



207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

April 26, 2013

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

Dear Commissioner Grow:

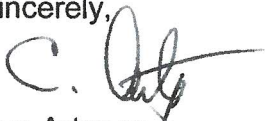
It is my pleasure to inform you that the Quicksites Environmental Review for the updated Byam Business Park Master Plan has been successfully completed and no new environmental concerns have been identified. As a result, an updated Mitigated Determination of Non-Significance (MDNS) has been issued for 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

- City transportation plans, concurrency requirements, and associated procedures, prior to allowing additional development;
- d. Documentation of consultation with the Sunnyside Valley Irrigation District confirming that proposed development activities do not encroach upon or otherwise adversely affect the facilities of the District; and
 - e. Must comply with all applicable provisions of the Grandview Municipal Code.
3. If subsequent development plans require that new driveways or roads be constructed to access the Byam Business Park or that nearby rail lines be extended to serve the site, please contact the City to discuss the applicable design standards and permitting requirements.
 4. The Port shall continue to work closely with the City and WSDOT to monitor impacts on I-82 and the need for additional improvements to this highway of statewide significance.
 5. This MDNS shall remain in full force and effect in accordance with the provisions above until such time that the Master Plan for the Byam Business Park is further revised and/or by mutual agreement of the City and Port.

We're excited about the prospects for new job generating development activities at the Byam Business Park and as always we stand ready to assist you in your efforts. As you continue to market the property please don't hesitate to let us know what we can do to be supportive and as you begin to work with prospective project sponsors we'd encourage you to contact us to set up a pre-application meeting to discuss how we can work cooperatively to secure the remaining permits and approvals in an expeditious manner.

Sincerely,



Cus Arteaga

City Administrator/Public Works Director

cc: Dave McFadden, YCDA
Gregg Dohrn, G. R. Dohrn and Associates

Attachments:

- Byam Business Park MDNS
- Byam Business Park Conceptual Master Plan
- Byam Business Park SEPA Checklist