

**SEPA ENVIRONMENTAL CHECKLIST**

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APR 16 2024

CITY OF GRANDVIEW

**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:** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
SDP Properties
2. Name of applicant: [\[help\]](#)  
PLSA Engineering & Survey (Wade Kabrich)
3. Address and phone number of applicant and contact person: [\[help\]](#)  
521 n 20th Ave Suite 3 Yakima WA 98902 (509)575-6990
4. Date checklist prepared: [\[help\]](#)  
3/25/2024

5. Agency requesting checklist: [\[help\]](#)  
City of Grandview
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Phase 1 by Spring of 2024 as soon as application is approved.  
Phase 2 and 3 are proposed to begin in 2025.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Temporary Erosion Control Plan will Be prepared and implemented prior to construction

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Grandview Grading and building permits

11. 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.) [\[help\]](#)

See Attached Narrative.

12. 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. [\[help\]](#)

See attached Narrative and Site plan

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

1%

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. [\[help\]](#)

Warden Silt loam. There will be not be any long term Agriculture use proposed for this project. The grading will use typical site balancing so no soil is planned on being removed.



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
No.
- 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. [\[help\]](#)  
Typical grubbing and grading for construction of a Asphalt Private road and Residential Homes . When Project is completed, the total grading will be 7.3 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
43%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Silt fence around grading limits and Rock armored construction entrance.

## 2. Air [\[help\]](#)

- a. 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. [\[help\]](#)  
None expected
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
None identified
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
Typical Dust control measures.

## 3. Water [\[help\]](#)

### 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. [\[help\]](#)  
No.
- 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. [\[help\]](#)  
No.
- 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. [\[help\]](#)  
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

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. [\[help\]](#)

No

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. [\[help\]](#)

Site is serviced by municipal water. There will be no water discharged to ground water

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. [\[help\]](#)

Site is serviced by municipal sewer. There will be no discharge of septic or chemicals

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. [\[help\]](#)

Storm water is to be collected in infiltration swales

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Stormwater will be sheet flowed into infiltration swales

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Grass and weeds will be removed prior to building

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Proposed Landscaping will be typical with family home development.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

#### 5. Animals [\[help\]](#)

- 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. [\[help\]](#)

Examples include:

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

Song birds and small mammals

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None Known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None Proposed.



e. List any invasive animal species known to be on or near the site. [\[help\]](#)

## 6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

Electrical for heating ,lighting and other household needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

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: [\[help\]](#)  
None proposed

## 7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

No.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

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. [\[help\]](#)

None

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. [\[help\]](#)

None

4) Describe special emergency services that might be required. [\[help\]](#)

None

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed.

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise typical with a rural road.



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. [\[help\]](#)

Typical noise produced for construction of a housing development which will be short term limited to daylight hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction Noises Should not impact neighboring properties. Construction will be limited to Daylight hours.

## 8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

The current use of the site is vacant land. The proposed use will not effect adjacent properties.

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? [\[help\]](#)

The site has been vacant and has not been forest of long term commercial significance.

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: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

The site is currently vacant.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban growth area.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

64 families is possible.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project is compatible with the existing and projected land based on comprehensive plan designation and surrounding housing developments.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

32 Mid-income Dual family duplexes is proposed

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing to be removed

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None Proposed.

## 10. Aesthetics [\[help\]](#)

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

Under 15ft. The exterior building material is to be consistent with the surrounding homes.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No substantial view obstructions

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No specific measures are proposed. Attractive building design, and landscaping.

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Typical lighting from residential homes during hours of darkness.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No



- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
None as part of this proposal.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
Parks and school playgrounds are in the general vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed

## 13. Historic and cultural preservation [\[help\]](#)

- 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. [\[help\]](#)

None Known

- 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. [\[help\]](#)

None Known

- 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. [\[help\]](#)

None proposed

- 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. [\[help\]](#)  
None Proposed

## 14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The development will be accessible from N. Elm street. Also E. Bonnieview Rd.

- 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? [\[help\]](#)  
This site is not served by public transportation. The nearest transit stop is 0.35 miles away
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
There will be 4 parking spaces per lot totaling 128 spaces proposed.
- 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). [\[help\]](#)  
A private paved street is proposed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
No
- 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? [\[help\]](#)  
256 Trips. City of Grandview Development Traffic impact Data Checklist was used to make this estimate.
- 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. [\[help\]](#)  
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
None Proposed.

#### 15. Public Services [\[help\]](#)

- 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. [\[help\]](#)  
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
None Proposed.

#### 16. Utilities [\[help\]](#)


- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_  
Electricity, garbage, water, telephone, sanitary sewer.
- 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. [\[help\]](#)

City of Grandview to provide services for water and sanitary sewer. Electricity will be provided from Pacific power.



**C. Signature** [\[help\]](#)

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:  \_\_\_\_\_

Name of signee Wade Kabrich \_\_\_\_\_

Position and Agency/Organization Planner PLSA Engineering & Survey. \_\_\_\_\_

Date Submitted: 4/12/2024 \_\_\_\_\_

## NARRATIVE FORM

### **SPD PROPERTIES PHASES 1, 2, 3 PRELIMINARY PLAT**

**PARCEL NUMBER: 230914-4404**

**APPLICANT / OWNER: Moo Kang**

This application is for a 3-phase subdivision consisting of 32 lots and for the development of dual-family residential lots ranging from 7,810 to 9,830 square feet in size, designed to conform to the exterior boundaries of the phases and topography of the site. The site is located in the Residential zone in the City Of Grandview. The subdivision will be provided with domestic, irrigation water and sewage disposal from the City Of Grandview.

#### **Phasing Plan**

The subdivision consists of 3 phases, made up of 7.3 acre site. The phases and number of lots are as is anticipated to be built out within the maximum five to six years allowed to complete a subdivision. Additional phases not completed within the maximum time period would have to be reapplied for, in some cases, repeatedly if expected to be included with each application. Such an approach also does not account for changes, regulatory, technological, and in homeowner preferences that are inevitable over such a long period of time. To address any concerns about this, a great deal of design work has been done on this site and issues such as drainage, utilities and traffic circulation are included in the SEPA environmental checklist prepared for this application. This is to provide assurance that future development can be logically continued. These issues include the following:

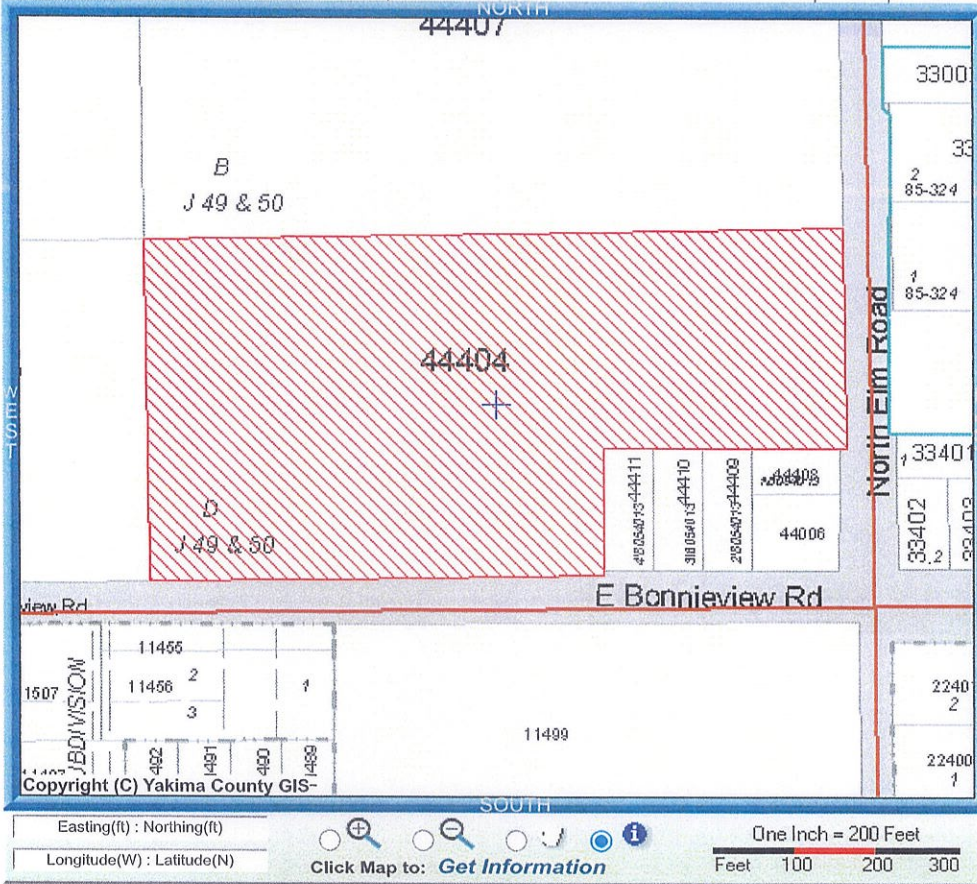
1. **Utilities:** The proposed phases are in the area of the site that can be served by the existing city domestic water utility and gravity flow into the sewer system located in Bonnieview Road.
2. **Stormwater:** Storm drainage planning, and design will occur prior to construction for phase 1. Phase 2 and 3 will be designed together. Underground stormwater infiltration systems will be the proposed method .
3. **Road System:** A great deal of engineering analysis has been completed in evaluating the entire site for the street system and it can be expanded into the remaining property in a coordinated manner that accommodates traffic circulation and safety.

Phasing is based on the logical extension of streets and utilities so it is anticipated that they will be developed in order. Each phase is an independent planning unit planned to stand alone independently and to build on the previous phases and continue the existing circulation system and utilities.





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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER, Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 200 ft.

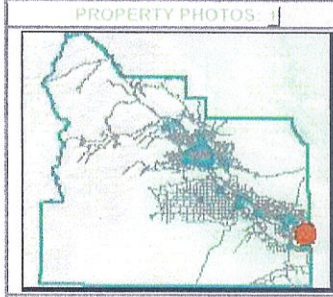
Overlays: Aerial Photography:  FEMA  Critical Areas  Contours  Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgc.com  
(509) 248-4442

Map Report



PROPERTY INFORMATION AS OF 4/10/2024 11:06:55 PM	
Parcel Address:	BONNEVILLE RD & CEM, WA
Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG
Parcel Number:	23091444404 Parcel Size: 7.33 Acre(s)
Property Use:	99 Other Undeveloped Land
TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA):	440 Tax Year: 2024
Improvement Value:	\$0 Land Value: \$31900
Current Use Value:	\$0 Current Use Improvement: \$0
New Construction:	\$0 Total Assessed Value: \$31900

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION				
Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

**DISCLAIMER**  
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](mailto:info@vtgc.com).

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>

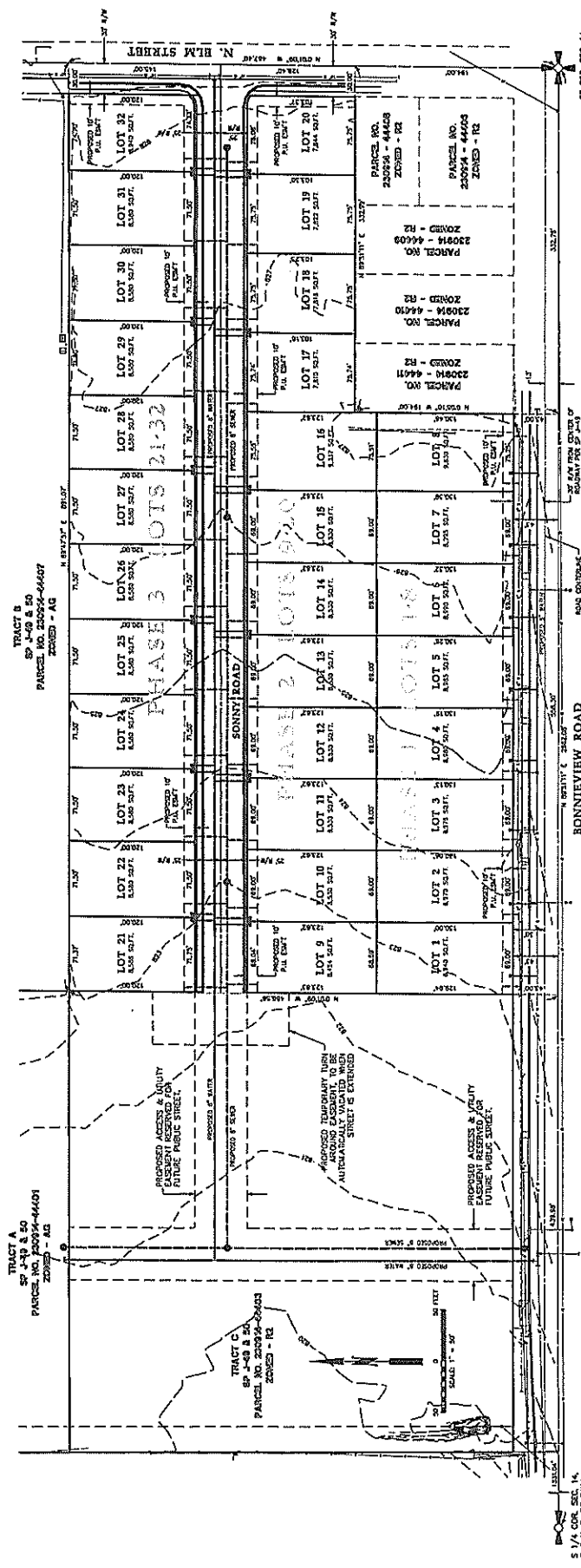
LOCATION INFORMATION		
+ Latitude: 46° 15' 33.405"	+ Longitude: -119° 53' 46.925"	Range: 23 Township: 09 Section: 14
Narrative Description: PARCEL D BOOK J-0049 & J 50		

**DISCLAIMER**  
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION



PRELIMINARY PLAT OF  
**SPD PROPERTIES**

PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.  
PARCEL NO. 230914 - 44404

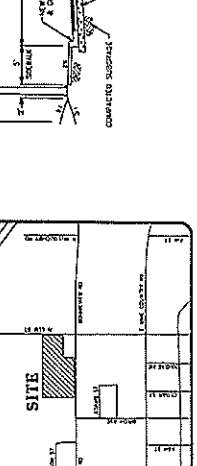
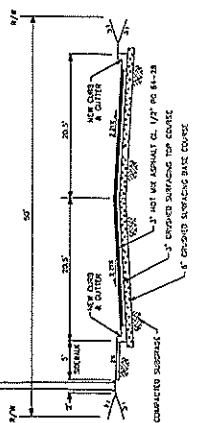


**LEGAL DESCRIPTION**

TRACT D OF THAT CERTAIN SHORT PLAT FILED IN BOOK "J" OF PLATS PAGES 49 AND 50, UNDER AUDITOR'S FILE NO. 24828, RECORDS OF YAKIMA COUNTY, WASHINGTON.

**NOTES**

1. SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT.
2. ADJACENT TO ALL STREET RIGHT OF WAYS THESE WILL BE A 10-FOOT WIDE PUBLIC UTILITY EASEMENT.
3. THE TOTAL AREA OF THE PROPOSED PLAT 7.3 ACRES.
4. POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LAYED OUT BY THE CITY OF GRANDVIEW. THE PUBLIC UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
5. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
6. DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY CITY OF GRANDVIEW.
7. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF GRANDVIEW.
8. THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED TO BE REBUILT.
9. TYPICAL SETBACKS - 20' FRONT SETBACK FROM THE PROPERTY LINES & 10' REAR SETBACK FROM PROPERTY LINES.
10. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF GRANDVIEW STREET STANDARDS.



SE 1/4 COR. SEC. 14,  
T-9 N., R-23 E.M.,  
1/4 ALIEN CAP TRACT  
SEE LCR 114-1211

OWNER/DEVELOPER  
ENGINEER/SURVEYOR  
PLSA  
335 WALK COUNTRY ROAD  
PROSSER, WASHINGTON 99350  
PHONE (509) 535-9990

ENGINEER/SURVEYOR-PLANNING  
351 N. 20TH AVE., SUITE 3  
YAKIMA, WASHINGTON 99102  
PHONE (509) 272-2727

PRELIMINARY PLAT  
OF PARCEL NO. 230914 - 44404  
DATE: 2/14/24  
DRAWN BY: MCO  
CHECKED BY: MCO  
SCALE: AS SHOWN



City of Grandview

THE TRANSPORTATION CHECKLIST IS TO BE COMPLETED BY THE DEVELOPER AND THE INFORMATION WILL ASSIST QUESTION 14(G) OF THE TRANSPORTATION SECTION OF THE S.E.P.A. QUESTIONNAIRE.

Development Traffic Impact Data Checklist

Development Name: SPD Properties
Development Address:

Developer Name: G Squared Enterprise
Developer Address: 1908 Apricot Road
Grandview Wa 98930

- 1. Type of development:
[ ] Single Family Residential
[X] Duplex Residential
[ ] Multi-Family Residential
[ ] Commercial
[ ] Industrial
[ ] Other

Number of Units: 32

- 2. Average vehicle trips per unit:
[ ] Single Family 10 trips per day
[ ] Mobile Home Park 5 trips per day
[X] Duplex 8 trips per day
[ ] Retirement Community 4 trips per day
[ ] Multi-family 6 trips per day
[ ] Other

3. Total vehicle trips per day for the development: 256

4. Trip distribution to existing public streets from proposed development:

64 daily trips to Bonview
192 daily trips to Elm

5. Peak hour trips to public streets from development:

Peak hour trips to Bonview
Peak hour trips to Elm
Peak hour trips to

6. Existing traffic count (ADT) for public streets accessed by proposed development:

1394 Bonview 831 Elm

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

Two lane street, LOS C. - 8,000 ADT
Two lane, plus left turn lane, LOS C. - 12,000 ADT
Four lane, LOS C. - 20,000 ADT
Other

Concurrency Test: Available capacity (subtract #6 from #7)
Projected number of trips (#3)
Remaining capacity

(If -0- or negative, adverse impact; if 1 or more, no adverse impact)

8. Three-year accident history of existing public streets accessed by development: (In vicinity of development)

- [ ] None
[ ] See Attached

9. Traffic/street improvements proposed to mitigate this development:

- [X] None at this time
[ ] See Attached

Completed By

Date