply with the following parameters and conditions.

1. All proposed development activities must be consistent with the attached Conceptual Master Plan dated March 16, 2013.
 - a. Please note that development activities that are not consistent may trigger the need for additional environmental review.
2. Subsequent building permit applications shall include:
 - a. A storm water management plan prepared in accordance with the Department of Ecology Storm Water Design Manual for Eastern Washington as adopted by the City of Grandview. This shall include Temporary Erosion Control measures;
 - b. Measures to control dust during construction in accordance with federal, state, and local requirements;
 - c. An assessment of new trips generated. In the event that future developments generate traffic that approaches the capacity of Stover Road, the City may require an updated Certificate of Concurrency in accordance with the provisions of GMC 14.10. After the point at which level of service failure is triggered, the City may require capacity improvements in accordance with

