

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

a. Name of proposed project, if applicable:

Proposed Text Amendment to the City of Grandview Comprehensive Plan

b. Name of applicant:

Nicole Stickney, AHBL
and
J. Trinidad Garibay, Elite Investment Group LLC

c. Address and phone number of applicant and contact person:

Applicant: Trini Garibay
Elite Investment Group LLC
5804 Road 90, Suite A
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d. Date checklist prepared:

December 12, 2022

e. Agency requesting checklist:

City of Grandview

f. Proposed timing or schedule (including phasing, if applicable):

The Grandview Municipal Code section 17.92.020 establishes that amendments to the comprehensive plan will be scheduled for City Council's consideration in January; approval of the text amendment is anticipated to occur early in 2023.

g. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No further activity regarding the comprehensive plan amendment is proposed.

h. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known

i. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

- j. List any government approvals or permits that will be needed for your proposal, if known.**

Passage of an Ordinance by the City of Grandview City Council adopting a Comprehensive Plan Amendment. Later, an amendment to Grandview Municipal Code (GMC) 17.35.050(B); Development standards for the R-3 High Density Residential District would be needed to update the GMC to align with the amended Comprehensive Plan.

- k. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

We are requesting the city amend the Comprehensive Plan **Chapter 2 - Land Use Element**, Section V. Future Land Use.

The current text specifies the exact allowed density in the R-3 zoning district which generally restricts the practical placement of apartment buildings. This restriction of a specific housing type conflicts with the Comprehensive Plan's goals and policies to allow a variety of housing types throughout the city to increase options for affordable housing.

Our proposed change is shown below with a strikethrough of the text to represent the requested removal of the language regarding density (expressed as a minimum lot size requirement and a description that high density residential development should be at a scale compatible with low-density development).

"... The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures ~~of a scale compatible with the structures in low density districts and with useful yard spaces.~~ The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. ~~Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.~~"

- l. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed text amendment is a non-project action that applies generally to the whole city and would apply specifically to all parcels within the R-3 High Density Residential zoning district.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

N/A, this is a non-project action. All future site-specific development is subject to review.

b. What is the steepest slope on the site (approximate percent slope)?

N/A, this is a non-project action.

According to the City's Comprehensive Plan, the City is typically flat or gently rolling, while within the UGA (and outside of the city limits) some areas have slopes which range between 5 percent to 15 percent or more.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A, this is a non-project action.

According to the City's Comprehensive Plan *Physical Character Element*, the lower Yakima River Basin in the area of Grandview includes recent alluvial, lacustrine and eolian soil deposits. Surficial soils typically include about 1.5 feet of silt type loam overlying stratified silt loam, loam and very fine sandy loam to depths of 5 feet or more. Table 1-1 of the plan specifies "Soil Classifications and Limitations for the City of Grandview and Vicinity" and Figure 1-1 provides a map showing soil types.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A, this is a non-project action.

According to the City's Comprehensive Plan Physical Character Element, native soils are underlain by volcanic bedrock including the Saddle Mountains Basalt of the Columbia River Basalt Group.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A, this is a non-project action.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

N/A, this is a non-project action.

- f. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A, this is a non-project action.

- g. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

2. Air

- 1) **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

N/A, this is a non-project action. All future site-specific development is subject to review.

- 2) **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

N/A, this is a non-project action.

- 3) **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None proposed.

3. Water

a. Surface Water:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

N/A, this is a non-project action. All future site-specific development is subject to review.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A, this is a non-project action.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from water bodies as a result of this proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No water will be withdrawn or diverted as a result of this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A, this is a non-project action.

According to the City's Comprehensive Plan *Physical Character Element*, the floodplain of the Yakima River in the Grandview area is narrow and not proximate to the built-up portion of the City; an area of the UGA / City limits that is affected by the 100-year floodplain is a small section of the southern noncontiguous portion of the City that houses the wastewater treatment plant and sprayfields.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A, this is a non-project action.

No waste materials will be discharged to surface waters as a result of the proposal.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A, this is a non-project action. All future site-specific development is subject to review.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The N/A, this is a non-project action. The city is served by City of Grandview sewer; no wastewater will be discharged to the ground as a result of this proposal.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A, this is a non-project action. All future site-specific development is subject to review.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A, this is a non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A, this is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None proposed.

4. Plants

a. Check the types of vegetation found on the site:

N/A, this is a non-project action.

The Comprehensive Plan identifies a wide range of vegetation found within the area.

___ deciduous tree: alder, maple, aspen, other

___ evergreen tree: fir, cedar, pine, other

___ shrubs

___ grass

___ pasture

___ crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A, this is a non-project action.

c. List threatened and endangered species known to be on or near the site.

N/A, this is a non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A, this is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A, this is a non-project action.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

N/A, this is a non-project action. The Comprehensive Plan *Physical Character Element* identifies the type of wildlife and fish found within the area, and discusses habitats.

birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

N/A, this is a non-project action.

c. Is the site part of a migration route? If so, explain.

Yes, Washington State is part of the Pacific Flyway, a bird migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

N/A, this is a non-project action.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A, this is a non-project action. All future site-specific development is subject to review.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A, this is a non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A, this is a non-project action.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A, this is a non-project action. All future site-specific development is subject to review.

- 1) Describe any known or possible contamination at the site from present or past uses.**

N/A, this is a non-project action.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

N/A, this is a non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

N/A, this is a non-project action.

- 4) Describe special emergency services that might be required.**

N/A, this is a non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

N/A, this is a non-project action. All future site-specific development is subject to review.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

N/A, this is a non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:**

None proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

N/A, this is a non-project action. All future site-specific development is subject to review.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

N/A, this is a non-project action.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

The proposal will not affect or be affected by surrounding working farm or forest land operations.

- c. Describe any structures on the site.**

N/A, this is a non-project action.

- d. Will any structures be demolished? If so, what?**

N/A, this is a non-project action.

- e. What is the current zoning classification of the site?**

The proposal is related to the R-3 High Density Residential zoning district.

- f. What is the current comprehensive plan designation of the site?**

The proposed text amendment will affect parcels with the land use designation of Residential in the comprehensive plan (Future Land Use map, Figure 2-6).

- g. If applicable, what is the current shoreline master program designation of the site?**

N/A, this is a non-project action. It does not appear that any properties zoned R-3 High Density Residential are within shoreline jurisdiction.

All future site-specific development is subject to review.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

N/A, this is a non-project action.

- i. Approximately how many people would reside or work in the completed project?**

N/A, this is a non-project action.

j. Approximately how many people would the completed project displace?

N/A, this is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures proposed as no displacement is anticipated to occur.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None proposed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures proposed as impacts to agricultural and forest lands are not anticipated as a result of this proposal.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A, this is a non-project action. All future site-specific development is subject to review.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A, this is a non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, this is a non-project action. All future site-specific development is subject to review.

b. What views in the immediate vicinity would be altered or obstructed?

N/A, this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed.

11. *Light and Glare*

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

N/A, this is a non-project action. All future site-specific development is subject to review.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

N/A, this is a non-project action.

- c. **What existing off-site sources of light or glare may affect your proposal?**

N/A, this is a non-project action.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

N/A, this is a non-project action.

12. *Recreation*

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

N/A, this is a non-project action.

The City's Comprehensive Plan describes park, recreation and open space land as well as open space corridors in the *Land Use Element*.

All future site-specific development is subject to review.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

N/A, this is a non-project action.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. *Historic and cultural preservation*

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

N/A, this is a non-project action. The Comprehensive Plan includes a listing of Historic Building and Places in Table 2-2.

All future site-specific development is subject to review.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

N/A, this is a non-project action.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A, this is a non-project action.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

N/A, this is a non-project action. All future site-specific development is subject to review.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

N/A, this is a non-project action.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

N/A, this is a non-project action.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

N/A, this is a non-project action.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A, this is a non-project action.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

N/A, this is a non-project action.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A, this is a non-project action.

- h. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

N/A, this is a non-project action. All future site-specific development is subject to review.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____**

N/A, this is a non-project action. All future site-specific development is subject to review.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Nicole Stickney

Name of signee Nicole Stickney

Position and Agency/Organization Senior Planning Project Manager / AHBL, Inc.

Date Submitted: Dec. 28, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The text amendment will not result in an increased discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise. The intent of the text amendment is to remove specific minimum lot size requirements from the comprehensive plan.

Proposed measures to avoid or reduce such increases are:

Any future construction activity related to the text amendment will be subject to SEPA review as well as state and local regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed non-project action will not affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The text amendments will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The proposed text amendment to remove specific minimum lot size development standards from the comprehensive plan may encourage infill development to occur in locations where infrastructure is already in place. Building where infrastructure systems already exist facilitates energy efficiency. Additionally, infill development often allows residents to live closer to where they work or go to school which also reduces demands on energy and natural resources. Finally, infill development helps decrease a pattern of sprawling development which preserves natural resources such as farmland and open space.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed text amendment will not affect environmentally sensitive areas. Removing restrictive minimum lot size requirements may help to foster appropriate development in areas that are suitable and direct development away from areas that should be protected.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will positively affect land use by facilitating development in areas where suitable infrastructure (roads, utilities) and services are available or can be provided and in turn protect areas that are sensitive from development pressures.

Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed text amendment will not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:
None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will comply with all other local, state, and federal laws and requirements for the protection of the environment.