



**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) & Property Owner(s):** Richard & Constance Peacock and Marlee Harris

**Proposed Project:** Annexation and Rezone

**Current Zoning/Future Land Use:** Low Density Residential

**Proposed Zoning:** R-1 Low Density Residential

**Location of Project:** 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

**Parcel Nos.:** 230922-31528 and 230922-31527

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: Shane Fisher

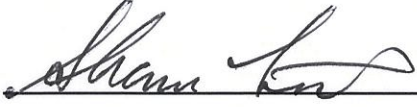
Position/title: City Administrator

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: May 6, 2025

Signature: 

## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

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

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

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

### ***Instructions for Lead Agencies:***

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

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

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

### **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Peacock Harris Annexation to City of Grandview*

2. Name of applicant: [\[help\]](#) *Tom Biehl*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Tom Biehl /  
1008 Princevalle  
Grandview, WA  
509-840-0433 98930*



4. Date checklist prepared: [help]

5. Agency requesting checklist: [help] City of Grandview

6. Proposed timing or schedule (including phasing, if applicable): [help]

Process expected to take 4 to 6 months

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

No

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

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. [help]

Yakima County has given conditional pre-approval of Lot 2 to be subdivided into 3 lots

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

Approval & acceptance by Grandview City Council after there being no objection raised by the Yakima County Boundary Review Board

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

This subject 2.5 acres +/- is under the jurisdiction of Yakima County as is zoned R-1 Residential. This proposal when completed would be incorporated into City of Grandview and be under jurisdiction of City of Grandview - zoned R-1 Residential

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] Lots 1 and 2 of Short Plat recorded under Yakima County Auditor File No. 7777231, records of Yakima County, Washington - See Exhibit A attached commonly known as 1710 & 1720 W. King St. Grandview, WA 98930

## B. ENVIRONMENTAL ELEMENTS [help]

### 1. Earth

a. General description of the site [help]

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

South to North

approximate 2 to 2.5% slope

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

2.5%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] *Sandy loam*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] *None*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] *Not applicable*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] *Not applicable - this proposal only changes jurisdiction from County to City of Grandview*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] *Not Applicable*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] *Not applicable*

## 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. [help] *Not Applicable*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] *None*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] *Not applicable*

## 3. Water

- 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 *None* and provide names. If appropriate, state what stream or river it flows into. [help]
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] *Not applicable*

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

*Not applicable*

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

*Not applicable*

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

*No*

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

*No*

b. Ground Water:

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

*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. [help]

*Not applicable*

c. Water runoff (including stormwater):

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

*Not applicable*

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

*Not applicable*

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

*Not applicable*

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

*None*

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

☒ deciduous tree: alder, maple, aspen, other *beech*

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*None*

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

*None*

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

*None*

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

*None*

## 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: *Sparrows, Kildaires, robins*  
*None* mammals: deer, bear, elk, beaver, other:  
*None* fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*None known*

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

*None*

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

*None*

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

*None*

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

*Not applicable - an annexation  
 simply only changes governing jurisdiction*

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

*Not applicable*

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

*Not applicable*

## 7. Environmental health

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

*Not applicable*

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

*Possible chemicals in soil from past agricultural practice*

- 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.

- 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.

*Not applicable*

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

*Not applicable*

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

*Not applicable for this proposal - Annexation only changes governing jurisdiction from County to City*

## b. Noise

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

*Not Applicable*

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

*Not applicable*

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

*Not applicable*

## 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. [help]

*Residential East, West and North - to the South agricultural*

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

*Not applicable*

- 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*

- c. Describe any structures on the site. [help] *The are two residence, one smale car garage and one small 20x20 pole building*
- d. Will any structures be demolished? If so, what? [help] *Not applicable*
- e. What is the current zoning classification of the site? [help] *R-1*
- f. What is the current comprehensive plan designation of the site? [help] *Low Density Residential*
- g. If applicable, what is the current shoreline master program designation of the site? [help] *Not applicable*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] *No*
- i. Approximately how many people would reside or work in the completed project? [help] *Not applicable*
- j. Approximately how many people would the completed project displace? [help] *Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] *Not applicable*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] *Zoning and land use to remain the same*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] *Not applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] *Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any: [help] *Not applicable*

## 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? [help] *Not applicable*
- b. What views in the immediate vicinity would be altered or obstructed? [help] *Not applicable*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help] *Not applicable*

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] *Not applicable - as an annexation jurisdiction changes from County to City of Grandview*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] *Not applicable*



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

*Not applicable*

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

*Not applicable*

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

*None*

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

*Not applicable - this annexation will only*

*change the jurisdiction from County to City of Grandview*

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

*None*

## 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 located on or near the site? If so, specifically describe. [help]

*None*

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

*None - Internet search did not indicate or show any in proximity to this area to be annexed*

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

*Not applicable*

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

*None*

## 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. [help]

*W King St at intersection of Larson*

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

*No*

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

*Not applicable - This annexation only changes jurisdiction from county to City of Grandview*

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

*Not applicable*

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

*Not applicable annexation petition only changing jurisdiction*

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

*Not applicable*

- 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.

*NO*

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

*None*

#### 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. [help]

*NO*

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

*None*

#### 16. Utilities

- a. Circle utilities currently available at the site: [help]

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. [help]

*The proposal is an annexation that only changes the jurisdiction from Yatika County to City of Grandview who is already providing water and sewer to subject area*

#### 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: \_\_\_\_\_

*Tom Biehl*

Name of signer \_\_\_\_\_

*Tom Biehl*

Position and Agency/Organization \_\_\_\_\_

*Owners representative*

Date Submitted: \_\_\_\_\_

*3/4/2025*

## 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; production, storage, or release of toxic or hazardous substances; or production of noise?

*Not applicable - the annexation to City of Grandview only changes jurisdiction from County to City of Grandview*  
Proposed measures to avoid or reduce such increases are: *Not applicable*

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

*No impact*

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?

*Not applicable*

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?

*Not applicable*

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?

*Not applicable*

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?

*Not applicable - the annexation only changes jurisdiction from Yakima County to City of Grandview*

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.

*No conflict - it is totally consistent with the Growth Management Act*

City of Grandview

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

Development Traffic Impact Data Checklist

Development Name: Peacock-Harris Annexation  
 Development Address: 1710 and 1720 W. King St  
Grandview Wash  
 Developer Name: Rich & Connie Peacock  
 Developer Address: 2212 Gordon Ave  
Spokane, WA  
99205

1. Type of development:

- ☒ Single Family Residential  
☐ Duplex Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
☐ Other \_\_\_\_\_

Number of Units: 2 vacant buildable lots once annexation is perfected

2. Average vehicle trips per unit:

- ☒ Single Family 10 trips per day  
☐ Mobile Home Park 5 trips per day  
☐ Duplex 8 trips per day  
☐ Retirement Community 4 trips per day  
☐ Multi-family 6 trips per day  
☐ Other \_\_\_\_\_

3. Total vehicle trips per day for the development: 20

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

20 daily trips to W King  
20 daily trips to Larson  
 daily trips to \_\_\_\_\_

5. Peak hour trips to public streets from development:

10 Peak hour trips to W King  
10 Peak hour trips to Larson  
 Peak hour trips to \_\_\_\_\_

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

170 W. King 760 Larson

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

8000 Two lane street, LOS C. - 8,000 ADT  
 \_\_\_\_\_ Two lane, plus left turn lane, LOS C. - 12,000 ADT  
 \_\_\_\_\_ Four lane, LOS C. - 20,000 ADT  
 \_\_\_\_\_ Other \_\_\_\_\_

Concurrency Test:

Available capacity (subtract #6 from #7) 8000 - 760 = 7240  
 Projected number of trips (#3) 20  
 Remaining capacity - 7220 - 20

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

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

- ☒ None  
☐ See Attached

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

- ☒ None at this time  
☐ See Attached

Completed By Tom Bell

Date 3/4/2025



# Attachment to SEPA Peacock-Harris Annexation

Legal description - Lots 1 & 2 of  
Short Plat recorded under Auditor File

25, 6:43 PM

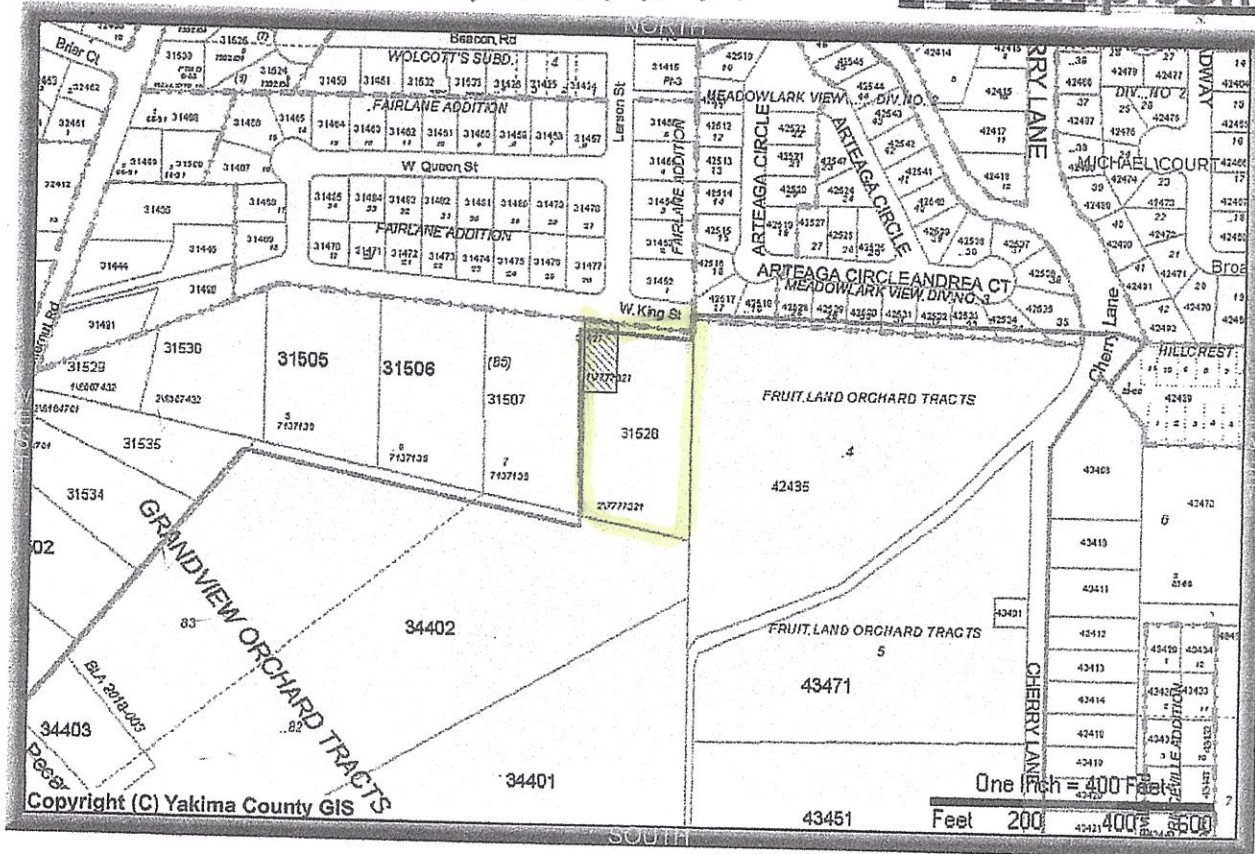
Yakima County GIS

7777231 Records  
of Yakima County, WA

[Print Map] [Close Map]

Exhibit A

Yakimap.com

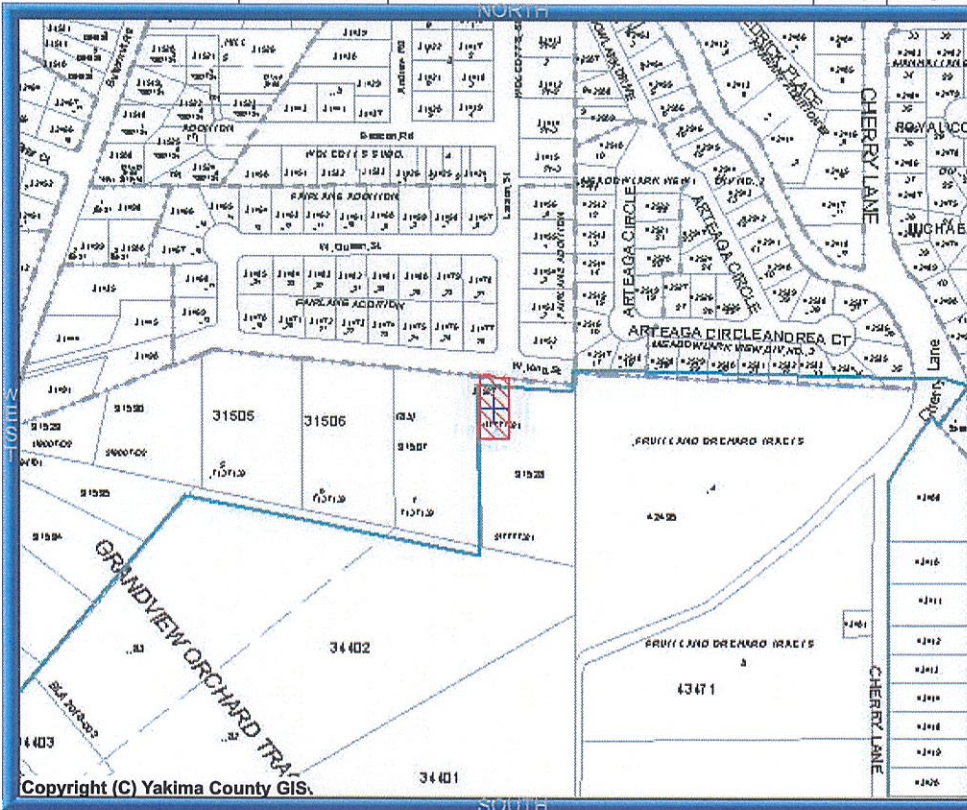


| PROPERTY PHOTO   |  | PROPERTY INFORMATION  |                           |
|--|--|---|---------------------------|
|  |  | Parcel Address: 1720 W KING ST, GRANDVIEW, WA 98930                     |                           |
|  |  | Parcel Owner(s): MARLEE HARRIS  |                           |
|  |  | Parcel Number: 23092231527  | Parcel Size: 0.25 Acre(s) |
|  |  | Property Use: 11 Single Unit  |                           |
|  |  | TAX AND ASSESSMENT INFORMATION  |                           |
| Tax Code Area (TCA): 441   |  | Tax Year: 2025  |                           |
| Improvement Value: \$313100  |  | Land Value: \$56600   |                           |
| Current Use Value: \$0   |  | Current Use Improvement: \$0  |                           |
| New Construction: \$0  |  | Total Assessed Value: \$369700  |                           |
| OVERLAY INFORMATION  |  |   |                           |
| Zoning: R-1  |  | Jurisdiction: County  |                           |
| Urban Growth Area: Grandview   |  | Future Landuse Designation: Urban Residential (Yakima County Plan 2015) |                           |
| FEMA:  |  | FIRM Panel Number: 53077C2281D  |                           |
| FEMA Map   |  |   |                           |
| LOCATION INFORMATION   |  |   |                           |
| + Latitude: 46° 14' 52.460"  |  | + Longitude: -119° 55' 36.891"  |                           |
| Range: 23 Township: 09 Section: 22   |  |   |                           |
| Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1  |  |   |                           |
| 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 |  |   |                           |





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 = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service  
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(509) 248-4442

Map Report

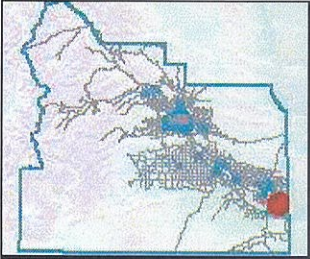
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

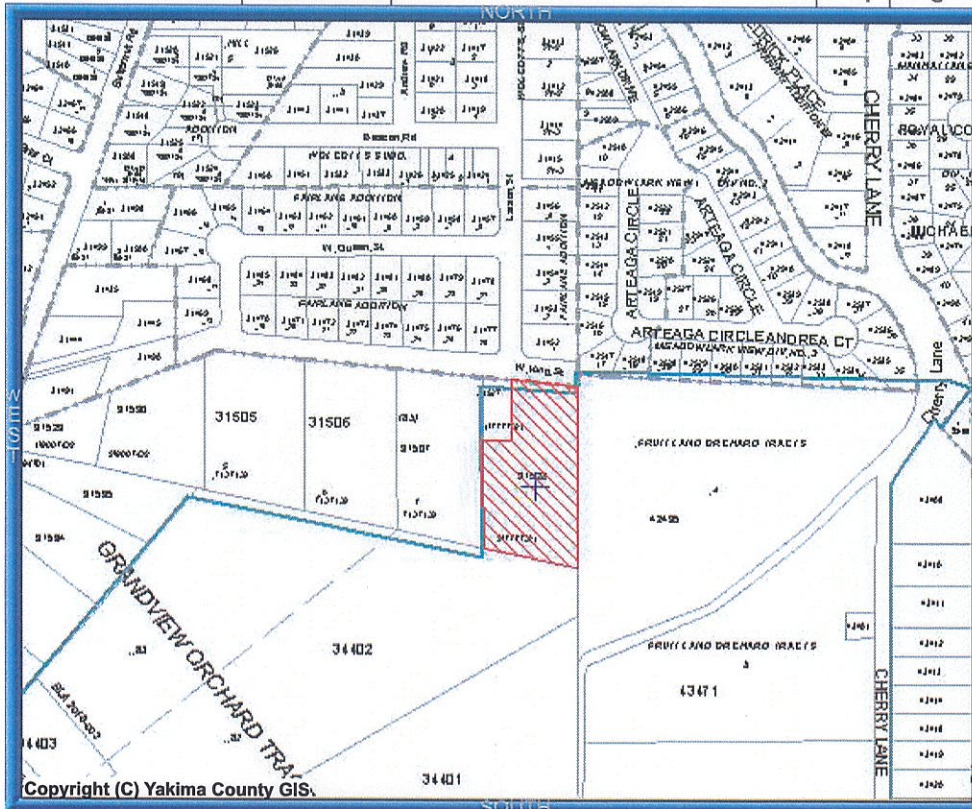
| PROPERTY PHOTOS: 12345  |            |            |  |                         | PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM |          |                                     |                         |                 | PRINTING              |                 |                       |  |                 |  |
|---|------------|------------|--|-------------------------|---|----------|-------------------------------------|-------------------------|-----------------|-----------------------|-----------------|-----------------------|--|-----------------|--|
|    |            |            |  |                         | Parcel Address:                                 |          | 1720 W KING ST, GRANDVIEW ,WA 98930 |                         |                 |                       |                 | Printer-Friendly Page |  |                 |  |
|   |            |            |  |                         | Parcel Owner(s):                                |          | MARLEE HARRIS                       |                         |                 |                       |                 |                       |  |                 |  |
|   |            |            |  |                         | Parcel Number:                                  |          | 23092231527                         |                         | Parcel Size:    |                       | 0.25 Acre(s)    |                       |  | Detailed Report |  |
|   |            |            |  |                         | Property Use:                                   |          | 11 Single Unit                      |                         |                 |                       |                 |                       |  |                 |  |
|   |            |            |  |                         | TAX AND ASSESSMENT INFORMATION                  |          |                                     |                         |                 |                       |                 |                       |  |                 |  |
| Tax Code Area (TCA):  |            | 441        |  | Tax Year:               |   | 2025     |                                     |                         |                 | Print Detailed MAP    |                 |                       |  |                 |  |
| Improvement Value:  |            | \$313100   |  | Land Value:             |   | \$56600  |                                     |                         |                 |                       |                 |                       |  |                 |  |
| CurrentUse Value:   |            | \$0        |  | CurrentUse Improvement: |   | \$0      |                                     |                         |                 |                       |                 |                       |  |                 |  |
| New Construction:   |            | \$0        |  | Total Assessed Value:   |   | \$369700 |                                     |                         |                 |                       |                 |                       |  |                 |  |
| 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 |                 |                       |  |                 |  |
| AVE/GOOD  | 2012       | 1.00       | 2364                                       |                         | 0/0   | 4        | 2/1/0                               | 2/420/0                 |                 |                       |                 |                       |  |                 |  |
| SALE INFORMATION  |            |            |  |                         |   |          |                                     |                         |                 | Qtr SECTION MAPS      |                 |                       |  |                 |  |
| Excise  | Sale Date  | Sale Price | Grantor                                    |                         | Portion   |          |                                     |                         | NW-Qtr 1"=200ft |                       | NE-Qtr 1"=200ft |                       |  |                 |  |
| E019196   | 8/3/2018   | \$220000   | THE DAVID M PEACOCK REVOCABLE LIVING TRUST |                         | N   |          |                                     |                         | SW-Qtr 1"=200ft |                       | SE-Qtr 1"=200ft |                       |  |                 |  |
| E044437   | 8/1/2024   | \$485000   | CASEY KIMBERLY K                           |                         | N   |          |                                     |                         |                 |                       |                 |                       |  |                 |  |
| 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 <a href="#">email us</a> . |            |            |  |                         |   |          |                                     |                         |                 |                       |                 |                       |  |                 |  |

| OVERLAY INFORMATION   |                               |                             |   |
|---|-------------------------------|-----------------------------|---|
| Zoning:   | R-1                           | Jurisdiction:               | County                                      |
| Urban Growth Area:  | Grandview                     | Future Landuse Designation: | Urban Residential (Yakima County Plan 2015) |
| FEMA 100 Year:  | FEMA Map                      | FIRM Panel Number:          | 53077C2281D                                 |
| Download Map  |                               |                             |   |
| LOCATION INFORMATION  |                               |                             |   |
| + Latitude:46° 14' 52.480"  | + Longitude:-119° 55' 36.888" | Range:23                    | Township:09 Section:22                      |
| Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1 |                               |                             |   |
| 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 = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

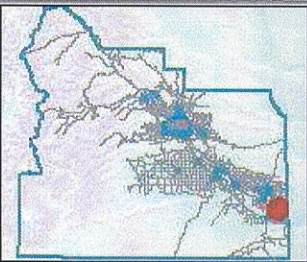
MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service  
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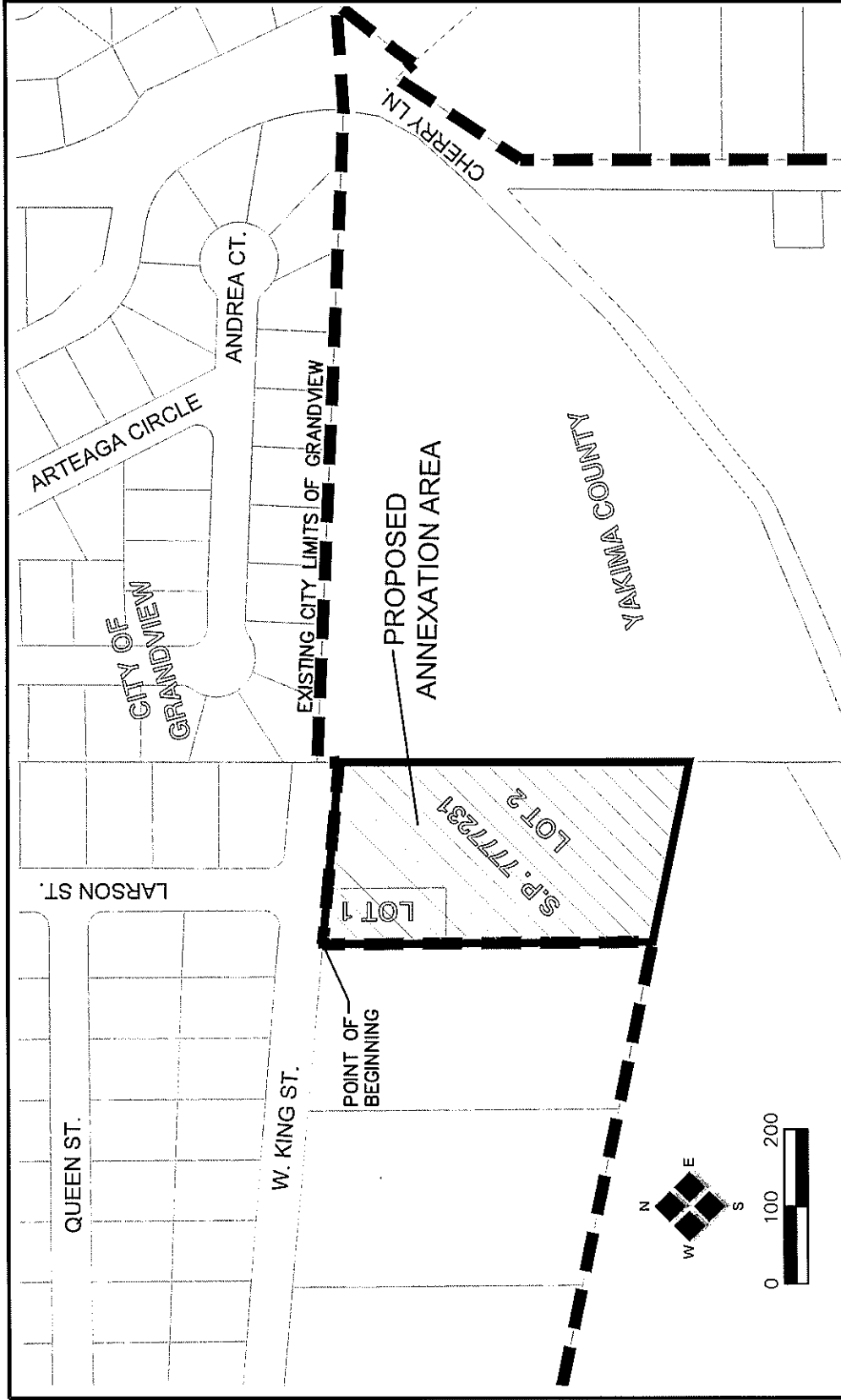
Map Report

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 3/4/2025 12:16:22 AM |                         |                                     |                           |                        |              |                       | PRINTING              |  |                  |                 |  |
|--|------------|----------|------------|---|-------------------------|-------------------------------------|---------------------------|------------------------|--------------|-----------------------|-----------------------|--|------------------|-----------------|--|
|   |            |          |            | Parcel Address:                                 |                         | 1710 W KING ST, GRANDVIEW ,WA 98930 |                           |                        |              |                       | Printer-Friendly Page |  |                  |                 |  |
|  |            |          |            | Parcel Owner(s):                                |                         | RICHARD T & CONSTANCE PEACOCK       |                           |                        |              |                       |                       |  |                  |                 |  |
|  |            |          |            | Parcel Number:                                  |                         | 23092231528                         |                           |                        | Parcel Size: |                       | 2.07 Acre(s)          |  |                  | Detailed Report |  |
|  |            |          |            | Property Use:                                   |                         | 11 Single Unit                      |                           |                        |              |                       |                       |  |                  |                 |  |
|  |            |          |            | TAX AND ASSESSMENT INFORMATION                  |                         |                                     |                           |                        |              |                       |                       |  |                  |                 |  |
| Tax Code Area (TCA):   |            | 441      |            |   | Tax Year:               |                                     | 2025                      |                        |              |                       | Print Detailed MAP    |  |                  |                 |  |
| Improvement Value:   |            | \$230400 |            |   | Land Value:             |                                     | \$121400                  |                        |              |                       |                       |  |                  |                 |  |
| CurrentUse Value:  |            | \$0      |            |   | CurrentUse Improvement: |                                     | \$0                       |                        |              |                       |                       |  |                  |                 |  |
| New Construction:  |            | \$0      |            |   | Total Assessed Value:   |                                     | \$351800                  |                        |              |                       |                       |  |                  |                 |  |
| RESIDENTIAL INFORMATION  |            |          |            |   |                         |                                     |                           |                        |              |                       |                       |  | SECTION MAPS     |                 |  |
| Quality  | Year Built | Stories  | Main SqFt  | Upper SqFt                                      | Bsmt SqFt               | Bedrooms                            | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltn) | Carpport     | Section Map 1in=400ft |                       |  |                  |                 |  |
| AVERAGE  | 1958       | 1.00     | 1472       |   | 1472/1472               | 4                                   | 3/0/0                     | 0/0/0                  |              |                       |                       |  |                  |                 |  |
| SALE INFORMATION   |            |          |            |   |                         |                                     |                           |                        |              |                       |                       |  | Qtr SECTION MAPS |                 |  |
| Excise   | Sale Date  |          | Sale Price |   | Grantor                 |                                     |                           |                        | Portion      |                       |                       | NW-Qtr 1"=200ft<br>NE-Qtr 1"=200ft<br>SW-Qtr 1"=200ft<br>SE-Qtr 1"=200ft |                  |                 |  |
| No Sales Information Found.  |            |          |            |   |                         |                                     |                           |                        |              |                       |                       |  |                  |                 |  |
| DISCLAIMER   |            |          |            |   |                         |                                     |                           |                        |              |                       |                       |  |                  |                 |  |
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|--|-----------|-------------------------------|---|
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| FEMA 100 Year:   | FEMA Map  | FIRM Panel Number:            | 53077C2281D <a href="#">Download Map</a>    |
| LOCATION INFORMATION   |           |                               |   |
| + Latitude:46° 14' 50.573"   |           | + Longitude:-119° 55' 35.544" |   |
|  |           | Range:23                      | Township:09 Section:22                      |
| Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2  |           |                               |   |
| 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 |           |                               |   |





# ANNEXATION EXHIBIT for, CITY OF GRANDVIEW YAKIMA COUNTY, WASHINGTON PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G  
25007Annex.dwg  
DATE: 4-24-25  
DRAWN BY: TDF  
CHECKED BY: ETH

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hla civil.com



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Engineering and Land Surveying, Inc.