CITY OF GRANDVIEW
WASHINGTON STATE ENVIRONMENTAL POLICY ACT
NOTICE OF APPLICATION AND NOTICE OF ENVIRONMENTAL REVIEW

Date of Issuance: 10/21/2026

The City of Grandview, WA has received a permit application for the following project.

Date of Permit Application: 10/5/2026

Date of Determination of Completeness: 10/9/2026

Date of Notice of Application: 10/21/2026

Comment Due Date: 11/4/2026 at 5:00pm

Agency Contact: Anita Palacios, City Clerk, (509)882-9200, anitap@grandview.wa.us

Agency File Number: Wallace Way Self-Storage

Description of Proposal: Construction of 39,400 square feet of self-storage facilities and 33 RV Parking Spaces on 4.28 acres within the M-1 Light Industrial Zoning District. Location of Proposal: 1004 Wallace Way. Grandview, WA 98930. Parcel Nos. 230915-13407 and 230915-13401.

Project Applicant: Puterbaugh Construction, on behalf of Wallace GV Investments LLC

SEPA Environmental Review: The City of Grandview has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS). The Optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date and time noted above to: anitap@grandview.wa.us.

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project: Building Permits, Grading Permits, Mechanical Permits, and Electrical Permits.

Existing Environmental Documents: The SEPA Checklist on file and a SEPA DNS issued October 6, 2022.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The Zoning Ordinance, International Building Code, International Fire Code, International Electrical Code, and the Stormwater Management Manual for Eastern Washington.

Publish: Grandview Herald – October 21, 2026

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:** Wallace Way Self Storage

2. **Name of applicant:** Puterbaugh Construction for Wallace GV Investments LLC

3. **Address and phone number of applicant and contact person:**
   Kyle Bunch 509-830-5710 409 east 5th street Grandview WA 98930

4. **Date checklist prepared:** 9-22-26

5. **Agency requesting checklist:** City of Grandview Building Department

6. **Proposed timing of schedule (including phasing, if applicable):**
   Phase 1 2026- 2027

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** Yes, see site plan for future building plans. Not sure as to how many phases it depends on how business does.

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

   None

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

   No

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

    Building Permits

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**

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

on project description.) This is a self-storage facility that will be built in phases. Phases depend on how the business does financially. See site plan for building sizes and locations

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.**

    The project is located at 1004 Wallace Way Grandview WA 98930

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)? 3%**

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

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.** The area is approximately 4 acres. We will be disturbing about half of the area 2 acres for building foundations, fencing, retention ponds, and underground utilities. No fill proposed for the site.

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

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

None that we are aware of.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Approximately 15% of the site will be covered with impervious surfaces.

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

During construction, best management practices (BMP's) will be implemented to reduce or control erosion and runoff. The site will be monitored to ensure proper runoff control. The final site will be contoured to properly contain and manage stormwater.

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.** During Construction, emissions will be minimal, normally associated with construction activities to include dust and equipment noises. Our BMP's will include dust mitigation. After project completion there should be no adverse air conditions.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** None that we know of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** None

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

[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

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.** None

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.**

   None

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.**

   None

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

   The site is not in the 100- year floodplain.

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.**

   Water will be from city connection. Per city codes

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

[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

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.**

All runoffs will be managed on-site with new retention basin(s) as required by regulations and sound business practices. Water from the site will not flow offsite or into other waters.

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: We** will use BMPs coupled with sound engineering to control all aspects of runoff, surface water and to create the appropriate on-site drainage patterns. This may include sedimentation basins, straw waddles, and other appropriate measures.

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?**

Weeds will be removed

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.**

None

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

None

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:**

Songbirds have been seen on site.

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

We are not aware of any and have no knowledge of any in the immediate vicinity of the project.

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

None that we are aware of.

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 that we are aware of

[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

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.** Electricity for lighting

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No, the location and geometry will not affect adjacent property solar exposure

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.**

LED lighting will be used

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.**

None that we are aware of.

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

   There are no known contaminations from past or present of which we are aware.

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 known

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

   None

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

   No special services will be required but normal police and fire protection.

[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
[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

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

   None

b. Noise

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

   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)?**

Normal noise levels associated with construction.

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

   None

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.**

   Light industrial /Manufacturing

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

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?** Light Industrial / Manufacturing

[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

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

Industrial

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

Not Applicable

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?**

none

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

None

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

None

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

None

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

None

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.**

None

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

None

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

None

[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

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?**

   18'2" metal siding

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

   None

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

   None

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?** There will be minimal exterior lighting, confined to the required code levels for safe operations of the self-storage facility.

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

   None that we are aware of

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

   None

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

   Directional LED lighting will be used. All lighting will be facing downwards

12. Recreation

Find help answering recreation questions

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

None

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

no

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** None

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

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.**

   None that we are aware of

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.**

   None that we are aware of

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.**

   None

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.** Diligent observation during any excavation and earthmoving operation. Any discovery will be reported to the Yakima Nation, Nez Pearce, Colville Confederated Tribes and the Confederated Tribes of the Umatilla Reservation.

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.**

   The site is easily accessed from interstate 82 at exit 75. The route to the site follows Wine country road, then to Wallace way.

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?** Yes, People for People

[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
[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

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).**

No

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

No

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?**

Self-storage will generate transportation of personal vehicles. Assuming approximately 6 trips per 100 storage spaces. Total projected plan will be 371 units divided by 100 = 3.71 x 6 = 22.26 trips per day. No commercial or non-passenger vehicles assumed.

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:** None

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.** Not anticipated

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

None

16. Utilities

Find help answering utilities questions[18]

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

[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

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.** We will need electricity, water, sewer, Refuse services, and telephone.

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 Kyle Bunch

Type name of signee: Kyle Bunch

Position and agency/organization: Puterbaugh Construction / President

Date submitted: 10-5-26

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

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?**

Unlikely

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

  None

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

Unlikely

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

  None

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

Unlikely

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

  None

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

Unlikely

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

  None

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

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?**
   Unlikely

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

     None

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

   Unlikely

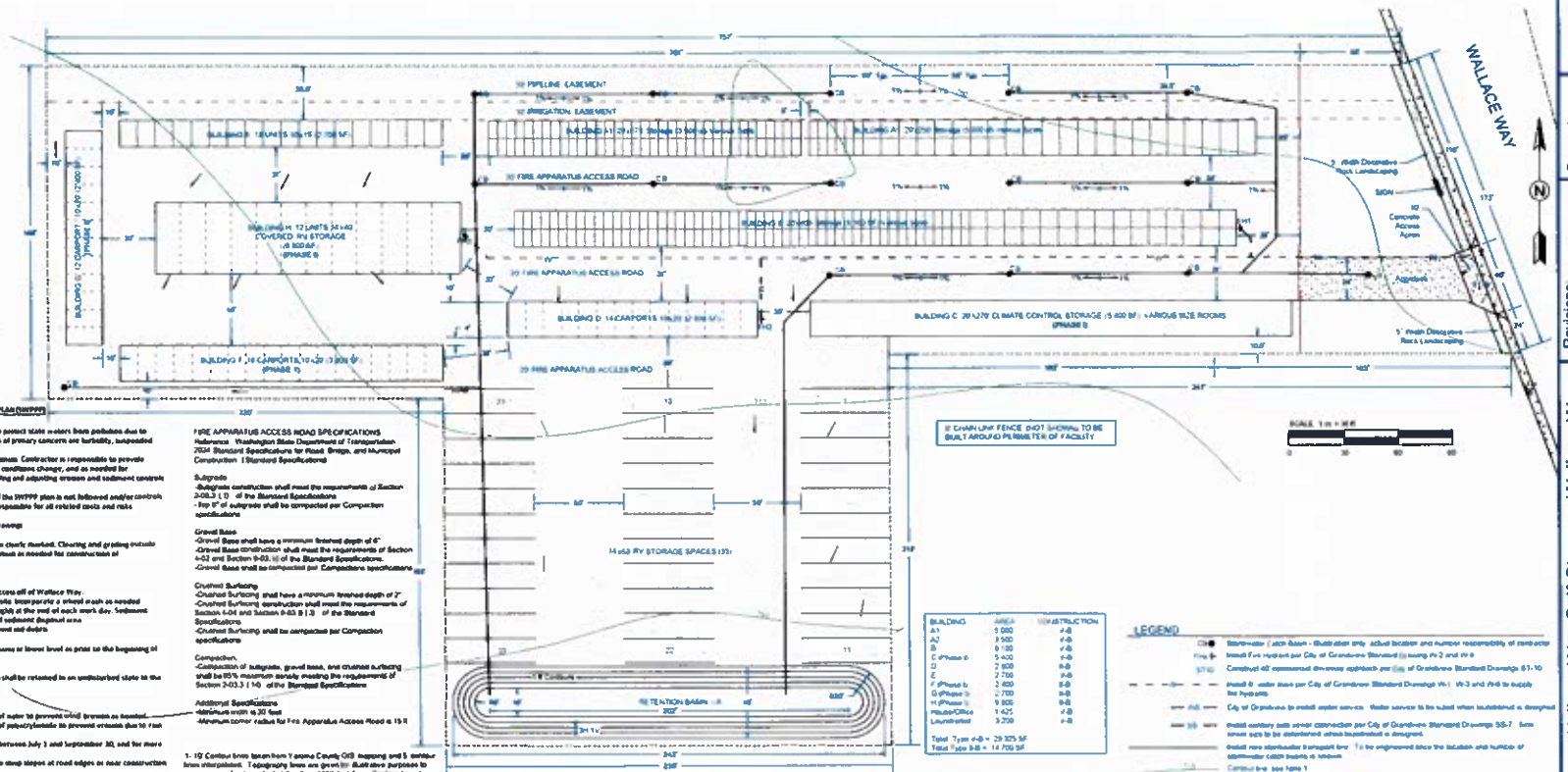
   - **Proposed measures to reduce or respond to such demand(s) are:**

     None

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

   Unlikely

SITE PLAN, WALLACE WAY SELF-STORAGE , WALLACE WAY, GRANDVIEW, WA



Lot dimensions and easements taken from the Record Survey for Lesley Mast, Yakima County Tax Parcels 230915-13401 and 230915-13401 from Cypher Land Surveying, certificate No 49790

811 Know what's below. Call before you dig.

All contractors should call 811 or 1-800-424-5555 at least 48 hours prior to any excavation

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

1. GENERAL
1.1. Contractor shall use shall use all practical measures to protect state waters from pollution due to construction activity related to this project. Pollutants of primary concern are turbidity, suspended sediment, settleable solids, oil, grease, and pH.
1.2 The measures listed in this plan are the required minimum. Contractor is responsible to provide additional measures as site conditions require, as site conditions change, and as needed for contractor's method of construction. All cost to installing and adjusting erosion and sediment controls are responsibility of contractor.
1.3. The engineer has the authority to halt construction if the SWPPP plan is not followed and/or controls are not kept in working condition. The contractor is responsible for all related costs and risks associated with these work stoppages.
1.4 Construction limits shall maintain clearly marked as shall shown.
2. MAINTAIN CLEARING LIMITS
2.1. Prior to clearing and grading road right of way shall be clearly marked. Clearing and grading outside of rights-of-way and easements shall be kept to a minimum as needed for construction of improvements.
2.2. Maintain natural vegetation to the extent possible.
3. ESTABLISH CONSTRUCTION ACCESS
3.1. Access point to the project shall be either driveway access off of Wallace Way.
3.2. Sediment and other material shall not be tracked off site by vehicular traffic or street wash as needed
3.3. Any sediment tracked off-site shall be cleaned thoroughly at the end of each work day. Sediment removed from off site shall be brought to a controlled sediment disposal area
3.4 Public roads shall be kept clean of construction sediment and debris
4. CONTROL FLOW RATES
4.1. Runoff rates during construction shall be kept at the same or lower level as prior to the beginning of construction.
5. INSTALL SEDIMENT CONTROLS.
5.1. The duff layer, native topsoil, and natural vegetation shall be retained in an undisturbed state to the maximum extent practical.
5.2. Install silt fence downslope of disturbed areas
6. STABILIZE SOILS
6.1. Exposed soils shall be stabilized with the application of water to prevent wind erosion as needed.
6.2. Exposed soils shall be stabilized with the application of polyacrylamide to prevent erosion due to rain and stormwater runoff.
6.3. No soils shall remain exposed for more than 30 days between July 1 and September 30, and for more than 35 days from October 1 to June 30.
6. PROTECT SLOPES Not applicable. Less slope area. No steep slopes at road edges or near construction site
7. PROTECT DRAIN INLETS. Storm drain inlets shall be protected from stormwater runoff with catch basin inserts, sediment barriers of sandbags or rock berms of rip-rap aggregate until all asphalt work and concrete is complete. Approach areas shall be kept clean. Sediment and street wash water shall not be allowed to enter storm drain inlets. Inlets shall be inspected weekly and after heavy storm events. Inlet protection devices shall be cleaned/removed/replaced when sediment accumulation is one-third the height of the protection device or per manufacturer's specifications.
8. STABILIZE CHANNELS AND OUTLETS. Not applicable. No channels or outlets in project.
9. CONTROL POLLUTANTS
9.1. All pollutants, including waste materials and demolition debris, that occur on site during construction shall be handled and disposed of in a manner that does not cause contamination of stormwater
9.2. All chemicals, liquid products, petroleum products and non-inert waste present on site shall be covered, contained, and protected from vandalism.
9.3. Chemicals or solvents used for cleaning tools, equipment or other items shall be contained and not allowed to contaminate soil.
9.4. Washing of equipment shall be done in a manner and at locations to prevent spillage from entering groundwater or surface waters.
9.5. Maintenance and repair involving oil, solvent degreasing cleaning, fuel tank drain cleanup and removal, or any other activity that may result in discharge or spillage of pollutants to the groundwater must be conducted with spill prevention measures such as drip pan. Contaminated surfaces shall be cleaned all immediately following any discharge or spill event.
9.6. Wheel wash or tire bath wastewater shall be discharged to a separate on site treatment system or to the sanitary sewer.
9.7. Application of pesticides shall follow manufacturers' application rates and procedures, but shall not be applied in a manner that results in a loss of chemical to any receiving runoff.
10. CONTROL DE-WATERING Not applicable as de-watering not anticipated
11. MAINTAIN BMP'S
11.1. All temporary erosion and sediment control best management practices (bmp's) shall be maintained and kept in good repair. Sediment bmp's shall inspected weekly if no discharge from site, and daily when there is a discharge from the site, whether it is stormwater or non-stormwater. Erosion and sediment control facilities shall be kept able and effective at all times. Repairs shall be completed immediately.
11.2 BMP's shall be inspected after any 24 hour storm with 0.5 inches of rain or more. Any compromised bmp's shall be repaired to full functionality immediately and shall be brought to the attention of the engineer as soon as discovered.
11.3 Temporary erosion and sediment control bmp's may be removed after site is stabilized against erosion. Engineer approval shall be obtained prior to removing wetland/wetland-edge controls
11.4 Trapped sediment shall be removed or stabilized on site
12. MANAGE THE PROJECT
12.1. Project shall be managed in such a way as to monitor the transport of sediment from the development to the maximum extent practical
12.2. Stockpiling of material shall be in designated areas. Stockpiles shall be protected to prevent pollution from stockpiles. Sediment barriers shall be placed below stockpiles.
12.3 Contractor shall work with engineer and Governing Jurisdiction in regards to staging and storage locations.

FIRE APPARATUS ACCESS ROAD SPECIFICATIONS

Reference: Washington State Department of Transportation 2024 Standard Specifications for Road, Bridge, and Municipal Construction (Standard Specifications)

Subgrade
-Subgrade construction shall meet the requirements of Section 2-03.3 (7) of the Standard Specifications
- Top 8" of subgrade shall be compacted per Compaction specifications

Gravel Base
-Gravel Base shall have a minimum finished depth of 6"
-Gravel Base construction shall meet the requirements of Section 4-04 and Section 9-03.9(3) of the Standard Specifications.
-Gravel Base shall be compacted per Compaction specifications

Crushed Surfacing
-Crushed Surfacing shall have a minimum finished depth of 2"
-Crushed Surfacing construction shall meet the requirements of Section 4-04 and Section 9-03.9(3) of the Standard Specifications
-Crushed Surfacing shall be compacted per Compaction specifications

Compaction
Compaction of subgrade, gravel base, and crushed surfacing shall be 95% maximum density meeting the requirements of Section 2-03.3 (14) of the Standard Specifications

Additional Specifications
-Minimum width is 20 feet
-Minimum corner radius for Fire Apparatus Access Road is 15 ft

BUILDING	AREA	CONSTRUCTION
A1	5 000	V-B
A2	3 500	V-B
B	8 100	V-B
C (Phase 1)	5 400	V-B
D	2 800	S-B
E	2 700	V-B
F (Phase 1)	2 400	S-B
G (Phase 1)	2 700	S-B
H (Phase 1)	9 800	S-B
Resident/Office	1 425	V-B
Unconditioned	3 200	V-B
Total Type V-B = 29 325 SF Total Type S-B = 14 700 SF		

LEGEND

- Stormwater Catch Basin - Quantities only, actual location and number responsibility of contractor
- Install 8" in road sand per City of Grandview Standard (s) using Hs 2 and Hs 9
- Construct all commercial driveway approach per City of Grandview Standard Drawings ST-10
- Install 8" water main per City of Grandview Standard Drawings Ws-1, Ws-3 and Ws-6 to supply fire hydrants
- City of Grandview to install water service. Water services to be sized when subdivision is designed
- Install sanitary main sewer construction per City of Grandview Standard Drawings SS-7 Sewer mains are to be abandoned unless subdivision is designed
- Install new stormwater transport line To be engineered since the location and number of stormwater catch basins is unknown
- Contour line (see Note 1
- Easement
- Stormwater flow direction

Asphalt — On-site asphalt or concrete
Gravel
Concrete
Landscape Rock Landscaping

GENERAL NOTES

1. All reference to City Construction Standards or Standard Specifications are on the most current at the time of plan approval of the City of Grandview Design and Construction Standards and Specifications for Public Work Improvements, which references and includes the "Standard Specifications for Road, Bridge, and Municipal Construction" prepared by the "Washington State Chapter of the American Public Works Association" latest edition.
2. All drainage work shall meet City Construction Standards. Contractor shall be familiar with and follow the City Construction Standards. Certain provisions of the City Construction Standards have been included in these plans as an aid but not all pertinent provisions of the City Standards have been included. Contractor is responsible for following all provisions of the City Construction Standards whether they are included in these plans or not.
3. Exact dimensions of all masonry and final grading work is the responsibility of the contractor and contractor shall verify dimensions for in site.
4. Layout/staking for all underground work is the responsibility of the contractor and contractor shall ensure dimensions for in site.
5. Locations of all underground utilities shown on plans are approximate based on field measurements, as-built drawings provided by utility companies and other available information. Contractor is responsible for and shall verify the horizontal locations and elevations of utility connections, piping and utility crossings. Actual grade or alignment of utilities if required. Engineer shall be notified if conditions are other than shown on plans.
6. Contractor shall maintain dust control.
7. Contractor shall notify utilities locating at the site immediately in the event.
8. The Contractor shall protect Washington State utilities from construction activity using reasonable methods and procedures to protect Washington State utilities from adverse conditions including temporary supports, underpinning, bulkheads, cribbing, and all means and etc. The Contractor shall take practical steps to minimize the outage.
9. The contractor shall use adequate care to prohibit the discharge of cleaning solvents, chemicals, petroleum products, or other liquid construction materials into Washington State waters.
10. All trenches shall receive open and pipe inspected shall inspected by the City/County, each covered before inspection time for inspection commenced by the responding police of City/County's inspector.
11. Dewatering and shoring activities shall be executed by the contractor prior to laying any impervious/dewatering operation. Contractor shall provide the qualifications of the impervious/dewatering agency to the engineer for approval.
12. All impervious/dewatering results shall be submitted to the City/County and the engineer in a timely manner.
13. Contractor shall maintain a neatly marked full-size set of record drawings showing the final location of all the information per City Construction Standards.

TRENCH BACKFILL

1. The Contractor/Contractor shall be responsible for scheduling and paying for all material and construction testing required. All testing services shall be performed by an independent qualified testing and/or laboratory meeting the approval of the City. The Contractor shall submit recommendations relating to the qualifications of the proposed testing firm to the City for review and approval prior to the pre-construction conference. The testing agency shall provide copies of all test results to the City immediately after completion. The grading requirements listed below may be modified to ensure compliance with the manufacturers.
2. Copies of material delivery tickets for each type of material encountered and copies of the results shall be provided to the City as completion progresses.
3. Compaction tests shall be taken at a frequency and at depths sufficient to demonstrate that the required density has been achieved. At a minimum, one (1) compaction test shall be taken at every 200 feet of alignment, and/or along the linear trench test shall be taken at every 2-foot vertical lift, and/or more often than specified.
4. Compaction requirements is required for all trenches in City right-of-way.
5. All trenches shall be sampled and compacted to at least 95% maximum density as determined by ASTM D698 (Standard Proctor).
6. Imported pipe bedding and select backfill to be utilized for the trench backfill shall be washed gravel, crushed rock, crushed surfacing or sand as designated by the Director of Public Works. Standard gravel shall conform to Section 9-03.19 Bank Run Gravel for Trench Backfill.

WATER MAIN AND TRENCH INSTALLATION AND TESTING

1. Pipe water main shall be 8" C-900 PVC Pipe. Couplings shall be compression type flexible couplings conforming to AWWA C111 of the Standard Specifications.
2. Bedding material for pipe zone shall be crushed surfacing base course meeting the requirements of 9-03.9(3) of the Standard Specifications.
3. Trench backfill in City streets shall be compacted full depth with imported select material.
4. Compaction of backfill shall have a density of 95% of the maximum density as determined by ASTM D698 (max. Standard Proctor). See City Standards 5-05.3(1).
5. Locating wire shall be installed over new water mains, including tracing, in accordance with City Standards 7-09.3(1)A.
6. Valve water mains shall be gate valves and conform to standards 2004 requirements for City Standard 7-08.3(1)A.
7. All water mains and appurtenances shall be tested under a minimum hydrostatic pressure of 150 psi for one (1) hours period.
8. Fire valves shall be manufactured in the U.S. and conform to the latest revision of American Standard Institute/Underwriters Laboratories (ANSI/UL) 262 and AWWA C 502. See City Standard 7-12.2 for additional specifications.

Sheet: 1 of 1
Drawn by: SAM
Revisions: June 25, 2026 June 30, 2026 September 30, 2026 October 5, 2026
Site Plan Wallace Way Self-Storage, Wallace Way, Grandview, WA
Job# 26039

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