



# Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

LISA H. FREUND – Director

April 9, 2025

Kevin M. Freeman, PG  
Inland Earth Sciences  
8704 E. Dalton Avenue,  
Spokane, WA 99212

RE: Pre-Application Meeting Summary for Expansion of an Existing Concentrated Animal Feeding Operation (CAFO)  
File Number: EAC2025-00010  
Tax Parcel No.(s): 230817-21001, 230808-33001, 230808-34001, and 230808-34003

Dear Mr. Freeman,

Thank you for attending the Early Assistance Meeting held on March 11, 2025 to discuss your proposal. The purpose of your meeting was to outline the applicable code requirements for the proposed development and to identify any potential roadblocks to your proposal so you can proceed accordingly.

To that end, here is a brief review of what was discussed and your potential next steps. *Please note that our responses are based on County review of the code compliance complaint and the conversation during the meeting. This summary does not constitute approval of the project or vests your project in any way. The requirements and/or review standards may be subject to change in the event of updates to applicable codes and guidance, or if the scope of your project should change.*

**Proposal:** The subject property was established as a Concentrated Animal Feeding Operation (CAFO) associated with the Veldhuis Dairy in 2021, under CUP2016-00019 and reviewed for compliance with the State Environmental Policy Act (SEPA) under SEP2016-00007. Based on concerns raised by neighboring property owners, as well as review of aerial photography, it appears that the existing CAFO has expanded without the required permitting, and without environmental review under SEPA. Based on aerial photography, it appears that the CAFO has roughly doubled in physical size and expanded onto neighboring parcel(s) that were not part of the original land use approval.

**Property History:** The subject property has not been involved in any previous subdivisions. The existing CAFO located on parcels 230817-21001, 230808-33001, and 230808-34001 was permitted under CUP2016-00019, and reviewed for compliance with the State Environmental Policy Act (SEPA) under SEP2016-00007. The existing home on parcel 230808-34001 was constructed in 1993, while the existing home on parcel 230808-34003 was constructed in 1999 according to records of the Yakima County Assessor's Office.

**Next Steps:** To move forward with your proposal, the following are the next steps that will need to be taken to proceed with your project.

- Review the attached Division Comments
- Revise the site plan to address the Division comments.
- Gather the required application submittals and requested reports/documents.
- Apply for the Planning Division permits as noted in the Division comments.

Applications can be found at the following link: <https://www.yakimacounty.us/2398/Forms-Applications>

- Conditional Use Permit Application
- SEPA Checklist

Requested Additional Documents/Reports:

- Dairy Nutrient Management Plan (or approved alternative) demonstrating compliance with State and Federal regulations.
- A hydrological study identifying all potential impacts associated with the expansion of the CAFO and outlining potential mitigation measures present is required to be submitted at the time of application for the associated land use and SEPA applications

Additional reports may be required as a result of application review or comment periods.

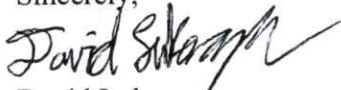
**Estimated Yakima County Planning Fees:**

Planning: Type 2 CUP  
Type 2 Application: \$1,925.00  
Transportation Review: \$95.00  
Noticing: \$25.00  
SEPA Checklist: \$295.00  
Legal Notice: \$225.00

Please call me at (509) 574-2300 if you have any questions regarding this letter, the attached notes, or your project.

We look forward to working with you.

Sincerely,



David Lukaczef  
Planner III

Attachments:

Divisional Comments

cc: File  
Veldhuis Dairies  
Lisa Freund, Public Services Director  
Thomas Carroll, Planning Official  
Jason Earles, Planning Manager - Current Planning Division  
Julia Loudon, Planner IV - Current Planning Division  
Victor Shaul - County Roads Department  
Jack Wells - Water Resources Division  
Sarah Ehmer - Water Resources Division  
Jessica Pearson - Building and Fire Safety Division  
Kait Wolterstorff - Yakima Health District Division  
Sarah Ehmer - Water Resources Division  
Tua Vang - Code Enforcement Division

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*



# Yakima County Public Services

## Workflow Comments

**EAC2025-00010**

128 North 2nd Street \* Fourth Floor, Courthouse \* Yakima, WA 9890  
 (509) 574-2300 \* FAX (509) 574-2301

Date Printed: 4/8/2025

## Workflow History

Task	Status	Comment	Date	Staff
Address Review	Comments Not Required		3/4/2025	Jamie West
Building Review	Comments	<p>Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits (IBC, S.105.1). All construction is required to comply with all applicable provisions of the current adopted International Building Codes (IBC, S.101.2) with Washington State Amendments and Washington State Energy Code-Commercial (WSEC-C, S.C101.2). Building permits and Building Codes are based on the building's use and construction type. The entire site, which includes buildings, structures, facilities, elements, and spaces, temporary or permanent, is required by code to be fully accessible to individuals with disabilities (IBC, S.1103.1). A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.</p> <p>Adopted applicable Washington State and Yakima County Amended Codes:            Building: International Building Code (IBC).            Mechanical: International Mechanical Code (IMC).            Plumbing: Uniform Plumbing Code.            Fire: International Fire Code (IFC).            Existing Buildings: International Existing Building Code (IEBC).            Energy Codes: Washington State Energy Code-Commercial (WSEC-C).            Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1 Accessible and Usable Buildings and Facilities.            Electrical: Washington State Department of Labor and Industries.</p>	4/3/2025	Richard Hembree
Code Enforcement Review	Comments	Code Violation due to a complaint. No Double Fees on permit applications just as long as the ranch is working towards compliance. Code case will stay open until all Planning and Building divisional requirements are met through final approvals and code case fees are paid.	3/13/2025	Tua Vang
Code	Comments	COD2022-00020 Possible violation of CUP2016-00019,	3/6/2025	Janna

Enforcement  
Review

COD fees owing are 126.00

Jackson

Current  
Planning Review

Comments

Establishing Information. The subject property was established as a Concentrated Animal Feeding Operation (CAFO) associated with the Veldhuis Dairy in 2021, under CUP2016-00019 and reviewed for compliance with the State Environmental Policy Act (SEPA) under SEP2016-00007. Based on concerns raised by neighboring property owners, as well as a review of aerial photography, it appears that the existing CAFO has expanded without the required permitting, and without environmental review under SEPA. Based on aerial photography, it appears that the CAFO has roughly doubled in physical size and expanded onto neighboring parcel(s) that were not part of the original land use approval.

4/1/2025

David  
Lukaczer

Land Use Permitting. To permit the expansion of the existing CAFO, you would need to go through the Type 2 review process with the Planning Division and be approved for it. In the Type 2 review process, a conditional use permit (CUP) application is submitted to the Planning Division, and it is reviewed by the County's internal divisions for completeness, and to identify any applicable conditions of approval and/or other permitting that may be required. Once determined complete, notice will be provided to interested outside agencies, neighboring property owners (whose property is located within 300 feet of the subject property and all contiguous property under the same ownership), and a two-week comment period is initiated. Following the close of the comment period, the County will review any/all comments received to determine whether any additional information is required to address concerns expressed by the commenters, and the Planning Division reviews the application for compliance with the County's code and development standards, and writes the final decision. Typically, this process can take between eight and ten weeks, however if significant challenges have to be addressed, or the permit is referred to the hearing examiner as explained below, the permitting process may exceed this timeframe. Once the decision has been issued, there will be a two-week (14 day) appeal period following the issuance of the land use decision, that gives the property owner or other interested parties the opportunity to appeal the decision should they believe the County incorrectly processed the application or failed to adequately consider the project.

While Type 2 applications typically do not require any public hearing or review by the Yakima County Hearing Examiner, the Yakima County Administrative Official may refer a Type 2 application to the hearing examiner in cases that generate a significant amount of public interest, and/or may have significant impact(s) to the surrounding property and/or environment that may be better addressed through a broader review. If referred to the hearing examiner, a public hearing would be scheduled, and the hearing examiner would issue the final decision based on the same criteria as a Type 2 CUP. with the decision being appealable through the

Land Use Partition Act (LUPA). If the application is referred to the hearing examiner, the applicant is responsible for covering all fees associated with the public hearing, including the hearing examiner's review fees, which can range from \$1,000 to \$9,000.

If the application is approved, you have 3 years to meet the conditions that will be outlined in the decision. This is generally when you are required to get building permits from the Building Division and may be required to obtain permits from other divisions or agencies as well (such as the Washington State Department of Transportation, the Fire Division, or the Yakima Health District).

Other permits (such as any associated building permits) may be reviewed at the same time as the land use permit(s); however, it will not be issued until the land use permit is approved, the two-week appeal period has concluded, and any conditions of approval required to be completed prior to building permit issuance have been completed and verified.

To be considered a complete conditional use permit application, Yakima County will require the following documents to be submitted:

- 
- \* ~~The General Application filled out and signed by the property owner;~~
  - \* The Conditional Use Permit Application filled out;
  - \* A Narrative giving a general overview of the proposed development;
  - \* A Site plan that meets the County's standards, which includes but is not limited to:
    - Drawn to scale;
    - Show all existing and proposed structures, improvements, and facilities, including all utility services (Wells, septic systems, drainfields, etc);
    - Depict all parking, queuing, and loading spaces;
    - Vehicle circulation routes;

In addition to the standard requirements for any land use applications, it is the Yakima County Planning Division's policy to require a Dairy Nutrient Management Plan (or approved alternative) to be submitted alongside any land use application that intends to establish a new CAFO or expand an existing CAFO.

In order to review potential hydrological impacts associated with the expansion of the existing CAFO, a hydrological study identifying all potential impacts associated with the expansion of the CAFO and outlining potential mitigation measures present is required to be submitted at the time of application for the associated land use and SEPA applications

Water Right. The general application page will require proof of domestic water right (in accordance with YCC 12.08.050) to be submitted with the application, if any additional domestic water will be used as a result of the proposed expansion of the existing CAFO. You should be aware that Washington State, and the Washington State Department of Ecology that manages water, do not

---

consider certain operations typically conducted as a part of a CAFO's operation, such as washing the herd, as falling under the State's stock water exemptions, and these uses must be addressed by a valid water right as well as 'standard' domestic water usage. Additional comments have been provided by Sarah Ehmer with the County's Water Resources Division regarding the existing mitigation measures put in place following the previous permitting process. If you have any questions regarding these regulations, please contact the Yakima County Water Resources Division at (509) 574-2300.

**Development Standards.** The Yakima County Planning Division will review the subdivision application in order to ensure that the proposal complies with the County's Unified Land Development Code (YCC Title 19). This includes the County's General Zoning Requirements (YCC Chapter 19.10), Standards for the AG Zoning District (YCC 19.11.010), Transportation and Circulation Standards (YCC Chapter 19.23), and Sewer and Water Standards (YCC Chapter 19.25), among others.

The conditional use permit application will be reviewed to ensure the proposed development meets the dimensional standards of the AG zoning district, including applicable setbacks:

- 
- Maximum Lot Coverage – Not Specified in the AG zoning district
  - Maximum Building Height – Not Specified in the AG zoning district
  - Setback from access easements – 50' from planned centerline
  - Interior Side Setback -- 10' from property line
  - Rear Setback – 10' from property line

Required parking will be calculated based off the use, utilizing the standards of YCC Table 19.22-2. Historically, the County has calculated minimum parking standards for CAFO facilities based on the number of employees working at the facility. The original permit required the property owner to establish 15 new parking spaces to serve the employees of the CAFO. If the expansion of the CAFO has led to additional employees working on a shift, new parking spaces will be required.

All parking and loading spaces and related access drives, maneuvering, and vehicle storage areas in rural areas, including those located within the AG zoning district, are required to be surfaced with a minimum of screened gravel or crushed rock, or better, except that the Reviewing Official may require paving and/or landscaping of the parking facility when necessary to protect the public health or safety.

If the use requires any loading or unloading from trucks or other large vehicles, then loading and unloading areas must be located onsite, and they must be situated so that trucks do not obstruct pedestrian or vehicle traffic movement or project into any public road or private road right-of-way. All loading space areas are to be separated from parking areas and must be designated as truck

---

loading spaces. Please show all existing and proposed parking spaces and any loading/unloading areas on the site plan submitted with the CUP.

Administrative Adjustments. Setbacks, parking, and landscaping requirements are standards that can be adjusted through the Administrative Adjustment process. The fee for an Administrative Adjustment that is reviewed concurrently with a Type 2 CUP is \$295 and is considered a Type 2 land use application that requires notice to be sent to neighboring property owners. The narrative for the project would need to include the reasonings and justifications for why the standards cannot be met. The Planning Department would have to find that the requested adjustments are consistent with the following:

- (a) The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title;
- (b) The purpose and intent of the specific zoning district and the standard being adjusted;
- (c) Maintaining the minimum administrative adjustment necessary to accommodate the proposed use;
- (d) Balancing the flexibility of the administrative adjustment with the health, safety and general welfare of individual neighborhoods and the community; and
- (e) The placement or design of structures will maximize solar access for the production of solar energy;

Land Use and Environmental Fees (due at time of application) may include:

- Type 2 Conditional Use Permit:
  - o Permitting Fee: \$1,925
  - o Transportation Review Fee: \$95
  - o Public Noticing Fee: \$25
- State Environmental Policy Act Review (If Required):
  - o SEPA Review Fee: \$295
  - o Legal Notice Fee: \$225
- Administrative Adjustment Application (If Requested):
  - o Administrative Adjustment Fee: \$295 (\$1,060 if not consolidated with a Type 2 CUP)
  - o Public Notice Fee: \$25

Please note that all fees are based upon the current fee schedule as outlined in YCC 19.20. If the fees should change then the applicable fee at that time will need to be paid.

Env. Planning Review	Comments	Environmental Review. Establishment, or expansion, of a Concentrated Animal Feeding Operation requires review under the State Environmental Policy Act (SEPA) in order to identify potential impacts that the development may have on the environment.	David Lukaczer
		The SEPA review process allows the County to collaborate with outside agencies to identify potential impacts associated with the proposed development. A	



SEPA checklist must be completed by the applicant and be submitted alongside the Type 2 CUP application. Any existing environmental documents shall be provided alongside the SEPA Checklist. A notice of the application will be sent to a variety of local and state agencies and will be published in the Yakima Herald in conjunction with a two-week comment period. Following the conclusion of the comment period, the County will be required to determine whether the proposed development will result in any significant impacts, as well as whether any mitigation will be required to address any identified impacts, and will issue either a Determination of Non-Significance (DNS), a Mitigated Determination of Non-Significance (MDNS), or a Determination of Significance (DS). If the County determines that there is the potential for significant impacts as a result of the proposed development, a DS must be issued, and an Environmental Impact Statement (EIS) must be prepared that considers the identified impacts and outlines the measures that will be utilized to mitigate against further harm being caused.

The County previously issued a Determination of Significance associated with a previous development proposal on the subject property that proposed the establishment of a larger CAFO due to the potential impact on the water table in the area (along with other impacts). In order to help the County quantify the potential impact, as well as identify feasible mitigation measures that may be put in place, the County requires that an updated hydrological study identifying all potential impacts associated with the expansion of the CAFO and outlining potential mitigation measures present is submitted at the time of application for the associated land use and SEPA applications.

Critical Area and Shoreline Review. Based on mapping services established by the Washington State Department of Fish and Wildlife (WDFW), the majority of the subject property is located within mapped shrub-steppe environment, with mapped instances of Ferruginous Hawk breeding ground. A site visit with the County and Washington State Department of Fish and Wildlife will be required to identify whether any additional critical area permitting may be required, and what (if any) habitat assessments must be completed prior to application. Please contact the Yakima County Public Services Department: Planning Division to schedule the site visit.

Upon review of previous permitting, it came to Yakima County's attention that the property owner was expected to establish a permanent form of protection (such as a conservation easement or deed restriction) that prohibits land disturbing activities on the subject property, with the area under this protection being based on the ratios of protection established by the Washington State Department of Fish & Wildlife (WDFW). Reviewing the subject file, as well as records held by the Yakima County Auditor's Office, staff were unable to demonstrate compliance with this mitigation measure. It is likely that this mitigation measure will have to be addressed moving

forward and will be updated based on the expanded size of the facility.

Should the scope of work change, or additional development be proposed that is located outside of the already disturbed portion(s) of the site, a habitat assessment and/or permitting under the Yakima County Critical Areas Ordinance (YCC Title 16C) will likely be required to address any new impacts to the identified habitat area and providing a mitigation strategy for identified impacts.

Fire Review	Comments	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type.	3/4/2025	Douglas Werts
Flood/Hazard Review	Comments	Based on current FEMA mapping and GIS overlay, the entire parcel or building site is outside the FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.	4/3/2025	Richard Hembree
Health Dist. Review	Comments	The only consideration the Health District needs to make is that septic system capacity is not being impacted and the septic systems are not being encroached upon.  In addition, I do not believe this qualifies as a same farm exempt well. Therefore, it may be required to be a Group B or Group A water system, if it is not already.	4/8/2025	Shawn Magee
Long Range Review	Comments Not Required		3/12/2025	Phil Hoge
PC Building Review	Comments	PC Building Research: Parcel 230817-34001: MHP1992-1588 - no inspections completed. New permit required. BLD2002-01319 - final inspection approved 12/23/02.  Parcel 230817-33001: BLD2019-00212 Final inspection approved 10/11/2019. The associated permits, FCP2019-00366, MEC2019-00283 and PLM2019-00044 need reinstatements for final inspections.  If land-use will be getting expanded onto parcel 230817-34001, and 230817-33001, the above mentioned, non finalized permits will require a reinstatement. Any ground disturbance prior to obtaining a permit will require a Grading and Excavation Permit. Please contact Building & Fire Safety at 509-574-2300 or <a href="mailto:buildinginfo@co.yakima.wa.us">buildinginfo@co.yakima.wa.us</a> for information on how to reinstate your permit.  No other structures/permits were researched. If you want additional research on permits for the Parcel, please submit a Public Disclosure Request.	3/20/2025	Mayra Romo
Transportation Review	Comments Not Required		3/11/2025	Victor Shaul
Water	Comments	Stormwater must be retained on site. Any natural	3/14/2025	Elias Hansen

Resources  
Review

drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

Please contact the Washington State Department of Ecology to see if a Industrial Stormwater Permit and Construction Stormwater Permit is required.

If development/land disturbing activities equal to or exceed one acre, a complete stormwater site plan will need to be submitted and approved by the Yakima County Water Resources before said land disturbing activities take place and or permits are given.

A copy of the drainage nutrient management and or CAFO permit from the Dept. of Ecology will be required to be submitted along with the Stormwater Site Plan.

---

Water  
Resources –  
Water Rights  
Review

Sarah Ehmer

Water resources have some concerns regarding the current mitigation in effect from the original permit CUP2016-00019. As a condition of the permit application approval (CUP2016-00019)0, the County required the Declarants execute and record a Declaration of Well Monitoring Covenant, in which the affiliated Declarants agree to prohibit permit-exempt stock watering uses of the existing wells located on the Fryslan Property, the Friesland Property, and the Den Boen Property, and to limit the use of such existing wells on the Restricted Parcels to domestic uses for the present and future residences and shops located on such properties after the calves are relocated from the Restricted Parcels to the Feedlot Property (the "Permit Contingency").

1. Parcel 230909-33001 is listed in the Declaraion of Well Monitoring Covenant but does not appear to have ever been used for cattle operations. Aerial photos show this parcel to have been in crop production during the years when the transition from cattle to domestic was initiated. Other documentation, including the Hydrogeological Impact Study identify the Hornby Rd location to be parcel 230909-32001. I believe the wrong parcel was listed as a restricted parcel in the Declaration of Well Monitoring Covenant and an amendment should be made to that Covenant to record the restriction on the correct parcel.

2. Monitoring under the Well Monitoring Covenant has not been consistent. The County does not have meter readings for any of the properties for the 2023 calendar year. The meter was broken and or missing when the 2024 readings were collected at the Hornby site.

3. As a result of lapses in reporting and the broken meter, the Hornby site has been out of compliance with reporting since 1/4/2023. The absence of data make it impossible to verify compliance with the water use mitigation agreement.

4. The water usage reported at the Forsell site does not seem to demonstrate a reduction in use. Table 2: Water Use from Current Wells from the Hydrogeologic Impact Study submitted as part of the SEPA states the typical annual water use attributed to cattle from WD1 &

---

---

WD2 on parcel 230918-34001 to be 1,149,750 gallons or 3.5 AF. The meter reading reported on 1/4/2023 was 18227 x 100 (1,822,700). The meter reading for January 2024 is missing. The meter reading reported on 1/18/2025 was partially illegible 581?? X100 (5,810,000). This shows that over the two-year period from 1/4/2023 to 1/15/2025 the water usage was 3,987,300 gallons. This is an average of 1,993,650 gallons per year. 1,993,650 gallons per year is equal to 5,462 gpd or 6.12 AF per year. This water use exceeds the reported estimated consumption at this location during the time when livestock were present plus the expected use for an average household and does not demonstrate any offset of use or mitigation for the use at the other site as was the intention of the Declaration of Well Monitoring Covenant. 5,462 gpd exceeds the amount of water allowed under the domestic well exemption. This usage seems exceedingly high for the one home on the parcel. For reference, a Group B water system is realistically able to provide water to 6-8 homes while still staying within the 5000 gpd domestic exempt well limit.

The increase in the footprint of the Feedlot Property and the corresponding increase in the number of animal units housed on these parcels suggests an increase in water demand on these parcels. The current mitigation plan that was designed to offset the use at this site by reducing/removing livestock use on other sites, likely is no longer adequate to result in no net increase in use of water.

Because the complaint from the outside party included the mention of a new well that the group suspects is being used as a means to withdraw water from a well that is not metered, I also looked into that well as part of my background into this case. I did find that the well exists. The well appears to possibly be a replacement for a well that previously served the property. I cannot confirm this. I also am a little suspicious of a domestic well of these dimensions. Not many domestic wells are constructed of 8" diameter casing. Most domestic wells are constructed of 6" casing. In addition, if this well was constructed to serve as a replacement for the prior exempt domestic well that served the home, I can find no record that the old well was decommissioned.

---

## Bryon Ross

---

**From:** Bryon Ross  
**Sent:** Wednesday, April 9, 2025 7:39 AM  
**To:** Internal Agencies; Lisa Freund; Thomas Carroll; Julia Loudon; Victor Shaul; Jessica Pearson; Kait Wolterstorff; Sarah Ehmer; Kevin Freeman; office@windmillestates.net  
**Cc:** David Lukaczer  
**Subject:** EAC2025-00010 Pre-Application Meeting Summary for Expansion of an Existing Concentrated Animal Feeding Operation (CAFO)  
**Attachments:** EAC2025-00010 Pre-Application Meeting Summary.pdf



*Bryon Ross*

Planning Office Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.

Veldhuis Dairies  
650 Hornby Rd.  
Grandview, WA 98930

Kevin M. Freeman, PG  
Inland Earth Sciences  
8704 E. Dalton Ave.  
Spokane, WA 99121

Jessica Pearson  
Kait Wolterstorff  
Sarah Ehmer

Lisa Freund  
Thomas Carroll  
Julia Loudon  
Victor Shaul

Marivel Garcia  
Joe Stump  
Jase Testerman  
Troy Havens  
Jack Wells

Jason Earles  
Tua Vang  
David Haws  
Ivan Klingele  
Nellie Soptich

FILE NO.: EAC2025-00010  
NOTICE OF PRE-APPLICATION MEETING SUMMARY

**-AFFIDAVIT OF MAILING**

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF YAKIMA )

I, Bryon Ross, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF PRE-APPLICATION MEETING SUMMARY a true and correct copy of which is enclosed here-with; that a NOTICE OF PRE-APPLICATION MEETING SUMMARY to the applicant and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 9<sup>th</sup> Day of April, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true this the 9<sup>th</sup> Day of April, 2025.



---

Bryon Ross  
Office Specialist