



**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):** Wyckoff Farms, Inc.  
**Property Owner(s):** Wyckoff Farms, Inc.  
**Proposed Project:** Comprehensive Plan Amendment and Rezone  
**Current Comprehensive Plan Designation:** Industrial  
**Current Zoning:** AG - Agricultural  
**Current Use:** Agricultural  
**Proposed Comprehensive Plan Designation:** Residential  
**Proposed Zoning:** R-1 – Low Density Residential  
**Location of Project:** Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA  
**Parcel No.:** 230915-32001, 230915-31006, 230915-32002

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](mailto:carteaga@grandview.wa.us)

Date: November 1, 2023

Signature: 

# SEPA Environmental Checklist

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## 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

**1. Name of proposed project, if applicable:**

N/A, non project CPA and Rezone

**2. Name of applicant:**

Wyckoff Farms, Inc.

**3. Address and phone number of applicant and contact person:**

P.O. Box 249, Grandview, WA 98930

David Pierce, 509.882.3934, 509.203.5665, [DavidP@wyckoff-farms.com](mailto:DavidP@wyckoff-farms.com)

**4. Date checklist prepared:**

October 10, 2023

**5. Agency requesting checklist:**

City of Grandview, Washington

**6. Proposed timing of schedule (including phasing, if applicable):**

For consideration with City's annual comp plan amendments (January 2024).

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

No, other than residential development following approval.

**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.**

No.

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

Subdivisions allowed by City municipal code.

**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.)**

This is a non-project amendment to the City's Comprehensive Plan to redesignate the property from industrial to residential, along with a rezone implementing the Comp Plan Amendment from agricultural to low density residential (R-1). (See subsection D below).

- 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.

Approximately 145.36 acres of undeveloped land currently used for irrigated agriculture, bordered on the east and west by Puterbough Road and Forrest Road, respectively, and on the north and south by Ogle Road and Forsell Road. Attached is a GIS site map showing the property from Yakima County's website.

## **B.Environmental Elements**

### **1. Earth**

- a. General description of the site:**

Flat, currently used for trellised hop fields

**Circle or highlight one:** Flat, rolling, hilly, steep slopes, mountainous, other:

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

1%

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

Silty 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.**

None at the non-project stage. Grading will occur in the future during residential development.

- f. Could erosion occur because 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)?

Unknown. 60% estimated at full buildout.

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

Dewatering and dust control, removal of hop fields and residential development.

## 2. Air

- 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.

None.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

## 3. Water

### a. Surface:

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.

No.

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

No. Other than an SVID irrigation canal.

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 a 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:**

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 a general description, purpose, and approximate quantities if known.

No. Future residential development to be served by municipal water.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None. Future residential development to be served by city sanitary sewer.

**c. Water Runoff (including stormwater):**

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

None. Stormwater from project actions and residential development will be retained on site in accordance with applicable law.

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:**

None at non-project stage. Any projects will have engineered stormwater retention systems in accordance with applicable law.

## 4. Plants

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 (irrigated hops, March through September)

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

Invasive weeds, grasses and agricultural crops will be removed at the project stage of development.

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.

Not applicable.

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

Ordinary grasses and weeds between hop trellises.

## 5. Animals

a. List any birds and other animals that 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:

- 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.

No.

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

N/A

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

Mice and rodents.

## 6. Energy and natural resources

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

N/A

- 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.

N/A

## 7. Environmental health

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

No.

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

None.

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.

None.

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

N/A – non project action.

4. Describe special emergency services that might be required.

None.

5. Proposed measures to reduce or control environmental health hazards, if any.

None.

**b. Noise**

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

Normal traffic and noises from nearby industrial and agricultural uses; residential uses at the project stage may contain site screening buffers.

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)?

Normal traffic and noises from construction of residential housing at the project stage.

3. Proposed measures to reduce or control noise impacts, if any:

None.

**8. Land and shoreline use**

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

Current use of the site is for irrigated agriculture (hop fields). Adjacent properties are a mix of residential and agricultural use. The comp plan amendment and rezone will not affect current land uses on nearby or adjacent properties and may improve compatibility and diminish conflicts between agriculture and residential use.

- 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 because 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. Property has been intermittently used for trellised hop fields since the property was included within the Grandview city limits. The property is zoned agricultural, but is not agricultural lands of long term commercial significance. The property is currently designated for "industrial" use under the City's Comprehensive Plan.

- 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. Future residential projects will be buffered per city subdivision code and development regulations. The non-project action will improve compatibility with residential uses to the south and east.

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

None, other than hop trellises.

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

Hop trellises will be removed.

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

Agricultural (which is inconsistent with the City's Comprehensive Plan).

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

Industrial.

- 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?**

N/A – non project action. The property could support an estimated maximum of 581 residential units at full build out.

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

None.

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

N/A

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

The proposed comp plan amendment and rezone would make the property compatible with residential development to the south and help implement the housing element of the City's Comprehensive Plan.

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

The non-project action would not impact agricultural lands of long term commercial significance and the property is within city limits.

## 9. Housing

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

None, at non-project stage. An estimated 581 units could be possible at full build out.

- 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:**

N/A – non project action would provide additional housing units within the city limits.

## 10. Aesthetics

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

N/A. Standard building height for residential structures would be around 35 feet.

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

None.

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

Residential projects would be mitigated in accordance with city development regulations at the project stage.

## 11. Light and glare

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

None, at non-project stage. Normal light from residences and street lights at the project stage.

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

No.

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

None.

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

None.

## 12. Recreation

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

None. There are some city parks and schools south of the site.

- 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:

N/A

## 13. Historic and cultural preservation

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

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.

N/A

- 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.

N/A

## 14. Transportation

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

Site surrounded by public roads (Forsell Road on the south, Forrest Road on the east, and Puterbough Road on the west). Road approaches, traffic flow and impacts would be evaluated at the project stage.

- 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?

No.

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

N/A Residential units would have their own onsite parking at the project stage.

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

Frontage improvements and half streets to city roads would probably be required at the project (platting) stage.

- e. 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?

None at the non-project stage. Based on estimated full build out, the property would likely be developed for residential use in phases. Under ITE trip generation figures, owner occupied single family housing generates around 10 trips per day.

- f. 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.

No.

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

Compliance with development standards and city concurrency requirements at the project stage.

## 15. Public services

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

Unknown. Residential development would require fire protection, police protection and school capacity. It is believed that the city has the capacity to provide the infrastructure needed for residential development.

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

Public services would be reviewed and analyzed by the city at the platting/project stage.

## 16. Utilities

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

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

City water and sanitary sewer would be extended to the site during residential development, as well as telephone telecommunications and natural gas if available. Based on city estimates for other recent land use actions involving future residential development, it is believed that the city has or will have adequate capacity to serve the site with municipal water and sewer. Attached is a June 21, 2022 memorandum showing a current capacity of the 447 lots, with additional expansions of the city water system planned for the near future.

### C. Signature

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

X



Type name of signee:

Position and agency/organization: , President at Wyckoff Farms, Inc.

Date submitted: October 19, 2023

### D. Supplemental sheet for nonproject actions

Do not use this section for project actions.

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

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

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

At the project stage, residential development would have access to municipal water and sewer. Minor emissions to the air would occur during housing construction and from automobile use.

- **Proposed measures to avoid or reduce such increases are:**

No storage or release of hazardous substances will be allowed or anticipated. Residential subdivisions would likely be fenced or buffered with adequate open space based on city development regulations in effect at the project (plat) stage.

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

Future development of the site would remove most existing natural and agricultural vegetation being replaced with some grass, landscaping and open space. No significant impacts to animals would be anticipated.

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

Plats, short plats and PUDs would include normal landscaping buffers and open space consistent with high quality residential development.

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

Either at the project or non-project stage, the proposal would not deplete energy or natural resources.

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

Residential homeowners would have access to electricity and natural gas that is available to all city residents. Housing would be built in compliance with existing energy codes.

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

The proposal would not affect environmentally sensitive areas at the project or non-project stage.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Current agricultural activities would cease as a nonconforming use on industrial designated lands. The property would transition to residential housing consistent with city development regulations.

**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?**

Either at the non-project or project stage the proposal would not involve incompatible uses. Transition from agricultural to residential land would improve compatibility issues with residential development to the south and east. There are no shorelines or significant surface water body sources in the vicinity of the site.

- **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 site would most likely be developed over years, in phases. Residential subdivisions, plats and developments may need improved roads as well as access to city water, sewer and other utilities, all of which are anticipated to be available within reasonable periods of time. Specific demands on transportation, public services and utilities will be evaluated at the project stage.

- **Proposed measures to reduce or respond to such demand(s) are:**

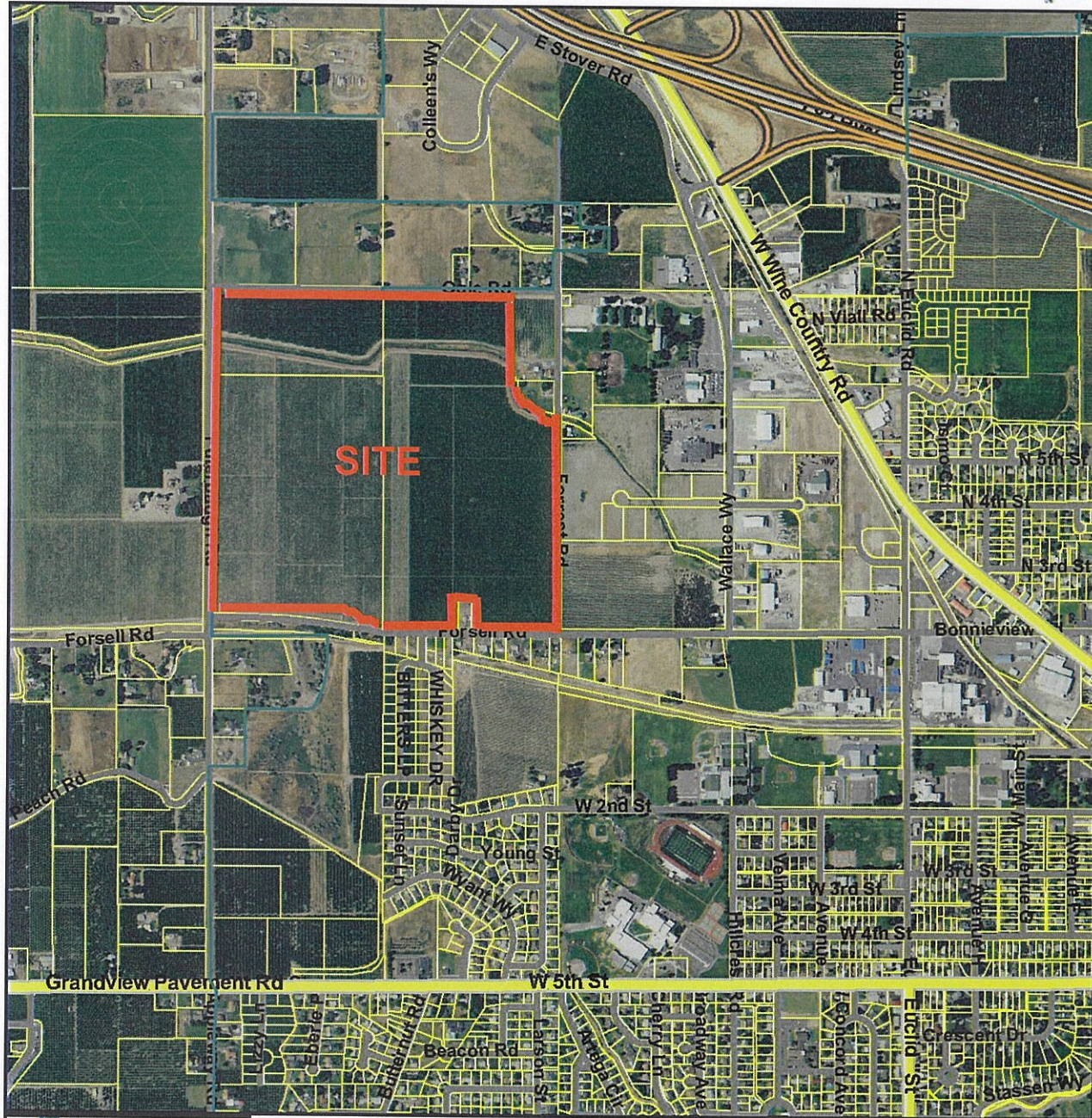
None.

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

The proposal will not conflict with any local, state or federal laws relating to protection of the environment.

# Yakima County GIS - Washington

## Land Information Portal

[\[Print Map\]](#)  
[\[Close Map\]](#)
[Yakimap.com](http://Yakimap.com)


Map Center: Range:23 Township:9 Section:15

2017 Ortho Photography

City Limits  
Sections

[WWW.YAKIMAP.COM](http://WWW.YAKIMAP.COM)

Yakima County GIS  
128 N 2nd Street  
Yakima, WA 98901  
(509)574-2992



One Inch = 1200 Feet

Feet 500 1000 1500 2000

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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**Assessor** Planning Real Estate

FAQ

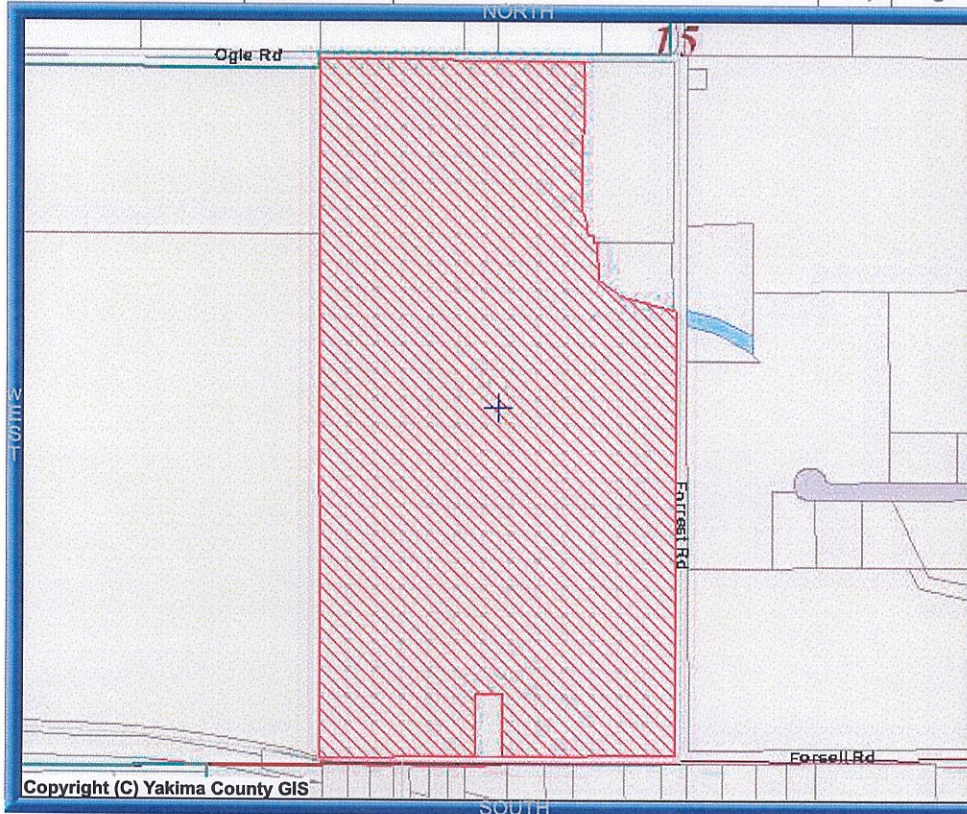
Help

Legend

**Search**

Tools

Overview



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 = 600 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

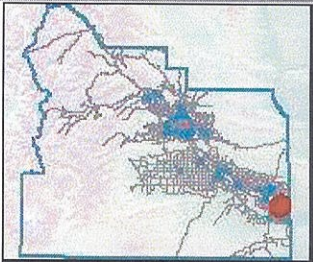
MapSize: Small (800x600)

Maps brought to you by:

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Map Report

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Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: **Get Information**  
One Inch = 600 Feet  
Feet 250 500 750 1000

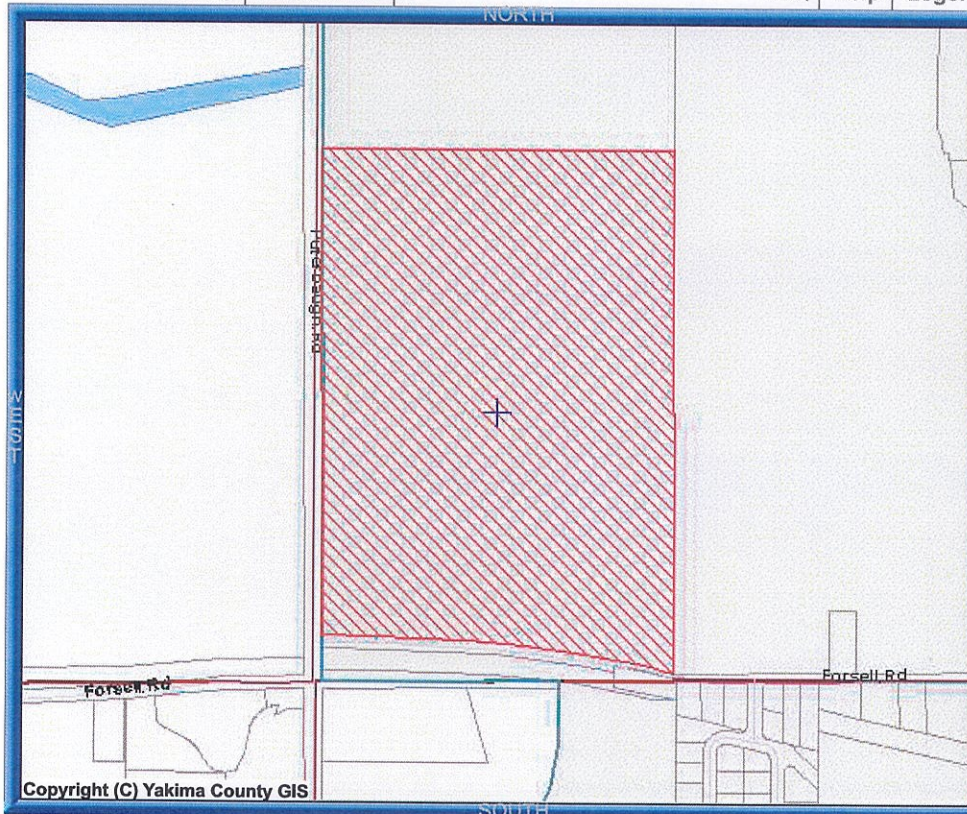
PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING					
			Parcel Address:		UN-ASSIGNED, ,WA					Printer-Friendly Page					
			Parcel Owner(s):		WYCKOFF FARMS INC										
			Parcel Number:		23091531006		Parcel Size:		70.48 Acre(s)			Detailed Report			
			Property Use:		83 Current Use Agricultural										
			TAX AND ASSESSMENT INFORMATION												
Tax Code Area (TCA):		440		Tax Year:		2024					Print Detailed MAP				
Improvement Value:		\$188300		Land Value:		\$422900									
CurrentUse Value:		\$227060		CurrentUse Improvement:		\$188300									
New Construction:		\$0		Total Assessed Value:		\$415360									
RESIDENTIAL INFORMATION												SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	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:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude:46° 15' 43.584"		+ Longitude:-119° 55' 43.651"	
		Range:23 Township:09 Section:15	
Narrative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX E 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX E 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTH N 89° 18' 00"" W 305.8 FT, TH S 04° 00' 00"" E 138.1 FT, TH S 51° 56' 00"" E 107.4 FT, TH S 73° 32' 00"" E 221.5 FT TO POB AND EX TH PTN LY E'LY OF CENLN OF SVID LAT 4 AND N'LBAAP ON E LN 355.1 FT N OF SE COR OF SD SUBD, TH N ALG E LN 263.2 FT, TH N 89° 18' 00"" W 305.8 FT TH S 04° 00' 00"" E 138.1 FT, TH S 51° 56' 00"" E 107.4 FT, TH S 73° 32' 00"" E 2SW1/4 OF NE1/4 OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THEREOF, TH W ALG S LN 102 FEET, TH N 256.7 FT, TH E			



**Assessor** | Planning | Real Estate

FAQ | Help | Legend | **Search** | Tools | Overview



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 = 600 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities


MapSize: Small (800x600)

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(509) 248-4442

.Map Report

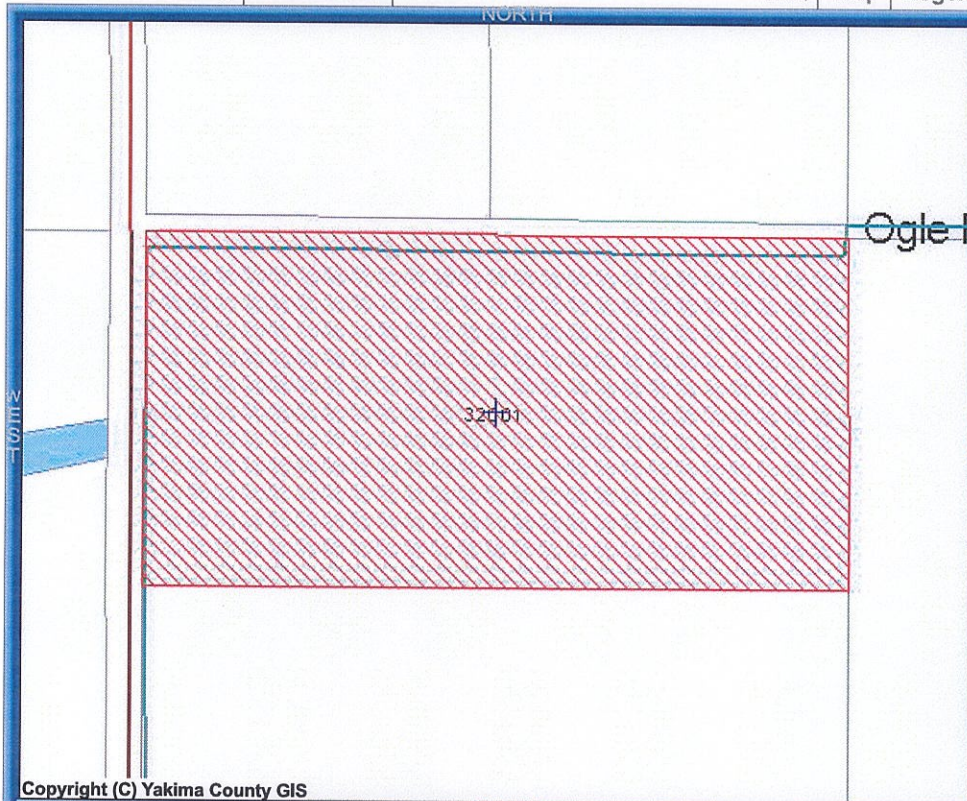
Easting(ft) | Northing(ft)  
Longitude(E) | Latitude(N)  
Click Map to: **Get Information** One Inch = 600 Feet  
Feet 250 500 750 1000

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING		
		Parcel Address:		PUTERBOUGH RD/FORSELL RD, GRANDVIEW ,WA 98930					Printer-Friendly Page		
		Parcel Owner(s):		WYCKOFF FARMS INC							
		Parcel Number:		23091532002	Parcel Size:		55.27 Acre(s)			Detailed Report	
		Property Use:		83 Current Use Agricultural							
TAX AND ASSESSMENT INFORMATION									Print Detailed MAP		
Tax Code Area (TCA):		440		Tax Year:		2024					
Improvement Value:		\$159800		Land Value:		\$320600					
CurrentUse Value:		\$139350		CurrentUse Improvement:		\$159800					
New Construction:		\$0		Total Assessed Value:		\$299150					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor	Portion							
No Sales Information Found.											
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Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 15' 40.459"	+ Longitude: -119° 56' 02.323"	Range: 23	Township: 09 Section: 15
Narrative Description: Section 15 Township 09 Range 23 Quarter SW: PTN SW1/4 SW1/4 LY N'LY OF R/W OF O.W.R.&N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361: ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD			
DISCLAIMER			



**Assessor** | Planning | Real Estate | **FAQ** | Help | Legend | **Search** | Tools | Overview



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 = 300 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

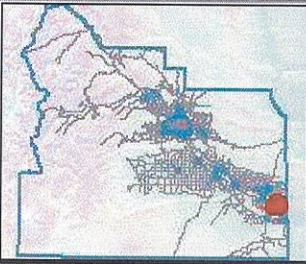
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(509) 248-4442

**Map** | **Report**

Copyright (C) Yakima County GIS

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: **Get Information**  
One Inch = 300 Feet  
Feet 200 400

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING				
		Parcel Address:		UN-ASSIGNED, ,WA					Printer-Friendly Page				
		Parcel Owner(s):		WYCKOFF FARMS INC									
		Parcel Number:		23091532001		Parcel Size:		19.61 Acre(s)			Detailed Report		
		Property Use:		91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION									Print Detailed MAP				
Tax Code Area (TCA):		440		Tax Year:		2024							
Improvement Value:		\$41500		Land Value:		\$114500							
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0							
New Construction:		\$0		Total Assessed Value:		\$156000					SECTION MAPS		
RESIDENTIAL INFORMATION													
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	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  SW-Qtr 1"=200ft  SE-Qtr 1"=200ft			
402208	5/30/2008	\$3337720		SCHINMANN FARMS LLC				N					
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FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude:46° 15' 53.263"	+ Longitude:-119° 56' 02.238"	Range:23	Township:09
Section:15			
Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TOCO.FOR R-W			
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			

## MEMORANDUM

June 21, 2022

To: City of Grandview  
Cus Arteaga, City Administrator

From: HLA Engineering and Land Surveying, Inc. (HLA)  
Ted Pooler, PE

Re: Monarch Investment Properties  
Proposed Annexation  
HLA Project No. 22007G

HLA reviewed the ability of the City of Grandview to provide water and sewer service to the Monarch Properties Proposed Annexation. Our review examined demands placed on the City's utility systems in comparison with the planning included in the Draft Water System Plan (2022) and Draft General Sewer Plan (2022). Both documents considered increased growth rates due to planned housing developments. A total of 1,347 new lots are assumed to be developed in the next 10 years as shown in the following Table 2-15 taken from the 2022 Draft Water System Plan:

TABLE 2-15 PLANNED HOUSING DEVELOPMENTS		
Housing Development	Status	# of Lots
Grandridge Estates Subdivision	Approved	437
Appleway Estates Subdivision	Approved	18
Butternut Short Plat	Approved	9
Euclid Meadows	Pre-plat submitted	123
Forsell Subdivision	Pre-plat submitted	110
N. Elm Subdivision	Proposed	300
Wilson Highway East	Proposed	200
Wilson Highway West	Proposed	150
TOTAL		1,347

Of the 1,347 proposed lots listed in the table, HLA previously reviewed possible developments totaling 900 lots, leaving 447 lots for further development in the next 10 years. Therefore, potential lots within the annexation area have been considered in the preparation of the updated Water System Plan and General Sewer Plan. However, our previous review did include Grapevine Estates and the Emick Addition, which are not listed in Table 2-15, so developers of the other areas listed in the table might still be proceeding, which could accelerate the rate of residential growth above that considered in the planning documents.

Our comments below are consistent with the draft plans and assume future system deficiencies will be addressed as identified in the Water System Plan and General Sewer Plan. The Draft Water System Plan calculated 212 additional ERUs are available in 2022 based on maximum day demand, and the ability to serve additional customers is limited by available storage volume. As a result, storage and source improvements are proposed to meet growth demands, including the demands placed on the system by the above planned housing developments.

### Monarch Investment Properties Proposed Annexation

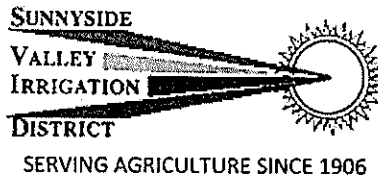
The Easement Petition and SEPA Checklist did not indicate how many residential lots are proposed within the 20.8-acre annexation area. Assuming a net of four lots per acre, approximately 83 homes would be constructed. At the Grandview average of 3.7 people per household, the added population would be 307 people, which is less than the 550 people stated in the SEPA Checklist. Therefore, we do not know if higher density housing is proposed. However, for purposes of this review, we assumed 83 houses would be served.

Number of proposed residential lots = 83

**Sewer:** No sanitary sewer pipelines currently serve the parcels proposed for annexation. Sewer is located in Monty Python Lane and another sewer crosses Euclid near the middle of the annexation area. The depth of these sewers is unknown. Therefore, given the flatter topography in the area, more detail will be needed at the preliminary plat phase to determine the direction to route the sewer lines. Existing 8-inch sewers in the area should have adequate capacity to accept wastewater from the annexation area. Flow from the project is consistent with the 2022 General Sewer Plan as it relates to the direction of flow and expected volume. Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

**Water:** A 12-inch water main is in Euclid Road fronting the annexation area. However, the water main is un-looped and fire flows shown in the 2022 Water System Plan at Monty Python Lane are less than 1,000 gpm. Based on available contours, the area is above elevation 820 and nears the maximum service elevation of 840. Therefore, system looping will be needed to provide minimum fire flow. During the preliminary plat phase, the ability to loop through the Grandridge subdivision or along Apricot Road should be investigated to improve fire flow and provide redundancy. The completed subdivision will increase average day demand by 18,400 gallons per day, and maximum day demand by 44,700 gallons per day. The City will have water system capacity to serve the development, provided storage and source improvements are made as recommended in the Draft Water System Plan.

Should you have any questions or need more information, please call or email.



July 25, 2022

City of Grandview  
207 West Second St  
Grandview, WA 98930

**RECEIVED**

JUL 31 2022

CITY OF GRANDVIEW

**Subject:** Annexation and Rezone  
**Applicant:** Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC  
**Parcels:** 230926-22012, 230926-23002  
**Location:** 1331 South Euclid Rd, Grandview, Yakima County, WA

To whom it may concern:

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

SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed project area for location of SVID facilities and easement information.

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

Sincerely,

Ron Cowin  
Assistant Manager - Engineering