



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
GRANDRIDGE ESTATES SUBDIVISION II – PRELIMINARY PLAT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, June 22, 2021 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested preliminary plat for the following:

Applicant(s): Dan Swanson dba SDC Inc.
Property Owner(s): Charvet Brothers Farms
Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots
Zoning: R-1 Low Density Residential

The closed record public hearing will be held in person and will also be available via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91437893964?pwd=OHhoNm9jeVIYMTRBUTBYTFF4Q2RFdz09>

Meeting ID: 914 3789 3964

Passcode: 212227

To join via phone: +1 253 215 8782 US

Meeting ID: 914 3789 3964

Passcode: 212227

A copy of the Hearing Examiner's recommendation is posted on the City's website www.grandview.wa.us or you may request a copy at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or anitap@grandview.wa.us.

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – May 26, 2021

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

- **Applicant(s):** Dan Swanson dba SDC Inc.
- **Property Owner(s):** Charvet Brothers Farms
- **Proposed Project:** Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots
- **Zoning:** R-1 Low Density Residential

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:

- a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
- b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
- c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
- d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE:

Closed Record Public Hearing – Preliminary Plat –
Grandridge Estates Subdivision II – 212 Lots

Resolution No. 2021-29 approving Grandridge Estates
Subdivision II 212-Lot Preliminary Plat

AGENDA NO. Active 6 (C) & (D)

AGENDA DATE: June 22, 2021

DEPARTMENT

Planning/Hearing Examiner

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)



CITY ADMINISTRATOR

MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City received a subdivision application submitted by Dan Swanson d/b/a SDC, Inc., for preliminary plat approval of a 212-lot residential subdivision to be known as Grandridge Estates Subdivision II. The proposed preliminary plat is located northwest of Grandridge Road/Apricot Road.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

On April 29, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed preliminary plat. A copy of the Hearing Examiner's Recommendation SUB#2021-01 dated May 13, 2021 is attached.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the 212-lot preliminary plat of "Grandridge Estates Subdivision II" to be located on Assessor's Parcel Numbers 230926-23008, 230926-23009 and 230926-24003 be approved, subject to compliance with the conditions outlined in the Hearing Examiner's Recommendation SUB#2021-01.

Further recommend that Council approve Resolution No. 2021-29 approving Grandridge Estates Subdivision II 212-Lot Preliminary Plat.

**CITY OF GRANDVIEW
HEARING EXAMINER'S RECOMMENDATION**

May 13, 2021

**In the Matter of Application for)
Preliminary Plat Approval)
Submitted on behalf of:)**

SUB#2021-01

**Charvet Brothers Farms,)
Property Owner, by the)
Applicant Dan Swanson)
d/b/a SDC, Inc.)**

**For the Approval of a 212-Lot)
Preliminary Plat to be Located)
West of Grandridge Road and)
North of Apricot Road to be)
Named "Grandridge Estates)
Subdivision II" in the R-1 Zone)**

A. Introduction. The findings relative to the hearing process conducted for this proposed preliminary plat are as follows:

(1) The Zoom open record public hearing for this application was held on April 29, 2021.

Charvet Brothers Farms, Owner, by
Dan Swanson, SDC, Inc., Applicant
"Grandridge Estates Subdivision II"
NW. of Grandridge Rd./Apricot Rd.
212 Lots; SUB#2021-01

(2) Jeff Watson, Yakima Valley Conference of Governments Senior Planner who serves as the Planner for the City of Grandview, presented his staff report which detailed pertinent aspects of the proposed preliminary plat as well as the recommended conditions for its approval. City Administrator/Public Works Director Cus Arteaga answered questions relative to the proposal, and City Clerk Anita Palacios testified that comments were received from the Washington State Department of Ecology (DOE) regarding water quality, water resources and toxic clean-up and from the Sunnyside Valley Irrigation District.

(3) The property owner's representative and applicant for the proposed preliminary plat, Dan Swanson d/b/a SDC, Inc., and the engineer for the development, Jeffrey Jensen of Jensen & Associates Consulting Engineers, answered questions and supplied additional information. The soil of the area within the proposed preliminary plat was tested for lead and arsenic as required by the Washington State Department of Ecology, and a report will be provided to the City that will detail any requirements of the applicant in that regard.

(4) No members of the public or other individuals testified at the hearing. After all of those who participated in the hearing were provided the opportunity to present all of the testimony they wished to present relative to this proposed preliminary plat, the hearing was closed. This Recommendation regarding the proposed preliminary plat of "Grandridge Estates Subdivision II" has been issued within 14 days of the open record public hearing which was held on April 29, 2021, as is required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this proposed preliminary plat subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on April 24, 2021; consideration of the staff report, exhibits, written comments, testimony and other evidence presented at the open record public hearing

on April 29, 2021, relative to the proposed preliminary plat dated March 22, 2021; and a consideration of the Grandview Subdivision Ordinance and the Grandview Zoning Ordinance which are set forth in the Grandview Municipal Code (GMC); the Hearing Examiner makes and issues the following:

FINDINGS

I. Property Owner/Applicant. The property owner is Charvet Brothers Farms, 501 Appleway Road, Grandview, Washington 98930. The applicant is Dan Swanson d/b/a SDC, Inc., 32814 SE 110th Street, Issaquah, Washington 98027.

II. Applicant's Engineer. The applicant's engineer is Jeffrey Jensen of Jensen & Associates Consulting Engineers, 3505 South Volland Street, Kennewick, Washington 99337.

III. Location. The proposed preliminary plat is located west of Grandridge Road and north of Apricot Road. The Yakima County Assessor's parcel numbers for the 58.76 acres within the preliminary plat are 230926-23008, 230926-23009 and 230926-24003 which are located northwest of the intersection of Grandridge Road and Apricot Road. The legal description of the property appears on the face of the proposed preliminary plat dated March 22, 2021 (*Record at page 6*).

IV. Application. The main aspects of this application for preliminary plat approval may be described as follows:

(1) The proposed 212-lot Preliminary Plat of “Grandridge Estates Subdivision II” would subdivide approximately 58.76 acres into 212 lots intended for single-family residences in an R-1 Low Density Residential zone. The Comprehensive Plan future land use designation of the property within the preliminary plat is Residential and Low Density Residential.

(2) Water and sewer service and irrigation water will be provided by the City of Grandview. Grandridge Road and Apricot Road along the frontage of the plat will be provided additional right-of-way and improvements. The interior streets will be developed to City standards. Additional features of the proposed preliminary plat will be detailed in other sections of this Recommendation relative to criteria for the review and consideration of proposed preliminary plats.

V. Environmental Review. The City distributed a Notice of Application and Public Hearing and Preliminary Determination of Non-significance (DNS) on March 22, 2021, using the optional DNS process authorized by WAC 197-11-355 with a comment period ending on April 15, 2021. The following two written comments were submitted:

(1) A letter dated April 13, 2021, was received from the Washington State Department of Ecology (DOE) which stated:

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road

construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control, and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991 or lloydstevensjr@ecy.wa.gov, with questions about this permit.

WATER RESOURCES

WR DSO, CL: Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids, above ground level. The Grandridge Estates Subdivision II project references stormwater impoundments as part of this development. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

Joe Witczak
WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov.

TOXIC CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate your project is located on property that was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Before proceeding, your project is required to conduct soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC).

If sampling indicates elevated levels of lead and arsenic, cleanup will be required. The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology can provide free initial sampling as well as free technical assistance for your project.

Please contact Jeff Newschwander, Project Manager, at (509) 388-5223 or email at jeff.newschwander@ecy.wa.gov, for further information or to schedule your initial sampling.

(2) A letter dated March 26, 2021, was received from the Sunnyside Valley Irrigation District which applied to the first preliminary plat of Grandridge Estates, but the indication at the hearing was that there are no SVID rights-of-way within the confines of this proposed preliminary plat. The letter stated:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comment:

There are existing SVID easements and R/W within the project boundaries.

The following restrictions apply to SVID easement or right-of-way.

Buildings are not allowed within SVID easement or right-of-way.

Trees are not allowed within SVID easement or right-of-way.

Grading or removal of soil will not be allowed within SVID easement or right-of-way.

Additional uses of SVID easement or right-of-way such as crossings, fencing, roadways, etc. will only be allowed with prior approval through SVID's permitting process.

Thank you for the opportunity to comment. If you have any questions please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

A final Determination of Non-significance was issued on April 16, 2021, which became final without an appeal (*Record at page 28*).

VI. Critical Areas/Flood Plains. The City's critical area and flood plain maps do not show any critical areas or flood plains on this property.

VII. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan designation, zoning classification and land uses are as follows:

(1) The Comprehensive Plan Future Land Use Map designates the property as Residential and Low Density Residential.

(2) The property is within the R-1 Low Density Residential zone. The property is partially cleared and partially in agricultural production as vineyards. The current County Assessor's land use designation is Agricultural, and the property within the preliminary plat contains no structures.

(3) Parcels adjacent to the proposed preliminary plat have the following zoning and land use characteristics:

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
North	City R-1	Single-Family Residential
South	County AG south of Apricot Rd.	Agriculture
East	County AG	Single-Family Residential & Agriculture
West	County R-1	Agriculture

VIII. Concurrency. The preliminary plat shows the subdivision being served by Grandridge Road and Apricot Road. A Transportation Checklist was completed as part of the application. The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied. The proposed development is not expected to result in traffic volumes on Grandridge Road or Apricot Road falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D.

IX. Development Standards. As submitted, the proposal conforms to permitted use and density standards for the R-1 zone. GMC §16.24.020 (Subdivisions-Design Standards) specifies that each lot in a subdivision shall have direct access to and frontage upon a dedicated public street. GMC §16.24.030 states that the maximum block length shall be 1000 feet. The Environmental Checklist states that the applicant will contain stormwater with ponds, drywells and infiltration trenches which need to be shown on the proposed preliminary plat. The proposed prelim-

inary plat is required to conform to all of the City development standards including, but not limited to, the development standards prescribed by GMC Title 12 (Streets, Sidewalks and Public Places), GMC Title 15 (Buildings and Construction), GMC Title 16 (Subdivisions) and GMC Title 17 (Zoning).

X. Notices Provided and Determinations Made Regarding the Environmental Review and the Public Hearing.

Notices of the steps involved in the environmental review and notices of the open record public hearing of April 29, 2021, were provided in the following ways on the following dates:

Notice of Application, Threshold Determination & Public Hearing Mailed to Owners within 300 feet & Posted at City Hall, Library, Police Department & City's website:	March 22, 2021
Notice of Hearing Posted on the property:	March 24, 2021
Notice of Hearing Published in the Grandview Herald:	March 24, 2021
Final Determination of Non-significance Issued:	April 16, 2021

XI. Jurisdiction. GMC §2.50.080(C) provides that the Grandview Hearing Examiner shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council, for enumerated types of land use applications which include preliminary plats.

XII. Staff Comments. Planner Jeff Watson's comments regarding this proposed preliminary plat which detail City requirements in addition to the recommended

conditions and which are adopted as Findings in this Recommendation are set forth in the staff report as follows:

(1) The overall project contains Sunnyside Valley Irrigation District (SVID) right-of-way. The applicant will continue to consult with the district to ensure that all right-of-way is respected and that appropriate measures are taken to ensure that the integrity of all SVID assets are retained.

(2) Lots with multiple frontages shall be designed to accommodate 20-foot setbacks for those frontages. As indicated in General Note 14, no building setback variances shall be granted for lots in this development.

(3) No access will be allowed from Grandridge or Apricot Roads to individual lots; lots with frontages along each road shall achieve access from the internal road provisions of the plat. A plat note shall be added listing those lots and stipulating such.

(4) GMC Section 16.24.040 requires that a local street have a minimum of 50 foot in width. The improved portion of the street must have a 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required. The applicant must meet street and other improvement requirements of the City.

(5) The subdivision is proposed to be developed in phases. Unfinished roads between phases will be considered dead-end roads until they are extended in subsequent phases. GMC Section 16.24.040(J) requires that all dead-end roadways shall include cul-de-sacs. The City may allow use of an "L" or "hammerhead" turnaround upon approval by the Public Works Director. The placement of the cross streets may be discussed and could be used for the turn arounds. This would require them to be installed as part of the phasing process.

(6) The Washington State Department of Ecology commented that with the historical agricultural use of the land, there is a possibility the soil contains residual concentrations of pesticides. Ecology requires that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If elevated levels are detected, clean-up will be required.

(7) Lots adjacent to agricultural uses are subject to noise, dust, odors, and the application of chemicals. For agricultural lands, the City of Grandview requires that a note be placed on the plat indicating this. Yakima County requires additional setbacks from agricultural uses. The County normal setback from land zoned for agricultural uses is 60 feet. Where the orchards and vineyards will be removed from the site before development this should not be an issue. But where, like along the western boundary of the development where the agricultural uses will continue operation indefinitely, a set-back should be provided to address the impacts of the agricultural use.

(8) The applicant has provided that the proposed plat will be served by City water and sewer services. The applicant's engineer must provide engineering for the design of those systems and certify that the City has adequate water and sewer capacity for the development.

(9) The preliminary plat indicates one ingress/egress on the western border of the proposal that would eventually tie into Euclid Road named Tanzanite Avenue. This road is collinear with two existing developed parcels; the access point to Euclid should be moved north to the road identified as Emerald Avenue [or otherwise coordinated with future development to the west in a manner prescribed by the City Public Works Director]. A second access point to Euclid Road is highly recommended to disperse the concentration of ingress/egress traffic to the development. The road identified as Glenwood Avenue would be ideal due to the large number of lots configured on the south border of the proposal in cul-de-sacs. Road jogs or other traffic calming devices will be considered by the city in the event that the adjacent parcel gets developed in a manner consistent with the future land use map designation.

(10) Grandridge Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. This proposed subdivision will add a projected level of about 2000 trips per day onto the existing road. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. It appears that there is an existing gas line along the west edge of Grandridge Road that is not shown on the preliminary plat.

Information provided by the County provides that the existing right of way is only 18 feet wide on the west side of Grandridge adjacent to the proposed plat. Additional right of way will be needed to provide adequate right of way for the development. Improvements to Grandridge are needed to bring it to the standard needed for the traffic created by the subdivision.

(11) Apricot Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. Additional right of way may be needed to provide adequate right of way for the development. Improvements to Apricot are needed to bring it to the standard needed for the traffic created by the subdivision.

(12) General Note 3 on the face of the preliminary plat states: "A storm sewer system will be designed to handle the runoff created by the development." Such design must be approved by the City and all stormwater created by development must be retained on-site. The design must show the location of storm drainage retention ponds, infiltration systems and how they will impact the proposed subdivision.

XIII. General Review Criteria for Preliminary Plats and for Other Types of Development Applications. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(6) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding applications for preliminary plats that must comply with the provisions of GMC

§14.09.030(A)(3) and GMC §14.09.030(A)(4). GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions and other types of land use permits. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The proposed preliminary plat will satisfy this requirement. Since the City's Comprehensive Plan Future Land Use Map designates the property under consideration as Residential and Low Density Residential, the preliminary plat which is intended to create lots for residential development would be consistent with the Comprehensive Plan. Specifically, Housing Element Goal 1, Policy 1.1, Objective 1 is to encourage the construction of new units to increase the local housing supply; Housing Element Goal 1, Policy 1.3 is to support housing availability to meet the needs of all income groups; and Housing Element Goal 3 is to encourage a mixture of housing types and densities throughout the sub-area that are compatible with public service availability. The proposed preliminary plat will also meet the intent of the Grandview Municipal Code by providing lots for residences within the R-1 Low Density Residential zone which will be developed in compliance with Grandview Municipal Code requirements.

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Since the proposed uses on the property will comply with all applicable City development standards and regulations, they will make adequate provisions for drainage, streets and other public ways. All stormwater drainage must be retained on-site. Grandridge Road and Apricot Road will be improved with sidewalk and additional right-of-way to provide 25 feet of width to the centerline of both of the roads. The right-of-way for interior streets will be 50 feet wide with sidewalk, curb and gutter. Adequate provisions for irrigation water, domestic water supply and sanitary wastes will be obtained from the City of Grandview. Therefore, the

proposed development will in fact make adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes and will do so in a manner that will comply with City development standards and requirements.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that the proposed preliminary plat would not result in any probable significant adverse environmental impacts under GMC Title 18 by issuing a Determination of Non-significance on April 16, 2021, which was not appealed.

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. A residential development on this property would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional single-family residential housing in the City of Grandview where there is a very low 2.3% vacancy rate for “for sale” homes. Low vacancy rates can result in a tight housing market and increased housing costs. The proposed preliminary plat would add 212 single-family homes within the City.

(5) The development does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. Here the proposed subdivision would not lower the level of service of transportation below the minimum standards prescribed by the City’s Comprehensive Plan. As already noted, the concurrency test and the requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied. The proposed development is not expected to result in traffic volumes on Grandridge Road or Apricot Road that would fall below the City’s street Level of

Service (LOS) C. The minimum acceptable LOS on City streets prescribed by the Comprehensive Plan Transportation Element is LOS D.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Grandridge Road and Apricot Road are access roads. GMC §16.24.040(A) provides that access streets shall have a minimum of 50 feet of right-of-way width. This proposed subdivision will add a projected level of about 2000 trips per day onto the existing road. GMC §16.24.040(B)(3) prescribes the following construction guidelines for a local street:

Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required.

The existing roadbed for Grandridge Road and Apricot Road along the frontage of the proposed preliminary plat is about 20 feet wide without curbing or sidewalks. It appears that there is an existing gas line along the west edge of Grandridge Road that is not shown on the preliminary plat. Information provided by the County indicates that the existing right-of-way for the west half of Grandridge Road is only 18 feet wide instead of 25 feet wide adjacent to the proposed preliminary plat, and the existing right-of-way for the north half of Apricot Road is only about 20 feet instead of 25 feet wide adjacent to the proposed preliminary plat. Additional right-of-way will be needed to provide adequate right-of-way for the development. Improvements to Grandridge Road and Apricot Road are needed to bring them to the standard needed for the traffic created by the subdivision. The need for additional right-of-way along the frontage of the preliminary plat in order for Grandridge Road and Apricot Road to be 25 feet wide from their respective centerlines results directly from the additional traffic that will be generated by the residents of 212 homes who will be using the roads for access. The additional right-of-way is reasonably needed to mitigate the effects of the development and is proportional to the impacts created by the development. No objection to this requirement was expressed by the applicant at the hearing, and there was no evidence submitted at the hearing contrary to the City's assertion of a need for the dedications.

XIV. Specific Review Criteria for Preliminary Plats. GMC §16.12.090

requires that the Hearing Examiner shall review a proposed subdivision during a public hearing to determine conformance with the following standards:

(1) Conformance with the provisions of the zoning ordinance for the City. As already noted, the lots in the plat will be developed in conformance with the provisions of the City's zoning ordinance.

(2) Conformance with the general purposes of the Comprehensive Plan. As previously noted, the proposed preliminary plat for residential development would result in the construction of new units to increase the local housing supply in conformance with the Residential and Low Density Residential Comprehensive Plan Future Land Use Map designations for the property.

(3) Conformance with the provisions of this title. The proposed preliminary plat and development of the lots in the plat will be required to be in conformance with all applicable provisions of Title 16 (Subdivisions), as well as all applicable provisions of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction) and Title 17 (Zoning).

(4) Conformance with the comprehensive water and sewer plans. Evidence presented at the hearing indicated that the proposed preliminary plat would utilize City water and sewer services and would otherwise be in conformance with the comprehensive water and sewer plans. There was no evidence to the contrary.

(5) Conformance with the ordinances governing streets, rights-of-way, and curbs and gutters. If the recommended conditions are required, the proposed preliminary plat would be in conformance with the ordinance provisions governing streets, rights-of-way, and curbs and gutters.

(6) Conformance with other standards necessary to serve the public good. GMC §16.12.110 states that the City Council shall approve a proposed preliminary plat if it makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public

ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and if the public use and interest will be served by the platting of such subdivision and dedication. Each of these requirements for the City Council's approval will be addressed separately in the following section.

XV. Criteria Required for City Council Approval of Preliminary Plats.

GMC §16.12.110 requires that the City Council must find that the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and if the public use and interest will be served by the platting of such subdivision and dedication in accordance with the requirements of RCW 58.17.110 before it may approve the preliminary plat. Those criteria apply to the proposed preliminary plat of "Grandridge Estates Subdivision II" in the following specific ways:

(1) The Subdivision Will Make Appropriate Provisions for the Public Health, Safety and General Welfare (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for the public health, safety and general welfare by the very fact that it will comply with the subdivision and zoning development standards and land use requirements which have been adopted by the Grandview City Council specifically for the purpose of promoting the public health, safety and general welfare and because the proposed preliminary plat will provide

additional lots in a good location for construction of additional residences to help serve the City's housing needs.

(2) Appropriate Provisions for Streets or Roads or Other Public Ways (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for streets and roads in the following ways:

(a) GMC §16.24.020 provides that lots having frontage on two streets shall be avoided whenever possible. General Note 14 on the face of the preliminary plat gives notice to purchasers that corner lots are required to have at least 20-foot front yard setbacks and that no setback variance from that requirement will be allowed.

(b) GMC §16.24.040 requires that the local streets providing access to and within this plat have a minimum 50-foot-wide right-of-way and 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk on one side, illumination and storm drainage. The City will require Grandridge Road and Apricot Road improvements along the frontage of the plat.

(c) As previously noted, the dedication of additional right-of-way for Grandridge Road and Apricot Road along the frontage of the site will be required in order to be 25 feet wide from the centerline.

(3) Appropriate Provisions for Open Spaces, Parks, Playgrounds and Recreation Areas (RCW 58.17.110(2)(a)). Dykstra Park is a 28-acre community park located about 1,600 feet north of the north boundary of the Grandridge Estates subdivision. A small minipark about 1 acre or less in size might be provided within the subdivision or a payment of an agreed amount to use for park purposes elsewhere in lieu of development of a minipark might be acceptable to the City. Either alternative would constitute an appropriate provision for parks that is particularly within the discretion of the City.

(4) Appropriate Provisions for Drainageways (RCW 58.17.110(2)(a)). General Note 3 on the face of the preliminary plat states that "A storm sewer system will be designed to handle the runoff created by the development." Such design must be approved by the City, and all stormwater created by development must be

retained on-site. The design must show the location of storm drainage retention ponds, infiltration systems and how they will impact the proposed subdivision.

(5) Appropriate Provisions for Transit Stops (RCW 58.17.110(2)(a)). Since there is no transit authority within the City of Grandview, the preliminary plat is not required to make provisions for transit stops.

(6) Appropriate Provisions for Potable Water Supplies (RCW 58.17.110(2)(a)). Appropriate provisions will be made for potable water because it will be supplied by the City of Grandview public water system. General Note 2 on the preliminary plat states that domestic water services shall conform to the standards set forth by the City of Grandview. The applicant's engineer must provide engineering for the design of the water system serving the plat and certify that the City has adequate water capacity for the development.

(7) Appropriate Provisions for Sanitary Wastes (RCW 58.17.110(2)(a)). Appropriate provisions will be made for sanitary wastes because sewer services will be provided by the City of Grandview public sewer system. General Note 2 on the preliminary plat also states that sanitary sewer services shall conform to the standards set forth by the City of Grandview. The applicant's engineer must provide engineering for the design of the sewer system serving the plat and certify that the City has adequate sewer capacity for the development.

(8) Appropriate Provisions for Schools and Schoolgrounds (RCW 58.17.110 (2)(a)). The residents of the proposed subdivision will have access to public schools and schoolgrounds. No testimony or written comments were submitted indicating a need for any provisions to be made within the preliminary plat for schools or schoolgrounds.

(9) Appropriate Provisions for Sidewalks and other Planning Features that Assure Safe Walking Conditions for Students Who Only Walk to and from School (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for sidewalks for students and others by extending the existing sidewalk on Grandridge Road southerly along the frontage of the plat and on Apricot Road westerly along the frontage of the plat and by also constructing sidewalks along the internal streets within the plat.

(10) Adequate Facilities for Irrigation Water (RCW 58.17.310). There will be adequate facilities to obtain irrigation water for the plat. It is obtained from the City of Grandview which acquires the irrigation water from the Sunnyside Valley Irrigation District. General Note 13 on the face of the proposed preliminary plat needs to be revised to state that irrigation water will be supplied by the City of Grandview.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve preliminary plats where, as here, they satisfy the subdivision ordinance, zoning ordinance and other applicable requirements and criteria for approval if the recommended conditions are required.

(2) The public notice requirements of the Grandview Municipal Code have been satisfied.

(3) SEPA environmental review for the preliminary plat was completed pursuant to RCW 43.21C and GMC Title 18 and resulted in the issuance of a final Determination of Non-significance on April 16, 2021, which became final without an appeal.

(4) Improvements are needed to Grandridge Road and Apricot Road to assure that there is adequate road capacity for the proposed preliminary plat.

(5) With required road improvements, there will be adequate road access and adequate public services available to serve the proposed preliminary plat.

(6) The applicant must verify that the City of Grandview has sufficient water and sewer capacity for the proposed preliminary plat.

(7) The proposed preliminary plat will be compatible with surrounding land uses.

(8) The public use and interest will be served by the proposed preliminary plat.

(9) The proposed preliminary plat, with conditions imposed, would be consistent and compliant with the Comprehensive Plan, the subdivision ordinance, the zoning ordinance, applicable development standards and the requisite criteria for approval.

(10) The Hearing Examiner's recommendation regarding the proposed preliminary plat will be considered and decided by the Grandview City Council at a closed record public hearing with the result that it can either be approved, denied or conditioned by the City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that the 212-lot preliminary plat of "Grandridge Estates Subdivision II" to be located on Assessor's Parcel Numbers 230926-23008, 230926-23009 and 230926-24003 which is described in the application and in the other related documents be **APPROVED**, subject to compliance with the following conditions:

(1) Construction of the proposed subdivision shall conform to all requirements of the Grandview Municipal Code, including but not limited to GMC Title 12 (Streets, Sidewalks and Public Places), GMC Title 15 (Buildings and Construction), GMC Title 16 (Subdivisions) and GMC Title 17 (Zoning).

(2) The developer must work with the Yakima Regional Clean Air Agency (YRCAA) to address potential air emission impacts, and contractors must have an approved Dust Control Plan on file with YRCAA prior to any construction or clearing work.

(3) A development contract must be completed prior to final project approval as required by GMC §16.12.030.

(4) Any future construction or renovation on the subject property is subject to use approval, plan review and building permits.

(5) The applicant must submit a set of construction plans to the Department of Ecology to determine if a Dam Safety construction permit is required for the project.

(6) Right-of-way width will be verified for Grandridge Road and any additional right-of-way must be dedicated to increase the right-of-way width on the west half of Grandridge Road to 25 feet along the frontage of the plat.

(7) Right-of-way width will be verified for Apricot Road and any additional right-of-way must be dedicated to increase the right-of-way width on the north half of Apricot Road to 25 feet.

(8) The plat shall be constructed and developed in conformance with the 2019 Stormwater Management Manual for Eastern Washington (or as amended).

(9) The developer shall design the sewer system to distribute lots to the various connection points. Detailed assessments can be done during plan review.

(10) A hydraulic analysis will need to be completed to verify flow demand can be met at the highest lot in the subdivision.

(11) The location of the street extension to the west from the proposed preliminary plat to Euclid Road will be determined by the City Public Works Director, possibly dependent upon the future development of the property to the west. A second access point to Euclid Road is strongly recommended to disperse the concentration of ingress and egress traffic to and from the plat.

(12) A General Note 15 shall be added on the face of the preliminary plat specifying the permissible final plat deviations from the preliminary plat as follows: "The final plat may deviate from the preliminary plat provided: (1) the number of lots is not increased; (2) lot size is not decreased more than 10% and does not fall below the minimum lot size requirements; (3) the location or nature of any improvements or other elements of the subdivision are not substantially altered; and (4) the nature of the subdivision is not substantially altered. Final plats with modifications that do not meet the above criteria must be processed as a new plat."

(13) The project is required to conduct soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC). If contaminants are found at concentrations above the Model Toxics Control Act cleanup level, the applicant shall prepare and implement a plan to address the level of such concentrations, and shall obtain the Washington State Department of Ecology's approval of the plan. This condition must be addressed before any grading is started on the site.

(14) A plat note shall be added to the effect that no direct access onto Grandridge Road will be permitted from proposed lots 255-259 and 289-294.

(15) A plat note shall be added to the effect that no direct access onto Apricot Road will be permitted from proposed lots 304, 305, 327, 328, 339, 340, 412, 413, and 436.

(16) A six-foot-high solid fence shall be provided along the west boundary of proposed lots 376-384 and 428-436.

DATED this 13th day of May, 2021.



Gary M. Cuillier, Hearing Examiner

PLAT PHASES 9-15 (212 LOTS)
NW ¼ OF SECTION 26, TOWNSHIP 08 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

NW ¼ OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

Phase	Phase #	Total Area (Acres)	% W Area (Acres)	Total Tons	Min Lot Size (SF)	Max Lot Size (SF)	Average Lot (SF)
1	9	6.11	1.90	33	8,030	8,714	8,188
2	10	8.08	2.04	32	7,810	8,858	8,222
3	11	7.36	1.78	28	7,810	12,550	9,333
4	12	8.37	1.90	31	7,810	10,968	9,091
5	13	6.21	1.50	33	7,700	10,399	8,565
6	14	4.48	0.92	18	8,085	9,272	8,568
7	15	12.78	2.50	39	8,025	83,684	10,924

1. DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANOVINE.
2. DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SANITARY SEWER SERVICES SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANOVINE.
3. DESIGN AND CONSTRUCTION OF ALL UTILITIES SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANOVINE.
4. A STORM SEWER SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF DECEATED BY THE DEVELOPMENT.
5. FIRE HYDRANTS WILL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANOVINE FIRE DEPARTMENT.
6. EXISTING ZONING IS R1 SINGLE FAMILY RESIDENTIAL.
7. ELECTRICAL SERVICE, GAS, POWER, AND LIGHT (FPM).

- [illegible]

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CROSS PLANNING AREA

EXTENSIONAL PLAT BOUNDARY:
ENCLOSING SMD RIGHT/WAY
ENCLOSING SMD RIGHT/WAY
ENCLOSING SMD RIGHT/WAY

ACRES
56.87 AC
0.0 AC
0.0 AC
0.0 AC

NET PLANNING AREA

ENCLOSING AREA TO BE DEVELOPED

TOTAL
56.87 AC
56.87 AC

HOUSE (INDUS. OFF-WAY)
1.00 AC
1.00 AC

NET PLANNING AREA

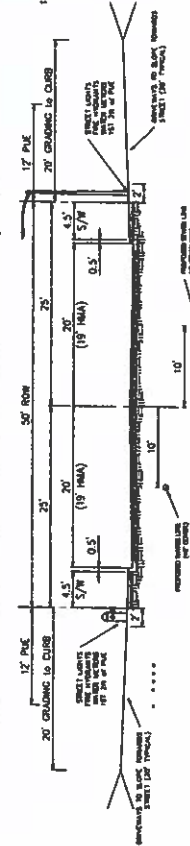
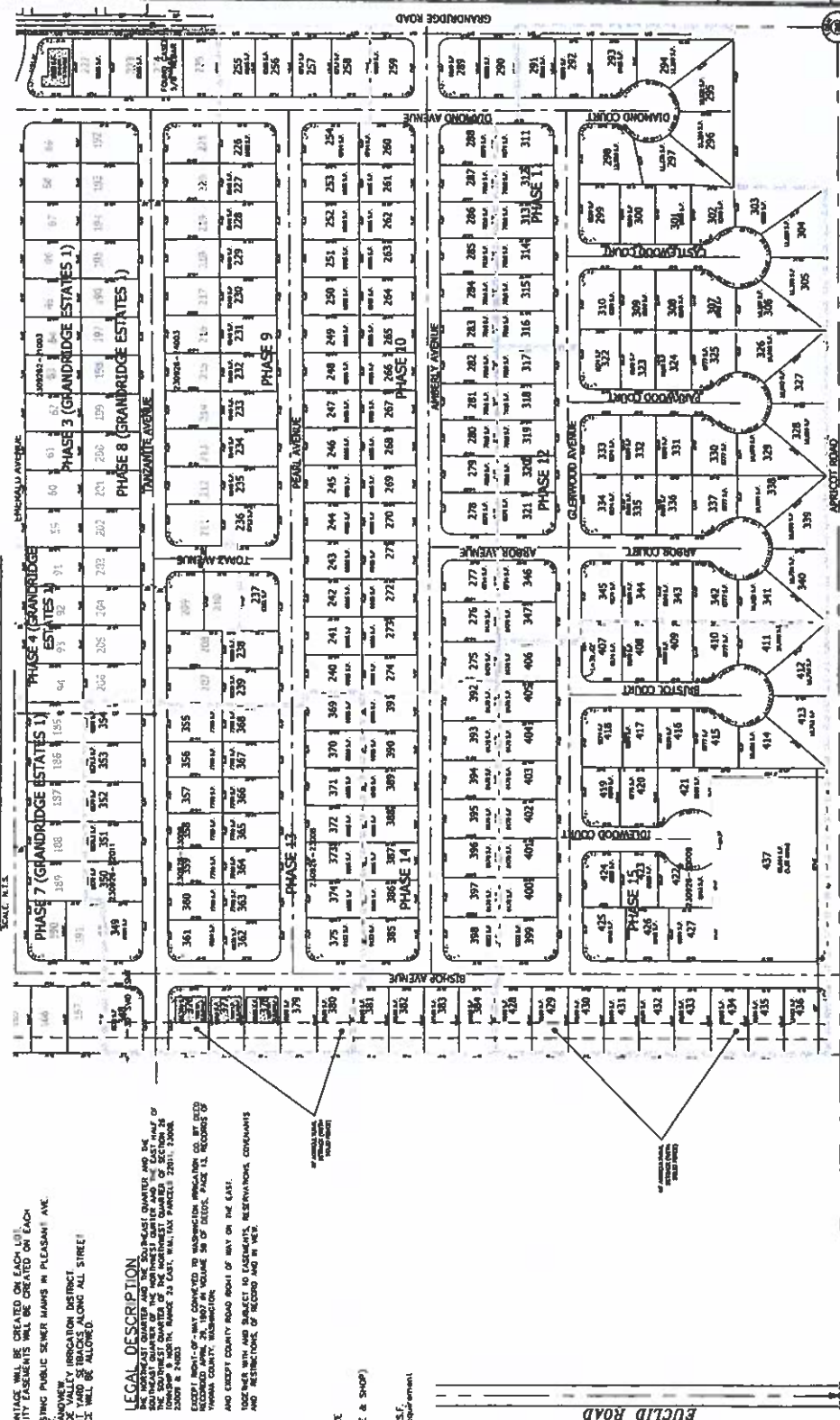
55.87 AC

ACRES PER LOT
= 55.87 LOTS PER ACRE
= 1.808 AC/LARGE LOT SDC
= 7.700 SF/LARGE LOT SDC
= 83.884 SF/EXISTING HOUSE & SHOP

MINIMUM LOT SIZE = 7,500 S.F.
AVERAGE LOT SIZE = NO Requirement

FRONT YARD = 20'
REAR YARD = 10'
SIDE YARD = 5'

COMPANY USE

[illegible]

FOUND BOAT
IN MOUNTAIN CASE
CLYDE-2747



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
APRIL 29, 2021
3:00 P.M.**

Applicant(s): Dan Swanson dba SDC Inc.

Property Owner(s): Charvet Brothers Farms

Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots

Zoning: R-1 Low Density Residential

- Public Hearing Procedure (Pages 1-2)
- Subdivision Application (Pages 3-9)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 10-12)
- SEPA Environmental Checklist (Pages 13-27)
- Determination of Non-Significance (Pages 28)
- Affidavit of Publication – Public Hearing Notice (Page 29)
- Affidavit of Mailing & Posting (Pages 30-38)
- Certificate of Posting Property (Pages 39-42)
- Public Comments (Pages 43-46)
- Staff Report (Pages 47-54)

This public hearing will be held via teleconference. Please join the hearing from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91626309534?pwd=ZG1ka0s0ZmRESHpKl09zQThvcDE5UT09>

Meeting ID: 916 2630 9534

Passcode: 138018

To join via phone: +1 253 215 8782 US

Meeting ID: 916 2630 9534

Passcode: 138018

CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

Hearing Examiner:

Today's Public Hearing will include the following land use proposal:

Applicant(s): Dan Swanson dba SDC Inc.

Property Owner(s): Charvet Brothers Farms

Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots

Zoning: R-1 Low Density Residential

1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

THE PUBLIC HEARING IS NOW OPEN.

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
 - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed five minutes to comment.
 - d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
5. Public comments will now be received.

6. Does the applicant have any additional comments?
7. City Staff, do you have additional comments?
8. Are there additional comments from the public?
9. The public testimony portion of this hearing is now closed. No further comments will be received.

CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
PH: (509) 882-9200

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

DLS
PLAT NAME: GRANDRIDGE ESTATES SUBDIVISION II

APPLICANT(S): [REDACTED] SDC FNC.

Mailing Address: 32814 SE 110th Street. Issaquah WA 98027

Status (owner/purchaser/developer/etc.): Developer

PROPERTY OWNER(S):

(If more than one owner, attach additional sheet which names and addresses.)

Name: Charvet Brothers Farms

Mailing Address: 501 Appleway Rd, Grandview WA 98930

Phone: (509) 830-1646

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: J.A.C.E. (Jeff Jensen, P.E.)

Mailing Address: 3505 S. Volland St. Kennewick, WA 99337

Phone: (509) 302-7624

Name Surveyor: Stratton Surveying & Mapping

Mailing Address: 313 N. Morain St. Kennewick WA 99336

Phone: (509) 735-7364

PROPERTY:

Address: 221 Apricot Rd

Zoning: R1 (single Family Residential) Size(Acres): 7500sf min

Existing Utilities Available: Yes

PROPOSED USE OF PROPERTY:

Number of Lots: 212

Typical Lot Size: 8500-9000sf

Price Range: \$250K-350K

Protective Covenants: _____

Public Areas: Not Proposed

Amount of Land for Public Dedication: Approximately 13 acres for public streets

Utilities: City owned water, sewer, storm pond. PP&l power, SVID irrigation

Street Improvements: Yes, proposed interior streets plus improve Grandridge & Apricot to city standards as required.

CONDOMINIUM DEVELOPMENT

☐ Yes

☒ No

Condominium developments must comply with RCW 64.34 and a copy of the Condominium Declaration is to accompany this application. The Declaration requires the approval of the City Council.

RELEASE/HOLD HARMLESS AGREEMENT

The undersigned applicant, his heirs and assigns, in consideration for the City processing the application agrees to release, indemnify, defend and hold the City of Grandview harmless from any and all damages and/or claims for damages, including reasonable attorneys' fees, arising from any action or inaction which is based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agent or employees.

PERMISSION TO ENTER SUBJECT PROPERTY

The undersigned applicant and owner grants permission for public officials and the staff of the City of Grandview to enter the subject property for the purpose of inspection and posting of notices as required for this application.

DEVELOPMENT RIGHTS

You have a right to develop only if this application is in compliance with all existing ordinances, codes, and governmental regulations; is filed during the effective period of the ordinance or regulation under which the applicant seeks to develop; is either substantially or fully complete; and if the application is approved.

APPLICANT CERTIFICATE OF TRUTH

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any binding site plan granted based on this application may be revoked if any such statement is false.

PRESENCE AT PUBLIC HEARINGS

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

DCS
Signature of Applicant(s)

DBA: [REDACTED] SDC INC.

Date

2/18/21

*Owner's authorization, by notarized signature, is required for any application submitted by an agent.

I, _____

(Owner's Name(s))

do hereby authorize _____

(Applicant(s) Name(s))

to act on my behalf as my agent in regard to the above application. Larri CharvatOwner(s) Signature: Matt Charvat & Lydon E. CharvatDate Signed: 2/23/21STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 23rd day of February, 2021, Matt & Lydon Charvat personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of Larri Charvat a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.

Notary Public
State of Washington

ANITA G PALACIOS

MY COMMISSION EXPIRES
NOVEMBER 15, 2020

Notary Public

Residing at [REDACTED]

My commission expires _____


Date Received: 2/22/21By: APReceipt No.: 119137Fee Amount: \$ 5,800 (Flat)Additional Fees: \$ 500 (SEPA)

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

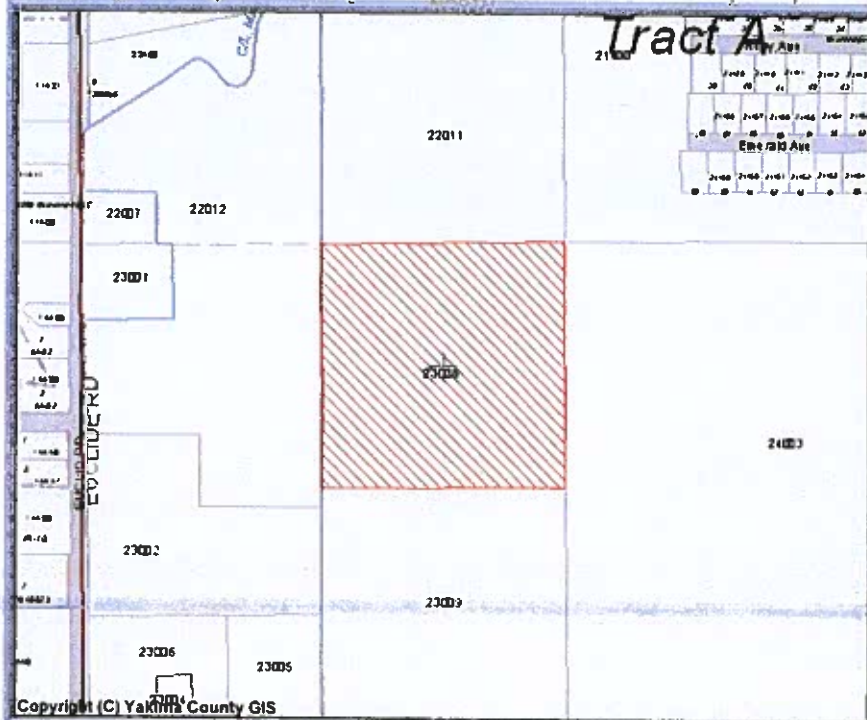
3/19/21Date: AP

Yakima County GIS - Washington
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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 = 400 ft.


Overlays: Aerial Photography: ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

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PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM						PRINTING			
		Parcel Address		EUCLIDE/CHERRY, WA				Printer-Friendly Page			
		Parcel Owner(s)		CHARVET BROTHERS FARMS							
		Parcel Number		23092623008	Parcel Size		10.24 Acre(s)		Detailed Report		
		Property Use		83 Current Use Agricultural							
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)		440		Tax Year		2021		Print Detailed MAP			
Improvement Value		\$36800		Land Value		\$50200					
CurrentUse Value		\$23990		CurrentUse Improvement		\$36800					
New Construction		\$0		Total Assessed Value		\$60790					
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	Section Map 1in=400ft	
							(full/3/4 1/2) (bsm/att/bltn)				
No Residence Information Found.											
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion						NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
No Sales Information Found.											
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning		Jurisdiction	Grandview
Urban Growth Area	Grandview	Future Landuse Designation	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C2281D
			Download Map
LOCATION INFORMATION			
+ Latitude: 46° 14' 21.573"		+ Longitude: -119° 54' 41.664"	
Narrative Description: NE1/4 SW1/4 NW1/4		Range 23	Township 09 Section 26
DISCLAIMER			
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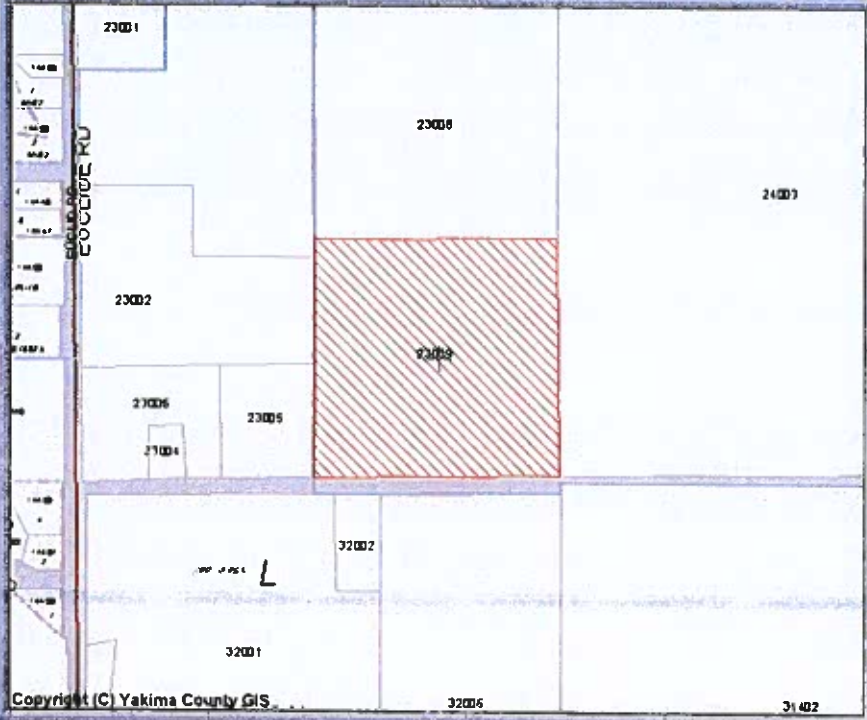
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Overlays: Aerial Photography v

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600) v

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Easting(N) | Northing(N) Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)


One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM					PRINTING					
				Parcel Address		221 APRICOT RD, GRANDVIEW, WA 98930					Printer-Friendly Page			
				Parcel Owner(s)		CHARVET BROTHERS FARMS								
				Parcel Number		23092623009		Parcel Size		10.07 Acre(s)			Detailed Report	
				Property Use		83 Current Use Agricultural								
TAX AND ASSESSMENT INFORMATION											Print Detailed MAP			
Tax Code Area (TCA)		440		Tax Year		2021								
Improvement Value		\$221500		Land Value		\$33700								
Current Use Value		\$23480		Current Use Improvement		\$221500								
New Construction		\$0		Total Assessed Value		\$244980								
RESIDENTIAL INFORMATION											SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bilin)	Carport	Section Map 1in=400ft				
AVERAGE	1910	2.00	1147	688	0/936	4	1/0/1	0/0/0						
SALE INFORMATION											Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion			<div><div>NW-Qtr 1"=200ft</div><div>NE-Qtr 1"=200ft</div><div>SW-Qtr 1"=200ft</div><div>SE-Qtr 1"=200ft</div></div>							
No Sales Information Found.														
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OVERLAY INFORMATION			
Zoning	Jurisdiction: Grandview		
Urban Growth Area	Grandview	Future Landuse Designation Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year	FEMA Map	FIRM Panel Number: 53077C2281D	Download Map
LOCATION INFORMATION			
Latitude: 46° 14' 15.028"	Longitude: -119° 54' 41.844"	Range 23	Township 09
Section 26			
Narrative Description: Section 26 Township 09 Range 23 Quarter NW: SE 1/4 SW 1/4 NW 1/4 EX CO RD ON S			
DISCLAIMER			
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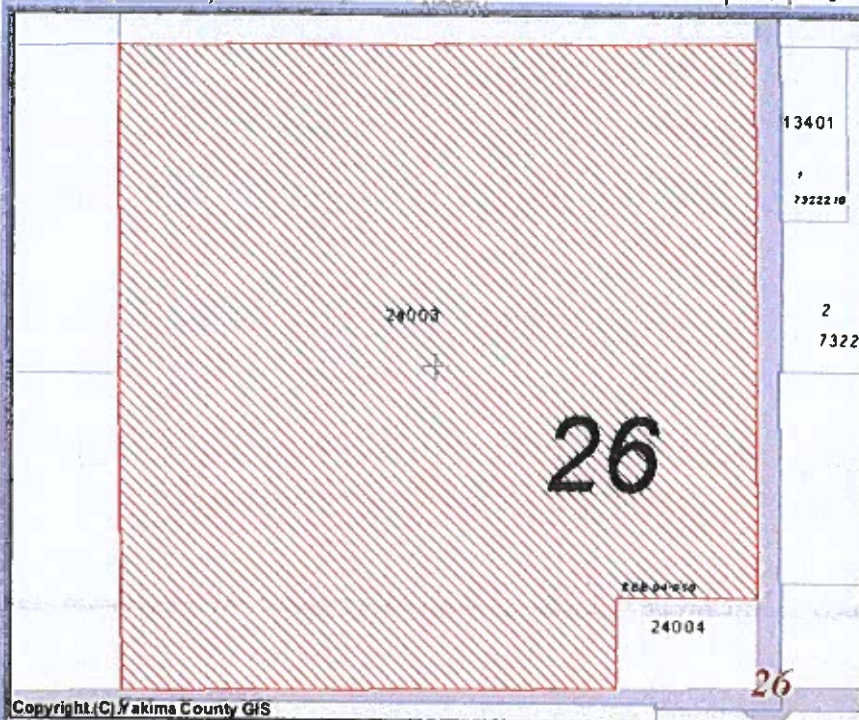
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Parcel #:

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Search

MapScale: 1 inch = 300 ft.


Overlays: Aerial Photography

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Map **Report**

Easting(N) Northing(N)
Longitude(W) Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS 1		PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM					PRINTING		
		Parcel Address	EUCLIDE/CHERRY, WA					Printer-Friendly Page	
		Parcel Owner(s)	CHARVET BROTHERS FARMS						
		Parcel Number	23092624003	Parcel Size	38.45 Acre(s)			Detailed Report	
		Property Use	83 Current Use Agricultural						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)		440	Tax Year		2021				
Improvement Value		\$94300	Land Value		\$188400				
Current Use Value		\$90080	Current Use Improvement		\$94300				
New Construction		\$0	Total Assessed Value		\$184380				
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm1 SqFt	Bedrooms	Bathrooms	Garage	Carport
							(full/3/4, 1/2) (bsm/att/bltn)		
No Residence Information Found.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor			Portion			
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LOCATION INFORMATION			
Latitude 46° 14' 18.371"		Longitude -119° 54' 27.582"	
		Range 23	Township 09 Section 26
Narrative Description: Section 26 Township 09 Range 23: SE1/4 NW1/4 EX S 200 FT OF E 300 FT			
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**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Dan Swanson dba SDC Inc.
Property Owner(s): Charvet Brothers Farms
Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots
Zoning: R-1 Low Density Residential
Application Date: February 22, 2021
Application Acceptance: March 19, 2021
Decision-Making Authority: City of Grandview

Location of Project: 221 Apricot Road, Grandview, Yakima County, Washington. Parcel Nos. 230926-23008, 230926-23009 and 230926-24003

Project Description: Applicants request preliminary plat approval for a residential subdivision.

Requested Approvals & Actions: Preliminary plat approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 15, 2021**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, APRIL 15, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 15, 2021** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, APRIL 29, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91626309534?pwd=ZG1ka0s0ZmRESHpKL09zQThvcDE5UT09>

Meeting ID: 916 2630 9534

Passcode: 138018

To join by phone: +1 253 215 8782 US

Meeting ID: 916 2630 9534

Passcode: 138018

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 24, 2021

Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 22, 2021

PLAT PHASES 9-15 (212 LOTS)
NW ¼ OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

PHASE	TOTAL ACRES	NEW AREAS ACRES	TOTAL TOFS	NEW TOFS	MAX. (SF)	MIN. (SF)	AVG. (SF)
1	8	811	180	33	8,030	8,714	8,196
2	9	908	264	32	7,810	9,858	9,222
3	11	735	178	76	12,950	8,353	10,650
4	12	837	180	31	2,810	10,400	9,091
5	15	831	180	33	2,700	10,409	8,325
6	14	448	932	18	8,085	9,322	8,566
7	15	1728	750	39	8,025	8,1684	10,924

1. DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANDVIEW.
2. DESIGN AND CONSTRUCTION OF SEWERAGE, WATER AND SANITARY SEWER SERVICES SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF GRANDVIEW.
3. A SLOW FEED SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF CREATED BY THE PROPOSED DEVELOPMENT.
4. FIVE HYDROBATS WILL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW.
5. EASTERN LIGHT TOWERING IS AN SHELTER FAMILY RESIDENTIAL.
6. ELECTRICAL SERVICE: FRONTIER COMMUNICATIONS
7. GAS SERVICE: SPECTRUM
8. TELEPHONE SERVICE: SPECTRUM
9. TELEPHONE SERVICE: FRONTIER COMMUNICATIONS
10. IRRIGATION EASEMENTS OF 5' ALONG BACK OF FRONTIARY WILL BE CREATED ON EACH LOT
11. SEWER SERVICES WILL BE EXTENDED FROM THE EXISTING PUBLIC SEWER MAINS IN PLEASANT AVE. AND CHURCHES SQUARE FOR THE DEVELOPMENT.
12. THE CITY OF GRANDVIEW WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWERAGE SYSTEM.
13. CONCRETE LOTS WITHIN PLAT ARE TO HAVE 20' FRONT YARD IRRIGATION DISTRICT
14. CONCRETE LOTS WITHIN PLAT ARE TO HAVE 20' FRONT YARD IRRIGATION ALONG ALL STREET

[illegible]

CROSS-PLANNING AREA

EXTERNAL PLAT BOUNDARY.
Existing SMD RIGHT/WAY.
Resulting SMD RIGHT/WAY
PLANNING AREA TO BE DEVELOPED

TOTAL
PLAY ROADS (HIGH IS -OF-WAY)

MEI PLANNING AREA

212 LOTS / 43.92 AC
43.92 AC / 212 LOTS
SMALLEST LOT SIZE
= 4.83 LOTS PER ACRE
= 9.074 SF AVERAGE LOT SIZE
= 1,700 SF

LARGEST LOT SIZE = 63,664 SF (EXISTING HOUSE)

PROJECT NAME	APPLICANT	ADDRESS	CITY	COUNTY	STATE	DATE	STATUS	REMARKS
MINIMUM LOT SIZE - 1,500 S.F. AVERAGE LOT SIZE - NO Requirement								

SL TRACKS:	FRONT YARD	REAR YARD	SIDE YARD
	20'	10'	5'

Q-1000 A TANK
SURVEY 7001-40

BASES OF ELEVATION
NAVD 86 DATUM
WEST QIR COR
71544874.00

A THREE SECOND TOTAL STATION
 (CHINA) USED
 1114-829 ON

SPECIFIC INFORMATION IN THE COPS

ROAD

10

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3

Age Group	Percentage of Respondents
18-29	~85
30-49	~90
50-69	~92
70+	~95

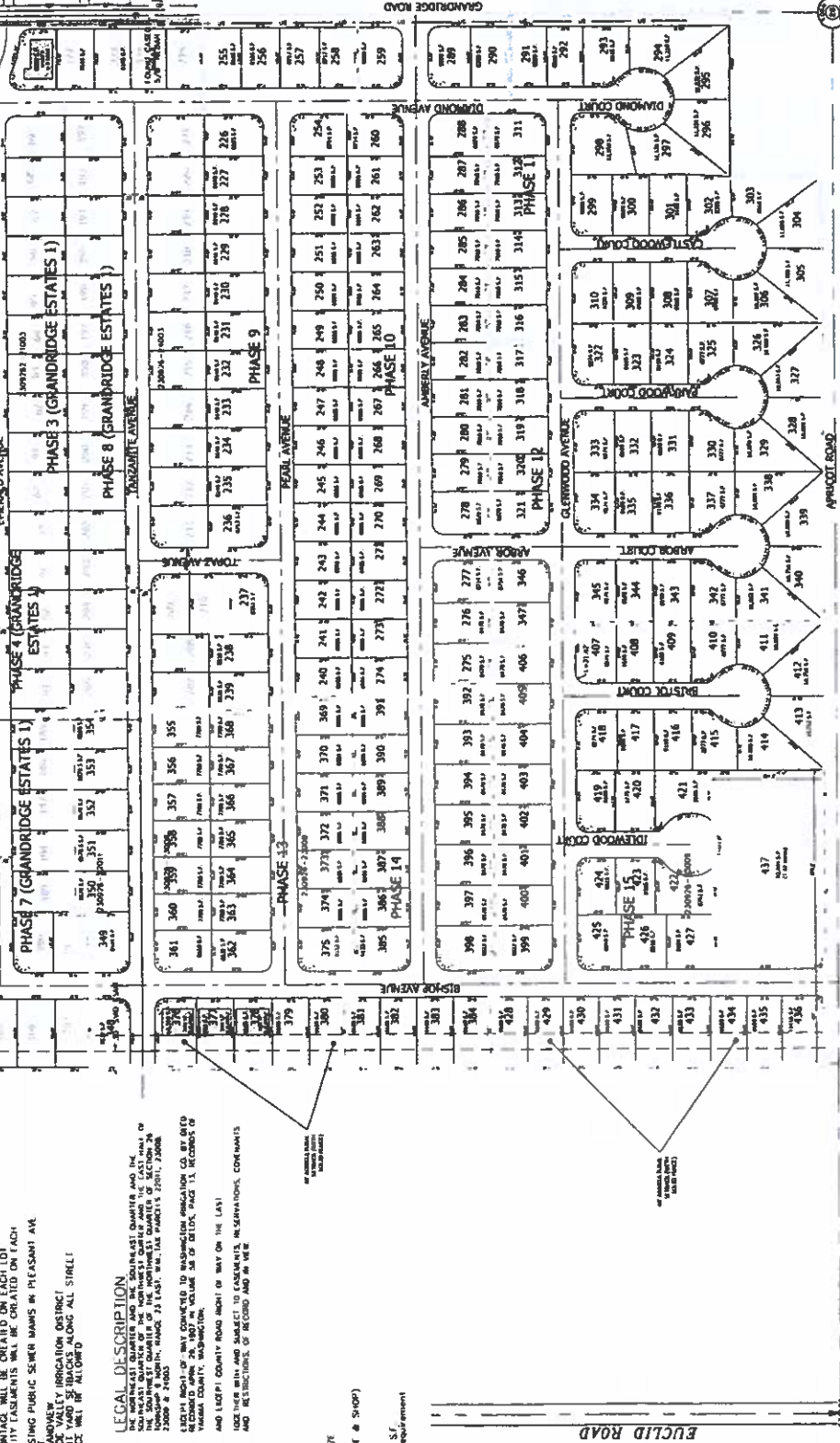
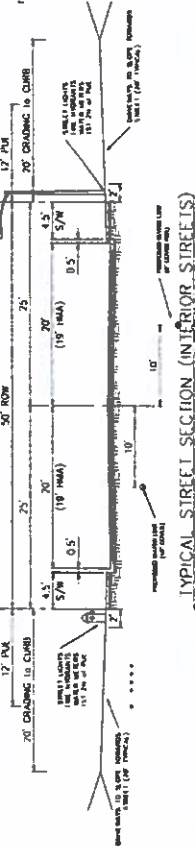
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113
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1000

2

2



LOT LAYOUT Phases 9-15

3-2-21
C.A.

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 [HELP]

1. Name of proposed project, if applicable: Grandridge Estates Subdivision II (212 lots)

2. Name of applicant: [REDACTED] SDC INC

3. Address and phone number of applicant and contact person: 32814 SE 110th St. Issaquah WA, 98027

4. Date checklist prepared: February 25, 2021

5. Agency requesting checklist: City of Grandview

6. Proposed timing or schedule (including phasing, if applicable): Develop phases 9 & 10 by summer 2021, the remaining phases as market dictates (within 3 years).

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None

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. There are not such pending applications.

10. List any government approvals or permits that will be needed for your proposal, if known. None

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.) Subdivide the approximately 57 acre area into single family residential lots

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. See Attached legal descriptions of the real property, vicinity map and topographic map

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site: Approximately 57 acres, primarily flat

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

b. What is the steepest slope on the site (approximate percent slope) Not more than 1% grade

- 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. Sandy Loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. 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. No significant filling is anticipated, grading and excavation is anticipated for installation of utilities, roads, sidewalks, curbs, and residential home construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 40-60 %
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Erosion and Sediment Control plans will be prepared and reviewed approved by the city and will meet Washington State Department of Ecology's "Stormwater Management Manual for Eastern Washington".

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. Dust control will be managed with watering as required.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None *ok*

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

a. Surface Water: [\[help\]](#)

- 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.

There is no surface water on or near the property.

- 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. 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. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. 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. No.

b. Ground Water: [\[help\]](#)

- 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. No.
- 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. N/A

c. Water runoff (including stormwater): Run-off will be collected and managed with on-site retention ponds.

- 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. Irrigation will be reduced to land scaping needs on individual lots. Run-off will remain on site as described above.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: All run-off to remain on site and existing drainage patterns will not be impacted.

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

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

☐ 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?

Orchard, vineyard and indigenous grasses and weeds

c. List threatened and endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Landscaping will be installed and selected by individual home owners once home in built.

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

Indigenous grasses and weeds

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Hawks, deer, Kestrels, mice, sage rats

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

None.

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

Yes, the site is located within the Pacific Fly-Way Migration Route

d. Proposed measures to preserve or enhance wildlife, if any: None ok

e. List any invasive animal species known to be on or near the site. None

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.

City of Grandview water and sewer; Natural gas, electricity,

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. 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. Up to individual home owners and builder. None by developer.

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. None

- 1) Describe any known or possible contamination at the site from present or past uses.
Currently orchard with the majority being organic. No contamination anticipated.
- 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. There are none known.
- 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. None
- 4) Describe special emergency services that might be required. Once developed, typical residential police and fire services will be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any: N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None known.
- 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. Construction activity during development only.
- 3) Proposed measures to reduce or control noise impacts, if any: Daytime normal construction schedual.

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.
Current use is agricultural (orchard and vineyard). The proposal will not affect current uses of nearby and adjacent lands.

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?

Yes. It is anticipated that the entire 57 acres will be converted to single family low density residential use.

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: No such effect is anticipated.

c. Describe any structures on the site. One house; two storage outbuildings, one shop building

d. Will any structures be demolished? If so, what? All of the existing structures are anticipated to remain.

e. What is the current zoning classification of the site? R1 – Low Density Residential

f. What is the current comprehensive plan designation of the site? R-1 Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.

i. Approximately how many people would reside or work in the completed project? Estimated at approximately 212 homes with 2.5 people per home, 530 residents once complete.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: City review and approvals will be required. OK

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None.

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Estimated at 212

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.

c. Proposed measures to reduce or control housing impacts, if any: None OK

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? 1 and 2 story typical housing.
- b. What views in the immediate vicinity would be altered or obstructed? None
- b. Proposed measures to reduce or control aesthetic impacts, if any: None

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Installation of typical street lights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No, street lights will reduce hazards.
- c. What existing off-site sources of light or glare may affect your proposal? None known
- d. Proposed measures to reduce or control light and glare impacts, if any: None

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

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. No
- 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.
No.
- 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. Notification thru the SEPA process. This land has been farmed for many years and no impact is anticipated.

- 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. No impact is anticipated. City permit process will be required.

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.
The property is bordered on the East by Grandridge Road; on the South by Apricot Road; and on the West by Euclid Road. Interior streets will be constructed and make connections to existing infrastructure. All the interior and streets will be improved to current city standards including Grandridge Road & Apricot Road along the development frontages.
- 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?
The site is not currently served by any public transit. The nearest distance to any public transit is approximately one mile.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? There are currently on parking spaces associated with the farm land. On street parking and driveways will create 600-700 new spaces.
- 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). Existing roads along the frontage of the property will be Improved as required by the city to city standards.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. 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? Ultimate build-out will generate approximately 2120 average daily trips. Daytime peaks would be 7-8 am and 4-6 pm. Less than 5% truck traffic is anticipated.
- 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. The area is surrounded by agriculture and could be affected at critical seasonal planting or harvesting times.
- h. Proposed measures to reduce or control transportation impacts, if any: None *ok*

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. The project is in the city and will require all typical services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. None

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other Electricity, natural gas, domestic water, irrigation water, telephone, sanitary sewer.
- c. 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. Public city owned water and sewer will be extended to the site. Power, gas, phone,
irrigation and cable will be coordinated with the individual service provider for the site.

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 signer Jeffrey S. Jensen, P.E.

Position and Agency/Organization Project Manager, Jensen & Associates consulting engineers

Date Submitted: 2/17/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

No impact or increase is anticipated.

Proposed measures to avoid or reduce such increases are: None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? The clearing
of crops on the site will be the only impact anticipated.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None

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

Proposed measures to protect or conserve energy and natural resources are: None

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? No such impact is anticipated

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

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?
- No impact as the land is not a shoreline or near any body of water

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The additional residents will ultimately increase the need for these services.

Proposed measures to reduce or respond to such demand(s) are: Additional tax revenue and permit fees associated with construction and development are designed to respond to the increase demand.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Approval will be required to proceed and all regulations and approval conditions met.

GRANDRIDGE ESTATES SUBDIVISION II, PRELIMINARY

PLAT PHASES 9-15 (212 LOTS)
NW 1/4 OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

PHASE	TOTAL ACRES	TOTAL LOTS	MIN LOT SIZE (SQ FT)	MAX LOT SIZE (SQ FT)	AVERAGE LOT SIZE (SQ FT)
9	8.11	33	8,030	8,714	8,198
10	8.08	33	7,810	9,834	8,222
11	7.36	31	7,810	10,890	8,335
12	8.37	31	7,810	10,890	8,335
13	8.31	31	7,810	10,890	8,335
14	7.48	31	8,030	8,714	8,198
15	7.48	31	8,030	8,714	8,198
TOTAL	58.87	212	7,700	83,684	8,024

GENERAL NOTES:


- DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANDVIEW.
- DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SANITARY SEWER SERVICES SHALL CONFORM TO THE CITY OF GRANDVIEW STANDARDS.
- A FUTURE SEWER SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF CREATED BY THE SUBDIVISION.
- SEWER LINES SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW.
- SEWER LINES SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW.
- ELECTRICAL SERVICE: FRONTIER POWER AND LIGHT (FPL) SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW.
- TELEPHONE SERVICE: FRONTIER COMMUNICATIONS SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW.
- UTILITY EASEMENTS OF 10' ALONG THE STREET FRONTAGE WILL BE CREATED ON EACH LOT.
- UTILITY EASEMENTS OF 10' ALONG THE BACK OF LOT EASEMENTS WILL BE CREATED ON EACH LOT.
- SEWER SERVICES WILL BE EXTENDED FROM THE EXISTING PUBLIC SEWER MAINS IN PLEASANT AVE TO THE SUBDIVISION.
- DOMESTIC WATER SERVICES WILL BE EXTENDED FROM THE CITY OF GRANDVIEW TO THE SUBDIVISION.
- IRIGATION WILL BE SUPPLIED BY CITY OF SUMNER VALLEY IRRIGATION DISTRICT.
- FRONTAGE OF 10' BUILDING FRONT SETBACK VARIANCE WILL BE ALLOWED.

LEGAL DESCRIPTION

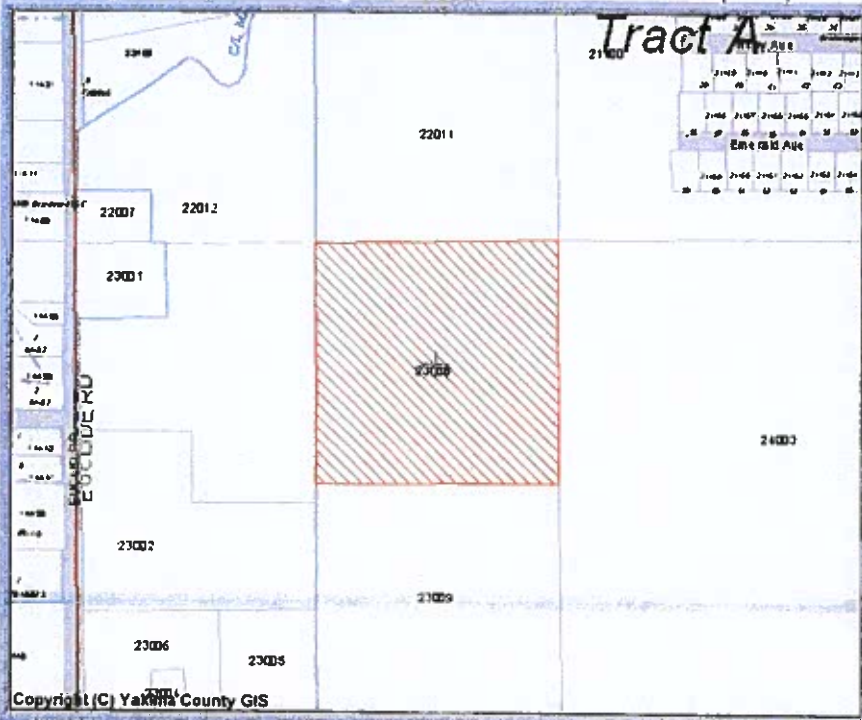
THE HEREIN QUARTERS AND THE SUBSEQUENT QUARTERS AND THE SUBSEQUENT QUARTERS OF THE CORNER QUARTER OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M. PARCELS 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 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4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033, 4034, 4035, 4036, 4037, 4038, 4039, 4040, 4041, 4042, 4043, 4044

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(E) Northing(N) Longitude(W) Latitude(N)

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One Inch = 400 Feet


Feet 200 400 600

PROPERTY PHOTOS: 1]			PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM						PRINTING		
			Parcel Address:		EUCLIDE/CHERRY, WA				Printer-Friendly Page		
			Parcel Owner(s):		CHARVET BROTHERS FARMS						
			Parcel Number:		23092623008		Parcel Size:		10.24 Acre(s)		
			Property Use:		83 Current Use Agricultural				Detailed Report		
			TAX AND ASSESSMENT INFORMATION								
Tax Code Area (TCA):			440		Tax Year:		2021		Print Detailed MAP		
Improvement Value:			\$36800		Land Value:		\$50200				
Current Use Value:			\$23990		Current Use Improvement:		\$36800				
New Construction:			\$0		Total Assessed Value:		\$60790				
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion						NW-Qtr 1"=200ft NE-Qtr 1"=200ft	
No Sales Information Found.										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.											

OVERLAY INFORMATION			
Zoning	Jurisdiction: Grandview		
Urban Growth Area	Grandview	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year	FEMA Map	FIRM Panel Number: 53077C2281D	Download Map
LOCATION INFORMATION			
Latitude: 46° 14' 21.573"		Longitude: -119° 54' 41.664"	
Narrative Description: NE1/4 SW1/4 NW1/4		Range: 23	Township: 09 Section: 26
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			

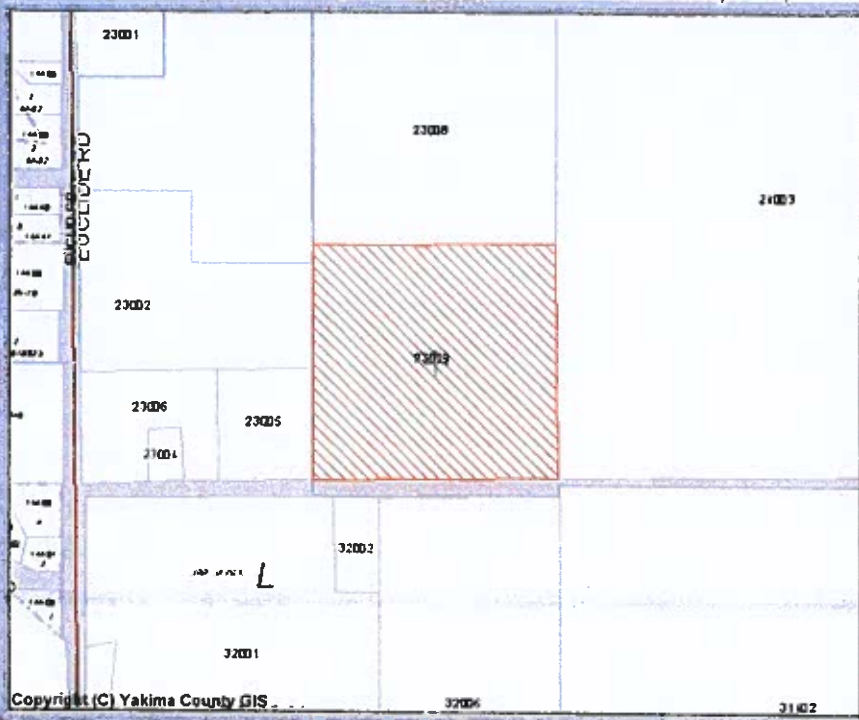
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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map **Report**

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Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)


One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM				PRINTING			
				Parcel Address:		221 APRICOT RD, GRANDVIEW, WA 98930		Printer-Friendly Page			
				Parcel Owner(s):		CHARVET BROTHERS FARMS					
				Parcel Number:		23092623009		Parcel Size:		10.07 Acre(s)	
				Property Use:		83 Current Use Agricultural		Detailed Report			
				TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):				440		Tax Year:		2021			
Improvement Value:				\$221500		Land Value:		\$33700			
Current Use Value:				\$23480		Current Use Improvement:		\$221500			
New Construction:				\$0		Total Assessed Value:		\$244980			
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4 1/2)	Garage (bsmt/att/btln)	Carport	Section Map 1in=400ft	
AVERAGE	1910	2.00	1147	688	0/936	4	1/0/1	0/0/0			
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor		Portion				NW-Qtr 1"=200ft	
No Sales Information Found.										NE-Qtr 1"=200ft	
DISCLAIMER										SW-Qtr 1"=200ft	
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.										SE-Qtr 1"=200ft	

OVERLAY INFORMATION					
Zoning		Jurisdiction: Grandview			
Urban Growth Area		Grandview			
		Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015)			
FEMA 100 Year		FEMA Map		FIRM Panel Number: 53077C2281D	
				Download Map	
LOCATION INFORMATION					
Latitude 46° 14' 15.028"		Longitude -119° 54' 41.644"		Range 23 Township 09 Section 26	
Narrative Description: Section 26 Township 09 Range 23 Quarter NW: SE1/4 SW1/4 NW1/4 EX CO RD ON S					
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					

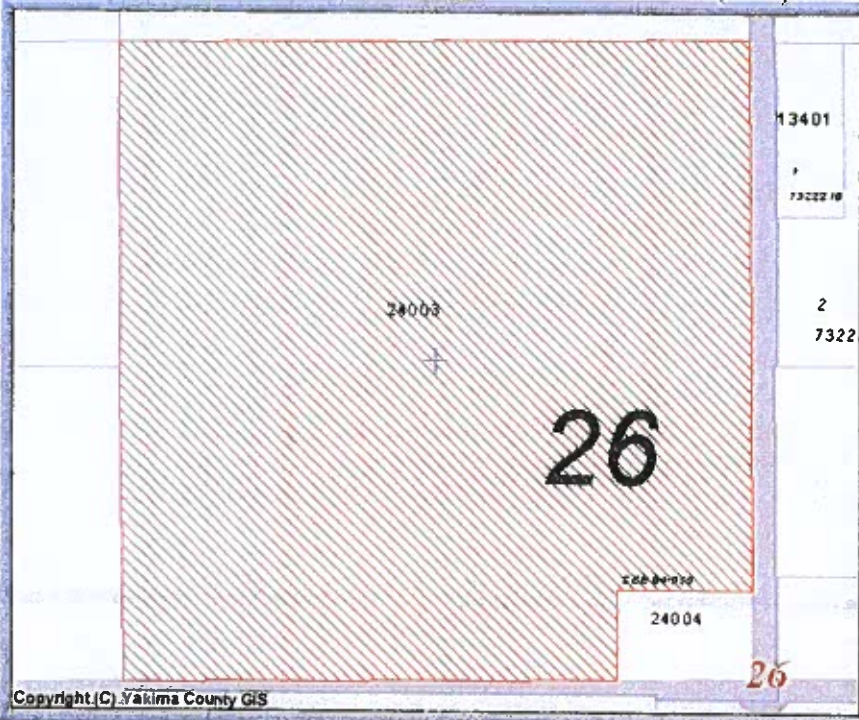
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Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map **Report**

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Eastings (ft) : Northing (ft) Longitude (W) Latitude (N)

Click Map to: [Get Information](#)

One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS: 11		PROPERTY INFORMATION AS OF 3/21/2021 11:09:45 PM					PRINTING	
		Parcel Address:		EUCLIDE/CHERRY, WA			Printer-Friendly Page	
		Parcel Owner(s):		CHARVET BROTHERS FARMS				
		Parcel Number		23092624003	Parcel Size:		38.45 Acre(s)	
		Property Use		83 Current Use Agricultural				
TAX AND ASSESSMENT INFORMATION								
Tax Code Area (TCA):		440		Tax Year:		2021		
Improvement Value:		\$94300		Land Value:		\$188400		
Current Use Value:		\$90080		Current Use Improvement:		\$94300		
New Construction		\$0		Total Assessed Value		\$184380		
RESIDENTIAL INFORMATION								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage
							(full/3/4, 1/2) (bsmt/att/btln)	
							Carport	
No Residence Information Found.								
SALE INFORMATION								
Excise	Sale Date	Sale Price	Grantor			Portion		
No Sales Information Found.								
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.								

OVERLAY INFORMATION			
Zoning:		Jurisdiction: Grandview	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number: 53077C2281D	Download Map
LOCATION INFORMATION			
+ Latitude: 46° 14' 18.371"	+ Longitude: -119° 54' 27.582"	Range: 23	Township: 09
Narrative Description: Section 26 Township 09 Range 23, SE1/4 NW1/4 EX S 200 FT OF E 300 FT		Section: 26	
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			



**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a:

- ☒ Determination of Non-significance (DNS)
- ☐ Mitigated Determination of Non-significance (MDNS)
- ☐ Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

Applicant(s): Dan Swanson dba SDC Inc.

Property Owner(s): Charvet Brothers Farms

Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots

Zoning: R-1 Low Density Residential

Decision-Making Authority: City of Grandview

Location of Project: 221 Apricot Road, Grandview, Yakima County, Washington.

Parcel Nos.: 230926-23008, 230926-23009 and 230926-24003

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
- ☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: April 16, 2021

Signature: _____

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Suzie Zuniga
is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice

City of Grandview

was published on March 24, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 140.78 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

April 22, 2021

Anneth C. Jones

Notary Public for the State of Washington

Notice

**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF
PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Dan Swanson dba SDC Inc.

Property Owner(s): Charvet Brothers Farms

Proposed Project: Grandridge Estates Subdivision II - Preliminary Plat - 212 Lots

Zoning: R-1 Low Density Residential

Application Date: February 22, 2021

Application Acceptance: March 19, 2021

Decision-Making Authority: City of Grandview

Location of Project: 221 Apricot Road, Grandview, Yakima County, Washington. Parcel Nos. 230926-23008, 230926-23009 and 230926-24003

Project Description: Applicants request preliminary plat approval for a residential subdivision.

Requested Approvals & Actions: Preliminary plat approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 15, 2021**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, APRIL 15, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 15, 2021** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, APRIL 29, 2021 at 3:00 p.m.**, via teleconference as follows: Please join the meeting from your computer, tablet or smartphone. Join Zoom Meeting

<https://zoom.us/j/91626309534?pwd=ZG1ka0s0ZmRESHpkL09zOTIhvcDESUT09>

Meeting ID: 916 2630 9534

Passcode: 138018

To join by phone: +1 253 215 8782 US

Meeting ID: 916 2630 9534

Passcode: 138018

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: March 24, 2021



**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 22nd day of March, 2021, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached **NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding the Grandridge Estates Subdivision II Preliminary Plat submitted by Dan Swanson dba SDC Inc., for Parcel No. 230926-23008, 230926-23009 and 230926-24003 located at 221 Apricot Road, Yakima County, Washington, by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: 

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

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Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 15, 2021.**

Comment Period and Where to View Documents

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Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, APRIL 29, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91626309534?pwd=ZG1ka0s0ZmRESHpKL09zQThvcDE5UT09>

Meeting ID: 916 2630 9534

Passcode: 138018

To join by phone: +1 253 215 8782 US

Meeting ID: 916 2630 9534

Passcode: 138018

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 24, 2021

Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 22, 2021

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF GRANDVIEW.
2. DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SEWAGE SERVICE STREETS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF GRANDVIEW.
3. THE STREETS SHALL BE DESIGNED TO HANDLE THE TRAFFIC EXPECTED BY THE DEVELOPER.
4. THE HIGHWAYS ARE TO BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF GRANDVIEW HEREIN.
5. EXISTING ZONING IS IN SHOCK FAMILY RESIDENTIAL.
6. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GRANDVIEW STANDARDS.
8. GASES TO BE SPECIFICALLY: OF ALTHOUGH THE STREET PROPOSED SHALL BE LOCATED ON THE NORTH SIDE OF THE CITY OF GRANDVIEW.
9. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
10. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
11. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
12. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
13. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
14. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)
15. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE CITY OF GRANDVIEW FROM ALL TYPES OF POLLUTION, INCLUDING BUT NOT LIMITED TO (POLL.)

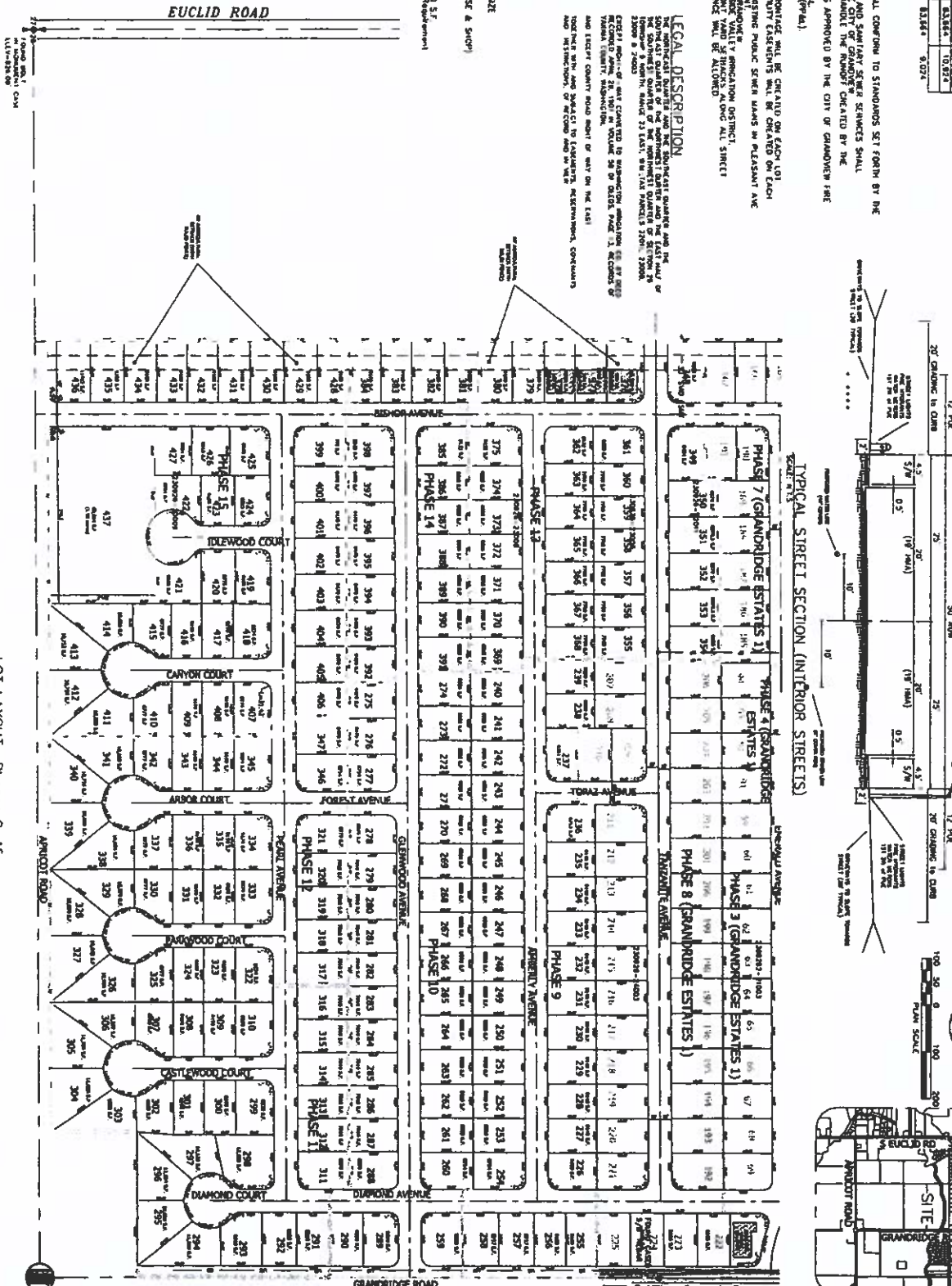
LEGAL DESCRIPTION

EXPERIMENTAL DESIGN: A TOTAL OF 120 SUBJECTS PARTICIPATED IN THE STUDY. THE SUBJECTS WERE DIVIDED INTO TWO GROUPS: A CONTROL GROUP AND AN EXPERIMENTAL GROUP. THE CONTROL GROUP CONSISTED OF 60 SUBJECTS WHOSE DATA WERE USED TO ESTABLISH A BASELINE. THE EXPERIMENTAL GROUP CONSISTED OF 60 SUBJECTS WHOSE DATA WERE USED TO EVALUATE THE EFFECTS OF THE INTERVENTION. THE SUBJECTS WERE RANDOMLY ASSIGNED TO ONE OF THE TWO GROUPS. THE STUDY WAS APPROVED BY THE ETHICS COMMITTEE OF THE UNIVERSITY OF CALIFORNIA, SAN DIEGO.

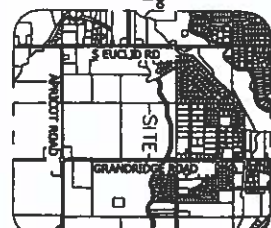
LAND USE SUMMARY:

[illegible]

BASE OF MOUNTAIN
SUNSET POINT
BASE OF MOUNTAIN
HAYD BAY
WEST GIN COB
CLY-421.87



**GRANDRIDGE ESTATES SUBDIVISION I, PRELIMINARY
PLAT PHASES 9-15 (212 LOTS)
NW ¼ OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON**



VICINITY MAP

[illegible]

GRANDRIDGE ESTATES SUBDIVISION II

APPROVED FOR

3/18/2021
21-01
C1 OF 1

3

230926-22411
Benito Perez
1109 Carriage Ct.
Grandview, WA 98930

230926-22414
Jessica Barajas
1115 Carriage Ct.
Grandview, WA 98930

230926-22418
Carlos Rogel
1110 Carriage Ct.
Grandview, WA 98930

230926-22012
Rafael & Araceli Zepeda
PO Box 804
Prosser, WA 99350

230926-32002
Isidoro & Norma Garcia
140 Apricot Rd.
Grandview, WA 98930

230926-31401
Cas F. & Jill Schell
1720 Grandridge
Grandview, WA 98930

230926-13004/230926-13405
Charvet Bros. Farms
50 Grey Rd.
Grandview, WA 98930

230926-12028
Maria del Carmen Cisneros
1451 Grandridge
Grandview, WA 98930

230926-12030
Moises Hipolito
1271 Grandridge
Grandview, WA 98930

230926-12441
Monica Gonzalez
1207 Maxwell
Grandview, WA 98930

230926-22412
Federico & Felicitas Mendoza
1111 Carriage Ct.
Grandview, WA 98930

230926-22416
Martha Morales & Saul Gonzalez
PO Box 517
Grandview, WA 98930

230926-22415
Carriage Ct Family Housing LLC
5301 Tieton Dr. Ste C
Yakima, WA 98908

230926-23002
Martin M. & Azael M. Pedroza
27801 N. Griffin Rd.
Grandview, WA 98930

230926-32006
Raven Ridge Farms LLC
PO Box 246
Grandview, WA 98930

230926-42401
Scott & Carman McKinney
1721 Grandridge
Grandview, WA 98930

230926-21002/21003/24003/
22010/22011/23008/23009
Charvet Bros. Farms
50 Grey Rd.
Grandview, WA 98930

230926-12027
Guillermo & Virtud Ochoa
1371 Grandridge
Grandview, WA 98930

230926-12439
Raul & Virginia Maciel
1203 Maxwell
Grandview, WA 98930

230926-12442
Jesus & Raquel Villagrana
1208 Maxwell
Grandview, WA 98930

230926-22413
Maria E. & Francisco Gonzalez
1113 Carriage Ct.
Grandview, WA 98930

230926-22417
Rosalinda S. Mendoza
1112 Carriage Ct.
Grandview, WA 98930

230926-22409
Fernando Garcia Jr.
1307 S. Euclid
Grandview, WA 98930

230926-23005
Roberto & Humbertina Granados
111 Apricot
Grandview, WA 98930

230926-31402
Rafael & Araceli Zepeda
PO Box 804
Prosser, WA 99350

230926-13003
Bradley Charvet
1641 Grandridge
Grandview, WA 98930

230926-13401
Ingrid E. Mortensen
1511 Grandridge
Grandview, WA 98930

230926-12029
Jose & Elda Ruiz
1331 Grandridge
Grandview, WA 98930

230926-12440
Sigifredo & Yasmin Roman
1205 Maxwell
Grandview, WA 98930

230926-12443
David & Julie Wells
1206 Maxwell
Grandview, WA 98930

230926-12444 Jose D. Sanchez 1202 Ela Grandview, WA 98930	230926-12445 Sierra F. Martinez Carlos A. Garcia 1200 Ela Grandview, WA 98930	230926-12448 Leopoldo & Veronica Madrigal 30 Pleasant Grandview, WA 98930
230926-12446/230926-12447 Francisco Isquierdo 117 W. Grandview Ave. Sunnyside, WA 98944	230923-43478 Harvest Ridge Grandview Assoc. 1200 112th Ave. NE # C163 Bellevue, WA 98004	230923-34429/230923-34430 Juan Espinoza 1180 Grandridge Grandview, WA 98930
230923-34434 Berney Estate % Alan Berney 303 Klock Grandview, WA 98930	230923-34433 Antonio & Lilia Diaz 2741 Wilson Hwy. Grandview, WA 98930	230923-34431 M. Gloria Mendoza 109 W. Second Grandview, WA 98930
230923-34426 Santiago Espinoza Trinidad L. Martinez 1307 Glen Grandview, WA 98930	230923-34425 Jerry I. Kollmar 400 Klock Grandview, WA 98930	230923-34424 Maria D. Guizar Salvador Fajardo Guizar 402 Klock Grandview, WA 98930
230923-34423 Vidal & Micaela Ramos 404 Klock Grandview, WA 98930	230923-34422 Alan & Ruby Kollmar 1008 Bloom Grandview, WA 98930	230923-34421 Roberta S. Mains 1621 Grant Ave. Prosser, WA 99350
230923-33434 Juan C. Martinez 1101 Conestoga Grandview, WA 98930	230923-33435 Marlaine E. Mars 1103 Conestoga Grandview, WA 98930	230923-33436/230923-33437 Leslie A. & Captain T. Smith 700 Conestoga Grandview, WA 98930
230923-33438 Roger & V. Patricia Bovey 702 Conestoga Grandview, WA 98930	230923-33439 Eliseo Rodriguez 704 Conestoga Grandview, WA 98930	230923-33440 Manuel Pallares 708 Conestoga Grandview, WA 98930
230923-33441 Linda Hartshorn 800 Conestoga Grandview, WA 98930	230923-33442 Jordan & Melissa Turner 804 Conestoga Grandview, WA 98930	230923-33443 Junior A. Medina Maribel Mejia 806 Conestoga Grandview, WA 98930
230923-33446 Richard & Janet K. Zook 808 Conestoga Grandview, WA 98930	230923-33444 Oscar & Maria Hernandez 1105 Carriage Sq. Grandview, WA 98930	230923-33445 Andrea Valle 1103 Carriage Sq. Grandview, WA 98930
230923-33404 Ray & Joyce Johnson 1106 Carriage Sq. Grandview, WA 98930	230923-33450 Sharon M. Krause Wilde 807 Conestoga Grandview, WA 98930	230923-33451 George M. & Evelia Caskey 805 Conestoga Grandview, WA 98930

230923-33452
Darren & Cheryl Lindsley
709 Conestoga
Grandview, WA 98930

230923-33455
Rebecca Cantu
701 Conestoga
Grandview, WA 98930

Jeff Jensen, P.E.
Jensen-Engineering
3505 S. Volland Street
Kennewick, WA 99337

230923-33453
Martha E. Sanchez
705 Conestoga
Grandview, WA 98930

230923-33403
Robert & Thelma L. Simmons
1107 Carriage Sq.
Grandview, WA 98930

Dan Swanson, Owner/President
SDC, Inc.
32814 SE 110th Street
Issaquah, WA 98027

230923-33454
Lupe & Silvia Cadengo
703 Conestoga
Grandview, WA 98930

230923-33402
Amanda Sanchez
4730 S. 164th St.
Tukwila, WA 98188

230926-24004
Kyle & Cyndi Charvet
481 Apricot Road
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Monday, March 22, 2021 4:14 PM
To: GRANDVIEW SCHOOL DISTRICT; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW; ROZA IRRIGATION DISTRICT; sepa@dahp.wa.gov; SUNNYSIDE VALLEY IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov); WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY - YAKIMA; WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; YAKAMA NATION ; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; YAKIMA HEALTH DISTRICT; YAKIMA REGIONAL CLEAN AIR AUTHORITY
Cc: Cus Arteaga
Subject: City of Grandview - NOA & SEPA - Grandridge Estates Subdivision II Preliminary Plat
Attachments: GRANDRIDGE ESTATES SUBDIVISION II - NOA & SEPA CHECKLIST.pdf

Please disregard previous email. Attached is the Notice of Application and SEPA Checklist for the Grandridge Estates Subdivision II Preliminary Plat.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

From: Anita Palacios
Sent: Monday, March 22, 2021 1:53 PM
To: GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov; SUNNYSIDE VALLEY IRRIGATION DISTRICT <weberd@svid.org>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF ECOLOGY <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <hasan@yrcaa.org>
Subject: City of Grandview - SEPA DNS - Grandridge Estates Subdivision II Preliminary Plat

See attached.

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Hector Mesia of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 24th day of March, 2021, I posted the attached **NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding the Grandridge Estates Subdivision II Preliminary Plat submitted by Dan Swanson dba SDC Inc., for Parcel No. 230926-23008, 230926-23009 and 230926-24003 located at 221 Apricot Road, Yakima County, Washington, as designated on the attached map.

Dated this 24th day of March, 2021.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:


Signature

Hector Mesia
Printed Name



**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Dan Swanson dba SDC Inc.
Property Owner(s): Charvet Brothers Farms
Proposed Project: Grandridge Estates Subdivision II – Preliminary Plat – 212 Lots
Zoning: R-1 Low Density Residential
Application Date: February 22, 2021
Application Acceptance: March 19, 2021
Decision-Making Authority: City of Grandview

Location of Project: 221 Apricot Road, Grandview, Yakima County, Washington. Parcel Nos. 230926-23008, 230926-23009 and 230926-24003

Project Description: Applicants request preliminary plat approval for a residential subdivision.

Requested Approvals & Actions: Preliminary plat approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 15, 2021**.

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<https://zoom.us/j/91626309534?pwd=ZG1ka0s0ZmRESHpKL09zQThvcDE5UT09>

Meeting ID: 916 2630 9534

Passcode: 138018

To join by phone: +1 253 215 8782 US

Meeting ID: 916 2630 9534

Passcode: 138018

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 24, 2021

Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 22, 2021

PLAT PHASES 9-15 (212 LOTS)
NW ¼ OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

NW ¼ OF SECTION 26, TOWNSHIP 08 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

PHASE	TOTAL AREAS	NO. AREAS	TOTALS	MIN. SIZE (SQ. FT.)	MAX. SIZE (SQ. FT.)	AVERAGE SIZE (SQ. FT.)	TOTAL VALUE
1	1.00	1	1	1,000	1,000	1,000	10.000
2	1.00	1	1	1,000	1,000	1,000	10.000
3	1.00	1	1	1,000	1,000	1,000	10.000
4	1.00	1	1	1,000	1,000	1,000	10.000
5	1.00	1	1	1,000	1,000	1,000	10.000
6	1.00	1	1	1,000	1,000	1,000	10.000
7	1.00	1	1	1,000	1,000	1,000	10.000
8	1.00	1	1	1,000	1,000	1,000	10.000
9	8.11	1,800	33	8,030	8,714	8,198	8,198
10	6.08	2,024	32	7,810	8,638	8,272	8,272
11	7.34	1,778	26	7,810	12,930	9,333	9,333
12	8.37	1,900	31	7,810	10,800	9,091	9,091
13	8.21	1,800	33	7,700	10,360	8,375	8,375
14	4.48	692	18	6,085	8,322	6,566	6,566
15	12.28	2,500	39	8,022	8,584	10,924	10,924

[illegible]

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[illegible]

LOADING REQUIREMENTS

CURRENT ZONING R1
PROPOSED ZONING R1

MAXIMUM LOT SIZE = 7,500 SF
AVERAGE LOT SIZE = NO Requirement!

FRONT YARD = 20'

SETBACKS:

MINIMUM LOT SIZE = 7,500 S.F.
AVERAGE LOT SIZE = NO Requirement
FRONT YARD = 20'
BACKS:

FROM YARD	TO YARD	MEAN YARD	SIDE YARD
20	10	5	11

DATE OF BIRTH

197104 A PART

NAME OF FLIGHT
NAME OF DATA
WEST OR COE

400 908-4511
www.908.com

COMPANY USE ONLY
A. RAILROAD SECURED TOTAL STATION
Station of this car, marked with name, on this car

SPENDING POLICIES WITH US

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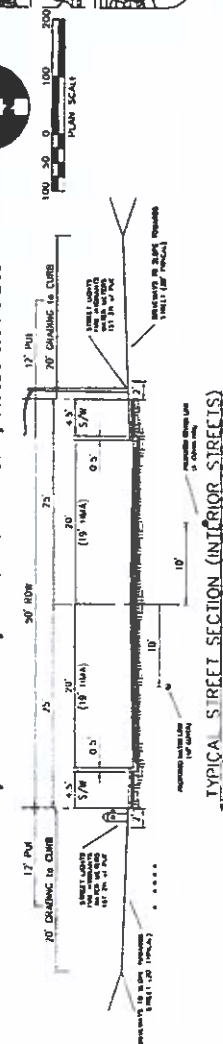
Responsibility	Percentage
Current government	85%
Previous government	15%

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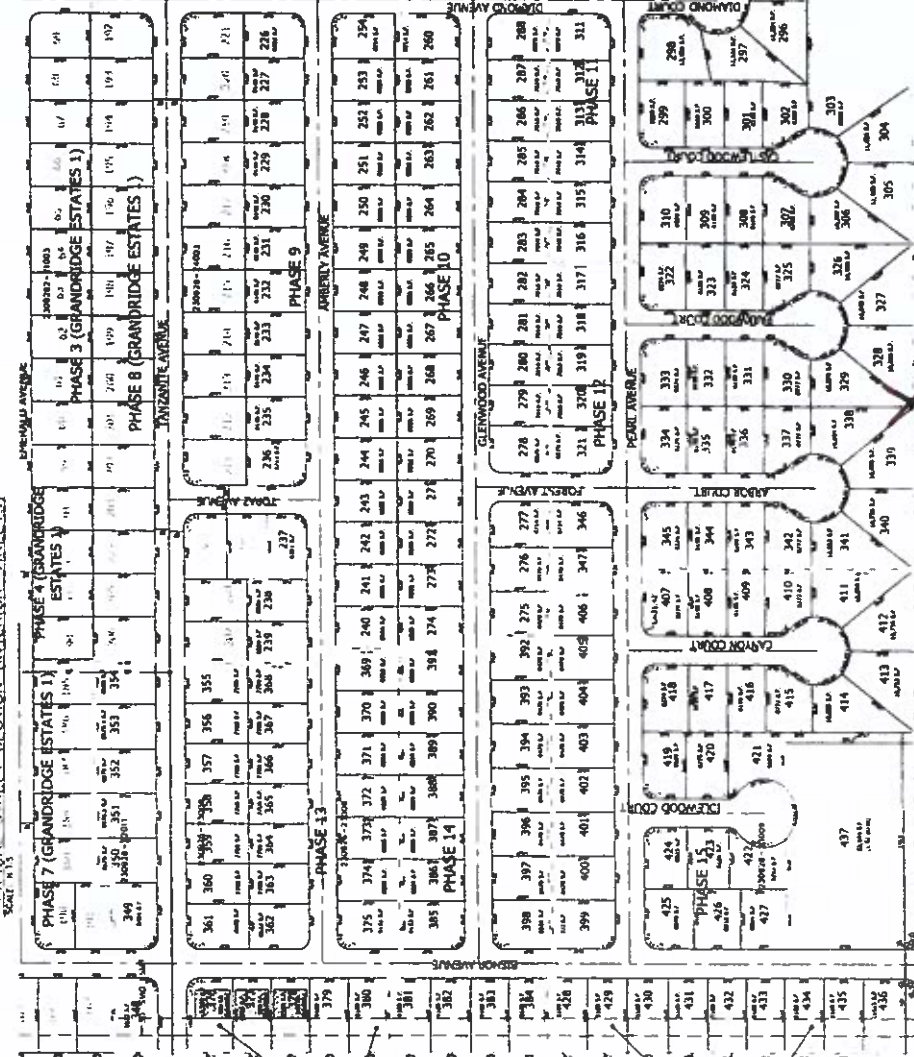
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VICINITY MAP



TYPICAL STREET SECTION (INTERIOR STREETS)



LOT LAYOUT Phases 9-15

March 26, 2021

City of Grandview
207 West Second Street
Grandview, WA 98930

RECEIVED

MAR 31 2020

CITY OF GRANDVIEW

Proposed Project: Grandridge Estates Subdivision II

Applicant: Dan Swanson dba SDC, Inc.

Property Owners: Charvet Brothers Farms

Location of Project: 221 Apricot Rd, Grandview, Yakima County, Washington

Parcels: 230926-23008, 230926-23009, and 230926-24003

Ms. Anita Palacios,

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comment:

There are existing SVID easements and R/W within the project boundaries.

The following restrictions apply to SVID easement or right of way.

- Buildings are not allowed within SVID easement or right-of-way.
- Trees are not allowed within SVID easement or right-of-way.
- Grading or removal of soil will not be allowed within SVID easement or right-of-way.
- Additional uses of SVID easement or right-of-way such as **crossings**, fencing, roadways, etc. will only be allowed with prior approval through SVID's permitting process.

Thank you for the opportunity to comment. If you have any questions please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

Sincerely,



Ron C. Cowin, P.E.

Assistant Manager – Engineering

Anita Palacios

From: Cus Arteaga
Sent: Tuesday, April 13, 2021 3:10 PM
To: Anita Palacios
Subject: FW: 202101418 Comments for Grandridge Estates Subdivision II
Attachments: 202101418 Charet Brothers Farm.pdf

FYI

Cus Arteaga
City Administrator/Public Works Director
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9213
Cell: (509) 830-9213

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Tuesday, April 13, 2021 3:07 PM
To: Cus Arteaga <carteaga@grandview.wa.us>
Subject: 202101418 Comments for Grandridge Estates Subdivision II

CAUTION: External Email

Please see the attached comment letter for the Grandridge Estates Subdivision II.

Please share these comments with the applicant.
Thank you,

Tricia Sawyer on behalf of Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012 (Gwen)
crosepacoordinator@ecy.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

April 13, 2021

Cus Artega
City Administrator/Public Works Director
207 West Second Street
Grandview, WA 98930

Re: 202101418, Grandridge Estates

Dear Cus Artega,

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Grandridge Estates Subdivision II submitted by Charet Brothers Farm. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology. (509) 574-3991 or lloydstevensjr@ecy.wa.gov, with questions about this permit.

WATER RESOURCES

WR DSO, CL: Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids, above ground level. The Grandridge Estates Subdivision II project references stormwater impoundments as part of this development. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

Joe Witezak
WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov.

TOXIC CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate your project is located on property that was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Before proceeding, your project is **required to conduct soil sampling** under the Model Toxics Control Act (Chapter 173-340 WAC).

If sampling indicates elevated levels of lead and arsenic, cleanup will be required. The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology can provide **free initial sampling** as well as free technical assistance for your project.

Please contact **Jeff Newschwander**, Project Manager, at (509) 388-5223 or email at jeff.newschwander@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,

Tricia Sawyer

Tricia Sawyer on behalf of Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509)575-2012 (Gwen)
crosepacoordinator@ecy.wa.gov

STAFF REPORT

TO: City of Grandview Hearing Examiner

FROM: Jeff Watson, Senior Planner
Yakima Valley Conference of Governments

DATE: April 21, 2021

SUBJECT: Grandridge Estates II Subdivision Preliminary Plat application

Site

The subject properties are located west of Grandridge Road and north of Apricot Road. Yakima County Parcel Nos. 230926-23008, 230926-23009 and 230926-24003 north and west of the intersection of Grandridge Road and Apricot Road, being the east half of the southwest quarter and the southeast quarter of the northwest quarter of section 26, township 9, range 26.

The subject properties are owned by Charvet Brothers Farms and are zoned R-1 (Low Density Single Family Residential District) with a Comprehensive Plan future land use designation of Residential and Low Density Residential. The subject properties are served by Grandridge Road.

Proposal

Dan Swanson dba SDC, Inc., has submitted application for preliminary plat for the approval of two hundred twenty-seven (212) single-family lots on 58.76 acres along Grandridge Road.

Public Notice

Public notice was provided in the following manner:

- Notice posted on property: March 24, 2021
- SEPA Notice of Application, Public Hearing, and Optional DNS process description: March 22, 2021. Determination of Non-Significance issued April 15, 2021.
- Notification of properties by mail within 300' of subject property sent: March 22, 2021.
- Notice of public hearing posted in official newspaper of the City (Grandview Herald): March 24, 2021.

State Environmental Policy Act

The City of Grandview distributed a Notice of Application and Public Hearing and Preliminary Determination of Non-Significance on March 24, 2021 using the optional DNS process authorized by WAC 197-11-355. The comment period ended Thursday April 15, 2021. The following comments were received:

- Letter dated April 13, 2021 from the Washington State Department of Ecology.
 - WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

- **WATER RESOURCES**

WR DSO, CL: Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids, above ground level. The Grandridge Estates Subdivision II project references stormwater impoundments as part of this development. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans.

- **TOXICS CLEAN-UP:** Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence. If you have any questions or would like to respond to these Toxics Clean-up comments, please contact Valerie Bound at 509-454-7886 or email at valerie.bound@ecy.wa.gov.

- Letter dated March 26, 2021 from the Sunnyside Valley Irrigation District (SVID): There are existing SVID easements within the property. The following restrictions apply to SVID easement or right of way.

- Buildings are not allowed within SVID easement or right-of-way.
- Trees are not allowed within SVID easement or right-of-way.
- Grading or removal of soil will not be allowed within SVID easement or right-of-way.

- Additional uses of SVID easement or right-of-way such as crossings, fencing, roadways, etc. will only be allowed with prior approval through SVID's permitting process.

Hearing Examiner

According to GMC Section 2.50.080C, the Grandview Hearing Examiner shall:

“C. Recommendations. The hearing examiner shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the city council, for the following:

1. Annexations;
2. Rezones;
3. Preliminary plats;
4. Planned unit developments; and
5. All other hearings and appeals provided for in the Grandview Municipal Code whether designated as an appeal to the city council or hearings before any other commission or board. In the event there is a conflict between this section and any other code section regarding hearings or appeals, this chapter shall apply, and the hearing examiner is hereby designated to hear all hearings and appeals provided for in this code.”

According to GMC Section 16.12.090, the Grandview Hearing Examiner shall determine:

“A. The planning commission or hearing examiner shall review the proposed subdivision during a public hearing to determine conformance with the following standards:

1. The provisions of the zoning ordinance for the city;
2. The general purposes of the comprehensive plan;
3. The provisions of this title;
4. The comprehensive water and sewer plans;
5. The ordinances governing streets, rights-of-way and curbs and gutters;
6. Any other standards necessary to serve the public good.

B. No later than 14 days following the public hearing, the planning commission or hearing examiner shall submit a written report and recommendations to the city council. Every decision or recommendation made by the planning commission or hearing examiner shall be in writing and shall include findings of fact and conclusions to support their decision or recommendation”.

Current Zoning and Land Uses

The subject parcels are currently zoned R-1. The properties are currently in agricultural production as vineyards, have a County Assessor current land use designation of Agricultural and contains no structures.

Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>
North	R-1 Low Density City of Grandview	Single-Family Residential
South	South of Apricot Road- AG, Yakima County	Agriculture
East	AG, Yakima County	Single-Family Residential and Agriculture
West	R-1, Yakima County	Agriculture

Existing surrounding land uses are agricultural or residential in nature and compatible with the proposed use.

Federal Emergency Management Agency Flood Plain Designation

The Flood Plain maps for Grandview does not show this area as being within a 100-year flood plain or a floodway designation.

Grandview Critical Areas Designation

The critical area maps for Grandview does not show any critical areas on this site.

Comprehensive Plan and Future Land Use Designation

The proposal is consistent with the City's Comprehensive Plan in general and specifically the land use and housing elements. The Comprehensive Plan Future Land Use Map (FLUM) designation of the site is Residential and Low Density Residential which the proposal comports with, therefore, the proposal is consistent with Comprehensive Plan Future Land Use Map as required by the Growth Management Act.

Concurrency

Grandridge Road directly serves the proposed subdivision. Apricot Road will serve the subdivision in future phases. A Transportation Checklist was completed as part of the application. The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied. The proposed development is not expected to result in traffic volumes on Grandridge Road, or Apricot Road falling below Level of Service (LOS) C. The minimum acceptable LOS on city streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D.

Development Standards

As submitted, the proposal conforms to permitted use and density standards for the R-1 zones. GMC Chapter 16.24.020 (Subdivisions-Design Standards) specifies that each lot in a subdivision shall have direct access to and frontage upon dedicated public streets. GMC Chapter 16.24.030 states maximum block length shall be 1000 feet. The Environmental Checklist states that the applicant will contain stormwater with ponds, drywells and infiltration trenches however none of those locations are shown on the proposed preliminary plat. Locations of stormwater ponds shall be designated on the plat.

Construction of the proposed subdivision must conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).

Public Use and Interest

The proposed subdivision is in the public interest because it will add to the City's existing housing stock of single-family homes. According to the City of Grandview Comprehensive Plan Housing Element, the City's vacancy rate for "for-sale" homes is a very low 2.3%. Low vacancy rates can result in a tight housing market and increased housing costs. The proposed subdivision will help to decrease this vacancy rate by adding 212 single-family homes. This coincides with Housing Element Goal 1, Policy 1.1, Objective 1: "Encourage the construction of new units to increase the local housing supply." Further, the addition of multifamily dwellings is consistent with the Housing Element Goal 1, Policy 1.3: "Support housing availability to meet the needs of all income groups," and Goal 3: "Encourage a mixture of housing types and densities throughout the sub-area that are compatible with public service availability."

Staff Comments:

1. The overall project contains Sunnyside Valley Irrigation District (SVID) right of way. The applicant will continue to consult with the district to ensure that all right of way is respected and that appropriate measures are taken to ensure that the integrity of all SVID assets are retained.
2. Lots with multiple frontages shall be designed to accommodate 20-foot setbacks for those frontages. As indicated in General Note 14, no building setback variances shall be granted for lots in this development.
3. No access will be allowed from Grandridge or Apricot Roads to individual lots; lots with frontages along each road shall achieve access from the internal road provisions of the plat. A plat note shall be added listing those lots and stipulating such.
4. GMC Section 16.24.040 requires that a local street have a minimum of 50 foot in width. The improved portion of the street must have a 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required. The applicant must meet street and other improvement requirements of the City.
5. The subdivision is proposed to be developed in phases. Unfinished roads between phases will be considered dead-end roads until they are extended in subsequent phases. GMC Section 16.24.040 J. requires that all dead-end roadways shall include cul-de-sacs. The City may allow use of an "L" or "hammerhead" turnaround upon approval by the Public Works Director. The placement of the cross streets may be discussed and could be used for the turn arounds. This would require them to be installed as part of the phasing process.
6. The Washington State Department of Ecology commented that with the historical agricultural use of the land, there is a possibility the soil contains residual concentrations of pesticides. Ecology requires that the soils be sampled and analyzed

for lead and arsenic, and for organochlorine pesticides. If elevated levels are detected, clean-up will be required.

7. Lots adjacent to agricultural uses are subject to noise, dust, odors, and the application of chemicals. For agricultural lands, the City of Grandview requires that a note be placed on the plat indicating this. Yakima County requires additional setbacks from agricultural uses. The County normal setback from land zoned for agricultural uses is 60 feet. Where the orchards and vineyards will be removed from the site before development this should not be an issue. But where, like along the western boundary of the development, the agricultural uses will continue operation indefinitely a setback should be provided to address the impacts of the agricultural use.
8. The applicant has provided that the proposed plat will be served by City water and sewer services. The applicant's engineer must provide engineering for the design of those systems and to certify that the City has adequate water and sewer capacity for the development.
9. The preliminary plat indicates one ingress/egress on the western border of the proposal that would eventually tie into Euclid Road titled Tanzanite Avenue. This road is collinear with two existing developed parcels; the access point to Euclid should be moved north to the road identified as Emerald Avenue. A second access point to Euclid Road is highly recommended to disperse the concentration of ingress/egress traffic to the development. The road identified as Glenwood Avenue would be ideal due to the large number of lots configured on the south border of the proposal in cu-de-sacs. Road jogs or other traffic calming devices will be considered by the city in the event that the adjacent parcel gets developed in a manner consistent with the future land use map designation.
10. Grandridge Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. This proposed subdivision will add a projected level of about 2000 trips per day onto the existing road. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. It appears that there is an existing gas line along the west edge of Grandridge Road that is not shown on the preliminary plat. Information provided by the County provides that the existing right of way is only 18 feet wide on the west side of Grandridge adjacent to the proposed plat. Additional right of way will be needed to provide adequate right of way for the development. Improvements to Grandridge are needed to bring it to the standard needed for the traffic created by the subdivision.
11. Apricot Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. Additional right of way may be needed to provide adequate right of way for the development. Improvements

to Apricot are needed to bring it to the standard needed for the traffic created by the subdivision.

12. General Note 3 on the face of the preliminary plat states: "A storm sewer system will be designed to handle the runoff created by the development." Such design must be approved by the City and all stormwater created by development must be retained on-site. The design must show the location of storm drainage retention ponds, infiltration systems and how they will impact the proposed subdivision.

Findings & Conclusions

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The provisions of the zoning ordinance for the City will be complied with provide the recommendations below are implemented.
3. This proposed subdivision will comply with the general purposes of the Grandview Comprehensive Plan.
4. The applicant must verify that City of Grandview has enough water, and sewer capacity for the proposed preliminary plat.
5. Improvements are needed to the street system to assure that there is adequate capacity for the proposed preliminary plat.
6. Environmental SEPA review as required by RCW 43.21C has been completed.
7. Adequate public services and road access are available to serve the proposed use.
8. Surrounding land uses are compatible with the proposed use.
9. The public use and interest will be served.

Recommendation

The staff for the City of Grandview, recommends that this preliminary plat be **approved**, subject to the following conditions:

1. Construction of the proposed subdivision shall conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).
2. The Developer will work with the Yakima Regional Clean Air Authority (YRCAA) to address potential air emission impacts, and contractors have approved Dust Control Plan on file with YRCAA prior to any construction or clearing work.
3. Development contract is completed prior to final project approval, as required by GMC 16.12.030.
4. Any future construction or renovation on the subject property is subject to use approval, plan review, and building permits.
5. The applicant must submit a set of construction plans to the department of Ecology to determine if a Dam Safety construction permit is required for the project.
6. Right of way width will be verified for Grandridge Road and any additional right of way is dedicated to increase the right-of way on the west half of Grandridge Road to 25 feet for a total road width of 50 feet.

7. Right of way width will be verified for Apricot Road and any additional right of way is dedicated to increase the right-of way on the north half of Apricot Road to 25 feet for a total road width of 50 feet.
8. The plat shall be constructed and developed in conformance with the Stormwater Management Manual for Eastern Washington 2019 (or as amended).
9. The developer shall design the sewer system to distribute lots to the various connection points. Detailed assessments can be done during plan review.
10. A hydraulic analysis will need to be completed to verify flow demand can be met at the highest lot in the subdivision.
11. The access point to Euclid Road shall be moved to avoid a collinear position with the two developed parcels on Euclid Road. A second access point is strongly recommended to disperse ingress/egress traffic from Euclid Road in the future.
12. Add General Note 15 on the face of the preliminary plat regarding deviations. "The final plat may deviate from the preliminary plat provided: (1) The number of lots are not increased; (2) Lot size is not decreased more than 10% and do not fall below the minimum lot requirements; (3) The location or nature of any improvements or other elements of the subdivision are not substantially altered; and (4) The nature of the subdivision is not substantially altered. Final plats with modifications that do not meet the above criteria must be processed as a new plat."
13. The project is **required to conduct soil sampling** under the Model Toxics Control Act (Chapter 173-340 WAC). If contaminants are found at concentrations above the Model Toxics Control Act cleanup level, the applicant will prepare and implement a plan to address the level and said plan shall be approved by the Washington State Department of Ecology. This condition must be addressed before any grading is started on the site.
14. A note added to proposed lots 255-259 and 289-294 that no direct access onto Grandridge Road will be permitted from those lots.
15. A note added to proposed lots 304, 305, 327, 328, 339, 340, 412, 413, and 436 that no direct access onto Apricot Road will be permitted from those lots.
16. Proposed lots 376-384 and 428-436 shall provide a rear setback of 60 feet with a 6-foot solid fence.

RESOLUTION NO. 2021-29

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING GRANDRIDGE ESTATES SUBDIVISION II
212-LOT PRELIMINARY PLAT**

WHEREAS, the developer Dan Swanson d/b/a SDC, Inc., applied for preliminary plat approval for a 212-lot residential subdivision designated as Grandridge Estates Subdivision II; and

WHEREAS, the Hearing Examiner held an open record public hearing on April 29, 2021 on the proposed preliminary plat and provided a recommendation for approval to the City Council subject to compliance with conditions; and

WHEREAS, the City Council held a closed record public hearing on June 22, 2021 on the proposed preliminary plat and approved the preliminary plat subject to the conditions outlined in the Hearing Examiner's Recommendation SUB#2021-01 dated May 13, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City Council hereby adopts the Hearing Examiner's Recommendation in SUB#2021-01 and approves the 212-lot preliminary plat known as "Grandridge Estates Subdivision II" subject to conditions as outlined in the Hearing Examiner's Recommendation, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 22, 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF GRANDVIEW
HEARING EXAMINER'S RECOMMENDATION**

May 13, 2021

**In the Matter of Application for)
Preliminary Plat Approval)
Submitted on behalf of:)**

SUB#2021-01

**Charvet Brothers Farms,)
Property Owner, by the)
Applicant Dan Swanson)
d/b/a SDC, Inc.)**

**For the Approval of a 212-Lot)
Preliminary Plat to be Located)
West of Grandridge Road and)
North of Apricot Road to be)
Named "Grandridge Estates)
Subdivision II" in the R-1 Zone)**

A. Introduction. The findings relative to the hearing process conducted for this proposed preliminary plat are as follows:

(1) The Zoom open record public hearing for this application was held on April 29, 2021.

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(2) Jeff Watson, Yakima Valley Conference of Governments Senior Planner who serves as the Planner for the City of Grandview, presented his staff report which detailed pertinent aspects of the proposed preliminary plat as well as the recommended conditions for its approval. City Administrator/Public Works Director Cus Arteaga answered questions relative to the proposal, and City Clerk Anita Palacios testified that comments were received from the Washington State Department of Ecology (DOE) regarding water quality, water resources and toxic clean-up and from the Sunnyside Valley Irrigation District.

(3) The property owner's representative and applicant for the proposed preliminary plat, Dan Swanson d/b/a SDC, Inc., and the engineer for the development, Jeffrey Jensen of Jensen & Associates Consulting Engineers, answered questions and supplied additional information. The soil of the area within the proposed preliminary plat was tested for lead and arsenic as required by the Washington State Department of Ecology, and a report will be provided to the City that will detail any requirements of the applicant in that regard.

(4) No members of the public or other individuals testified at the hearing. After all of those who participated in the hearing were provided the opportunity to present all of the testimony they wished to present relative to this proposed preliminary plat, the hearing was closed. This Recommendation regarding the proposed preliminary plat of "Grandridge Estates Subdivision II" has been issued within 14 days of the open record public hearing which was held on April 29, 2021, as is required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this proposed preliminary plat subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on April 24, 2021; consideration of the staff report, exhibits, written comments, testimony and other evidence presented at the open record public hearing

on April 29, 2021, relative to the proposed preliminary plat dated March 22, 2021; and a consideration of the Grandview Subdivision Ordinance and the Grandview Zoning Ordinance which are set forth in the Grandview Municipal Code (GMC); the Hearing Examiner makes and issues the following:

FINDINGS

I. Property Owner/Applicant. The property owner is Charvet Brothers Farms, 501 Appleway Road, Grandview, Washington 98930. The applicant is Dan Swanson d/b/a SDC, Inc., 32814 SE 110th Street, Issaquah, Washington 98027.

II. Applicant's Engineer. The applicant's engineer is Jeffrey Jensen of Jensen & Associates Consulting Engineers, 3505 South Volland Street, Kennewick, Washington 99337.

III. Location. The proposed preliminary plat is located west of Grandridge Road and north of Apricot Road. The Yakima County Assessor's parcel numbers for the 58.76 acres within the preliminary plat are 230926-23008, 230926-23009 and 230926-24003 which are located northwest of the intersection of Grandridge Road and Apricot Road. The legal description of the property appears on the face of the proposed preliminary plat dated March 22, 2021 (*Record at page 6*).

IV. Application. The main aspects of this application for preliminary plat approval may be described as follows:

(1) The proposed 212-lot Preliminary Plat of “Grandridge Estates Subdivision II” would subdivide approximately 58.76 acres into 212 lots intended for single-family residences in an R-1 Low Density Residential zone. The Comprehensive Plan future land use designation of the property within the preliminary plat is Residential and Low Density Residential.

(2) Water and sewer service and irrigation water will be provided by the City of Grandview. Grandridge Road and Apricot Road along the frontage of the plat will be provided additional right-of-way and improvements. The interior streets will be developed to City standards. Additional features of the proposed preliminary plat will be detailed in other sections of this Recommendation relative to criteria for the review and consideration of proposed preliminary plats.

V. Environmental Review. The City distributed a Notice of Application and Public Hearing and Preliminary Determination of Non-significance (DNS) on March 22, 2021, using the optional DNS process authorized by WAC 197-11-355 with a comment period ending on April 15, 2021. The following two written comments were submitted:

(1) A letter dated April 13, 2021, was received from the Washington State Department of Ecology (DOE) which stated:

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road

construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control, and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991 or lloydstevensjr@ecy.wa.gov, with questions about this permit.

WATER RESOURCES

WR DSO, CL: Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids, above ground level. The Grandridge Estates Subdivision II project references stormwater impoundments as part of this development. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

Joe Witczak
WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov.

TOXIC CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate your project is located on property that was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Before proceeding, your project is required to conduct soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC).

If sampling indicates elevated levels of lead and arsenic, cleanup will be required. The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology can provide free initial sampling as well as free technical assistance for your project.

Please contact Jeff Newschwander, Project Manager, at (509) 388-5223 or email at jeff.newschwander@ecy.wa.gov, for further information or to schedule your initial sampling.

(2) A letter dated March 26, 2021, was received from the Sunnyside Valley Irrigation District which applied to the first preliminary plat of Grandridge Estates, but the indication at the hearing was that there are no SVID rights-of-way within the confines of this proposed preliminary plat. The letter stated:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comment:

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There are existing SVID easements and R/W within the project boundaries.

The following restrictions apply to SVID easement or right-of-way.

Buildings are not allowed within SVID easement or right-of-way.

Trees are not allowed within SVID easement or right-of-way.

Grading or removal of soil will not be allowed within SVID easement or right-of-way.

Additional uses of SVID easement or right-of-way such as crossings, fencing, roadways, etc. will only be allowed with prior approval through SVID's permitting process.

Thank you for the opportunity to comment. If you have any questions please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

A final Determination of Non-significance was issued on April 16, 2021, which became final without an appeal (*Record at page 28*).

VI. Critical Areas/Flood Plains. The City's critical area and flood plain maps do not show any critical areas or flood plains on this property.

VII. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan designation, zoning classification and land uses are as follows:

(1) The Comprehensive Plan Future Land Use Map designates the property as Residential and Low Density Residential.

(2) The property is within the R-1 Low Density Residential zone. The property is partially cleared and partially in agricultural production as vineyards. The current County Assessor's land use designation is Agricultural, and the property within the preliminary plat contains no structures.

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(3) Parcels adjacent to the proposed preliminary plat have the following zoning and land use characteristics:

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
North	City R-1	Single-Family Residential
South	County AG south of Apricot Rd.	Agriculture
East	County AG	Single-Family Residential & Agriculture
West	County R-1	Agriculture

VIII. Concurrency. The preliminary plat shows the subdivision being served by Grandridge Road and Apricot Road. A Transportation Checklist was completed as part of the application. The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied. The proposed development is not expected to result in traffic volumes on Grandridge Road or Apricot Road falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D.

IX. Development Standards. As submitted, the proposal conforms to permitted use and density standards for the R-1 zone. GMC §16.24.020 (Subdivisions-Design Standards) specifies that each lot in a subdivision shall have direct access to and frontage upon a dedicated public street. GMC §16.24.030 states that the maximum block length shall be 1000 feet. The Environmental Checklist states that the applicant will contain stormwater with ponds, drywells and infiltration trenches which need to be shown on the proposed preliminary plat. The proposed prelim-

inary plat is required to conform to all of the City development standards including, but not limited to, the development standards prescribed by GMC Title 12 (Streets, Sidewalks and Public Places), GMC Title 15 (Buildings and Construction), GMC Title 16 (Subdivisions) and GMC Title 17 (Zoning).

X. Notices Provided and Determinations Made Regarding the Environmental Review and the Public Hearing. Notices of the steps involved in the environmental review and notices of the open record public hearing of April 29, 2021, were provided in the following ways on the following dates:

Notice of Application, Threshold Determination & Public Hearing Mailed to Owners within 300 feet & Posted at City Hall, Library, Police Department & City's website:	March 22, 2021
Notice of Hearing Posted on the property:	March 24, 2021
Notice of Hearing Published in the Grandview Herald:	March 24, 2021
Final Determination of Non-significance Issued:	April 16, 2021

XI. Jurisdiction. GMC §2.50.080(C) provides that the Grandview Hearing Examiner shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council, for enumerated types of land use applications which include preliminary plats.

XII. Staff Comments. Planner Jeff Watson's comments regarding this proposed preliminary plat which detail City requirements in addition to the recommended

conditions and which are adopted as Findings in this Recommendation are set forth in the staff report as follows:

(1) The overall project contains Sunnyside Valley Irrigation District (SVID) right-of-way. The applicant will continue to consult with the district to ensure that all right-of-way is respected and that appropriate measures are taken to ensure that the integrity of all SVID assets are retained.

(2) Lots with multiple frontages shall be designed to accommodate 20-foot setbacks for those frontages. As indicated in General Note 14, no building setback variances shall be granted for lots in this development.

(3) No access will be allowed from Grandridge or Apricot Roads to individual lots; lots with frontages along each road shall achieve access from the internal road provisions of the plat. A plat note shall be added listing those lots and stipulating such.

(4) GMC Section 16.24.040 requires that a local street have a minimum of 50 foot in width. The improved portion of the street must have a 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required. The applicant must meet street and other improvement requirements of the City.

(5) The subdivision is proposed to be developed in phases. Unfinished roads between phases will be considered dead-end roads until they are extended in subsequent phases. GMC Section 16.24.040(J) requires that all dead-end roadways shall include cul-de-sacs. The City may allow use of an "L" or "hammerhead" turnaround upon approval by the Public Works Director. The placement of the cross streets may be discussed and could be used for the turn arounds. This would require them to be installed as part of the phasing process.

(6) The Washington State Department of Ecology commented that with the historical agricultural use of the land, there is a possibility the soil contains residual concentrations of pesticides. Ecology requires that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If elevated levels are detected, clean-up will be required.

(7) Lots adjacent to agricultural uses are subject to noise, dust, odors, and the application of chemicals. For agricultural lands, the City of Grandview requires that a note be placed on the plat indicating this. Yakima County requires additional setbacks from agricultural uses. The County normal setback from land zoned for agricultural uses is 60 feet. Where the orchards and vineyards will be removed from the site before development this should not be an issue. But where, like along the western boundary of the development where the agricultural uses will continue operation indefinitely, a set-back should be provided to address the impacts of the agricultural use.

(8) The applicant has provided that the proposed plat will be served by City water and sewer services. The applicant's engineer must provide engineering for the design of those systems and certify that the City has adequate water and sewer capacity for the development.

(9) The preliminary plat indicates one ingress/egress on the western border of the proposal that would eventually tie into Euclid Road named Tanzanite Avenue. This road is collinear with two existing developed parcels; the access point to Euclid should be moved north to the road identified as Emerald Avenue [or otherwise coordinated with future development to the west in a manner prescribed by the City Public Works Director]. A second access point to Euclid Road is highly recommended to disperse the concentration of ingress/egress traffic to the development. The road identified as Glenwood Avenue would be ideal due to the large number of lots configured on the south border of the proposal in cul-de-sacs. Road jogs or other traffic calming devices will be considered by the city in the event that the adjacent parcel gets developed in a manner consistent with the future land use map designation.

(10) Grandridge Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. This proposed subdivision will add a projected level of about 2000 trips per day onto the existing road. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. It appears that there is an existing gas line along the west edge of Grandridge Road that is not shown on the preliminary plat.

Information provided by the County provides that the existing right of way is only 18 feet wide on the west side of Grandridge adjacent to the proposed plat. Additional right of way will be needed to provide adequate right of way for the development. Improvements to Grandridge are needed to bring it to the standard needed for the traffic created by the subdivision.

(11) Apricot Road is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. GMC Section 16.24.040(C) provides the following construction guidelines for a local street. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required. The existing roadbed is about 20 feet wide without curbing and sidewalks. Additional right of way may be needed to provide adequate right of way for the development. Improvements to Apricot are needed to bring it to the standard needed for the traffic created by the subdivision.

(12) General Note 3 on the face of the preliminary plat states: "A storm sewer system will be designed to handle the runoff created by the development." Such design must be approved by the City and all stormwater created by development must be retained on-site. The design must show the location of storm drainage retention ponds, infiltration systems and how they will impact the proposed subdivision.

XIII. General Review Criteria for Preliminary Plats and for Other Types of Development Applications. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(6) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding applications for preliminary plats that must comply with the provisions of GMC

§14.09.030(A)(3) and GMC §14.09.030(A)(4). GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions and other types of land use permits. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The proposed preliminary plat will satisfy this requirement. Since the City's Comprehensive Plan Future Land Use Map designates the property under consideration as Residential and Low Density Residential, the preliminary plat which is intended to create lots for residential development would be consistent with the Comprehensive Plan. Specifically, Housing Element Goal 1, Policy 1.1, Objective 1 is to encourage the construction of new units to increase the local housing supply; Housing Element Goal 1, Policy 1.3 is to support housing availability to meet the needs of all income groups; and Housing Element Goal 3 is to encourage a mixture of housing types and densities throughout the sub-area that are compatible with public service availability. The proposed preliminary plat will also meet the intent of the Grandview Municipal Code by providing lots for residences within the R-1 Low Density Residential zone which will be developed in compliance with Grandview Municipal Code requirements.

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Since the proposed uses on the property will comply with all applicable City development standards and regulations, they will make adequate provisions for drainage, streets and other public ways. All stormwater drainage must be retained on-site. Grandridge Road and Apricot Road will be improved with sidewalk and additional right-of-way to provide 25 feet of width to the centerline of both of the roads. The right-of-way for interior streets will be 50 feet wide with sidewalk, curb and gutter. Adequate provisions for irrigation water, domestic water supply and sanitary wastes will be obtained from the City of Grandview. Therefore, the

proposed development will in fact make adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes and will do so in a manner that will comply with City development standards and requirements.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that the proposed preliminary plat would not result in any probable significant adverse environmental impacts under GMC Title 18 by issuing a Determination of Non-significance on April 16, 2021, which was not appealed.

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. A residential development on this property would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional single-family residential housing in the City of Grandview where there is a very low 2.3% vacancy rate for “for sale” homes. Low vacancy rates can result in a tight housing market and increased housing costs. The proposed preliminary plat would add 212 single-family homes within the City.

(5) The development does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. Here the proposed subdivision would not lower the level of service of transportation below the minimum standards prescribed by the City’s Comprehensive Plan. As already noted, the concurrency test and the requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied. The proposed development is not expected to result in traffic volumes on Grandridge Road or Apricot Road that would fall below the City’s street Level of

Service (LOS) C. The minimum acceptable LOS on City streets prescribed by the Comprehensive Plan Transportation Element is LOS D.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Grandridge Road and Apricot Road are access roads. GMC §16.24.040(A) provides that access streets shall have a minimum of 50 feet of right-of-way width. This proposed subdivision will add a projected level of about 2000 trips per day onto the existing road. GMC §16.24.040(B)(3) prescribes the following construction guidelines for a local street:

Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainages required.

The existing roadbed for Grandridge Road and Apricot Road along the frontage of the proposed preliminary plat is about 20 feet wide without curbing or sidewalks. It appears that there is an existing gas line along the west edge of Grandridge Road that is not shown on the preliminary plat. Information provided by the County indicates that the existing right-of-way for the west half of Grandridge Road is only 18 feet wide instead of 25 feet wide adjacent to the proposed preliminary plat, and the existing right-of-way for the north half of Apricot Road is only about 20 feet instead of 25 feet wide adjacent to the proposed preliminary plat. Additional right-of-way will be needed to provide adequate right-of-way for the development. Improvements to Grandridge Road and Apricot Road are needed to bring them to the standard needed for the traffic created by the subdivision. The need for additional right-of-way along the frontage of the preliminary plat in order for Grandridge Road and Apricot Road to be 25 feet wide from their respective centerlines results directly from the additional traffic that will be generated by the residents of 212 homes who will be using the roads for access. The additional right-of-way is reasonably needed to mitigate the effects of the development and is proportional to the impacts created by the development. No objection to this requirement was expressed by the applicant at the hearing, and there was no evidence submitted at the hearing contrary to the City's assertion of a need for the dedications.

XIV. Specific Review Criteria for Preliminary Plats. GMC §16.12.090

requires that the Hearing Examiner shall review a proposed subdivision during a public hearing to determine conformance with the following standards:

(1) Conformance with the provisions of the zoning ordinance for the City. As already noted, the lots in the plat will be developed in conformance with the provisions of the City's zoning ordinance.

(2) Conformance with the general purposes of the Comprehensive Plan. As previously noted, the proposed preliminary plat for residential development would result in the construction of new units to increase the local housing supply in conformance with the Residential and Low Density Residential Comprehensive Plan Future Land Use Map designations for the property.

(3) Conformance with the provisions of this title. The proposed preliminary plat and development of the lots in the plat will be required to be in conformance with all applicable provisions of Title 16 (Subdivisions), as well as all applicable provisions of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction) and Title 17 (Zoning).

(4) Conformance with the comprehensive water and sewer plans. Evidence presented at the hearing indicated that the proposed preliminary plat would utilize City water and sewer services and would otherwise be in conformance with the comprehensive water and sewer plans. There was no evidence to the contrary.

(5) Conformance with the ordinances governing streets, rights-of-way, and curbs and gutters. If the recommended conditions are required, the proposed preliminary plat would be in conformance with the ordinance provisions governing streets, rights-of-way, and curbs and gutters.

(6) Conformance with other standards necessary to serve the public good. GMC §16.12.110 states that the City Council shall approve a proposed preliminary plat if it makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public

ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and if the public use and interest will be served by the platting of such subdivision and dedication. Each of these requirements for the City Council's approval will be addressed separately in the following section.

XV. Criteria Required for City Council Approval of Preliminary Plats.

GMC §16.12.110 requires that the City Council must find that the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and if the public use and interest will be served by the platting of such subdivision and dedication in accordance with the requirements of RCW 58.17.110 before it may approve the preliminary plat. Those criteria apply to the proposed preliminary plat of "Grandridge Estates Subdivision II" in the following specific ways:

(1) The Subdivision Will Make Appropriate Provisions for the Public Health, Safety and General Welfare (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for the public health, safety and general welfare by the very fact that it will comply with the subdivision and zoning development standards and land use requirements which have been adopted by the Grandview City Council specifically for the purpose of promoting the public health, safety and general welfare and because the proposed preliminary plat will provide

additional lots in a good location for construction of additional residences to help serve the City's housing needs.

(2) Appropriate Provisions for Streets or Roads or Other Public Ways (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for streets and roads in the following ways:

(a) GMC §16.24.020 provides that lots having frontage on two streets shall be avoided whenever possible. General Note 14 on the face of the preliminary plat gives notice to purchasers that corner lots are required to have at least 20-foot front yard setbacks and that no setback variance from that requirement will be allowed.

(b) GMC §16.24.040 requires that the local streets providing access to and within this plat have a minimum 50-foot-wide right-of-way and 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk on one side, illumination and storm drainage. The City will require Grandridge Road and Apricot Road improvements along the frontage of the plat.

(c) As previously noted, the dedication of additional right-of-way for Grandridge Road and Apricot Road along the frontage of the site will be required in order to be 25 feet wide from the centerline.

(3) Appropriate Provisions for Open Spaces, Parks, Playgrounds and Recreation Areas (RCW 58.17.110(2)(a)). Dykstra Park is a 28-acre community park located about 1,600 feet north of the north boundary of the Grandridge Estates subdivision. A small minipark about 1 acre or less in size might be provided within the subdivision or a payment of an agreed amount to use for park purposes elsewhere in lieu of development of a minipark might be acceptable to the City. Either alternative would constitute an appropriate provision for parks that is particularly within the discretion of the City.

(4) Appropriate Provisions for Drainageways (RCW 58.17.110(2)(a)). General Note 3 on the face of the preliminary plat states that "A storm sewer system will be designed to handle the runoff created by the development." Such design must be approved by the City, and all stormwater created by development must be

retained on-site. The design must show the location of storm drainage retention ponds, infiltration systems and how they will impact the proposed subdivision.

(5) Appropriate Provisions for Transit Stops (RCW 58.17.110(2)(a)). Since there is no transit authority within the City of Grandview, the preliminary plat is not required to make provisions for transit stops.

(6) Appropriate Provisions for Potable Water Supplies (RCW 58.17.110(2)(a)). Appropriate provisions will be made for potable water because it will be supplied by the City of Grandview public water system. General Note 2 on the preliminary plat states that domestic water services shall conform to the standards set forth by the City of Grandview. The applicant's engineer must provide engineering for the design of the water system serving the plat and certify that the City has adequate water capacity for the development.

(7) Appropriate Provisions for Sanitary Wastes (RCW 58.17.110(2)(a)). Appropriate provisions will be made for sanitary wastes because sewer services will be provided by the City of Grandview public sewer system. General Note 2 on the preliminary plat also states that sanitary sewer services shall conform to the standards set forth by the City of Grandview. The applicant's engineer must provide engineering for the design of the sewer system serving the plat and certify that the City has adequate sewer capacity for the development.

(8) Appropriate Provisions for Schools and Schoolgrounds (RCW 58.17.110 (2)(a)). The residents of the proposed subdivision will have access to public schools and schoolgrounds. No testimony or written comments were submitted indicating a need for any provisions to be made within the preliminary plat for schools or schoolgrounds.

(9) Appropriate Provisions for Sidewalks and other Planning Features that Assure Safe Walking Conditions for Students Who Only Walk to and from School (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for sidewalks for students and others by extending the existing sidewalk on Grandridge Road southerly along the frontage of the plat and on Apricot Road westerly along the frontage of the plat and by also constructing sidewalks along the internal streets within the plat.

(10) Adequate Facilities for Irrigation Water (RCW 58.17.310). There will be adequate facilities to obtain irrigation water for the plat. It is obtained from the City of Grandview which acquires the irrigation water from the Sunnyside Valley Irrigation District. General Note 13 on the face of the proposed preliminary plat needs to be revised to state that irrigation water will be supplied by the City of Grandview.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve preliminary plats where, as here, they satisfy the subdivision ordinance, zoning ordinance and other applicable requirements and criteria for approval if the recommended conditions are required.

(2) The public notice requirements of the Grandview Municipal Code have been satisfied.

(3) SEPA environmental review for the preliminary plat was completed pursuant to RCW 43.21C and GMC Title 18 and resulted in the issuance of a final Determination of Non-significance on April 16, 2021, which became final without an appeal.

(4) Improvements are needed to Grandridge Road and Apricot Road to assure that there is adequate road capacity for the proposed preliminary plat.

(5) With required road improvements, there will be adequate road access and adequate public services available to serve the proposed preliminary plat.

(6) The applicant must verify that the City of Grandview has sufficient water and sewer capacity for the proposed preliminary plat.

(7) The proposed preliminary plat will be compatible with surrounding land uses.

(8) The public use and interest will be served by the proposed preliminary plat.

(9) The proposed preliminary plat, with conditions imposed, would be consistent and compliant with the Comprehensive Plan, the subdivision ordinance, the zoning ordinance, applicable development standards and the requisite criteria for approval.

(10) The Hearing Examiner's recommendation regarding the proposed preliminary plat will be considered and decided by the Grandview City Council at a closed record public hearing with the result that it can either be approved, denied or conditioned by the City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that the 212-lot preliminary plat of "Grandridge Estates Subdivision II" to be located on Assessor's Parcel Numbers 230926-23008, 230926-23009 and 230926-24003 which is described in the application and in the other related documents be **APPROVED**, subject to compliance with the following conditions:

(1) Construction of the proposed subdivision shall conform to all requirements of the Grandview Municipal Code, including but not limited to GMC Title 12 (Streets, Sidewalks and Public Places), GMC Title 15 (Buildings and Construction), GMC Title 16 (Subdivisions) and GMC Title 17 (Zoning).

(2) The developer must work with the Yakima Regional Clean Air Agency (YRCAA) to address potential air emission impacts, and contractors must have an approved Dust Control Plan on file with YRCAA prior to any construction or clearing work.

(3) A development contract must be completed prior to final project approval as required by GMC §16.12.030.

(4) Any future construction or renovation on the subject property is subject to use approval, plan review and building permits.

(5) The applicant must submit a set of construction plans to the Department of Ecology to determine if a Dam Safety construction permit is required for the project.

(6) Right-of-way width will be verified for Grandridge Road and any additional right-of-way must be dedicated to increase the right-of-way width on the west half of Grandridge Road to 25 feet along the frontage of the plat.

(7) Right-of-way width will be verified for Apricot Road and any additional right-of-way must be dedicated to increase the right-of-way width on the north half of Apricot Road to 25 feet.

(8) The plat shall be constructed and developed in conformance with the 2019 Stormwater Management Manual for Eastern Washington (or as amended).

(9) The developer shall design the sewer system to distribute lots to the various connection points. Detailed assessments can be done during plan review.

(10) A hydraulic analysis will need to be completed to verify flow demand can be met at the highest lot in the subdivision.

(11) The location of the street extension to the west from the proposed preliminary plat to Euclid Road will be determined by the City Public Works Director, possibly dependent upon the future development of the property to the west. A second access point to Euclid Road is strongly recommended to disperse the concentration of ingress and egress traffic to and from the plat.

(12) A General Note 15 shall be added on the face of the preliminary plat specifying the permissible final plat deviations from the preliminary plat as follows: "The final plat may deviate from the preliminary plat provided: (1) the number of lots is not increased; (2) lot size is not decreased more than 10% and does not fall below the minimum lot size requirements; (3) the location or nature of any improvements or other elements of the subdivision are not substantially altered; and (4) the nature of the subdivision is not substantially altered. Final plats with modifications that do not meet the above criteria must be processed as a new plat."

(13) The project is required to conduct soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC). If contaminants are found at concentrations above the Model Toxics Control Act cleanup level, the applicant shall prepare and implement a plan to address the level of such concentrations, and shall obtain the Washington State Department of Ecology's approval of the plan. This condition must be addressed before any grading is started on the site.

(14) A plat note shall be added to the effect that no direct access onto Grandridge Road will be permitted from proposed lots 255-259 and 289-294.

(15) A plat note shall be added to the effect that no direct access onto Apricot Road will be permitted from proposed lots 304, 305, 327, 328, 339, 340, 412, 413, and 436.

(16) A six-foot-high solid fence shall be provided along the west boundary of proposed lots 376-384 and 428-436.

DATED this 13th day of May, 2021.



Gary M. Cuillier, Hearing Examiner

PLAT PHASES 9-15 (212 LOTS)
NW ¼ OF SECTION 26, TOWNSHIP 08 NORTH, RANGE 23 EAST, W.M.
221 APRICOT RD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON

PHASE	TOTAL ACRES	NEW ACRE ADDITIONS	TOTAL TOYS	MIN. LOT SIZE (SQ FT)	MAX. LOT SIZE (SQ FT)	AVERAGE LOT SIZE (SQ FT)
1						
2						
3	8.11	1.90	31	8,030	8,714	8,188
4	10	8.08	2,04	7,810	9,834	8,222
5	7.36	1.78	26	7,810	12,850	13,531
6	8.37	1.80	31	7,810	10,808	9,081
7	8.21	1.90	31	7,760	10,569	9,335
8	4.46	0.92	18	8,085	9,322	8,566
9	12.38	2.50	39	8,025	83,684	10,724

[illegible]

THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28 TOWNSHIP 20 NORTH RANGE 23 WEST WILL BE PARCELS SHOWN ON MAPS 3008 & 2403

CERTAIN PORTIONS OF LAND CHANGED TO RESERVATIONS REMAINS HELD BY DEED RECORDS VOLUME 2B, 1937 IN VOLUME 16 OF DEEDS PAGE 14, RECORDS OF WABASH COUNTY, WASHINGTON.

AND EXCEPT COUNTY ROAD RIGHT OF WAY ON THE EAST.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS

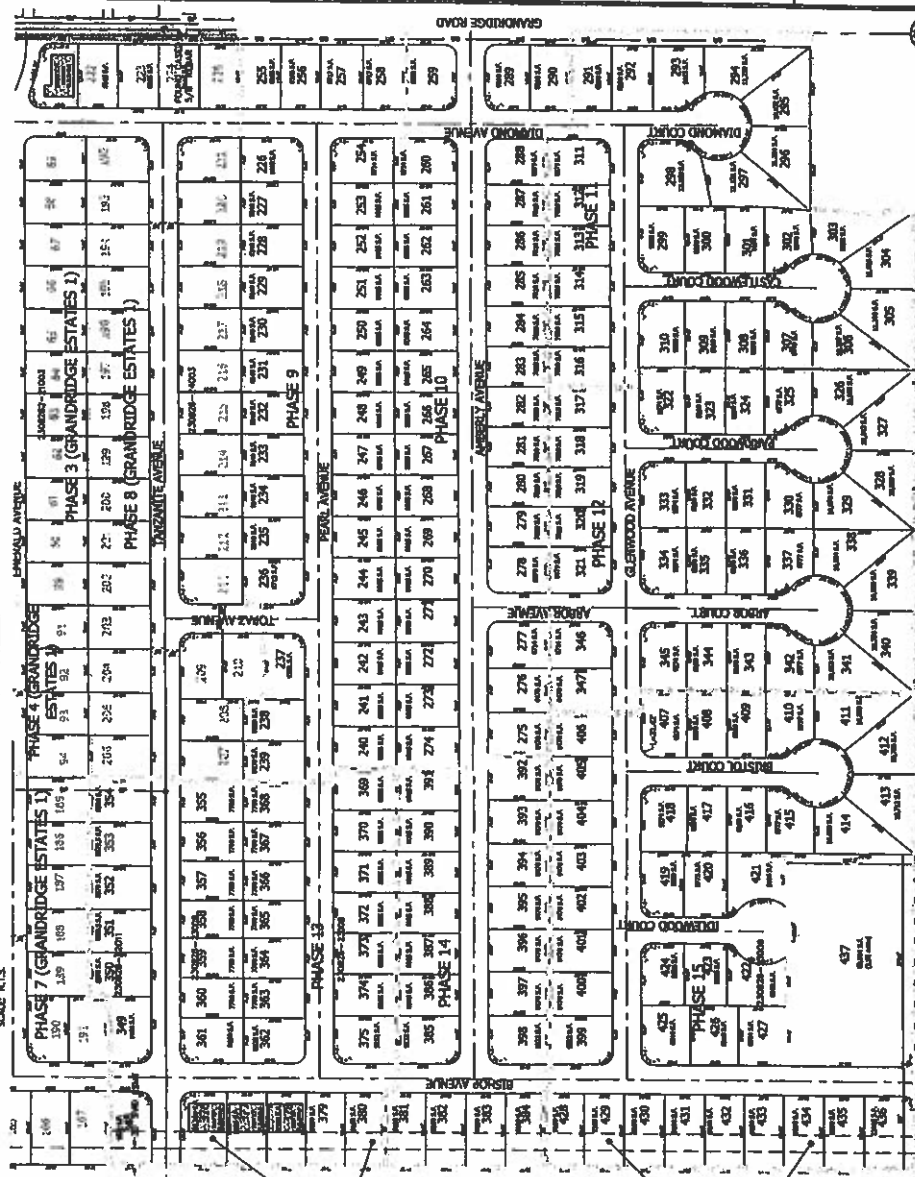
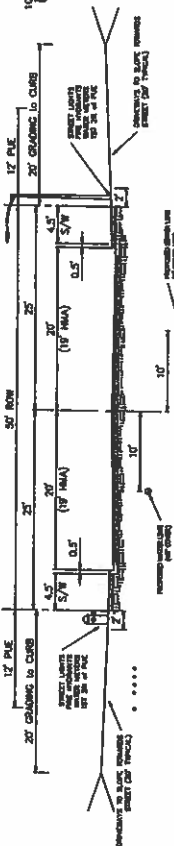
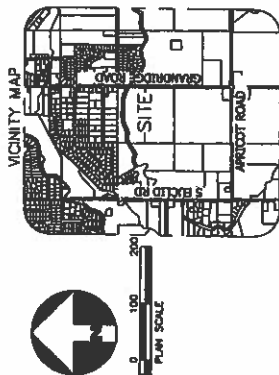
[illegible]

CURRENT ZONING R1
PROPOSED ZONING R1
MINIMUM LOT SIZE = 7,500 S.F.
AVERAGE LOT SIZE = NO Requirement

BASE OF BEACH
 SANDY FOREDUNE
 - 10' 5"
 NEAR YARD
 500 YARD

BASE OF BEACH
 SANDY FOREDUNE
 WIND BE BATHING
 WEST OCEAN
 ELEVATION OF

EQUIPMENT USED
 A PHOTOGRAPHIC TOTAL STATION
 AND A TOTAL STATION



LOT LAYOUT Phases 9-15

RESOLUTION NO. 2021-30

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN THE GRANT AGREEMENT –
Q1 2021 ELECTRIC VEHICLE CHARGING GRANT WITH PACIFICCORP
D/B/A PACIFIC POWER**

WHEREAS, the City of Grandview has applied for and been awarded an Electric Vehicle Charging Station Grant from PacifiCorp d/b/a Pacific Power; and,

WHEREAS, the City must execute a Grant Agreement setting forth the terms and conditions and the regulations by which the City must comply in order to receive said grant,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, as follows:

The Council hereby authorizes the City to accept the Electric Vehicle Charging Station Grant award as set forth in the Grant Agreement attached hereto and incorporated herein by reference. The Mayor is hereby authorized to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 22, 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Grant Agreement – Q1 2021 Electric Vehicle Charging Grant

PacifiCorp d/b/a Pacific Power (Pacific Power) will provide up to \$75,639.00 to City of Grandview (Recipient) to support the installation of electric vehicle charging infrastructure, upon completion of the project and confirmation that all award recipient requirements have been met.

Project information may be made publicly available and used for regulatory reporting, evaluation, educational purposes, performance analysis, or any other reason Pacific Power deems necessary.

This grant funding award amount is based on the information provided in the application and during the evaluation process. Any unapproved material change to project design/plans/scope may result in forfeiture of funding or an adjustment to the grant funding award amount. All modifications to the project design/scope including those attributes listed below must be submitted for approval using the change request form provided by Pacific Power.

I. PROJECT ATTRIBUTES

- Install an Electric Vehicle Charging project with the attributes described in the table below:

Award Recipient	City of Grandview	Pacific Power Recognition	Permanent signage acknowledging Pacific Power's contribution at charging station; acknowledgment on website, and in any media/press releases; ribbon cutting event
Technology	Level 2 and Level 3 Commercial		
Number of chargers*	1 Single Port, 1 DCFC, 2 ports		
Project location	Parking Lot		
Data Available	Real time usage via Chargepoint online portal	Data Sharing Plan	City of Grandview will provide Pacific Power with administrative-level login into view usage data and download reports
Project address	Lower Yakima Valley Pathway, Grandview, WA 98930		
Accessibility	Public Charging	Education Plan	Signage, media mentions and published materials, website information, events
Online date	4/30/2022		
Funding award**	Up to \$75,639.00		

* Awards are competitive and funding is limited. If your project does not include the number of chargers listed above, funding may be reduced or rescinded.

****The funding award represents an "up to" amount. Changes in project costs, design, and funding sources may result in adjustments to the final funding amount.**

- **Install electric vehicle charging infrastructure by Wednesday, May 18, 2022.**

Extensions to this timeline may be considered on a case-by-case basis. Recipient understands that if the project is not completed by Wednesday, May 18, 2022, funding may be rescinded unless a Pacific Power change order form is submitted and approved by the Electric Transportation Project Manager at Pacific Power.

- **Install a project that will be served by Pacific Power (located in Pacific Power's service area) over the life of the project. The funding award must be repaid at a prorated rate to Pacific Power within 60 days if the project leaves the Pacific Power system within 10 years of the final grant funding award payment.**
- **Install electric vehicle charging infrastructure that is owned by a non-residential Pacific Power customer authorized to make improvements at the site.**
- **Utilize a contractor licensed in the state where the project will be installed and conform to all county/state building and electrical codes and utility connection requirements, which includes general requirements and may require one or more studies be performed by Pacific Power to determine feasibility, system impact and cost of safely connecting the electric vehicle charging infrastructure to the utility system. Recipient understands that they may be responsible for purchasing and installing any necessary protection equipment - that is any system upgrades due to impacts from the proposed project is recipient's financial responsibility.**
- **Install only new equipment, which must be evident in the documentation (invoice or signed contractor proposal).**
- **Install a usage monitoring system that includes a mechanism for sharing station data with Pacific Power. Provide project data, including but not limited to KWh and usage data on a monthly basis for the life of the project. The funding award must be repaid at a prorated rate to Pacific Power within 60 days of written notice if the project continues to operate but ceases to provide data.**

Information collected may be made publicly available and used for regulatory reporting, evaluation, educational purposes, performance analysis, or any other reason Pacific Power deems necessary.

- **For projects located in Oregon, grant or transfer to Pacific Power title to all Oregon Clean Fuel Program Credits generated by each of the chargers installed at the project site as a result of grant funding.**

II. USE OF GRANT FUNDS

Apply grant funds only to upfront costs associated with the installation and activation of approved equipment and approved outreach and education expenses. Funds cannot be used to cover expenses such as fees incurred for project estimates or bids, administrative or project management costs, renewable energy equipment such as solar panels, energy storage equipment, vehicle purchase or lease, and structural or other site improvements that would occur without the installation of electric vehicle charging infrastructure, such as landscaping or re-roofing.

Final grant funding amount cannot exceed total eligible project costs. Final reimbursement may be adjusted for changes in project costs, scope, and/or funding sources.

Grant payments from PacifiCorp to non-residential customers represent taxable income to the recipient and are required to be reported to the Internal Revenue Service via a 1099 form unless the customer is exempt from 1099 reporting (i.e. corporations, tax-exempt organizations, governmental agencies).

III. AWARD RECIPIENT DELIVERABLES

- **Quarterly updates:** Provide a quarterly progress report on the 30th day of the month following each calendar quarter until the project is on-line. Quarterly progress reports will be provided by completing the quarterly progress report form provided by Pacific Power and emailing it to plugin@pacificpower.net. The first report will be due by Thursday, September 30, 2021.
- **Change requests:** Complete and submit the change request form provided by Pacific Power for any material change in project scope from project attributes listed in the table above, conveyed in the funding application, or communicated during the evaluation process.
- **Financing plan:** Demonstrate to Pacific Power's satisfaction by Thursday, September 30, 2021 via a written communication directed to plugin@pacificpower.net that all funds necessary to complete the project have been secured. If the project has not secured financing for the additional amounts required by Thursday, September 30, 2021, the project may forfeit its right to the funds reserved for the project.
- **Ongoing communication:** Keep the Electric Transportation Project Manager apprised of major project milestones, such as initiating installation, and opportunities to participate in celebrations and media engagement.
- **Project completion and reimbursement:** Upon completion of project installation and activation, complete and submit the final report form provided by Pacific Power along with required supplemental documentation and photos to plugin@pacificpower.net. Final reporting must be submitted no more than sixty (60) days following the project's official on-line date.

Note: Pacific Power will not be responsible for any lost documentation related to these award requirements.

IV. EDUCATION AND OUTREACH REQUIREMENTS

- **Pacific Power Recognition statement:** Include the following statement on all signage, materials, and communications, both print and non-print, produced as part of the grant-funded project, "This project was made possible with support from Pacific Power." Contact plugin@pacificpower.net with questions about use and modification of this language.
- **Approvals:** Seek prior approval from Pacific Power for all materials that use the Pacific Power logo.
- **Celebrations and publicity:** Celebrate the project completion through one or all of the following per the Education Plan listed in the table above: media event, tour, media advisory, press announcement, stakeholder communications. Pacific Power representatives must be provided an opportunity to participate in celebrations.

- **Permanent recognition:** Develop at least one piece of permanent, onsite signage that publicly recognizes the contribution of Pacific Power. Pacific Power can provide samples and support the development of content and messaging.
- **Pacific Power Communications:** Allow Pacific Power to include information regarding your project in communication material used by Pacific Power. This includes Pacific Power's right to use photographs of the facility in brochures and internet pages for purposes of supporting customer programs.

Contact plugin@pacificpower.net for approvals and guidance.

V. REIMBURSEMENT

Reimbursement will be remitted within thirty business (30) days of confirmation that all funding requirements, including reporting and documentation, have been met. Reimbursement will be remitted directly to the applicant or to their designated assignee as directed by the award recipient. Reimbursement will be distributed once the project is complete and verified through the following steps:

- City/county permitting finalized, including electrical inspection.
- Utility has approved installation for operation (if deemed necessary by Pacific Power estimator)
- Usage data is accessible and shared with Pacific Power
- Data sharing plan is in place and will continue for the life of the project
- Final report form is submitted and approved by Pacific Power, along with:
 - Itemization of each eligible project expense – i.e. labor, permits, equipment, and materials.
 - Copies of detailed invoices documenting total and eligible costs and supporting itemization of expenses
 - Documentation of each outside funding source
 - Photos of the installation (.jpg) photos
 - Photos of signage and other educational collateral
 - Documentation of education and outreach efforts (e.g. press coverage, celebrations, etc.)

VI. OVERALL ACKNOWLEDGEMENT OF TERMS

Recipient certifies that Recipient is a non-residential Pacific Power customer authorized to make site improvements at this location. Recipient understands that this funding award, as specified in Section I above, is to, among other things, "Install electric vehicle charging infrastructure that will be served by Pacific Power (located in Pacific Power's service area) over the life of the project." Accordingly, Recipient agrees to refund the award in a pro-rated amount should the project cease to be served by Pacific Power. The repayment for leaving Pacific Power's service ("Exit Repayment") will be determined by and subject to the following terms:

- Exit Repayment will be determined by the follow equation,
 - $\text{final grant funding award} \times (120 - \text{service delivery term}) / 120$,
- Service Delivery Term is the number of months between the month the Final grant funding award was made and the month Recipient terminated its electric service.
- For determining the repayment, the dates will be the first day of the month in which they occur.

Additionally it is understood that providing usage data is essential to this program. Accordingly, Recipient agrees to refund the award on a pro-rated basis in full should the project cease to provide usage data to Pacific Power on a monthly basis over the life of the project. If the project continues to operate but Recipient ceases to provide data to Pacific Power, Recipient is obligated to repay the pro-rated amount to Pacific Power within 60 days of written request. The repayment for ceasing to provide data ("Data Default Repayment") will be determined by and subject to the following terms:

- Data Default Repayment will be determined by the follow equation,
 - $\text{final grant funding award} \times (60 - \text{data delivery term}) / 60$
- Data Delivery Term is number of months between the month the Final grant funding award was made and the month Recipient ceased providing data.
- For determining the repayment, the dates will be the first day of the month in which they occur.

Recipient additionally consents to Pacific Power publicly distributing this usage data.

Recipient has reviewed and understands the terms and conditions of receiving Electric Vehicle Charging Grant funding and represent and warrant to Pacific Power that the party below is authorized to sign this agreement on behalf of Recipient.

Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

IN NO EVENT SHALL PACIFIC POWER BE REQUIRED TO PAY OR BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, INDIRECT, OR PUNITIVE DAMAGES.

Please initial each page, complete the Funding Recipient Acceptance section of the signature page and return signed form to plugin@pacificpower.net.

Signature Page**Funding recipient acceptance of Grant Agreement**

City of Grandview, (funding award recipient) hereby understands and accepts all obligations and limitations associated with receiving an Electric Vehicle Charging Grant funding award and agree to the requirements and conditions described in this agreement.

Recipient also acknowledges that Pacific Power has not made any representations and has specifically disclaimed any and all warranties, expressed or implied, with respect to the electric vehicle charging infrastructure installed or the electrical contractor, including but not limited to those concerning the electrical contractor's experience qualifications or background, the amount of energy consumed, the quality of specific materials, components, or workmanship utilized in the installation or the nature of or whether building permit(s) or governmental approvals may be required. Recipient understands that Pacific Power's liability is limited to the funding award and under no circumstances will Pacific Power be liable to the customer or electrical contractor for any further amounts.

Recipient releases and hereby indemnifies Pacific Power, its parent, board, officers, employees and agents against any claim made, action, damages, order or other legal liability in association with Recipient's anticipated receipt of or use of funds under this agreement.

Signature: _____

Date: _____

Printed Name: Gloria Mendoza

Title: Mayor

Company: City of Grandview

Pacific Power Acceptance

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Anita Palacios

From: Kal Fuller <Kal.Fuller@grandviewpd.us>
Sent: Friday, June 11, 2021 10:25 AM
To: Anita Palacios
Cc: Cus Arteaga
Subject: Together Grandview Can - 2021

CAUTION: External Email

The "Together Grandview Can" event is BACK!

After a meeting this week with the Grandview School District we have set the event for August 10th, running from 6:00-7:30pm

Please put this on your calendars and plan on attending a real-live-in-person event.

The Grandview School Board has re-arranged their Tuesday meeting time so their members can attend and they invite everyone to do the same.

If you know of anyone or any group that may want to have a booth at the event, have them contact me by e-mail and we will make it happen.

See you there!

Kal Fuller
Chief of Police

Grandview Police Dept
201 W 2nd St
Grandview, Wa 98930

(509) 882-2000 24 hrs Dispatch
(509) 882-1232 Fax
kal.fuller@grandviewpd.us

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