

**GRANDVIEW HEARING EXAMINER  
PUBLIC HEARING PACKET  
MAY 20, 2026  
2:00 P.M.**

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-8)
- Resolution Accepting a Request for Annexation (Pages 9-12)
- Determination of Sufficiency of Annexation Petition (Page 13)
- SEPA Environmental Checklist (Pages 14-32)
- Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Public Hearing (Pages 33-37)
- Determination of Non-Significance (Pages 38)
- Final Determination of Non-Significance (Pages 39)
- Affidavit of Publication – Public Hearing Notice (Page 40)
- Affidavit of Mailing & Posting (Pages 41-47)
- Certificate of Posting Property (Pages 48-51)
- Legal Description Certification (Pages 52-56)
- Public Comments (None Received)
- Staff Report (Pages 57-61)
- Garibay Annexation Maps (62-64)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington.

## **CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE**

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

### Hearing Examiner:

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

**Applicant(s) & Property Owner(s):** Hugo Garibay

**Proposed Project:** Annexation & Rezone

**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA

**Parcel No(s):** 230927-11424 and 230927-11425

**Current Zoning:** R-1 Single Family Residential

**Jurisdiction:** Yakima County

**Urban Growth Area:** City of Grandview

**Future Land Use:** Residential

**Proposed Zoning:** R-2 Medium Density Residential

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

THE PUBLIC HEARING IS NOW OPEN.

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

- d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
5. Public comments will now be received.
6. Does the applicant have any additional comments?
7. City Staff, do you have additional comments?
8. Are there additional comments from the public?
9. The public testimony portion of this hearing is now closed. No further comments will be received.

**LETTER OF INTENTION (60% PETITION METHOD) TO COMMENCE ANNEXATION  
PROCEEDINGS TO THE CITY OF GRANDVIEW, WASHINGTON**

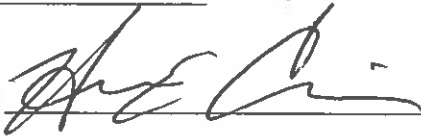
TO: The City Council  
City of Grandview  
Grandview, Washington

We, the undersigned, owners of property representing not less than 10% of the assessed value of the property for which annexation is sought, described herein below, lying contiguous to the City of Grandview, Washington do hereby notify the City Council of the City of Grandview of our intention to seek annexation to and be made a part of the City of Grandview under the provisions of R.C.W. 35A.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed).

*See Attached*

We are requesting City Council consideration of our request and are asking that the above property as R2 zone.

OWNER'S SIGNATURE:  DATE: 3/4/2026

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: Hugo E Garibay

MAILING ADDRESS: 708 N. 5th Street Grandview, WA 98930

TELEPHONE NO.: (509) 380-2997

PARCEL NO.: 23092711425, 23092711424

PROPERTY LEGAL DESCRIPTION:  
See Attached

60% PETITION METHOD FOR ANNEXATION  
TO THE CITY OF GRANDVIEW, WASHINGTON

TO: The City Council  
City of Grandview  
Grandview, Washington

We, the undersigned, being owners of not less than 60% of the assessed value of the property for which annexation is petitioned lying contiguous to the City of Grandview, Washington do hereby petition that such territory be annexed to and made a part of the City of Grandview under the provisions of RCW 35A.14.120 and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed).

*See Attached*

WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

A. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted, specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

B. That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be effective; and that property to be annexed shall become part of the City of Grandview, Washington, subject to its laws and ordinances then and after in force.

The Petitioners subscribing hereto agree ". . . that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Grandview for any now outstanding

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted is R2 Residential.

This petition is accompanied and has attached hereto as Exhibit "A", a diagram which outlines the boundaries of the property sought to be annexed.

**PRAYER OF PETITION:**

1. Annexation of area described herein and on Exhibit "A";
2. Assumption of indebtedness of the City of Grandview; and
3. Zoning of R2, consistent with the City of Grandview Comprehensive Plan.

**WARNING:** Every person who signs this petition with any other than his/her true name, or who knowingly signs a petition when he/she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

OWNER'S SIGNATURE: [Signature] DATE: 3/4/2026

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: Hugo E Faribay

MAILING ADDRESS: 708 N. 5th Street Grandview WA 98930

TELEPHONE NO: (509) 380-2997

PARCEL NO.: 23092711424, 23092711425

PROPERTY LEGAL DESCRIPTION:  
See Attached



Assessor

Planning

County Roads

160 Hickory Road, grandview,...

7137139 31501 83

Measure Draw Pro

34403 403

Pecan Rd

81

33400

77

22420

GRANDVIEW

22407

27

22404

22406

21400

26

28

21409

30

32

33

21403

35

36

21004

37

Print Map

Click on Parcel to Get

230927-11424

Zoom to

1 of 2

LA

134

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711424	Parcel Size:	0.39 Acre(s)
Property Use:	11 Single Unit (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
Land Value:	\$80,700	Improvement Value:	\$64,800
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$145,500
Parcel Image			



119°55'13.442"W 46°14'34.021"N

200 ft

Powered by Esri

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Assessor

Planning

County Roads

Search: 160 Hickory Road, grandview,...

7137139 31501 83

Measure Draw Pro

34403 403

Pecan Rd

81

33400

77

22420

GRANDVIEW

22407

27

22404

22406

21400

26

28

21409

30

32

33

21403

35

36

21004

37

200 ft

Click on Parcel to Get

230927-11425

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711425	Parcel Size:	1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
Land Value:	\$87,800	Improvement Value:	\$0
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$87,800

Parcel Image



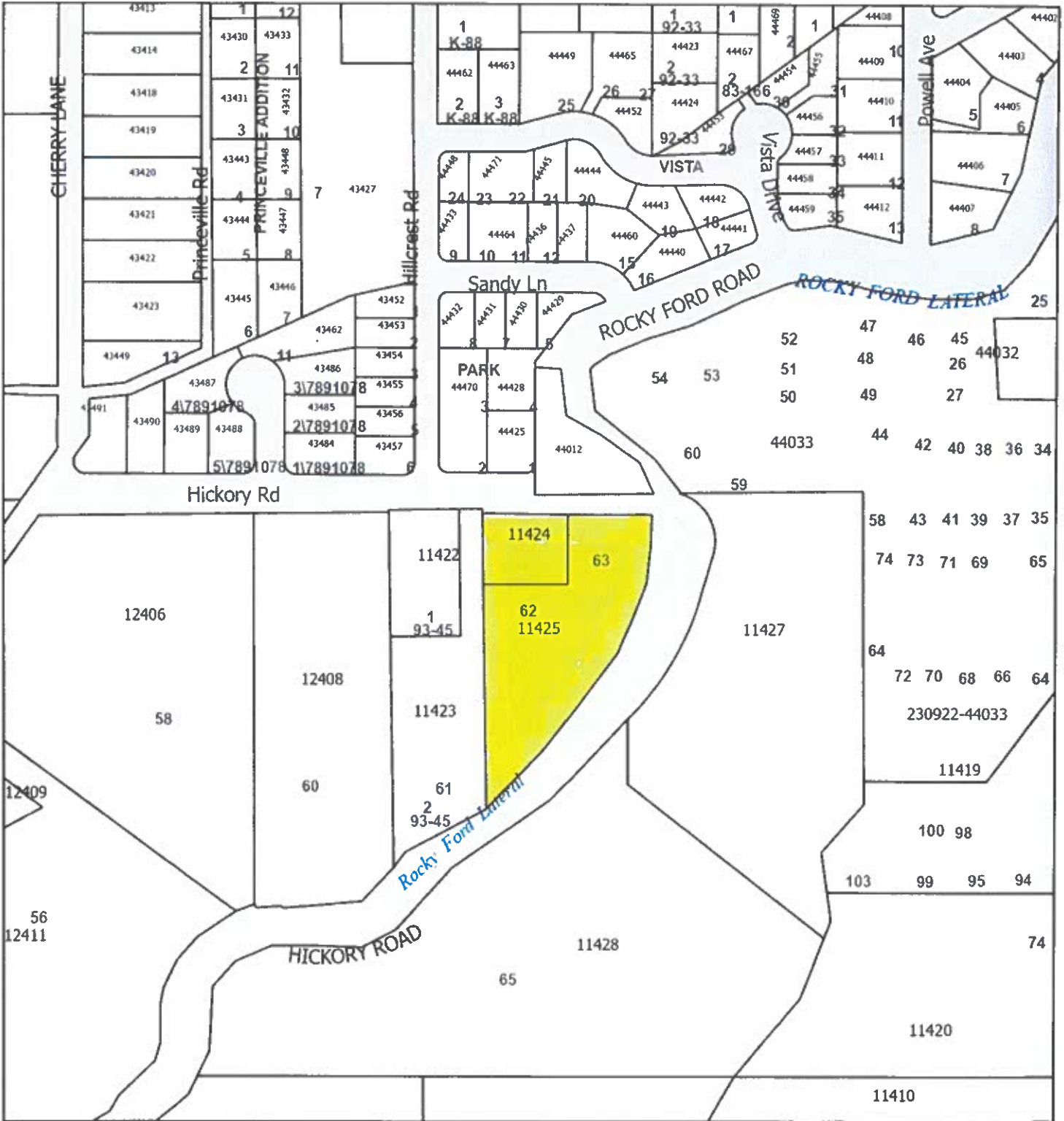
119°55'09.847"W 46°14'34.586"N

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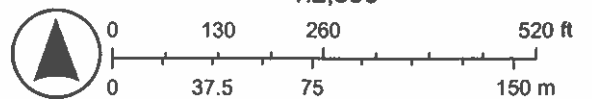
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# Yakima County - Land Information Portal



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1:2,836



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vanlor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIM, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**RESOLUTION NO. 2026-19**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING A REQUEST FROM HUGO GARIBAY FOR ANNEXATION OF PARCEL  
NOS. 230927-11424 AND 230927-11425 LOCATED AT 160 HICKORY ROAD,  
GRANDVIEW, YAKIMA COUNTY, WASHINGTON TO THE CITY OF GRANDVIEW**

**WHEREAS**, Hugo Garibay submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington to the City of Grandview; and

**WHEREAS**, on March 10, 2026, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

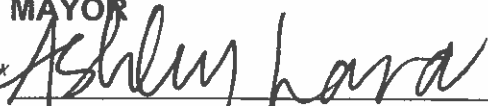
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:**


Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-2 Medium Density Residential for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby directed to present the Petition for Annexation to the Hearing Examiner who shall receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 10, 2026.

**MAYOR**  
  
\_\_\_\_\_

**ATTEST:**  
  
\_\_\_\_\_

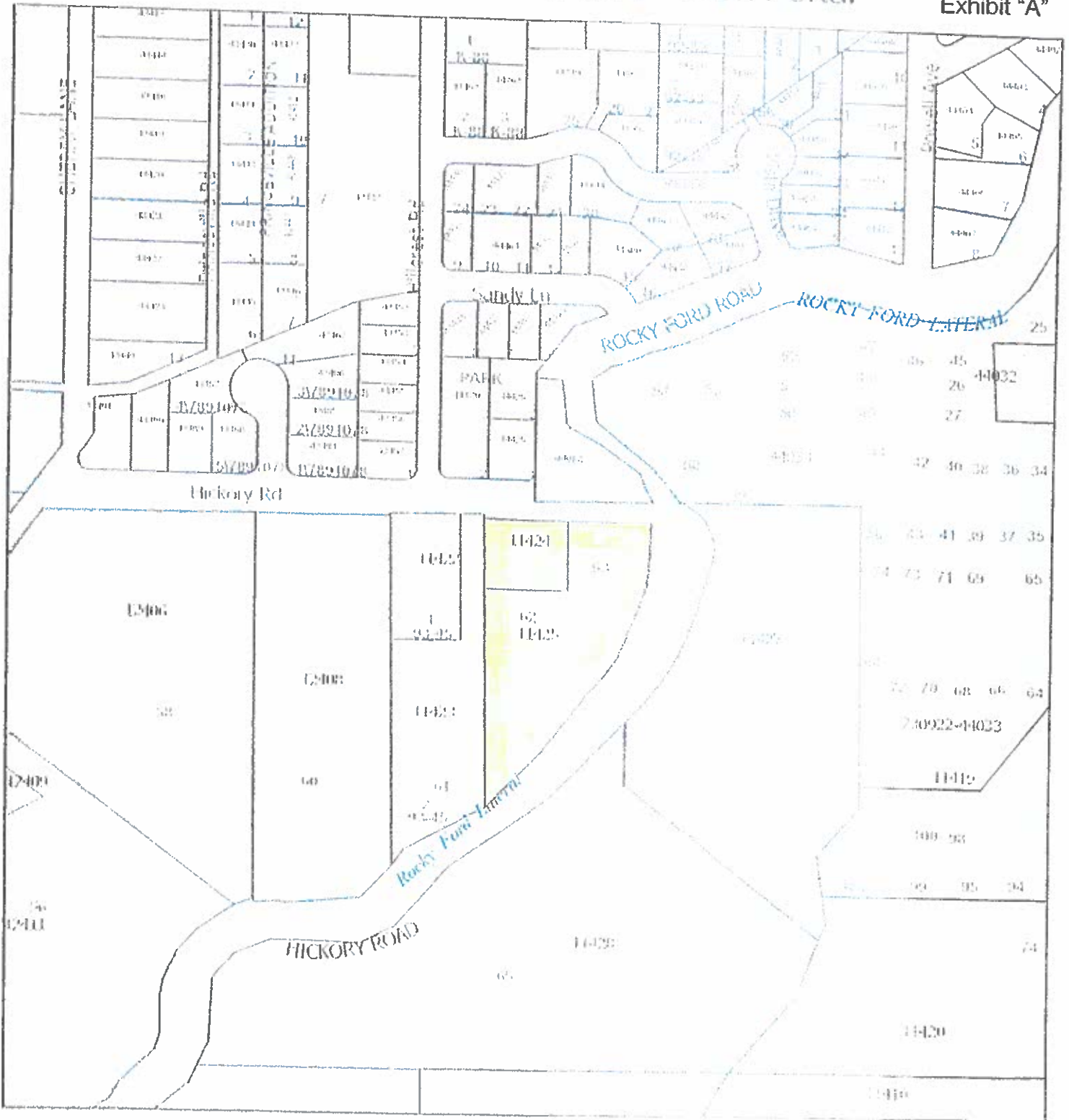
**CITY CLERK**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**CITY ATTORNEY**

# Yakima County - Land Information Portal

Exhibit "A"



3/2/2026, 1:34:11 PM



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### Planning

### County Roads

160 Hickory Road, grandview,...

230927-11424

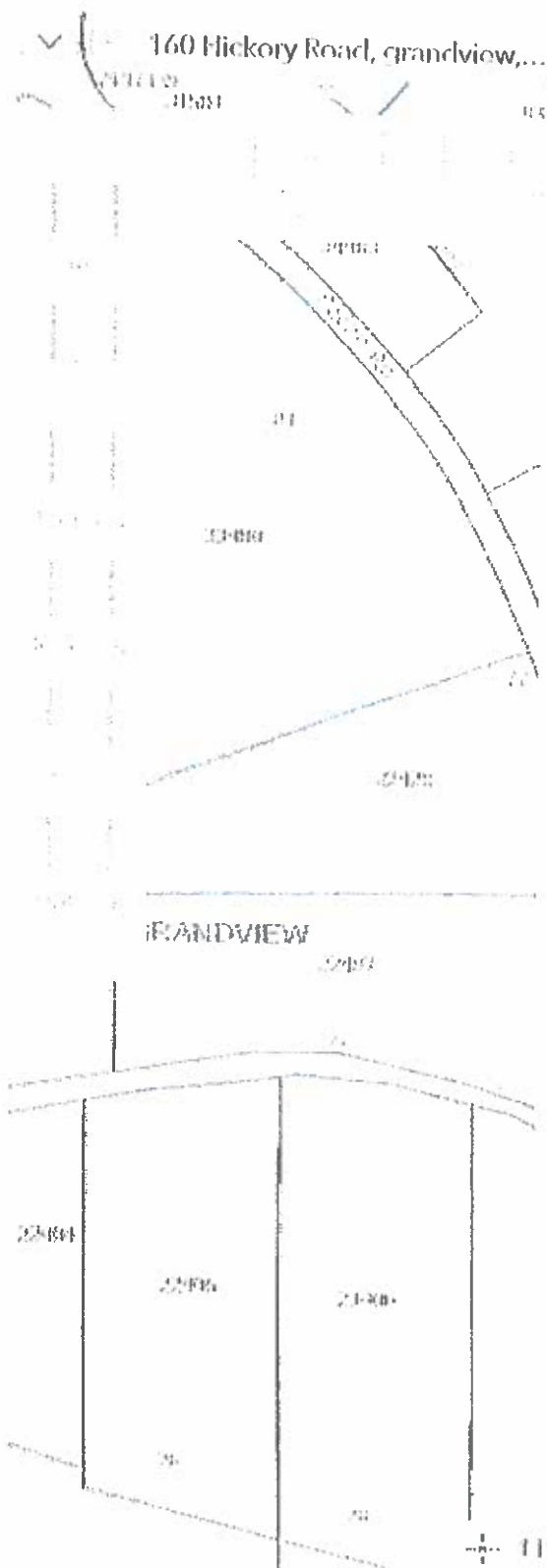
230927-11424

0.39 Acre(s)

Parcel Owner(s):	HUGO GARBEAN	
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98030	
Parcel Number:	<a href="#">23092711424</a>	0.39 Acre(s)
Property Use:	41 Single Unit (detached) (resid) (GV)	
Tax Year:	<a href="#">2026</a>	TCA: <a href="#">411</a>
Year Value:	\$80,700	\$64,800
Current Use Value:	\$	\$
New Construction:	\$	\$145,500

230927-11424  
3/8/07 1164

GRANDVIEW



112°55'13.42"W 46°11'40.17"N

200 ft

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Planning

County Roads

160 Hickory Road, grandview,...

230927-11425

91 Undeveloped Land (Single-Family; CV)

Parcel Owner(s):	HUGO GARIBAY
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98603
Parcel Number:	<a href="#">23092711425</a>
Property Use:	91 Undeveloped Land (Single-Family; CV)

1.77 Acre(s)

Tax Year: **2026**

Lot Value: \$87,800

Current Use Value: \$

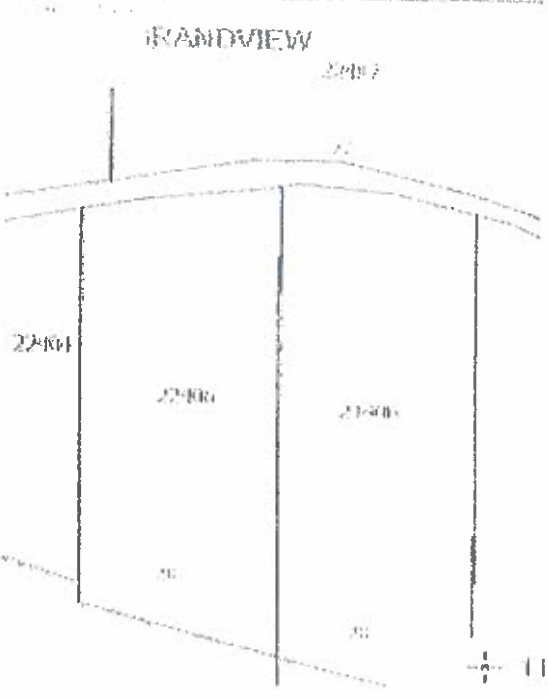
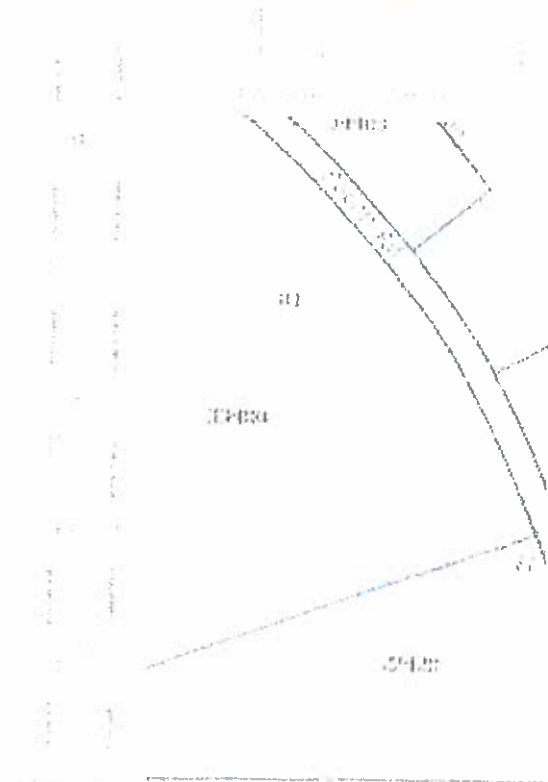
New Construction: \$

TCA: **441**

\$0

\$

\$87,800



112°50'2.947"W 46'11" 11425-11

200 ft

Powered by Esri

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## Jacob Tate, Assessor

128 N 2<sup>nd</sup> St • Room 112 • Yakima, WA 98901 • (509) 574-1100  
Toll-Free 800-572-7354 • Fax (509) 574-1101  
<https://www.yakimacounty.us/Assessor>

**Determination of Sufficiency of Annexation Petition;  
City of Grandview – Hugo Garibay Properties  
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk  
City of Grandview

On March 16th, 2026, a petition for annexation was received by this office for determination of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of sufficiency was begun by this office on the terminal date of March 16th, 2026, and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

The owners of real properties comprising not less than 60% of the assessed value of real property in the areas proposed for annexation are signers of an annexation petition, and the above-numbered petition is determined and declared sufficient.

Done this 16th day of March 2026

Jacob Tate, Yakima County Assessor

# SEPA<sup>1</sup> 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](#)

1. Name of proposed project, if applicable:
2. Name of applicant: Hugo E. Garibay
3. Address and phone number of applicant and contact person:  
708 N. 5th St.  
Grandview, WA 98930
4. Date checklist prepared:  
March 4, 2026
5. Agency requesting checklist:  
Owner
6. Proposed timing of schedule (including phasing, if applicable):  
ASAP
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Subdivision ~~N/A~~
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A
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.  
N/A
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.) R2 Subdivision for Housing
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,  
160 Hickory Rd Grandview WA 98930

<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

## B. Environmental Elements

### 1. Earth

[Find help answering earth questions<sup>3</sup>](#)

- a. General description of the site:

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

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

2%

- 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.

Silt loam

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

N/A

- 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.

2.16 Acres, on-site fill

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No, minimal amount of clearing will occur, slope is less than 2%

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

15%

<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.  
*Compaction by Mechanical equipment*

## 2. Air

[Find help answering air questions<sup>4</sup>](#)

- 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.

*N/A*

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

*N/A*

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

*N/A*

## 3. Water

[Find help answering water questions<sup>5</sup>](#)

- a. Surface:

[Find help answering surface water questions<sup>6</sup>](#)

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

*N/A*

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

*N/A*

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.

*N/A*

<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance-SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance-SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance-SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

N/A

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

N/A

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

N/A

**b. Ground:**

[Find help answering ground water questions<sup>7</sup>](#)

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.

N/A

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.

N/A

**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.

On-site Storm run-off

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

N/A

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

N/A

<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance-SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

N/A

## 4. Plants

[Find help answering plants questions](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

N/A

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

N/A

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

N/A

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

N/A

## 5. Animals

[Find help answering animal questions<sup>8</sup>](#)

- 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:

<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A

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

N/A

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.

N/A

## 6. Energy and natural resources

[Find help answering energy and natural resource questions<sup>9</sup>](#)

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.

Electric, Heating and cooling, Household

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

N/A

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

[Health Find help with answering environmental health questions<sup>10</sup>](#)

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.

N/A

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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

N/A

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

N/A

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

4. Describe special emergency services that might be required.

N/A

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

N/A

#### b. Noise

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

Construction equipment

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)?

7AM - 7PM

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

N/A

## 8. Land and shoreline use

[Find help answering land and shoreline use questions<sup>11</sup>](#)

- 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.

Residential, not affected

- 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

N/A

<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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

N/A

- c. Describe any structures on the site.

1975 double wide mobile home  
Small wooden shed

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

Small wooden shed

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

Undeveloped land, residential

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

Residential, RIS

- 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.

N/A

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

30

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

N/A

- 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.

N/A

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

N/A

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *20 middle income*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *1 middle income*
- c. Proposed measures to reduce or control housing impacts, if any:

*N/A*

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *16 ft, Siding material*
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

*N/A*

*N/A*

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

*N/A*

*N/A*

*N/A*

*N/A*

<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Dykstra Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
N/A
- 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

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
N/A
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
N/A
- 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

<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

## 14. Transportation

[Find help with answering transportation questions<sup>16</sup>](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
N/A
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
N/A
- 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
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
N/A
- 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?  
40 additional trips, between 7AM - 7PM
- 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.  
N/A
- g. Proposed measures to reduce or control transportation impacts, if any:  
N/A

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
N/A
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
N/A

<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- 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.

Water, Sewer - City of Grandview  
Electricity - Pacific Power  
Cable - Charter

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

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.



Type name of signee: Guillermo Olivares

Position and agency/organization: Prime Development

Date submitted: 3/4/2024

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

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.

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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? *Increased construction noise during working hours*

- Proposed measures to avoid or reduce such increases are:

*Area. Adjacent house are far enough not to be affected*

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

*N/A*

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

*N/A*

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

*N/A*

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

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?

*N/A*

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

*N/A*

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?

*N/A*

- Proposed measures to avoid or reduce shoreline and land use impacts are:

*N/A*

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

*N/A*

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

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

N/A

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: Del Toro  
Development Address: 160 Hickory Rd  
Grandview WA 98730  
Developer Name: Primo Development  
Developer Address: 11013 W. Court St.  
Pasco, WA 99301

- 1. Type of development:  
 Single Family Residential  
 Duplex Residential  
 Multi-Family Residential  
 Commercial  
 Industrial  
 Other \_\_\_\_\_

Number of Units: \_\_\_\_\_

- 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: \_\_\_\_\_

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

\_\_\_\_\_ daily trips to Rocky Ford Rd  
\_\_\_\_\_ daily trips to \_\_\_\_\_  
\_\_\_\_\_ daily trips to \_\_\_\_\_

5. Peak hour trips to public streets from development:

7AM-7PM Peak hour trips to \_\_\_\_\_  
\_\_\_\_\_ Peak hour trips to \_\_\_\_\_  
\_\_\_\_\_ Peak hour trips to \_\_\_\_\_

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

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

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

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

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

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

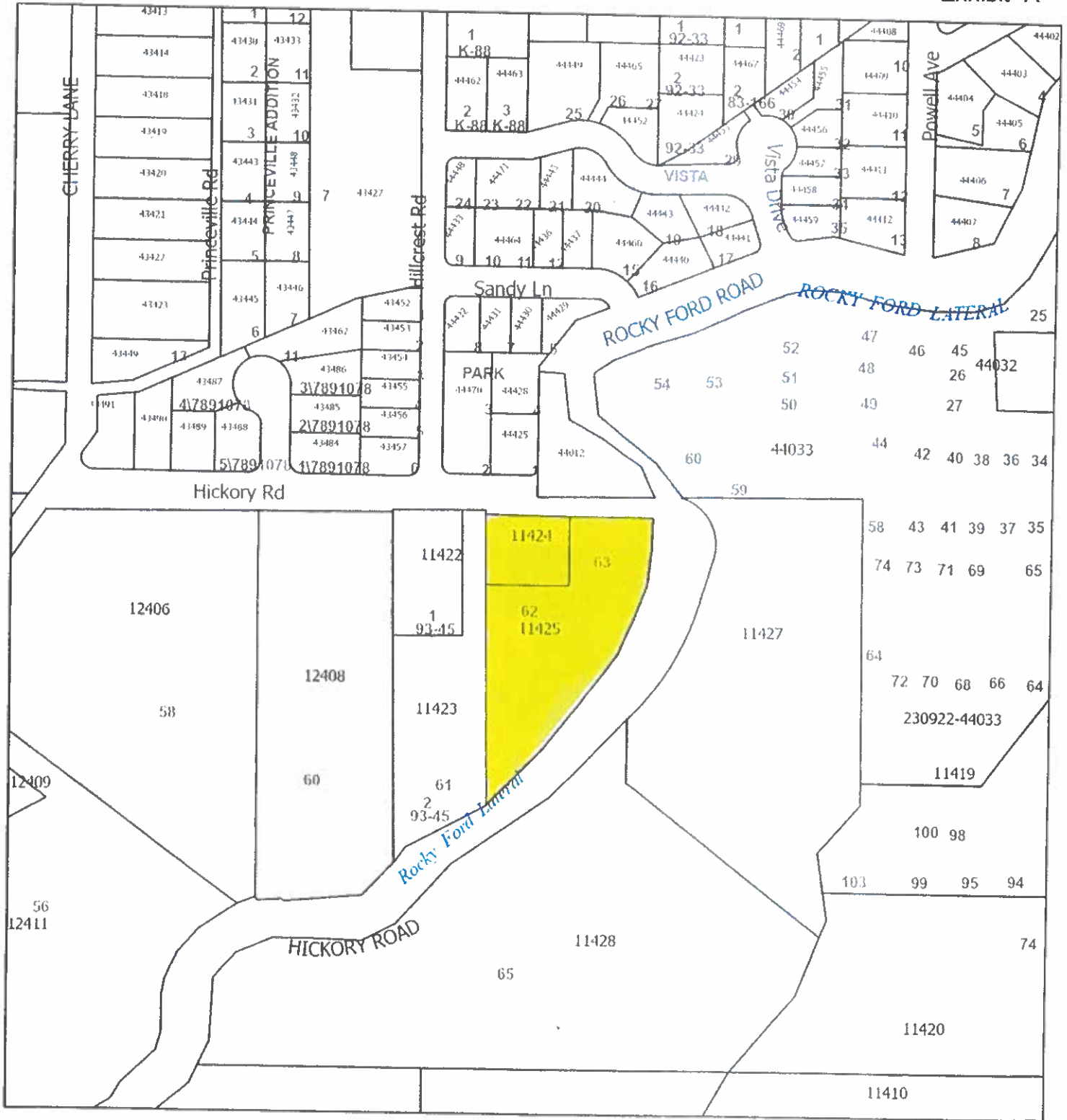
- None
- See Attached

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

- None at this time
- See Attached

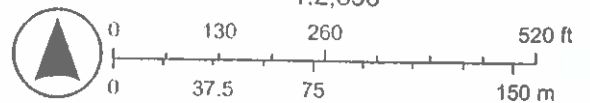
Completed By: G. Hormo Oliveira

Date: 3/4/2026



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Airbyte, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NCS, S. NMA, Goodatystyrolsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intergeo, and the GIS user community.

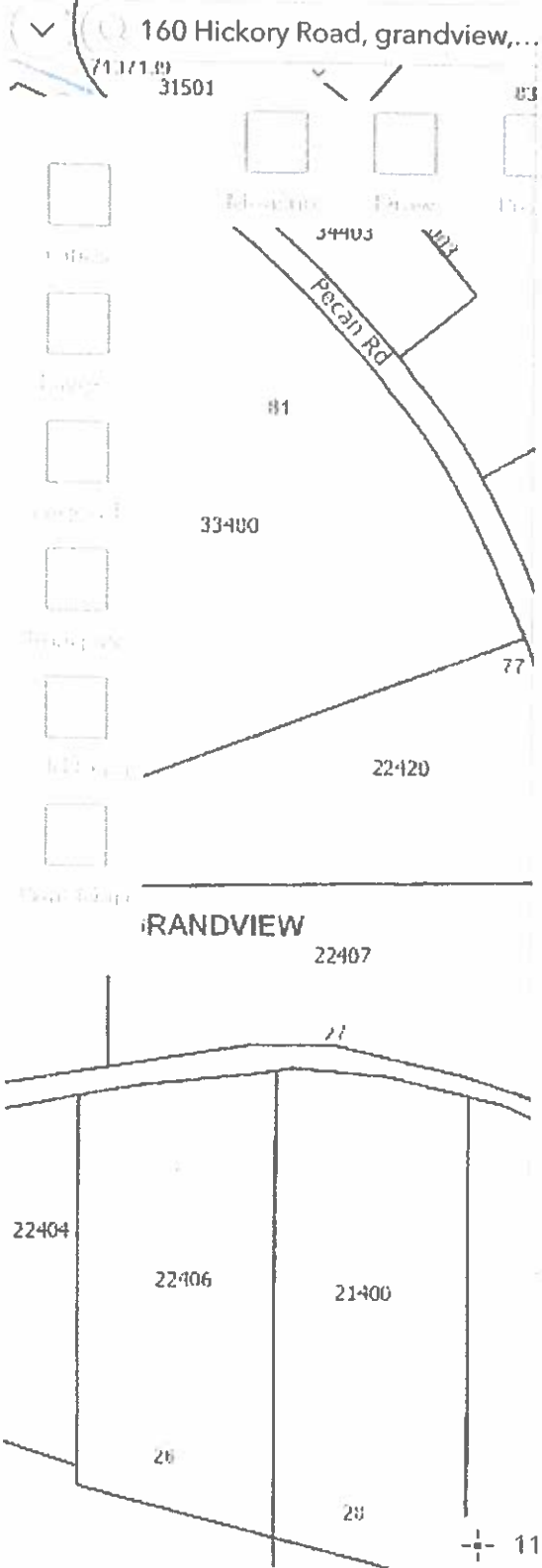




Assessor

Planning

County Roads



Click on Parcel to Get  
**230927-11425**

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	<a href="#">23092711425</a>	Parcel Size:	1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	<a href="#">2026</a>	Tax Code Area:	TCA: <a href="#">441</a>
Land Value:	\$87,800	Improvement Value:	\$0
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$87,800



119°55'09.847"W 46°14'34.586"N

200 ft

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

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

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential  
**Application Date:** March 4, 2026  
**Application Acceptance:** March 31, 2026  
**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Requested Approvals & Actions:** Annexation and rezone

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

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, MAY 13, 2026**.

**Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **WEDNESDAY, MAY 13, 2026**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, MAY 13, 2026** may not be considered in the staff report.

**Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, MAY 20, 2026 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

**CITY OF GRANDVIEW**

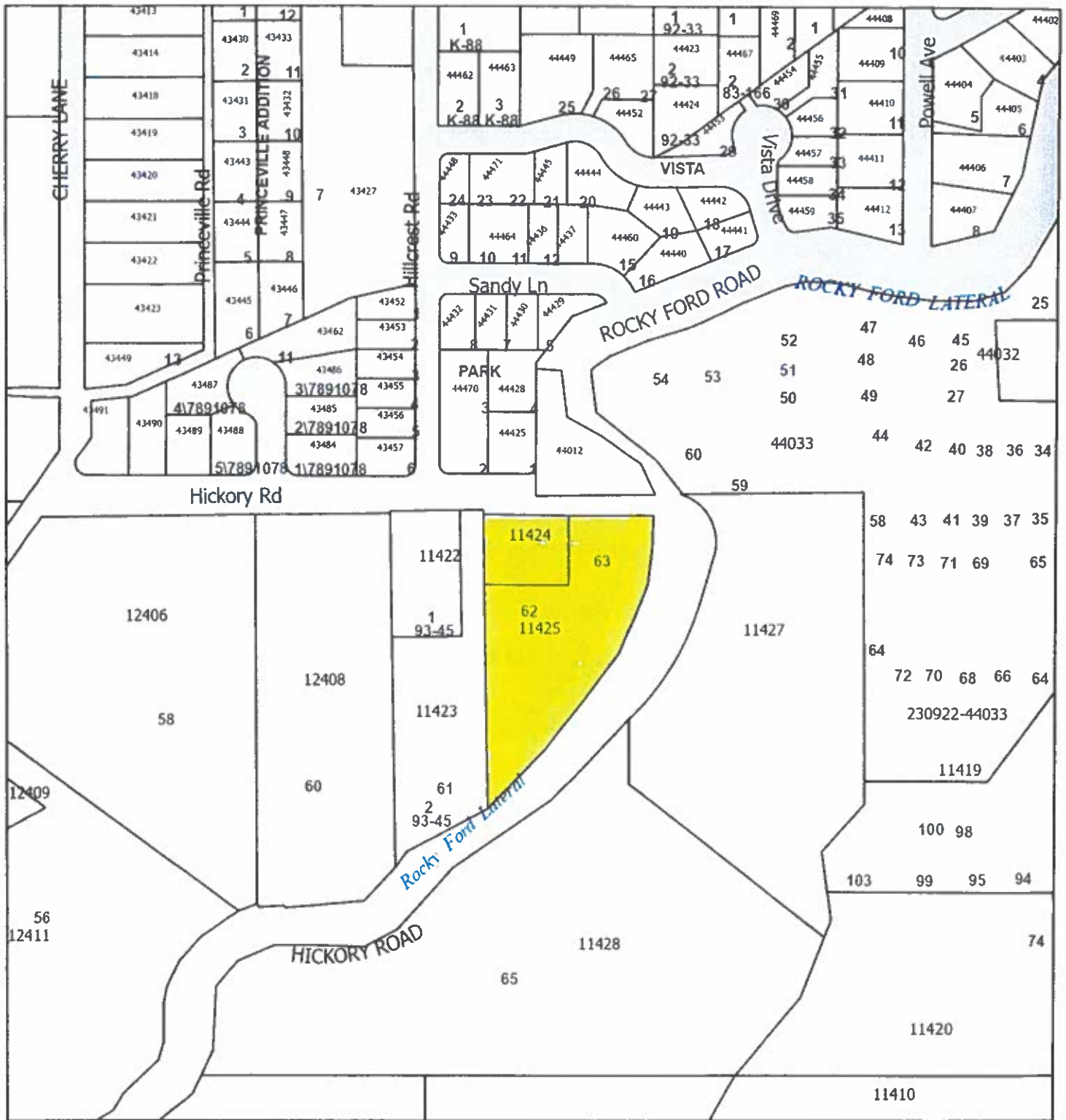
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 22, 2026

Property Posted: April 20, 2026

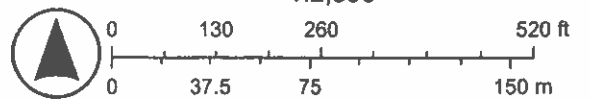
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 20, 2026

# Yakima County - Land Information Portal



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NCS, USGS, FEMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



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County Roads

160 Hickory Road, grandview,...

7137139 31501 83

Measure Draw Pro

Pecan Rd

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21004

37

200 ft

Click on Parcel to Get

230927-11424

Zoom to

1 of 2

434

43-

4:

12

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711424	Parcel Size:	0.39 Acre(s)
Property Use:	11 Single Unit (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
Land Value:	\$80,700	Improvement Value:	\$64,800
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$145,500
Parcel Image			



119°55'13.442"W 46°14'34.021"N

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County Roads

160 Hickory Road, grandview,...

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Measure Draw Pro

Pecan Rd

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GRANDVIEW 22407

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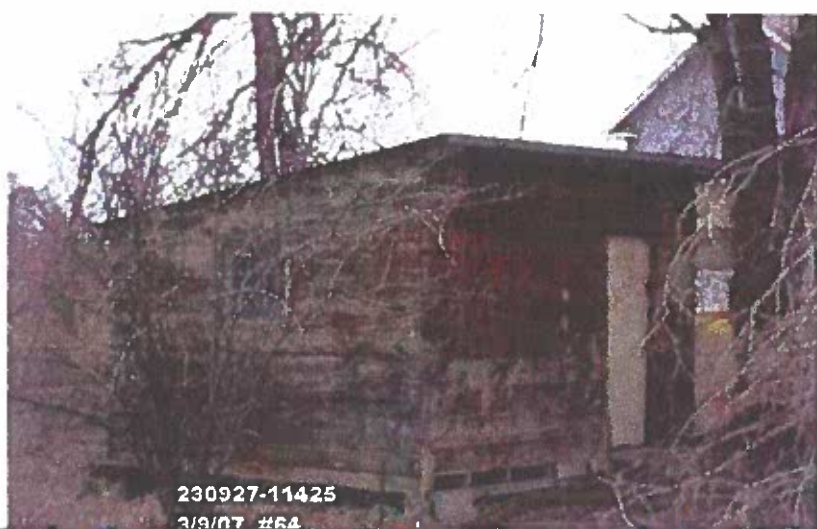
119°55'09.847"W 46°14'34.586"N

230927-11425

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711425	Parcel Size:	1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
Land Value:	\$87,800	Improvement Value:	\$0
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$87,800

Parcel Image



200 ft

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**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) under the State Environmental Policy Act (SEPA) on the following:

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Acres:** 2.16  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Lead Agency:** City of Grandview

**Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public on request and can be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us).

**Comment and Appeal Information:** 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 of issuance. You may submit comments on this proposal to the address below no later than December 4, 2025. Agencies and those providing comments will receive a copy of the final threshold determination. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us).

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

Date: April 22, 2026

Signature: \_\_\_\_\_



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

The City of Grandview, as the lead agency, issued a Final Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the following:

**Applicant(s) & Property Owner(s):** Hugo Garibay

**Proposed Project:** Annexation & Rezone

**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA

**Parcel No(s):** 230927-11424 and 230927-11425

**Acres:** 2.16

**Current Zoning:** R-1 Single Family Residential

**Jurisdiction:** Yakima County

**Urban Growth Area:** City of Grandview

**Future Land Use:** Residential

**Proposed Zoning:** R-2 Medium Density Residential

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Lead Agency:** City of Grandview

**Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

**Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days from the decision made by Grandview City Council on the Preliminary Plat. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us).

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

Date: May 14, 2026

Signature: \_\_\_\_\_

AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

The undersigned on oath states that

Trisha Dodgson

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

The annexed notice, a City of Grandview  
Notice of Development Application  
Environmental Determination and  
Notice of Public Hearing

was published on April 22, 2026

The amount of the fee charged for the foregoing publication is the sum of \$ 156.44 which amount has been paid in full.

[Signature]

Subscribed and sworn to before me on

April 22, 2026

Anita C. Jones  
Notary Public for the State of Washington

Notice

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

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

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA

**Parcel No(s):** 230927-11424 and 230927-11425

**Current Zoning:** R-1 Single Family Residential

**Jurisdiction:** Yakima County

**Urban Growth Area:** City of Grandview

**Future Land Use:** Residential

**Proposed Zoning:** R-2 Medium Density Residential

**Application Date:** March 4, 2026

**Application Acceptance:** March 31, 2026

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Requested Approvals & Actions:** Annexation and rezone  
**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by WEDNESDAY, MAY 13, 2026.

**Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930; PH: (509) 882-9200, email: [anita@grandview.wa.us](mailto:anita@grandview.wa.us). Comments concerning the application should be submitted no later than WEDNESDAY, MAY 13, 2026. While comments will be accepted through closing of the public hearing on this proposal, comments received after WEDNESDAY, MAY 13, 2026 may not be considered in the staff report.

**Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on WEDNESDAY, MAY 20, 2026 at 2:00 p.m. The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: April 22, 2026



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 20<sup>th</sup> day of April, 2026, I posted at City Hall, Library, Police Department, City's website [www.grandview.wa.us](http://www.grandview.wa.us), and mailed the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with map regarding the following land use proposal:

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Acres:** 2.16  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential

by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By:   
Anita Palacios, City Clerk



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

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

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential  
**Application Date:** March 4, 2026  
**Application Acceptance:** March 31, 2026  
**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Requested Approvals & Actions:** Annexation and rezone

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

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, MAY 13, 2026**.

**Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **WEDNESDAY, MAY 13, 2026**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, MAY 13, 2026** may not be considered in the staff report.

**Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, MAY 20, 2026 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

**CITY OF GRANDVIEW**

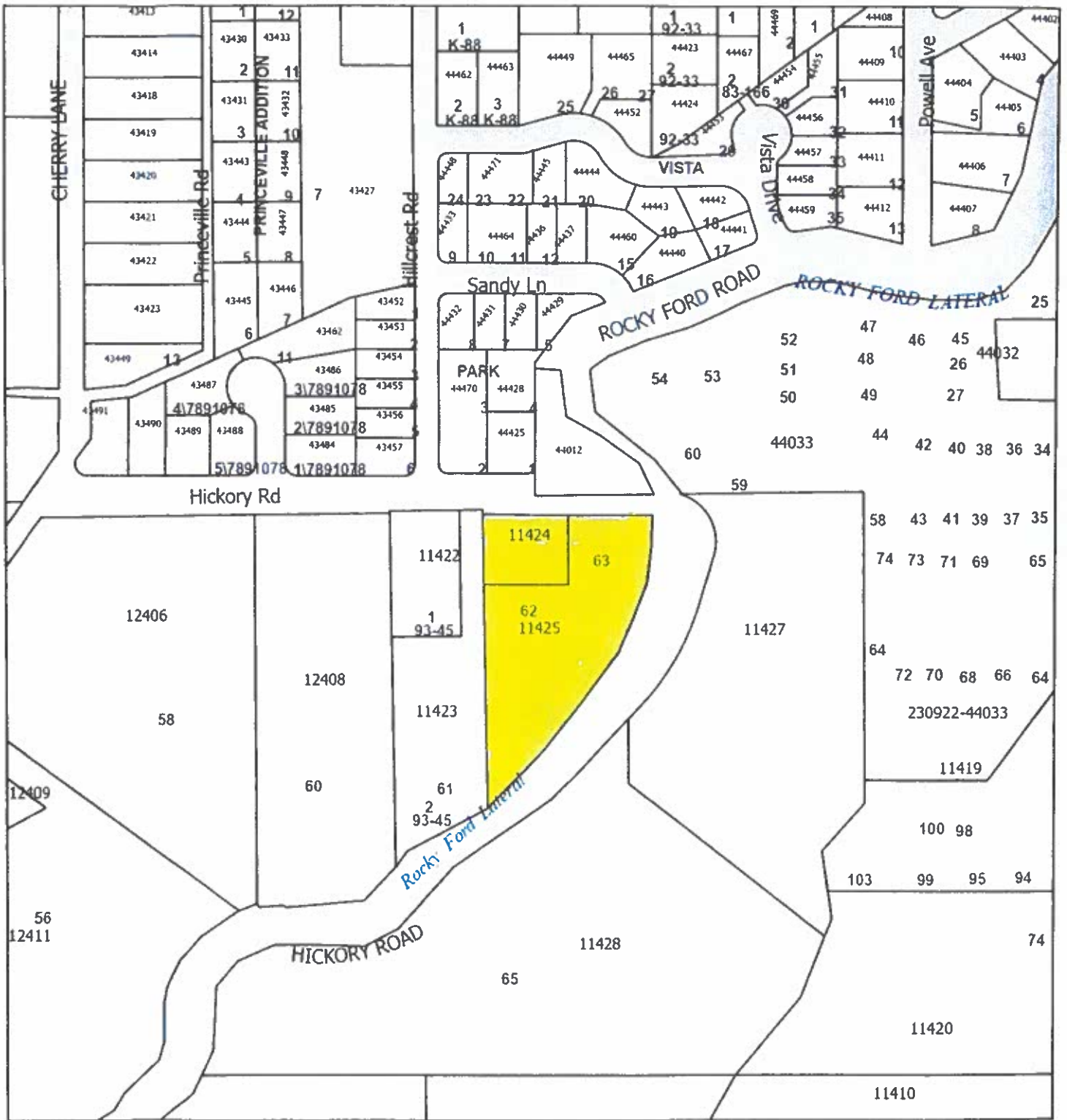
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 22, 2026

Property Posted: April 20, 2026

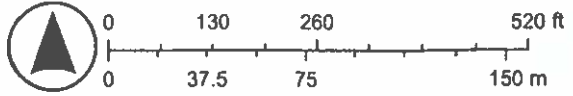
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 20, 2026

# Yakima County - Land Information Portal



3/2/2026, 1:34:11 PM

1:2,836



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

230927-11424/11425  
Hugo Garibay  
160 Hickory Road  
Grandview, WA 98930

230927-12408  
Oberlin Torres & Angelica Diaz  
94 Hickory Road  
Grandview, WA 98930

230922-44012  
Raul Martinez  
181 Hickory Road  
Grandview, WA 98930

230922-44470  
Jeanne Coursey  
1103 Hillcrest Street  
Grandview, WA 98930

230922-44431  
Panfilo Guizar  
155702 W McCreadie Road  
Grandview, WA 98930

230922-43456  
Leonardo Campuzano  
1101 King Street  
Grandview, WA 98930

230922-43453  
Martin Mata & Ana Olais  
1102 Hillcrest Street  
Grandview, WA 98930

230927-11423  
Allen Larson  
150 Hickory Road  
Grandview, WA 98930

230927-11428/ 230922-44033  
Quail Run MHP LLC  
1202 Boalch Ave NW Ste 1  
Northbend, WA 98045

230922-44425  
Emilio & Trinidad Orozco  
1106 Rocky Ford Road  
Grandview, WA 98930

230922-44429  
Antonio & Alicia Mejia  
2011 Hill Drive  
Grandview, WA 98930

230922-44432  
Edilberto Martinez  
1312 Sandy Lane  
Grandview, WA 98930

230922-43455  
Guadalupe Romero  
1106 Hillcrest Street  
Grandview, WA 98930

230922-43462/43486  
43485/43484  
Alexis Home Construction LLC  
2004 Wyant Way  
Grandview, WA 98930

230927-11422  
Roberto Marrquin  
110 Hickory Road  
Grandview, WA 98930

230927-11427  
Brett & Teresa Smith  
1202 Boalch Ave NW Ste 1  
Northbend, WA 98045

230922-44428  
Maria I Escobar  
1104 Rocky Ford Road  
Grandview, WA 98930

230922-44430  
Alberto & Eloisa Flores  
1308 Sandy Lane  
Grandview, WA 98930

230922-43457  
Patsy J Roberts  
1203 Bartlett Ave  
Zillah, WA 98953

230922-43454  
Evan Bridger & Edith Barrera  
1104 Hillcrest Street  
Grandview, WA 98930

230922-43452  
Yessica Madrigal  
1827 Benson Ave  
Prosser, WA 99350

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City of Grandview - SEPA Checklist & DNS - Garibay Annexation - 160 Hickory Road, Grandview, WA

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From Anita Palacios <anitap@grandview.wa.us>

Date Wed 4/15/2026 11:57 AM

To Brandon Walker <walkerb@svid.org>; Byron Gumz <byron.gumz@yvcog.us>; EROADADMIN@DOH.WA.GOV <EROADMIN@DOH.WA.GOV>; GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov <ODW.Mail@doh.wa.gov>; PORT OF GRANDVIEW <wineman@televar.com>; Ron Cowin <cowinr@svid.org>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; WA Department of Fish & Wildlife <janell.shah@dfw.wa.gov>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; Yakama Nation Cultural Resource Program <casey\_barney@yakama.com>; Yakama Nation Tribal Historic Preservation <THPO@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>

 1 attachment (759 KB)

Garibay Annexation - Public Notice & SEPA Checklist.pdf;

Attached is a SEPA Environmental Checklist and Notice of Determination of Non-significance for a proposed annexation submitted by Hugo Garibay located at 160 Hickory Road, Grandview, Yakima County, Washington.

Thanks,

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

## SEPA record published

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From NoReply@ecy.wa.gov <NoReply@ecy.wa.gov>

Date Thu 4/16/2026 11:48 AM

To Anita Palacios <anitap@grandview.wa.us>

### **CAUTION:** External Email

The SEPA admin reviewed and published [SEPA record number 202601585, "Garibay Annexation and Rezone"](#).

It will now be available to the public.

From: Amber Johnson

Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Phone number: (509) 723-5677



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

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

That on the 20<sup>th</sup> day of April, 2026, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL REVIEW AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Acres:** 2.16  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential

Dated this 20<sup>th</sup> day of April, 2026.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY: Antonio Rivera  
Signature

Antonio Rivera  
Printed Name



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

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

**Applicant(s) & Property Owner(s):** Hugo Garibay  
**Proposed Project:** Annexation & Rezone  
**Location of Project:** 160 Hickory Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230927-11424 and 230927-11425  
**Current Zoning:** R-1 Single Family Residential  
**Jurisdiction:** Yakima County  
**Urban Growth Area:** City of Grandview  
**Future Land Use:** Residential  
**Proposed Zoning:** R-2 Medium Density Residential  
**Application Date:** March 4, 2026  
**Application Acceptance:** March 31, 2026  
**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests annexation and rezone to R-2 Medium Density Residential

**Requested Approvals & Actions:** Annexation and rezone

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

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, MAY 13, 2026**.

**Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **WEDNESDAY, MAY 13, 2026**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, MAY 13, 2026** may not be considered in the staff report.

**Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, MAY 20, 2026 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

**CITY OF GRANDVIEW**

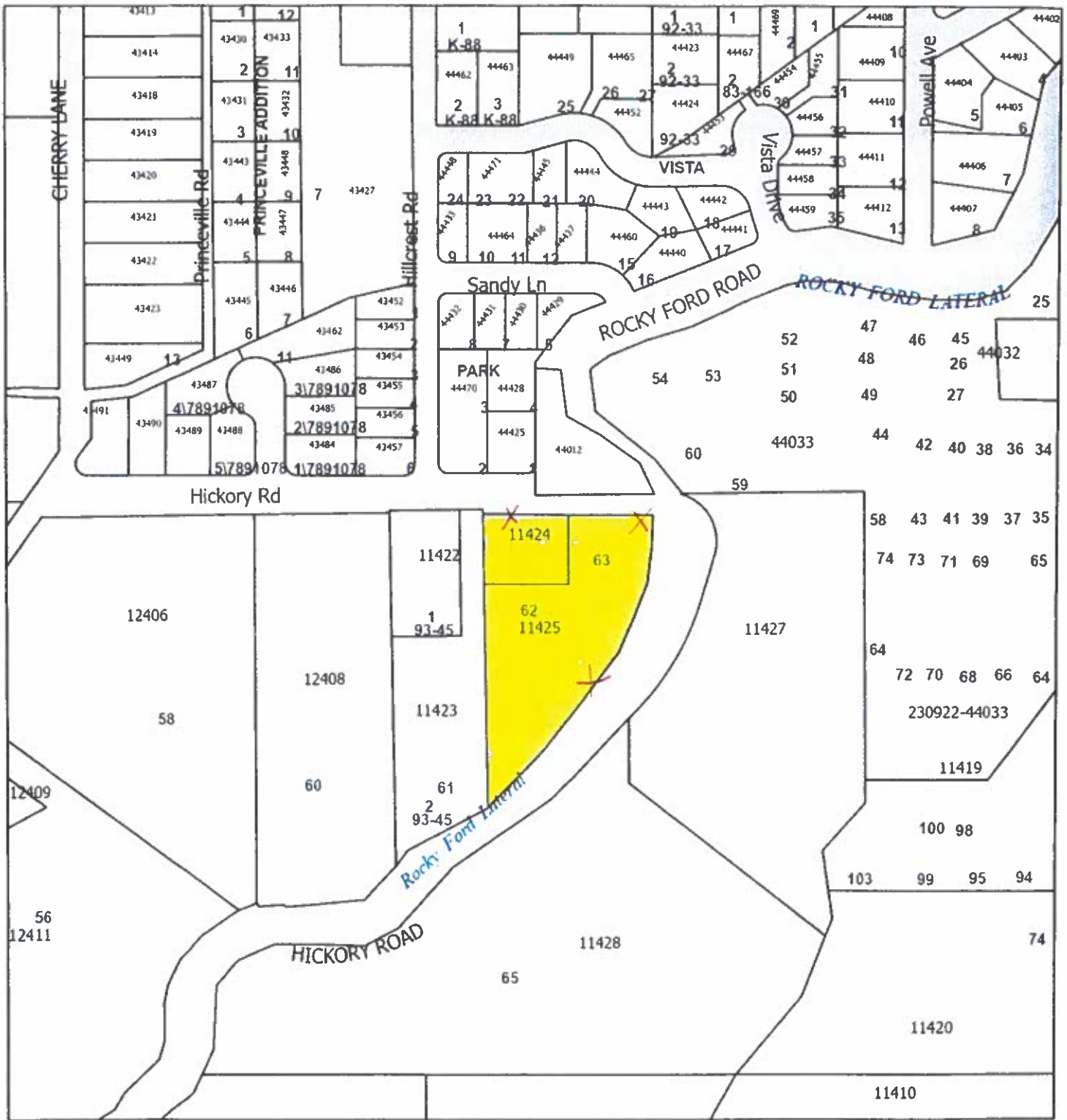
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 22, 2026

Property Posted: April 20, 2026

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 20, 2026

# Yakima County - Land Information Portal



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**RE: Garibay Annexation - Request for Legal Description Certification**

---

**From** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Date** Wed 3/25/2026 1:28 PM  
**To** Anita Palacios <anitap@grandview.wa.us>  
**Cc** Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Shane Fisher <sfisher@grandview.wa.us>

**CAUTION:** External Email

Anita,

Yakima County agrees with the legal description of the boundaries for the Garibay Annexation.

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Monday, March 23, 2026 2:38 PM  
**To:** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Cc:** Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Shane Fisher <sfisher@grandview.wa.us>  
**Subject:** Garibay Annexation - Request for Legal Description Certification

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

The City of Grandview is in the process of submitting a Notice of Intention to Annex the above-referenced parcel to the Yakima County Boundary Review Board (BRB). The BRB requires that the legal description of the boundaries of the area involved in the proposed action be certified by Yakima County.

Enclosed herein please find a copy of the legal description along with a map of the parcel proposed to be annexed for review and certification by your department. Also enclosed is the resolution accepting the annexation. Once complete, please return to my attention. If you have any questions or require additional information, please contact me.

Thank you in advance for your assistance.

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

[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

---

**From:** Eric Herzog <[ehertzog@hlacivil.com](mailto:ehertzog@hlacivil.com)>  
**Sent:** Monday, March 23, 2026 1:17 PM  
**To:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Cc:** Shane Fisher <[sfisher@grandview.wa.us](mailto:sfisher@grandview.wa.us)>  
**Subject:** RE: Garibay Annexation - Request for Legal Description

**CAUTION:** External Email

Hi Anita,

Attached is the legal description and exhibit map for the Garibay Annexation.

Please let me know if you need more information.

Thanks!



**Eric Herzog, PLS, Principal**

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | Cell: (509) 969-0413

[ehertzog@hlacivil.com](mailto:ehertzog@hlacivil.com) | [www.hlacivil.com](http://www.hlacivil.com)

*IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Warning: Although taking reasonable precautions to ensure no viruses or malicious software are present in this email, the sender cannot accept responsibility for any loss or damage arising from the use of this email or attachments. No employee or agent of HLA is authorized to conclude any binding agreement on behalf of the company with another party by email.*

**From:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Sent:** Monday, March 16, 2026 1:40 PM  
**To:** Eric Herzog <[ehertzog@hlacivil.com](mailto:ehertzog@hlacivil.com)>  
**Cc:** Shane Fisher <[sfisher@grandview.wa.us](mailto:sfisher@grandview.wa.us)>  
**Subject:** Garibay Annexation - Request for Legal Description

The City of Grandview is processing the above-referenced annexation for Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington to the City of Grandview. The City is required to submit a legal description of the boundaries of the area involved in the proposed action to the Yakima County Public Works Department for certification. In the past, it has been the County's policy that generally the full width of adjacent roads should be included in the annexation proposal's legal description. I would ask your assistance in developing such legal description. Attached are maps of the proposed area. Once complete, please return to my attention.

Also as a reminder, the County requires a one inch border on the legal description and map exhibit for recording purposes.

If you have any questions or require additional information, please let me know.

Thank you in advance for your assistance.

Anita G. Palacios, MMC

City Clerk/Human Resources

City of Grandview

207 West Second Street

Grandview, WA 98930

PH: (509) 882-9208 or 882-9200

Fax: (509) 882-3099

[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)

[www.grandview.wa.us](http://www.grandview.wa.us)

**City of Grandview  
Garibay Annexation  
HLA Project No. 26007G  
March 23, 2026**

**Proposed Annexation**

That portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;  
Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume "B" of Plats, Page 14, records of Yakima County, Washington;  
Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;

Thence North 0°05'06" East 104.25 feet to the Westerly line of said Tract 64, being the Easterly right of way line of Hickory Road and the Point of Beginning;

Thence Northwesterly at a right angle to the centerline of said Hickory Road, to the Westerly right of way line of said Hickory Road;

Thence Southwesterly along said right of way line to the Southerly extension of the West line of Tract 62 of said Plat;

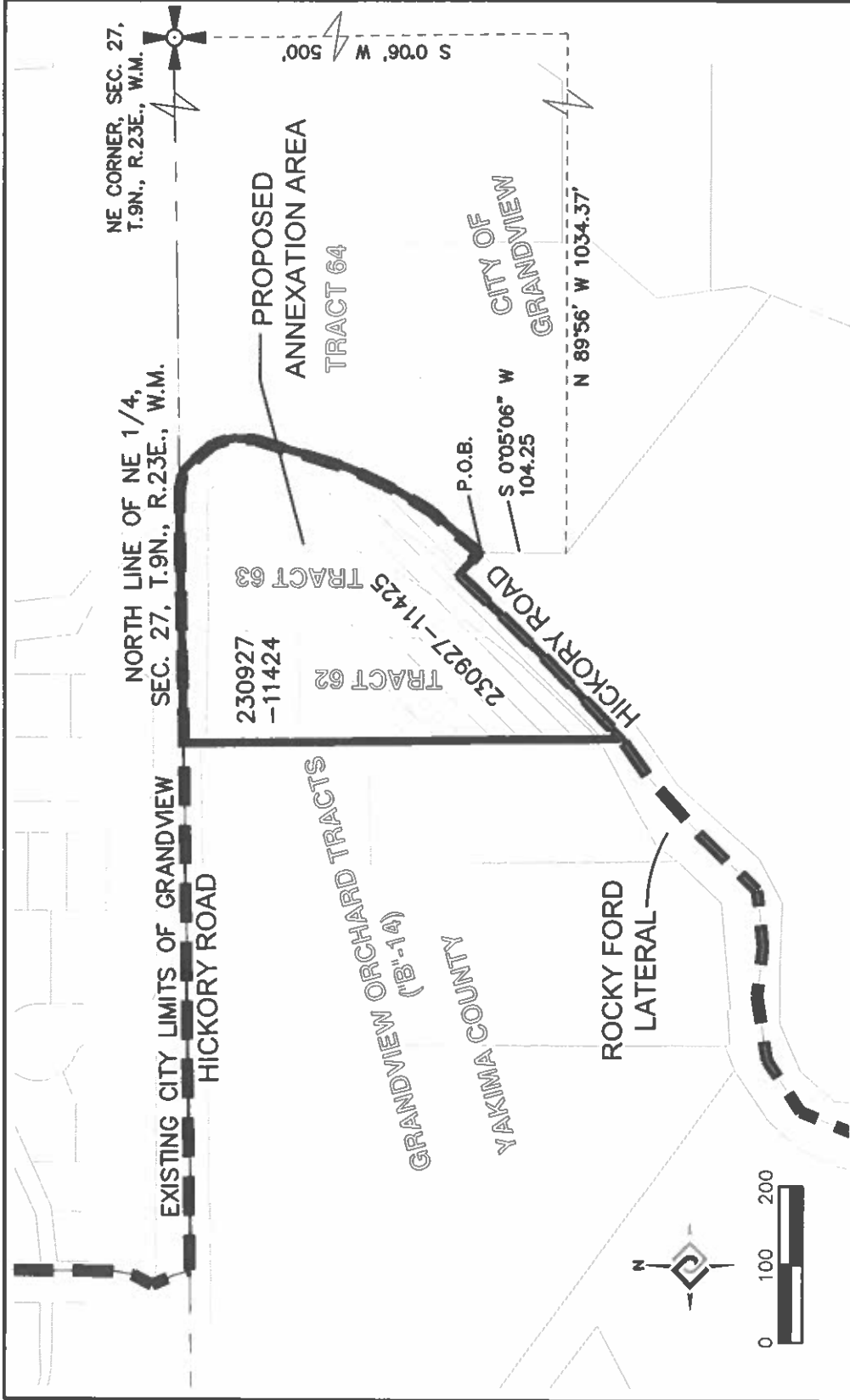
Thence North along the West line of said Tract 62 and its Northerly and Southerly extension to the North line of the Northeast quarter of said Section 27;

Thence East along said North line to the Westerly line of said Tract 64, being the Easterly right of way line of said Hickory Road;

Thence Southerly along said line to the Point of Beginning;

Situate in Yakima County, State of Washington.





**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
 YAKIMA COUNTY, WASHINGTON  
 GARIBAY ANNEXATION

JOB NO: 26007G  
 26007Garibay.dwg  
 DATE: 3-18-26  
 DRAWN BY: TDF  
 CHECKED BY: ETH

2803 River Road  
 Yakima, WA 98902  
 (509) 966-7000  
 www.hla.com



## STAFF REPORT

**TO:** City of Grandview - Hearing Examiner

**FROM:** Byron Gumz, Regional Land Use Manager  
Yakima Valley Conference of Governments

**DATE:** May 14, 2026

**SUBJECT:** Public hearing to receive comments on the proposed application from Hugo Garibay to annex Tax Parcels 230927-11424 and 230927-11425 into the City of Grandview. The Comprehensive Plan Designation is Residential, and the proposed zoning is Medium Density (R-2) Residential.

**ACTION REQUESTED:** Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site to the Medium Density Residential Zone.

### SITE

The two parcels total approximately 2.16 acres in size. The site is located on Hickory Road just east of where Hillcrest Road intersects with Hickory Road. The land slopes to the south and east. Land to the east and south are zoned for a manufactured home park. Land to the north is developed with single family residences. To the west are two oversized lots with existing homes. The parcels are currently zoned by Yakima County as Single Family Residential (R-1) have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Residential. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

### PROPOSAL

The applicant, Hugo Garibay, has petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be Medium Density Residential (R-2). The City Council accepted the letter of intent to annex, and a petition was circulated to receive signatures from property owners representing 60% of the assessed property value. The petition was forwarded on to the Office of the Yakima County Assessor for a Certification of Sufficiency. The City of Grandview received a letter dated March 16, 2026, from the Yakima County Assessor determining that owners of not less than 60% of the assessed property value had signed the annexation petition.

On March 10, 2026, the City Council accepted the request for annexation subject to the following conditions:

1. The annexation be accepted as proposed on the "Exhibit A" attachment to the petition for annexation.

2. That the City requires the simultaneous adoption of the City’s zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-2 Medium Density Residential for the proposed annexation.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

The City Council directed staff to present the Petition for Annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of facts and conclusions based upon those facts, together with a recommendation to the City Council.

**PUBLIC NOTICE**

Public notice was provided in the following manner:

- SEPA Notice of Application, Public Hearing, and DNS distributed by mail within 300’ of subject property: April 20, 2026
- Notice posted on property: April 20, 2026
- Notice of public hearing posted in official newspaper of the city (Grandview Herald): April 22, 2026

**STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The City of Grandview distributed a Notice of Application and utilization of the optional DNS process authorized by WAC 197-11-355. The comment period ended on Wednesday May 13, 2026. The DNS was issued May 14, 2026.

The City of Grandview has determined that the proposed parcel annexation and integration into the City of Grandview will not have a probable adverse environmental impact.

**COMMENTS**

No comments were received.

**CURRENT ZONING AND LAND USES**

The subject parcels are currently zoned by Yakima County as Single Family Residential (R-1). The properties have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Residential. The properties and road right of ways are located within the City of Grandview’s Urban Growth Area (UGA).

Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Jurisdiction</i>
North	R-1P Single-Family Residential Park	Residential	Grandview
South	MR Manufactured Home Park	Vacant	Grandview

East	MR Manufactured Home Park	Vacant	Grandview
West	R-1 Single Family Residential	Residential	Yakima County

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

Per GMC § 17.96.040 (Annexation Procedure), “The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan.”

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Residential. According to Grandview’s comprehensive plan, the R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot permitted. The establishment of the R-2 Medium Density Residential Zoning District on the subject parcels is consistent with the following Goals and Policies of the 2016 Grandview Comprehensive Plan:

**LAND USE ELEMENT**

- GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.
- Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

**ZONING**

Per GMC § 17.96.030 (Annexation Procedure, Zoning), “At the time of the official public hearing on any proposed annexation to the city, the hearing examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morale, and general welfare.”

Per GMC § 17.30.010 The R-2 Medium Density Residential District is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.

**CRITICAL AREAS**

***FEMA Floodplain and Floodway***

There are no FEMA floodplains or other flood hazard areas within or near the subject parcels.

***Shoreline***

There are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near the subject parcels.

***Critical Areas***

There are no known critical areas, as defined by GMC Chapter 18.06 (Critical Areas), in or near the subject parcel.

**TRANSPORTATION CONCURRENCY MANAGEMENT**

No development is proposed. Future development of the property may require transportation concurrency review.

**DEVELOPMENT STANDARDS**

Because no additional development is proposed at this time, this proposal is not governed by development standards contained in the Grandview Municipal Code.

**INFRASTRUCTURE**

*Sewer & Water:* Sewer and water lines are located nearby the parcels proposed for annexation.

*Streets:* The property has access to Hickory Road. Future development may require road improvements to Hickory Road, including additional right of way.

**HEARING EXAMINER – FINDINGS AND RECOMMENDATIONS**

GMC § 17.88.060 provides findings and recommendations for the Hearing Examiner to consider when approving the proposed zoning for the annex property. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

- 1. The proposal is in accord with the goals and policies of the comprehensive plan.

*Staff Response: The proposed classification of the property is R-2 Medium Density Residential. This zoning district is consistent with the Future Land Use Map Designation of Residential, along the same boundaries as proposed in the rezone application and furthers the goals and policies of the Grandview Comprehensive Plan.*

- 2. The effect of the proposal on the immediate vicinity will be materially detrimental.

*Staff Response: Establishing Medium Density Zoning Districts on this property will not have a detrimental effect on neighboring properties and land uses. The intended use of the property for residential purposes is consistent with the properties adjacent to the proposed annexation.*

- 3. There is merit and value in the proposal for the community as a whole.

*Staff Response: There is a need for medium density residential development within Grandview. This proposal is seeking to meet that need within the community, meeting the goals and policies of the Comprehensive Plan.*

4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

Staff Response: *No significant adverse impacts have been identified.*

5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.

Staff Response: *No development agreement is required. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.*

### **FINDINGS & CONCLUSIONS**

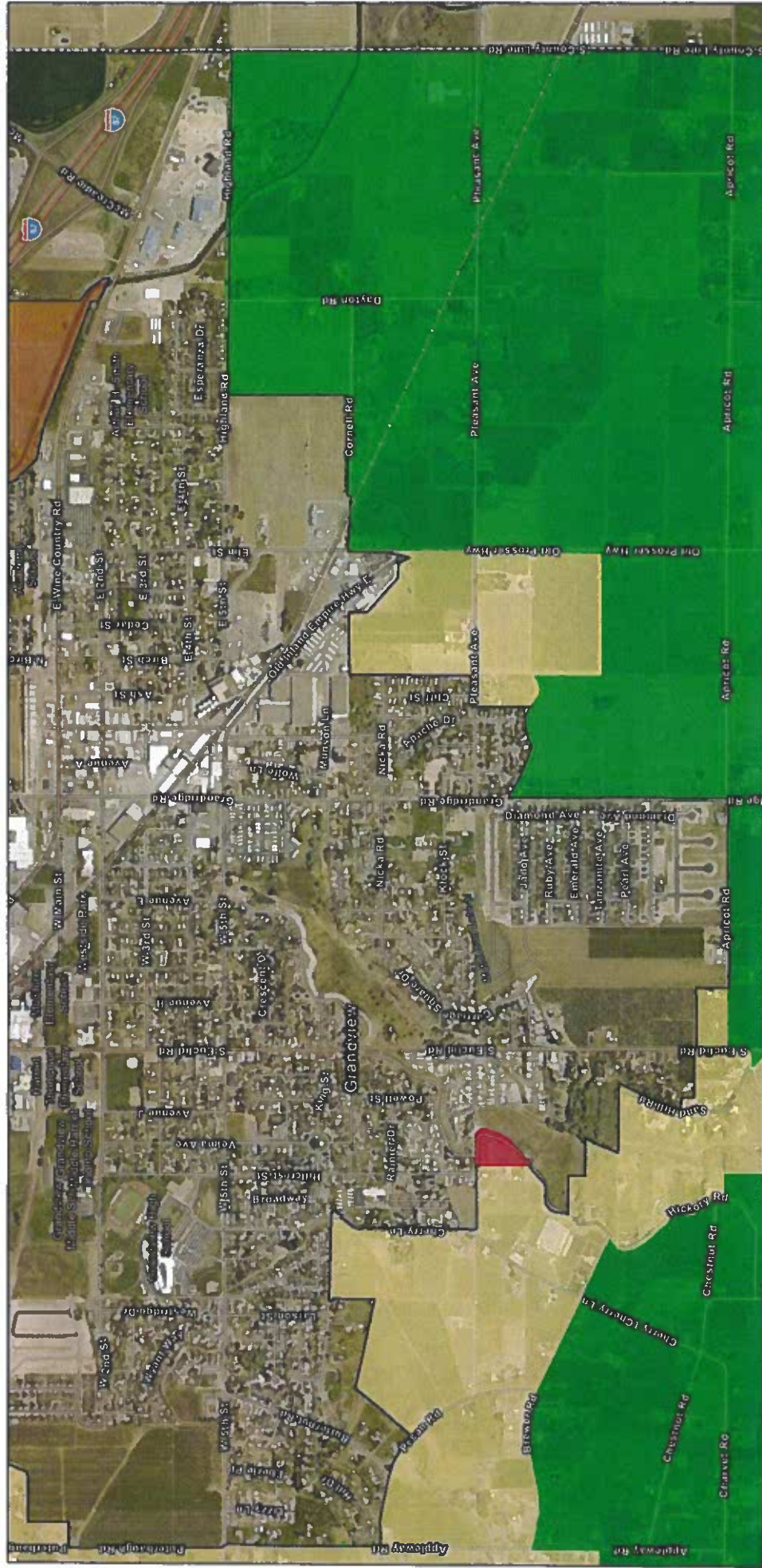
1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-significance.
3. Sufficient water, sewer and street capacity for the proposed annexation will be based on the size and scope of future development.
4. The proposed annexation and establishment of R-2 Medium Density Residential Zoning will meet the applicable criteria in GMC §§ 17.88.060 and 17.96.030, and is compliant with the City of Grandview Comprehensive Plan.
5. The public use and interest will be served.

### **RECOMMENDATION**

Based on the information presented in this report, it is recommended that the proposed annexation of the property describe below be **APPROVED** and that the property be zoned R-2 Medium Density Residential, along the current zoning boundaries.



# Garibay Annexation

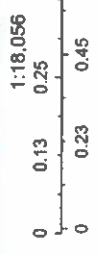


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City Limits

Zoning

- (AG) Agriculture
- (HTC) Highway/Tourist Commercial
- (R-1) Single-Family Residential



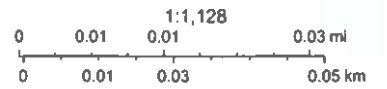
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

# Garibay Annexation



5/20/2026, 9:38:16 AM

-  Taxlots
-  City Limits



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community