SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Vista Grande Mental Health

2. **Name of applicant:**

   Shane O'Neill, Clover Planning & Zoning LLC

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

   Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

4. **Date checklist prepared:**

   February 25, 2025, updated 8/27/2026

5. **Agency requesting checklist:**

   City of Grandview

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

   Construction activity may occur between Fall of 2026 and Summer of 2027.

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

   No

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

   None

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   A Special Use Permit application with the City of Grandview is a required land use approval.

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

    City of Grandview Special Use Permit

    Grading permit

    Building permit

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.)**

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

Development of a 0.5-acre site in the C-2 zone with an approximately 10,000 square foot mental health residential care facility offering housing for up to sixteen residents. The facility will utilize staff to provide assisted living services.

Site development includes some paving for ten parking stalls and landscaping.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    Yakima County tax parcel # 23092424522 is located on the west side of Vista Grande Way approximately 350 south of Wine Country Road, in Grandview

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

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.**

    Warden silt loam, 0 to 2 percent slopes, mixed mesic/xeric torripsamments

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

    No

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

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

No more than 100 cubic yards will be excavated, no net fill or export

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

Wind erosion is possible during construction only.

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

Approximately 85% of the site will be covered by impervious surfaces from the building and parking/driving asphalt

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

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

2. Air

Find help answering air questions[4]

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.

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

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

No

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

Integrated vehicle emission control technologies

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] 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

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No/NA

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

   No

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

   None

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

   No

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

   No

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

   No

b. **Ground:**
Find help answering ground water questions[7]

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

   No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   None

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

[7] 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

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.**

   Stormwater will be captured and infiltrated on-site using infiltration trench(es) and/or the existing stormwater vault.

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

   No.

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

   No

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

   Stormwater will be captured and infiltrated on-site using infiltration trench(es) or swales.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:** None

   ☐ **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?**

   None

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

   None.

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

Locally available trees, grasses and shrubs will be planted along both frontages.

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

The site lacks vegetation.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

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

none

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

None

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

Grandview lies within the Pacific Flyway

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

None

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

None

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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 for air heating and cooling and for water heating

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

No

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] 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

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.**

2021 WSEC construction compliance

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No

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

   None.

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

   None.

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

   None

4. **Describe special emergency services that might be required.**

   Police, fire, ambulance

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

   OSHA protocol compliance, sewer connection

b. Noise

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

   None

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)?**

   Passenger vehicle noise, temporary construction noise

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

[10] 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

Mitigation measures are not warranted.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**

Site – vacant

North – vacant

West – Elementary School

East – vacant

South – vacant

The proposed care facility will not negatively impact the surrounding land uses.

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

No

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

   No/NA

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

None

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

No

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

C-2

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

Commercial

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

NA

[11] 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

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

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

Up to 5 employees and sixteen (16) tenants/residents

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

Zero

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

None warranted

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

Zoning code review and compliance will be analyzed through the special/conditional use permit review process.

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

None warranted

9. Housing

Find help answering housing questions[12]

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

Sixteen

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

Zero

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

None warranted

10. Aesthetics

Find help answering aesthetics questions[13]

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

The proposed building will be up to twenty five feet tall.

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

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

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

None

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

Architectural design will ensure attractive outward appearance.

11. Light and glare

Find help answering light and glare questions[14]

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

Parking lot lighting

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

No

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

No

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

Outdoor lighting will be shielded from the horizontal plane to eliminate light trespass.

12. Recreation

Find help answering recreation questions

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

The site is adjacent to re recreational field belonging to a school.

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

No

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

Mitigation measures are not warranted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

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[14] 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

[15] 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

No

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

No

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

Visual surface inspection. The site was previously cleared and leveled.

The DAHP predictive model map identifies the site as having a very low likelihood of containing cultural or historic artifacts.

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.**

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction.

14. Transportation

Find help with answering transportation questions[16]

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.**

Vista Grande Way provides access to the site.

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

No

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

Vista Grande Way is nearly fully developed. Site development will include adding sidewalk along the adjacent road frontage, respectively.

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

No

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

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?**

The proposed use is most similar to an Assisted Living Facility Land Use Code 254.

According to the 11th Edition of the ITE Trip Generation Manual, the ALF will generate approximately 4 peak PM vehicle trips.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, an assisted living facility (Land Use Code 254) generates an average of 2.60 trips per bed per day.

For a 10,000-square-foot assisted living facility housing 16 residents, the trip generation would be calculated as follows:

Number of beds: 16

Trips per bed per day: 2.60

Total daily trips: 16 beds × 2.60 trips/bed/day = 41.6 trips per day

Therefore, the facility would generate approximately **42 trips per day**

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

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

Installation of a parking lot to contain private vehicles belonging to visitors and employees.

15. Public services

Find help answering public service questions[17]

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.**

Reasonably, no.

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

Mitigation measures are not warranted.

16. Utilities

Find help answering utilities questions[18]

[17] 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
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

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

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

Connections will be made to the existing municipal sewer, water and power stubs.

C.Signature

Find help about who should sign[19]

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

X Without recourse By: Agent. U.C.C. 3-402(b)(1)

Type name of signee: Shane O'Neill

Position and agency/organization: Senior Planner, Clover Planning & Zoning Land Use Consultant.

Date submitted: **8/27/2026**

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

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

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

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

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

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

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

   - **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?**

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

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?**

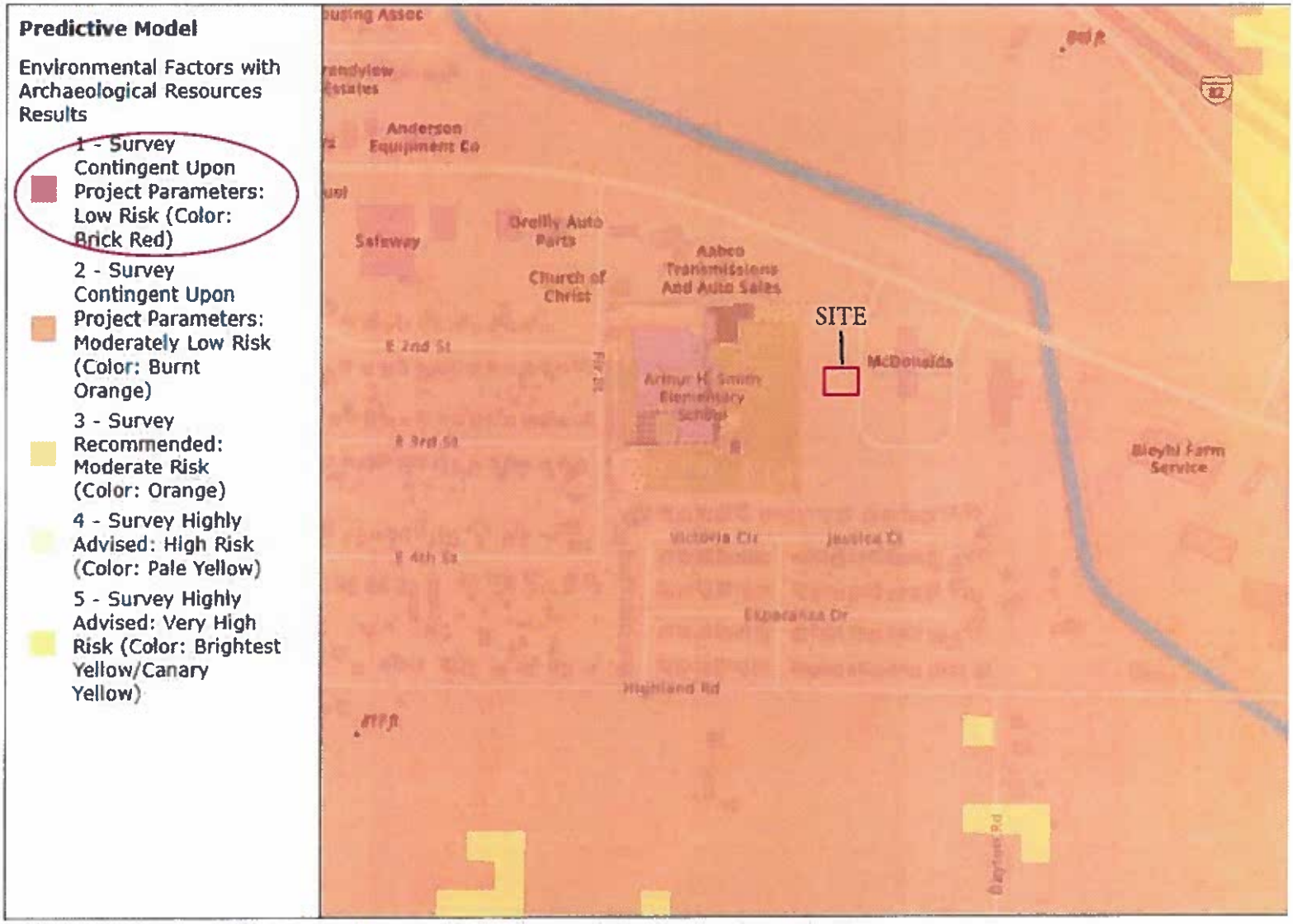
   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

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

   - **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.**

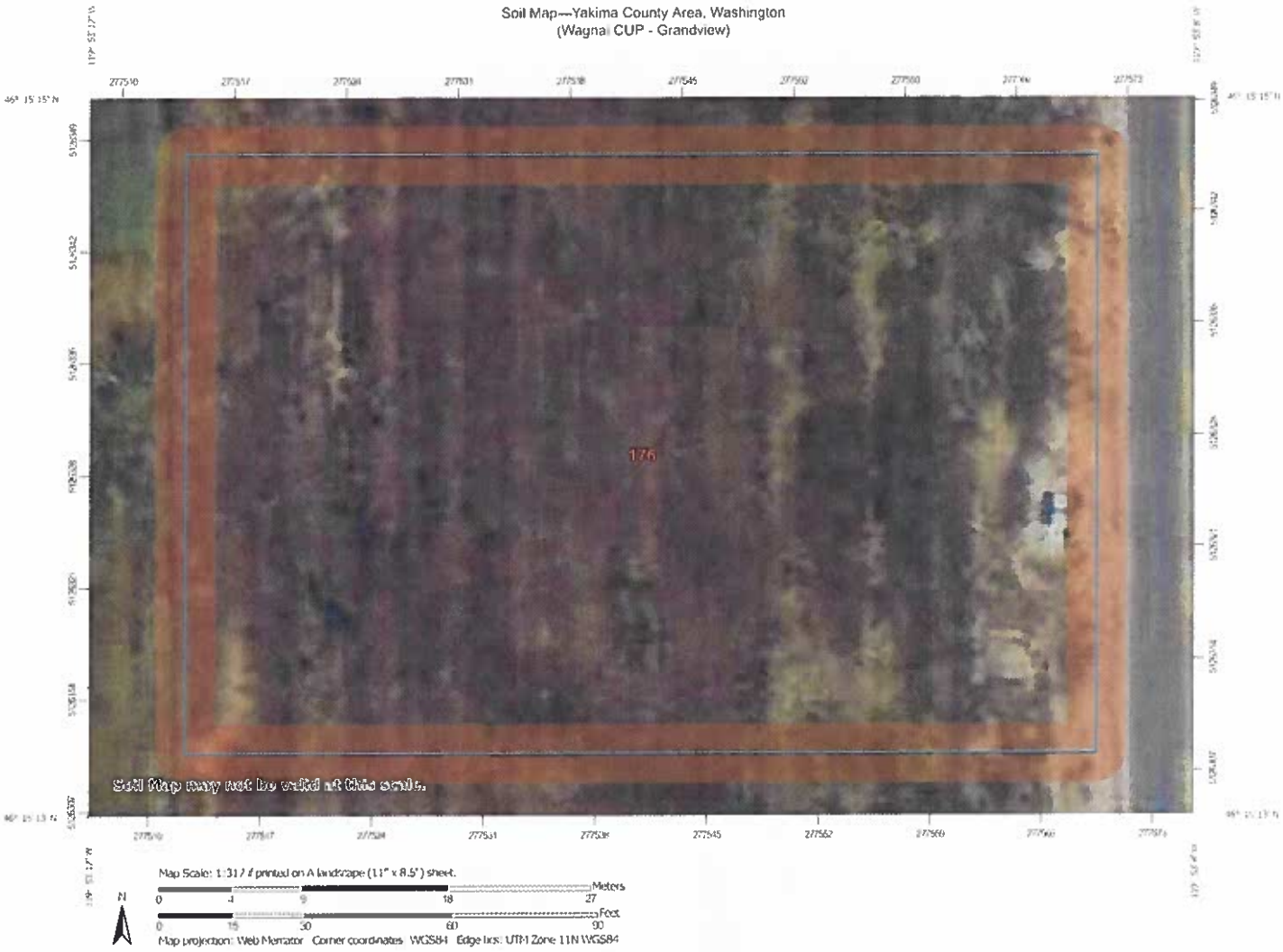
Predictive Model



DAHP's Statewide Predictive Model illustrates the landscape of Washington State with high, moderate, low, or unknown potential for containing archaeological sites based on a series of environmental variables.

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, Oregon State Parks, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, Management, EPA, NPS, US Census E

Soil Map—Yakima County Area, Washington
(Wagnal CUP - Grandview)



Soil Map—Yakima County Area, Washington
(Wagnai CUP - Grandview)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yakima County Area, Washington
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
176	Warden silt loam, 0 to 2 percent slopes	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

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: Grandview Residential Care Project
Development Address: parcel # 23092424522, located on the west side of Vista Grande Way, Lot 2

Developer Name: George Wangai
Developer Address: 10510 E 20th Avenue, Spokane Valley WA 99206

1. Type of development:
   - Single Family Residential
   - Duplex Residential
   - ✓ Multi-Family Residential
   - ✓ Commercial
   - Industrial
   - Other _____

   Number of Units: 16

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, an assisted living facility (Land Use Code 254) generates an average of 2.60 trips per bed per day.

For a 10,000-square-foot assisted living facility housing 16 residents, the trip generation would be calculated as follows:

Number of beds: 16
Trips per bed per day: 2.60
Total daily trips: 16 beds × 2.60 trips/bed/day = 41.6 trips per day
Therefore, the facility would generate approximately **42 trips per day**

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 ITE 11th ed. land use code 254 (assisted Living) 4 peak pm trips	

3. Total vehicle trips per day for the development: 42

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

   42 daily trips to **Vista Grande Way**
   42 daily trips to **Wine Country Road**
   _____ daily trips to _____

The ITE Manual provides trip generation rates for peak hours as well. For an assisted living facility (Land Use Code 254), the peak PM rate is typically about 0.25 trips per bed.
So, for a facility with 16 residents:
Peak PM trips = 16 beds × 0.25 trips/bed = 4 peak PM trips
Peak PM trips=16 beds×0.25 trips bed =4 peak PM trips
Thus, the 10,000 square foot assisted living facility would generate approximately **4 peak PM trips**.

5. Peak hour trips to public streets from development:

   4 Peak hour trips to **Vista Grande Way**
   4 Peak hour trips to **Wine Country Road**
   _____ 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
   - A 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)
   - x None
   - See Attached

9. Traffic/street improvements proposed to mitigate this development:
   - x None at this time
   - See Attached

Shane O'Neill, Clover Planning & Zoning LLC — Completed By

8/27/2026 — Date

Location: WINE COUNTRY RD E-O VISTA GRANDE WAY_GRANDVIEW-6
Date Range: 8/4/2020 - 8/10/2020
Site Code: 46.2546726218923,-119.885023310781

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	8/4/2020			8/5/2020			8/6/2020			8/7/2020			8/8/2020			8/9/2020			8/10/2020					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	15	17	32	20	14	34	32	15	47	23	19	42	21	29	50	23	33	56	17	20	37	22	15	38
1:00 AM	4	12	16	7	17	24	14	15	29	16	13	29	10	22	32	17	31	48	15	11	26	8	15	23
2:00 AM	15	15	30	16	15	31	16	19	35	18	15	33	15	18	33	8	16	24	11	12	23	16	16	32
3:00 AM	23	15	38	36	12	48	35	21	56	30	10	40	14	8	22	14	7	21	15	11	26	31	16	47
4:00 AM	185	27	212	197	26	223	184	35	219	177	30	207	119	22	141	21	15	36	172	29	201	189	29	218
5:00 AM	351	79	430	329	85	414	322	76	398	329	76	405	182	38	220	46	19	65	360	77	437	334	80	414
6:00 AM	192	122	314	176	121	297	170	123	293	163	103	266	115	52	167	51	51	102	197	120	317	179	122	301
7:00 AM	213	176	389	203	161	364	209	182	391	221	159	380	108	95	203	73	51	124	212	139	351	208	173	381
8:00 AM	201	190	391	196	179	375	211	187	398	209	190	399	201	127	328	110	112	222	204	159	363	203	185	388
9:00 AM	255	262	517	238	222	460	279	238	517	275	260	535	257	188	445	170	158	328	241	212	453	257	241	498
10:00 AM	249	271	520	275	288	563	284	279	563	308	280	588	252	265	517	221	197	418	274	311	585	269	279	549
11:00 AM	311	292	603	283	339	622	277	327	604	334	337	671	302	321	623	258	229	487	293	280	573	290	319	610
12:00 PM	325	374	699	346	406	752	359	319	678	396	370	766	349	387	736	296	226	522	342	355	697	343	366	710
1:00 PM	313	357	670	356	352	708	341	332	673	366	422	788	349	350	699	298	227	525	324	364	688	337	347	684
2:00 PM	359	429	788	326	429	755	332	461	793	406	427	833	297	301	598	253	239	492	351	406	757	339	440	779
3:00 PM	387	471	858	369	425	794	381	449	830	411	483	894	279	302	581	245	227	472	375	455	830	379	448	827
4:00 PM	332	408	740	352	346	698	335	367	702	386	428	814	285	271	556	230	239	469	376	416	792	340	374	713
5:00 PM	355	361	716	322	412	734	307	380	687	371	426	797	216	241	457	244	219	463	347	420	767	328	384	712
6:00 PM	275	287	562	266	259	525	254	277	531	314	301	615	225	266	491	206	241	447	254	294	548	265	274	539
7:00 PM	225	208	433	220	241	461	223	234	457	250	257	507	201	228	429	224	216	440	211	231	442	223	228	450
8:00 PM	196	140	336	180	194	374	148	188	336	225	238	463	179	203	382	185	213	398	188	176	364	175	174	349
9:00 PM	121	119	240	136	155	291	119	156	275	130	184	314	138	160	298	110	129	239	123	137	260	125	143	269
10:00 PM	70	76	146	47	75	122	54	72	126	85	85	170	73	98	171	52	65	117	70	98	168	57	74	131
11:00 PM	29	37	66	23	53	76	37	53	90	29	55	84	34	60	94	34	42	76	29	46	75	30	48	77
Total	**5,001**	**4,745**	**9,746**	**4,919**	**4,826**	**9,745**	**4,923**	**4,805**	**9,728**	**5,472**	**5,168**	**10,640**	**4,221**	**4,052**	**8,273**	**3,389**	**3,202**	**6,591**	**5,001**	**4,779**	**9,780**	**4,948**	**4,792**	**9,740**
Percent	**51%**	**49%**		**50%**	**50%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**	

1. Mid-week average includes data between Tuesday and Thursday.

Mark Skaggs:425-250-0777
mark.skaggs@idaxdata.com

Location: Wine Country Rd 515ft W-O McCreadie Rd
Date Range: 4/12/2022 - 4/18/2022
Site Code: 46.2542127674931 , -119.882264599274

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	4/12/2022			4/13/2022			4/14/2022			4/15/2022			4/16/2022			4/17/2022			4/18/2022					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	11	15	26	21	15	36	22	13	35	20	17	37	25	26	51	61	45	106	13	13	26	18	14	32
1:00 AM	13	14	27	23	17	40	10	7	17	12	17	29	12	22	34	23	34	57	9	7	16	15	13	28
2:00 AM	15	14	29	24	7	31	16	17	33	20	20	40	13	15	28	28	33	61	5	15	20	18	13	31
3:00 AM	16	10	26	14	13	27	15	13	28	20	12	32	15	20	35	20	18	38	18	13	31	15	12	27
4:00 AM	81	22	103	65	22	87	81	22	103	63	22	85	34	19	53	22	13	35	77	27	104	76	22	98
5:00 AM	210	71	281	226	59	285	219	62	281	164	60	224	108	40	148	30	23	53	231	72	303	218	64	282
6:00 AM	338	159	497	427	146	573	335	143	478	364	128	492	183	57	240	40	43	83	433	132	565	367	149	516
7:00 AM	371	277	648	329	281	610	323	304	627	301	238	539	121	96	217	86	73	159	294	234	528	341	287	628
8:00 AM	284	294	578	283	270	553	296	317	613	292	287	579	176	172	348	106	121	227	272	239	511	288	294	581
9:00 AM	307	258	565	258	227	485	261	249	510	305	265	570	257	247	504	182	241	423	240	210	450	275	245	520
10:00 AM	266	248	514	307	291	598	275	247	522	322	295	617	341	341	682	262	247	509	245	237	482	283	262	545
11:00 AM	283	309	592	338	340	678	304	321	625	343	332	675	411	402	813	388	281	669	282	238	520	308	323	632
12:00 PM	382	326	708	306	354	660	383	332	715	382	423	805	378	408	786	333	295	628	316	329	645	357	337	694
1:00 PM	318	323	641	330	292	622	339	283	622	430	435	865	365	345	710	340	353	693	298	286	584	329	299	628
2:00 PM	389	354	743	364	360	724	348	308	656	435	424	859	365	314	679	293	286	579	334	329	663	367	341	708
3:00 PM	412	456	868	435	494	929	438	423	861	427	495	922	325	310	635	283	284	567	418	528	946	428	458	886
4:00 PM	400	484	884	404	500	904	377	423	800	438	455	893	305	286	591	266	232	498	387	551	938	394	469	863
5:00 PM	392	459	851	390	435	825	383	453	836	404	466	870	276	280	556	220	235	455	383	509	892	388	449	837
6:00 PM	239	295	534	257	296	553	245	298	543	317	349	666	255	273	528	228	211	439	308	293	601	247	296	543
7:00 PM	207	251	458	197	225	422	223	224	447	257	276	533	235	251	486	204	221	425	205	200	405	209	233	442
8:00 PM	153	162	315	163	141	304	145	170	315	221	244	465	198	183	381	165	139	304	151	147	298	154	158	311
9:00 PM	91	100	191	103	107	210	122	110	232	170	179	349	160	156	316	107	115	222	90	103	193	105	106	211
10:00 PM	48	65	113	68	81	149	64	84	148	91	135	226	108	133	241	56	72	128	55	56	111	60	77	137
11:00 PM	25	36	61	36	48	84	55	33	88	38	59	97	78	74	152	26	34	60	38	48	86	39	39	78
Total	**5,251**	**5,002**	**10,253**	**5,368**	**5,021**	**10,389**	**5,279**	**4,856**	**10,135**	**5,836**	**5,633**	**11,469**	**4,744**	**4,470**	**9,214**	**3,769**	**3,649**	**7,418**	**5,102**	**4,816**	**9,918**	**5,299**	**4,960**	**10,259**
Percent	**51%**	**49%**		**52%**	**48%**		**52%**	**48%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**52%**	**48%**	

1. Mid-week average includes data between Tuesday and Thursday.

Mark Skaggs 425-250-0777
mark.skaggs@idaxdata.com

Location: WINE COUNTRY RD E-O VISTA GRANDE WAY_GRANDVIEW-6
Date Range: 8/4/2020 - 8/10/2020
Site Code: 46.2546726218923,-119.885023310781

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	8/4/2020			8/5/2020			8/6/2020			8/7/2020			8/8/2020			8/9/2020			8/10/2020					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	15	17	32	20	14	34	32	15	47	23	19	42	21	29	50	23	33	56	17	20	37	22	15	38
1:00 AM	4	12	16	7	17	24	14	15	29	16	13	29	10	22	32	17	31	48	15	11	26	8	15	23
2:00 AM	15	15	30	16	15	31	16	19	35	18	15	33	15	18	33	8	16	24	11	12	23	16	16	32
3:00 AM	23	15	38	36	12	48	35	21	56	30	10	40	14	8	22	14	7	21	15	11	26	31	16	47
4:00 AM	185	27	212	197	26	223	184	35	219	177	30	207	119	22	141	21	15	36	172	29	201	189	29	218
5:00 AM	351	79	430	329	85	414	322	76	398	329	76	405	182	38	220	46	19	65	360	77	437	334	80	414
6:00 AM	192	122	314	176	121	297	170	123	293	163	103	266	115	52	167	51	51	102	197	120	317	179	122	301
7:00 AM	213	176	389	203	161	364	209	182	391	221	159	380	108	95	203	73	51	124	212	139	351	208	173	381
8:00 AM	201	190	391	196	179	375	211	187	398	209	190	399	201	127	328	110	112	222	204	159	363	203	185	388
9:00 AM	255	262	517	238	222	460	279	238	517	275	260	535	257	188	445	170	158	328	241	212	453	257	241	498
10:00 AM	249	271	520	275	288	563	284	279	563	308	280	588	252	265	517	221	197	418	274	311	585	269	279	549
11:00 AM	311	292	603	283	339	622	277	327	604	334	337	671	302	321	623	258	229	487	293	280	573	290	319	610
12:00 PM	325	374	699	346	406	752	359	319	678	396	370	766	349	387	736	296	226	522	342	355	697	343	366	710
1:00 PM	313	357	670	356	352	708	341	332	673	366	422	788	349	350	699	298	227	525	324	364	688	337	347	684
2:00 PM	359	429	788	326	429	755	332	461	793	406	427	833	297	301	598	253	239	492	351	406	757	339	440	779
3:00 PM	387	471	858	369	425	794	381	449	830	411	483	894	279	302	581	245	227	472	375	455	830	379	448	827
4:00 PM	332	408	740	352	346	698	335	367	702	386	428	814	285	271	556	230	239	469	376	416	792	340	374	713
5:00 PM	355	361	716	322	412	734	307	380	687	371	426	797	216	241	457	244	219	463	347	420	767	328	384	712
6:00 PM	275	287	562	266	259	525	254	277	531	314	301	615	225	266	491	206	241	447	254	294	548	265	274	539
7:00 PM	225	208	433	220	241	461	223	234	457	250	257	507	201	228	429	224	216	440	211	231	442	223	228	450
8:00 PM	196	140	336	180	194	374	148	188	336	225	238	463	179	203	382	185	213	398	188	176	364	175	174	349
9:00 PM	121	119	240	136	155	291	119	156	275	130	184	314	138	160	298	110	129	239	123	137	260	125	143	269
10:00 PM	70	76	146	47	75	122	54	72	126	85	85	170	73	98	171	52	65	117	70	98	168	57	74	131
11:00 PM	29	37	66	23	53	76	37	53	90	29	55	84	34	60	94	34	42	76	29	46	75	30	48	77
Total	5,001	4,745	9,746	4,919	4,826	9,745	4,923	4,805	9,728	5,472	5,168	10,640	4,221	4,052	8,273	3,389	3,202	6,591	5,001	4,779	9,780	4,948	4,792	9,740
Percent	51%	49%		50%	50%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%	

1. Mid-week average includes data between Tuesday and Thursday.

Mark Skaggs:425-250-0777
mark.skaggs@idaxdata com

Location: Wine Country Rd 515ft W-O McCreadie Rd
Date Range: 4/12/2022 - 4/18/2022
Site Code: 46.2542127674931 , -119.882264599274

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	4/12/2022			4/13/2022			4/14/2022			4/15/2022			4/16/2022			4/17/2022			4/18/2022					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	11	15	26	21	15	36	22	13	35	20	17	37	25	26	51	61	45	106	13	13	26	18	14	32
1:00 AM	13	14	27	23	17	40	10	7	17	12	17	29	12	22	34	23	34	57	9	7	16	15	13	28
2:00 AM	15	14	29	24	7	31	16	17	33	20	20	40	13	15	28	28	33	61	5	15	20	18	13	31
3:00 AM	16	10	26	14	13	27	15	13	28	20	12	32	15	20	35	20	18	38	18	13	31	15	12	27
4:00 AM	81	22	103	65	22	87	81	22	103	63	22	85	34	19	53	22	13	35	77	27	104	76	22	98
5:00 AM	210	71	281	226	59	285	219	62	281	164	60	224	108	40	148	30	23	53	231	72	303	218	64	282
6:00 AM	338	159	497	427	146	573	335	143	478	364	128	492	183	57	240	40	43	83	433	132	565	367	149	516
7:00 AM	371	277	648	329	281	610	323	304	627	301	238	539	121	96	217	86	73	159	294	234	528	341	287	628
8:00 AM	284	294	578	283	270	553	296	317	613	292	287	579	176	172	348	106	121	227	272	239	511	288	294	581
9:00 AM	307	258	565	258	227	485	261	249	510	305	265	570	257	247	504	182	241	423	240	210	450	275	245	520
10:00 AM	266	248	514	307	291	598	275	247	522	322	295	617	341	341	682	262	247	509	245	237	482	283	262	545
11:00 AM	283	309	592	338	340	678	304	321	625	343	332	675	411	402	813	388	281	669	282	238	520	308	323	632
12:00 PM	382	326	708	306	354	660	383	332	715	382	423	805	378	408	786	333	295	628	316	329	645	357	337	694
1:00 PM	318	323	641	330	292	622	339	283	622	430	435	865	365	345	710	340	353	693	298	286	584	329	299	628
2:00 PM	389	354	743	364	360	724	348	308	656	435	424	859	365	314	679	293	286	579	334	329	663	367	341	708
3:00 PM	412	456	868	435	494	929	438	423	861	427	495	922	325	310	635	283	284	567	418	528	946	428	458	886
4:00 PM	400	484	884	404	500	904	377	423	800	438	455	893	305	286	591	266	232	498	387	551	938	394	469	863
5:00 PM	392	459	851	390	435	825	383	453	836	404	466	870	276	280	556	220	235	455	383	509	892	388	449	837
6:00 PM	239	295	534	257	296	553	245	298	543	317	349	666	255	273	528	228	211	439	308	293	601	247	296	543
7:00 PM	207	251	458	197	225	422	223	224	447	257	276	533	235	251	486	204	221	425	205	200	405	209	233	442
8:00 PM	153	162	315	163	141	304	145	170	315	221	244	465	198	183	381	165	139	304	151	147	298	154	158	311
9:00 PM	91	100	191	103	107	210	122	110	232	170	179	349	160	156	316	107	115	222	90	103	193	105	106	211
10:00 PM	48	65	113	68	81	149	64	84	148	91	135	226	108	133	241	56	72	128	55	56	111	60	77	137
11:00 PM	25	36	61	36	48	84	55	33	88	38	59	97	78	74	152	26	34	60	38	48	86	39	39	78
Total	**5,251**	**5,002**	**10,253**	**5,368**	**5,021**	**10,389**	**5,279**	**4,856**	**10,135**	**5,836**	**5,633**	**11,469**	**4,744**	**4,470**	**9,214**	**3,769**	**3,649**	**7,418**	**5,102**	**4,816**	**9,918**	**5,299**	**4,960**	**10,259**
Percent	**51%**	**49%**		**52%**	**48%**		**52%**	**48%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**51%**	**49%**		**52%**	**48%**	

1. Mid-week average includes data between Tuesday and Thursday.

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