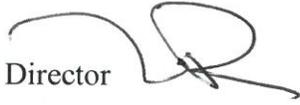


# CITY OF TOPPENISH

21 West First Avenue  
Toppenish, WA 98948

*"Where the West Still Lives"*

**To:** SEPA Review Agencies

**From:** William Rathbone, Community Development Director  
SEPA Responsible Official 

**Subject:** File No. EC-03-2016, Toppenish School District Parking Lot

**Date:** July 7, 2016

Notice is hereby given that the City of Toppenish pursuant to WAC 197-11-050 of the State Environmental Policy Act (SEPA) is established as the lead agency for the following proposal:

**Proposal:** Construction of two parking lots each approximately one acre in size. One lot is appurtenant to Toppenish Preschool and has a capacity of 82-stalls; the other to Kirkwood Elementary School and has a capacity of 73-stalls. The DNS is issued with mitigating measures.

**Proponent:** Jason Ingalls  
Meir Engineering  
12 W. Kennewick Ave  
Kennewick, WA 99336

**Location of Proposal:** Toppenish Preschool is located at 407 S. Juniper Street; Kirkwood Elementary School is located at 403 S. Juniper Street, Toppenish Washington. Both schools are located on Yakima County Parcel No. 201004-31004.

**Determination:** The city has issued a Determination of Non-Significance on the proposal effective July 7, 2016. This determination is subject to a comment period ending July 21, 2016. Comments may be sent to William Rathbone, Community Development Director, City of Toppenish, 21 West First Avenue, Toppenish, WA 98948. Comments may be mailed to the above address, faxed to (509) 865-1950, or by E-Mail to [WRathbone@cityoftoppenish.us](mailto:WRathbone@cityoftoppenish.us). If you have any questions regarding this determination, please contact me at (509) 865-7318. A copy of the application and other information is posted on the Public Documents page of the City of Toppenish website at [www.cityoftoppenish.us](http://www.cityoftoppenish.us).

## DETERMINATION OF NONSIGNIFICANCE

**Notice of Determination:** Notice is hereby given that the City of Toppenish SEPA Responsible Official has issued a Determination of Non-significance (DNS) for the below described proposal.

**Project Description:** Construction of two parking lots each approximately one acre in size. One lot is appurtenant to Toppenish Preschool and has a capacity of 82-stalls; the other to Kirkwood Elementary School and has a capacity of 73-stalls. The DNS is issued with the understanding that the applicant will undertake the following mitigating measures:

1. Retention of all stormwater on site with systems designed in accordance with the Stormwater Management Manual for Eastern Washington as published by the State of Washington Department of Ecology.
2. Preschool Parking Lot Improvements.
  - a. Driveway approaches to Jackson Street are limited to one ingress and one egress point. The driveway approach width is limited to a width of 14-feet.
  - b. The northern access point to Juniper Street must be posted and maintained for emergency vehicles only.
3. Kirkwood Elementary Parking Lot Improvements.
  - a. There must be no additional use of the Madison Avenue right-of-way for parking lot access.
  - b. Installation of view obscuring slats in the existing fence along the east property line of boarding the proposed parking lot.
  - c. The north boundary of the parking lot, adjacent to the Madison Street right of way must have a landscaped 4-foot wide buffer together with a 6-foot high chain link fence.
  - d. Provide the following pedestrian channelization:
    - i. Provision of a single pedestrian cross walk between the existing and proposed parking lot.
    - ii. Construction of a chain link fence 4-feet high along southwesterly boundary of the parking lot except for the crosswalk area.

**Proponent:** Jason Ingalls  
Meir Engineering  
12 W. Kennewick Ave  
Kennewick, WA 99336

**Project Location:** Toppenish Preschool is located at 407 S. Juniper Street; Kirkwood Elementary School is located at 403 S. Juniper Street, Toppenish Washington. Both schools are located on Yakima County Parcel No. 201004-31004.

**Lead Agency:** City of Toppenish  
21 West First Avenue  
Toppenish, WA 98948

**File No:** EC- 03-2016

The lead agency for this proposal has determined that, with appropriate mitigating measures, it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by Thursday July 21, 2016.

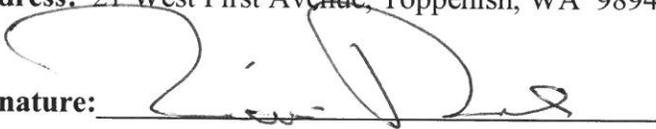
**Responsible official:** William Rathbone

**Position/title:** Community Development Director /SEPA Responsible Official

**Address:** 21 West First Avenue, Toppenish, WA 98948

**Phone:** (509) 865-7318

**Signature:**



**Date.** July 7, 2016



NO.	REVISIONS	DATE	BY	CHKD	DESIGN	APPR



DATE: 08/28/16  
 DRAWN: JAM 05/28/16  
 CHECKED: EEF 05/28/16  
 APPROVED: EJ 05/28/16

**SITE PLAN**  
 TOPPENISH, WA 98948  
 TOPPENISH SCHOOL DISTRICT  
 KIRKWOOD ELEMENTARY PARKING ADDITION

PKC No. **C1.01**  
 SCALE: NOTED  
 JOB No. 7974  
 DATE: 08/28/16

1. FINISHES: ASPHALT SURFING: 2" 1/2" THICK ASPHALT OVER 6" CRUSHED SURFING TOP COURSE PER AASHTO 9-03.03
2. STANDARD CONCRETE SECTION: 4" THICK CONCRETE SURFING TO BE PLACED OVER 4" THICK CONCRETE PER AASHTO 9-03.03. PROVIDE CURB AND GUTTER D.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
3. PAINT WHITE 1/2" WIDE PARKING STRIPES, LETTERING, AND SIGNAGE. ALL PAINT SHALL BE APPLIED TO THE SURFING AS SHOWN ON PLANS. SEE DETAIL 5/CS.01
4. ACCESSIBLE PARKING SIGN, TYP. SEE DETAIL 6/CS.01
5. ACCESSIBLE RAMP, SEE DETAIL 6/CS.01
6. PAINT 4" WHITE PARKING STRIPES, TYP.
7. PAINT WHITE ELONGATED DIRECTIONS ARROWS AS SHOWN ON PLAN PER MUTCD AND CITY STANDARDS
8. NEW 4"-0" CHAIN LINK FENCE WITH NEW POSTS AND HARDWARE AS NEEDED 6/CS.01
9. INSTALL SLAT SCREENING INTO EXISTING FENCE
10. NEW 6"-0" IN 12" MOW STRIP CHAIN LINK FENCE WITH NEW POSTS AND HARDWARE AS NEEDED 6/CS.01

**FLAG NOTES**

1. SEE DRAWING 0001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADIUS ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND REPORT PRIOR TO START OF WORK.
4. A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTTS EXISTING CONCRETE (TYP).
5. WHERE NEW SIDEWALK, DRIVEWAY OR ACCESSIBLE RAMP TIES INTO EXISTING SIDEWALK, DRIVEWAY AND REPLACE ADDITIONAL SIDEWALK PANEL FOR ADA TRANSITION IF REQUIRED.
6. 53 STANDARD STALLS, 1 ACCESSIBLE STALL, 1 ACCESSIBLE VAN STALL, 2 MOTORCYCLE STALLS, TOTAL 56 STALLS.
7. IMPERVIOUS PARKING ACCELERANT, REQUIRED 40 STALLS, 20,647 SQFT IMPERVIOUS AREA, 5,884 SQFT PERVIOUS AREA (13.1%), 45,611 SQFT TOTAL PROPERTY AREA.

