

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
CITY OF WAPATO, WA  
NOTICE OF ENVIRONMENTAL REVIEW**

**DATE:** June 2, 2016  
**TO:** SEPA Reviewing Agencies  
**FROM:** Tony Guzmàn, SEPA Responsible Official  
**SUBJECT:** Notice of Environmental Review for Wapato School District – New Elementary School Construction

**Notice of Application**

Lead Agency: City of Wapato  
Project Applicants: Wapato School District  
Project Location: 1309 S Camas Ave, Wapato, WA 98951  
Parcel Number(s): 191114-33436, 33432  
Date of Application: May 16, 2016

**Project Description**

The City of Wapato has received a SEPA Environmental Checklist from Wapato School District. The applicant proposes to construct a 21 class/54,500 s.f.+/- Elementary School and associated activities such as athletic fields, vehicle parking, student and bus loading, playground and fields, etc. The site is approximately 871,000 s.f. (20 acres). The application was considered complete for processing on May 24, 2016.

**Notice of Environmental Review**

This is to notify all public and private agencies with jurisdiction and environmental expertise that the City of Wapato has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project.

The City of Wapato has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (DNS) for this project. The optional process authorized by WAC 197-11-355 is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. **This may be your only opportunity to comment on the environmental impacts of the proposed project. Comment due date: June 16, 2016.** The City of Wapato is considering the following Mitigation Measures:

1. All Stormwater shall be retained on-site. Applicant shall provide engineered drawings showing how and where Stormwater will be retained.
2. The City of Wapato Lift Station No. 4 will require upgrades to meet the demand of the new elementary school. The Wapato School District shall hire an engineer to evaluate the capacity and condition of the lift station and upgrade it to meet current standards, including the installation of an emergency backup generator. Building permits shall not be issued until the lift station is upgraded.
3. New fire hydrants shall be installed, to the satisfaction of the Fire Chief.

### **Request for Written Comment**

Your views on the proposal are welcome. There is a 14-day comment period for this review. All written comments received by **June 16, 2016** will be considered. Please mail your comments to City of Wapato, 205 East Third Street, Wapato, WA 98951. Be sure to reference “Wapato School District.” in your correspondence.

### **Contact**

The SEPA and information can be found at

<http://www.wapato-city.org/cityhall/publicnotices.html>.

If you have any questions about this proposal, please contact Joseph Calhoun, Acting Planner for City of Wapato, at (509) 759-7982 or email at [joseph.calhoun@yvcog.org](mailto:joseph.calhoun@yvcog.org).

Encl.: Permit Application, SEPA Environmental Checklist, Site Plan, Assessor Map



## LAND USE AND ZONING APPLICATION Instructions

**The fee for City of Wapato Land Use and Zoning Application is \$200 to be paid at City Hall.**

### Completeness of Application:

An application shall be deemed complete upon the applicant's provision of all information requested, including identification of "none" where that is the correct response, and the applicant's verification that the application is complete. The Planner may request other information or clarification in addition to that provided in a complete application where necessary to determine compliance with Wapato Municipal Code (WMC).

	Instructions Page
Part I:	General Information
Part II:	Application Information
Part III:	Required Attachments
Part IV:	Certification

**Please read this first.**

Please type or print your answers.

Answer all questions completely. If you have any questions about this form or the application process, call or refer to the accompanying instructions.

This application consists of four parts, see above.

Remember to bring all necessary attachments and the required filing fee when the application is submitted.

The Planner cannot accept an application unless it is complete and the filing fee is paid. Please pay at City Hall and retain the receipt. Filing fees are not refundable.

Wapato Fire Department  
205 E Frontage Rd  
Wapato WA 98951



509.877.7146 (p)  
509.877.7170 (f)  
planning@wapato-city.org

## LAND USE AND ZONING APPLICATION

### Part I: General Information

#### Applicant

Applicant Name: Dan Murray  
Applicant's Address: 212 W. 3rd Street, Wapato, WA. 98951  
Applicant's Phone Numbers (list all): 509-877-4181  
Applicant's Email Address: dan.mu@wapatosd.org

#### Property Owner

Applicant's Interest in property: Owner  Owner's Representative  Contract Purchaser  Other-Explain:   
Property Owner's Name, if different: Becky Imler, Superintendent, Wapato School Dist.  
Property Owner's Address: 212 W. 3rd Street, Wapato, WA. 98951  
Property Owner's Phone Numbers (list all): 509-877-4181  
Property Owner's Email Address: Becky.i@wapatosd.org

#### Property

Property's Address: 1309 S. Camas Ave, Wapato, WA. 98951  
WMC Existing Zoning for this property: PF  
Yakima County Assessor's Parcel Number: 19111433436, 19111433432

#### Type of Application

<input checked="" type="checkbox"/>	Master Application
<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Administrative Adjustment
<input type="checkbox"/>	Use of Modification
<input type="checkbox"/>	Certificate of Zoning Review-Class 2 or Class 3
<input type="checkbox"/>	Alteration of Non-conforming Structure/Use
<input type="checkbox"/>	Reconstruction of Non-conforming Structure
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Appeal

Applicant Name \_\_\_\_\_

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## LAND USE AND ZONING APPLICATION

### Part III-Required Attachments

#### All applications must also include the following:

- ✓ Site Plans
  - General Site Plan-Class 2-see definition
  - Detailed Site Plan-Class 3-see definition
  - Detailed Site Plan with Floodplain Information

Elevation in relation to the 100-year flood level of the lowest floor (including basement) of all structures
Elevation in relation to mean sea level to which any structure will be floodproofed
Certification by a registered professional engineer or architect
Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development

- ✓ Written narrative should include:

The proposal and associated site improvements are compatible with neighboring land uses.
The proposal is consistent with the district intent, standard intent, and purpose and intent adopted in the WMC Title 17.
The proposal is consistent with the goals, policies, objectives, and development criteria adopted in the Wapato Urban Area Comprehensive Plan.

- ✓ SEPA (State Environmental Policy Act) Checklist-If required

General Site Plan-means a sketch drawn to scale showing the actual dimensions and shape of the lot to be built upon, the size and location of existing buildings on the lot to the nearest foot, and the location and dimensions of the proposed building(s), structure(s), or alteration(s).

Detailed Site Plan-means a general site plan incorporating such additional factors as landscaping, drainage, and other issues as may be specified.

Applicant Name: \_\_\_\_\_

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## LAND USE AND ZONING APPLICATION

### Part II: Application Information

Land Use Type (WMC 17.00.000 Table 4-1)

Legal description of property: *See attached.*

Applicant Name \_\_\_\_\_

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205 E Frontage Rd  
Wapato WA 98951



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## LAND USE AND ZONING APPLICATION

### Part IV-Certification

I, Dan Murray, hereby certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Signed this 16 day of May, 2016, at \_\_\_\_\_, Washington.

Dan Murray  
Signature of Applicant

May 16, 2016  
Date

Bj Orman  
Signature of Property Owner

5/16/16  
Date

# SEPA 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 no project proposals:***

For no project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background**

1. Name of proposed project, if applicable:
2. Name of applicant: Wapato School District
3. Address and phone number of applicant and contact person: Dan Murray, 212 S. 3<sup>rd</sup> Street, Wapato, WA -- (509)-877-4181

4. Date checklist prepared: April 28, 2016
5. Agency requesting checklist: City of Wapato
6. Proposed timing or schedule (including phasing, if applicable): Anticipate construction to begin November 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None.
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. None.
10. List any government approvals or permits that will be needed for your proposal, if known. City of Wapato Building permits, L&I approval, County Health Department approval.
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.) -The proposed project is a 21 class Elementary School (54,500 sf +/-) and athletic fields (2 soccer & 1 baseball). It will include all of the associated activities of an elementary school which include: Vehicle parking, student loading, bus loading, and school events (Christmas/spring concerts, parent/teacher conferences, etc.) playground activity, play fields, service vehicle visits, etc. The site size is approximately 871,000 sf or 20 acres.
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. Property is located at 1309 S. Camas Ave. and laying between Kepler Way on the North property line, Kateri LN on the east property line and the Yakima County line on the south end of the property. See attached for site site survey. Legal description is as follows:  
PARCEL-A:  
Lot "4" of Short Plat filed in Book "4" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington;  
EXCEPT there from the West 265 feet of the North 121 feet.  
  
PARCEL-B:  
Lot "8" of Short Plat filed in Book "A" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington;

EXCEPT those portions deeded to Wapato School District No. 207 by deeds recorded in Volume 1048 of Official Records, under Auditor's File Number 2553633, and in Volume 1055 of Official Records, under Auditor's File Number 2565756, records of Yakima County, Washington.

AND EXCEPT that portion conveyed to the City of Wapato by Quit Claim Deed recorded March 5, 2008, under Auditor's File No. 7602057, records of Yakima County, Washington.

AND

The West 265 feet of the North 121 feet of Lot "4" of Short Plat filed in Book "A" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington.

Situate in Yakima County, State of Washington.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

(Circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? 0.5%+/-

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Soils at the site generally consist of a mantle of silty soils underlain by round to sub round river gravels with varying amounts of sand and cobbles.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There is no surface indications or history of unstable soils.

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. A geotechnical soils report is pending, however it is anticipated that the site preparation will include the removal of existing vegetation and soils with organic content (estimated to be 6" to 12"). Upper soils will be over excavated (estimated at about 18") to allow for compacted gravel base under building foundation footings.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. The fine grained silty soils are susceptible to wind and water erosion. Preventive measures and appropriate best management practices (BMPs) to control runoff and reduce erosion will be incorporated into the construction plans.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 28-30%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Open earthed site will be watered during construction activities to control dust. Other preventive measures and appropriate best management practices (BMP) will be employed to reduce possible erosion.

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Typical construction dust and normal vehicle exhaust emissions during construction. Normal vehicle exhaust during use of the facility after construction.

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:  
Construction equipment will have factory installed mufflers and spark arrestors to control emissions. Open earthed construction will be watered to mitigate dust.

## 3. Water

a. 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. No.

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. No dredging will occur, site does not have surface water and is not wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give 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 Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None.

c. Water runoff (including storm water):

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. Hard surface parking lots, Sidewalks and building roof drainage. Runoff will be directed to drainage percolation swales.

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: Drainage swales and drywells.

#### 4. Plants

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, bulrush, 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? **Dryland grasses (19.5 acres, deciduous trees (approx. 10).**

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: **Turf grass, low water-use shrubs, deciduous shade trees, conifer trees.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **Bird's normal of the area.**

Examples include:

Birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, and elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. None.

c. Is the site part of a migration route? If so, explain. **No.**

- d. Proposed measures to preserve or enhance wildlife, if any: None, no wildlife on the site other than birds normal to the area.
- e. List any invasive animal species known to be on or near the site. **None.**

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity for normal power, natural gas for heating.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**
- 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: Project will meet or exceed the Washington State Energy Code and the Washington State Sustainable Schools Protocol.

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None.
- 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. None.
  - 5) Proposed measures to reduce or control environmental health hazards, if any: **No environmental health hazards on this site or will be in the new construction.**

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 hour's noise would come from the site? Normal construction operation noise and vehicle noise on normal work days between the hours of 7:00am and 5:00pm Monday through Friday.
- 3) Proposed measures to reduce or control noise impacts, if any: Work time limitations as noted above.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Current use of the site is educational with an elementary school, ¾ of the site open field not being used. Site is adjacent to middle school site to the east, City Park to the north, high school site to the west and residential to the south. Proposal will not affect current land uses on the adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? The site was originally farmed and the last operation was corn crop more than 15 years past.
  - 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. Elementary school.
- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? Public Facility (PF)
- f. What is the current comprehensive plan designation of the site? Public Facility.

- 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? 45 - 50
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: Project will not result in any displacements.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Site is currently use for educational facilities and zoned for such, proposed project is consistent for that use.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: There is no adjacent properties that are agricultural or forest lands.

## 9. Housing

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

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is The principal exterior building material(s) proposed? 30-feet +/- Exterior materials proposed may be masonry and metal siding.

b. What views in the immediate vicinity would be altered or obstructed? None.

b. Proposed measures to reduce or control aesthetic impacts, if any: Masonry and metal siding will be consistent with nearby schools.

## 11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.

b. Could light or glare from the finished project be a safety hazard or interfere with views? None.

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: Any new exterior lighting for parking or building will comply with State Energy Code and be of type that minimizes impacts on the environment including night sky light pollution.

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?  
School district athletic fields (baseball, tennis courts, running tracks, soccer field).  
Adjacent City Park with soccer field and swimming pool.

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: Additional soccer fields and a baseball field are planned.

## 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. 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. None. No cultural and historic resources on or near the site.
- 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. Not applicable.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Camas Ave. is the main street providing access to the site. See attached site plan.
- 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? School bus (students) transit only. No public transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 132 car parking spaces & 25 bus parking spaces will be added. 40 car parking stalls & 13 bus parking spaces will be eliminated at Adams Elementary.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation

models were used to make these estimates? Approx. 300 car visits (Staff 50 x 2 trips = 100, +360 students x 25% x 2 trips [parent drop-off] = 180, + visitor = 20). 25 x 2 = 50 bus visits. 1 service vehicle visit per day. Peak volumes will occur around 8 am & 3 pm.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.

h. Proposed measures to reduce or control transportation impacts, if any: A single entry/egress point on Camas Avenue for cars for both elementary schools is proposed. A separate bus/service vehicle access will accommodate both elementary schools and the middle school next door. Long stacking lines for student loading will be provided to reduce congestion on Camas Avenue.

### 15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.

b. Proposed measures to reduce or control direct impacts on public services, if any. Automatic fire suppression systems.

### 16. Utilities

a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

SEE Attached  
re: Sanitary  
sewer

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. Electric - PPL; Natural gas - CNGC; Water - City of Wapato; Sanitary sewer - City of Wapato; Refuse - Basin Disposal.

### C. Signature

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

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

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

signee \_\_\_\_\_

Assistant Supt. Position \_\_\_\_\_

and

Agency/Organization Wapato

Date Submitted: 4/28/16

**Addendum:**

**Additional information to SEPA Answer B.16.a**

**Sanitary Sewer:**

The lift station that currently serves this area (Lift Station No. 4) was constructed in 1979 and does not meet the current standards. The City of Wapato has met with the Wapato School District (WSD) on this matter. As part of this project, the WSD will hire an engineer to examine the lift station and will take the necessary steps to bring the lift station up to current standards.

## **Part II – Application Information**

Property is located at 1309 S. Camas Ave. and laying between Kepler Way on the North property line, Kateri Lane on the East property line and the Yakima County line on the south end of the property. See attached for site survey. Legal description is as follows:

PARCEL A: Lot "4" of Short Plat filed in Book "4" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington; EXCEPT there from the West 265 feet of the North 121 feet.

PARCEL B: Lot "8" of Short Plat filed in Book "A" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington; EXCEPT those portions deeded to Wapato School District No. 207 by deeds recorded in Volume 1048 of Official Records, under Auditor's File Number 2553633, and in Volume 1055 of Official Records, under Auditor's File Number 2565756, records of Yakima County, Washington.

AND EXCEPT

That portion conveyed to the City of Wapato by Quit Claim Deed recorded March 5, 2008 under Auditor's File No. 7602057, records of Yakima County, Washington.

AND

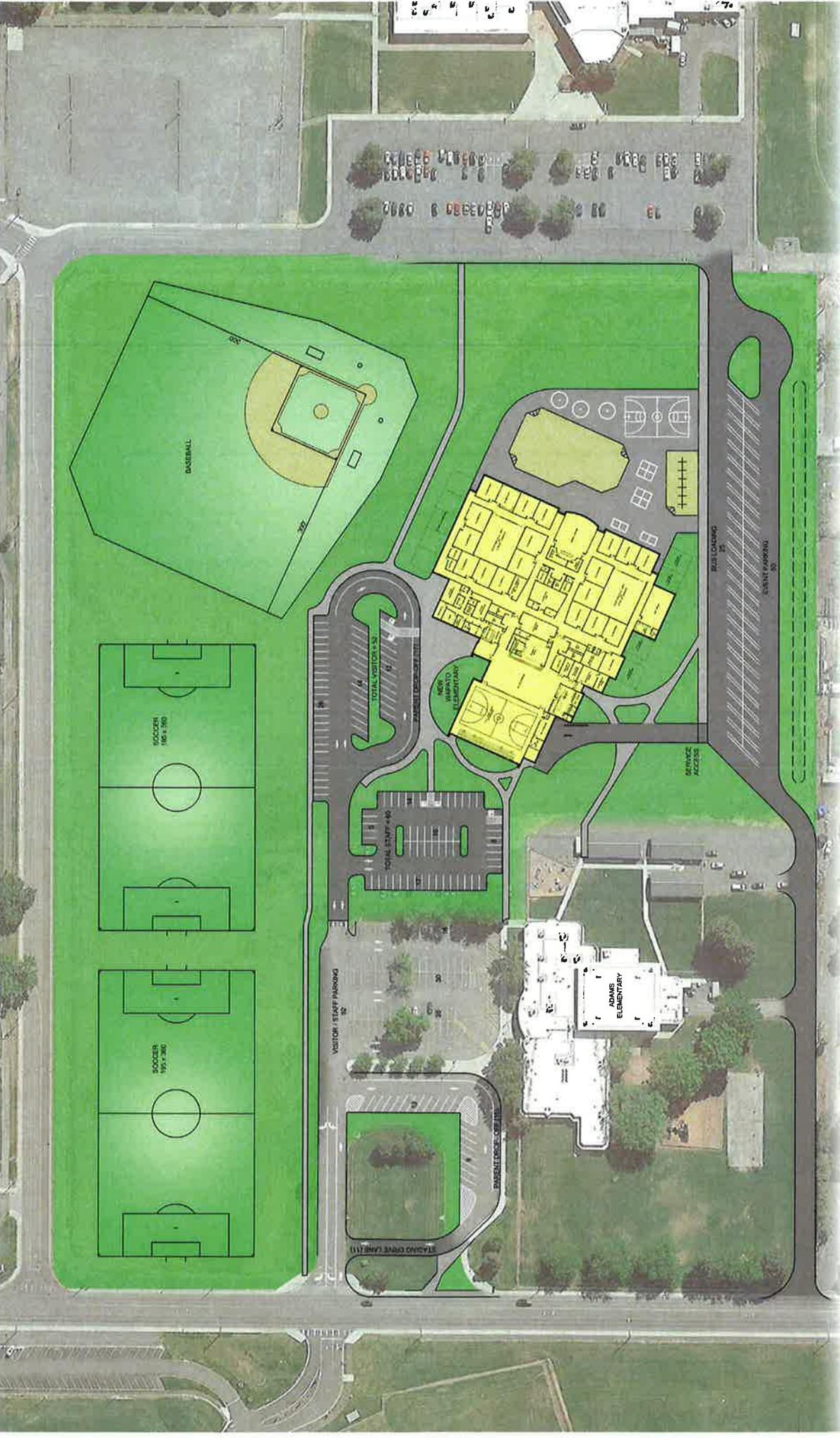
The West 265 feet of the North 121 feet of Lot "4" of Short Plat filed in Book "A" of Short Plats, Page 11, under Auditor's File Number 2375095, records of Yakima County, Washington.

Situate in Yakima County, State of Washington

## **Part III – Required Attachments**

Written Narrative:

The proposed project is a 21 CLASS Elementary School (60,917 sf +/- and athletic fields (2 Soccer & 1 baseball). It will include all of the associated activities of an elementary school which include: Vehicle parking, student loading, bus loading, and school events (Christmas/spring concerts, parent/teacher conferences, etc.) The site size is approximately 871,000 sf or 20 acres.



**RECORD OF SURVEY**  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 19 EAST,  
 WILLAMETTE MERIDIAN, YAKIMA COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

PARCEL A  
 LOT "A" OF SHORT PLAT FILED IN BOOK 6 OF SHORT PLATS, PAGE 11,  
 UNDER AUDITOR'S FILE NUMBER 2375095, RECORDS OF YAKIMA COUNTY,  
 WASHINGTON;  
 EXCEPTING THEREFROM THE WEST 265 FEET OF THE NORTH 121 FEET  
 PARCEL B  
 LOT "B" OF SHORT PLAT FILED IN BOOK 4 OF SHORT PLATS, PAGE 11,  
 UNDER AUDITOR'S FILE NUMBER 2375095, RECORDS OF YAKIMA COUNTY,  
 WASHINGTON.

EXCEPT THOSE PORTIONS DEEDED TO WAPATO SCHOOL DISTRICT NO. 207 BY DEEDS RECORDED IN VOLUME 1048 OF OFFICIAL RECORDS,  
 UNDER AUDITOR'S FILE NUMBER 2553633, AND IN VOLUME 1055 OF  
 OFFICIAL RECORDS, UNDER AUDITOR'S FILE NUMBER 2565706, RECORDS  
 OF YAKIMA COUNTY, WASHINGTON.

AND THE WEST 265 FEET OF THE NORTH 121 FEET OF LOT "A" OF  
 SHORT PLAT FILED IN BOOK 4 OF SHORT PLATS, PAGE 11, UNDER  
 AUDITOR'S FILE NUMBER 2375095, RECORDS OF YAKIMA COUNTY,  
 WASHINGTON.

**LEGEND**

- - FOUND MONUMENT AS NOTED
- - SET 5/8" X 30" REBAR W/ ALUMINUM CAP  
 STAMPED "MFA WA 43411 OR 87604", SET MARCH  
 2016
- (M) - MEASURED THIS SURVEY
- FENCE

**METHOD OF SURVEY AND EQUIPMENT USED**  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE WAPATO  
 SCHOOL DISTRICT DURING THE MONTH OF MARCH, 2016. THIS  
 SURVEY WAS CONDUCTED USING A TRIMBLE GP5 SYSTEM  
 CONSISTING OF RTD AND RB RECEIVERS AND A TRIMBLE 56 TOTAL  
 STATION. RESULTS MEET OR EXCEED WASHINGTON STATE SURVEY  
 STANDARDS PER WAC. 332-130-090.

**BASIS OF BEARING**

N.00°24'41" E. ALONG THE WEST LINE OF THE  
 SOUTHWEST QUARTER OF SECTION 14, T. 11N.,  
 R. 19E., W.M.

**REFERENCES**

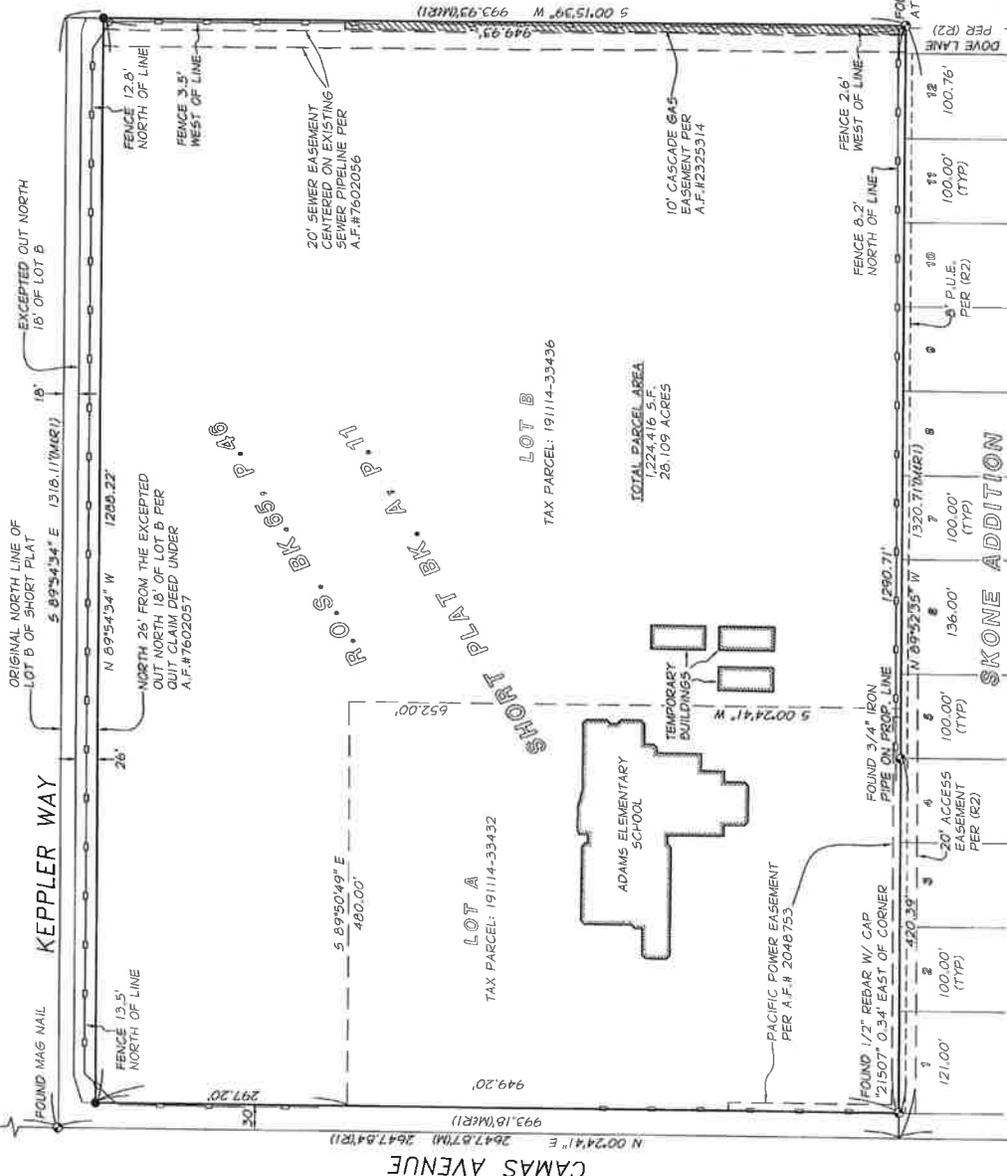
(R1) RECORD OF SURVEY BOOK 65, PAGE 46,  
 YAKIMA COUNTY RECORDS, D, WILTON PL 5 21507  
 SHORT PLAT BOOK A, PAGE 11 OF PLATS, YAKIMA  
 COUNTY RECORDS

(R2) SKONE ADDITION BOOK V, PAGE 1 OF PLATS,  
 YAKIMA COUNTY RECORDS  
 SUBDIVISION GUARANTEE PREPARED BY VALLEY  
 TITLE INSURANCE COMPANY, ORDER NO.253152, DATED  
 MARCH 10, 2016



**RECORD OF SURVEY FOR**  
**WAPATO SCHOOL DISTRICT**  
**ADAMS ELEMENTARY**

FILED: Wapato School District 17521-339 Adams Elementary, WMS 17521-339-060V-00001.dwg  
 SCALE: 1" = 100'  
 DATE: MARCH 2016  
 JOB NO.: 7521-339  
 SHEET: 1/1  
**Anderson Perry**  
 & ASSOCIATES, INC.  
 ENGINEERS SURVEYORS PLANNERS ARCHITECTS  
 14 BRIDGE CR. WALLA WALLA, WA  
 214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 24 DAY OF Mar 2016  
 AT 12:05 PM IN BOOK OF AT PAGE 7903499 AT THE  
 REQUEST OF ANDERSON-PERRY & ASSOCIATES, INC.

*Charles Ross*  
 County Auditor

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY  
 MADE BY ME OR UNDER MY DIRECTION IN  
 CONFORMANCE WITH THE REQUIREMENTS OF  
 THE SURVEY RECORDING ACT AND AT THE  
 REQUEST OF THE WAPATO SCHOOL DISTRICT.  
 ERIC J. GREEN, P.L.S. 43411



DATE: 3-23-16

S.W. CORNER SECTION 14  
 FOUND 2" ALUM. CAP IN  
 CASE STAMPED "LS 33152  
 44631 HUIBREGTSE LOUMAN"



**BASIS OF BEARING AND VERTICAL DATUM**  
 LOCATIONS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, T11N, R16W, WMA. ELEVATIONS BASED ON THE BENCH MARK ON THE WEST SIDE OF WAPATO WAY WITH AN ELEVATION OF 612.07 AS SHOWN ON PAGE 5 OF THE BOUNDARY AND TOPOGRAPHIC SURVEY NUMBERED BY LOMAN ASSOCIATES, INC. DATED 8/20/2010 BY

**UNDERGROUND UTILITIES:**  
 THE LOCATIONS MARKED ON THE GROUND AS PROVIDED BY SCHOOL DISTRICT PERSONNEL AND THE RESPECTIVE UTILITIES COMPANIES AS THESE TICKET NUMBER 16349030. THIS FROM HEREBY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR VALIDITY OF THE UNDERGROUND UTILITIES MAY INCLUDE ACTUAL LOCATIONS THAT ARE DEEPER THAN SHOWN. LINE DRAWING TO ADAMS ELEMENTARY SCHOOL IS APPROXIMATE AND DEPTH IS UNKNOWN. CALL 1-800-424-3555 BEFORE YOU DIG.

**METHOD OF SURVEY:**  
 THIS SURVEY WAS A TRIMBLE 5610 TOTAL STATION WITH A 5 STANDARD DEVIATION OF 200003 ANGULAR AND 1.99MM IN DISTANCE. AND A TRIMBLE GPS SYSTEM CONSISTING OF TWO TRIMBLE R1000000 GPS RECEIVERS. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STATE SURVEY STANDARDS PER W.A.C. 352.100.090. SEE LEGEND ON SHEET 2/2.

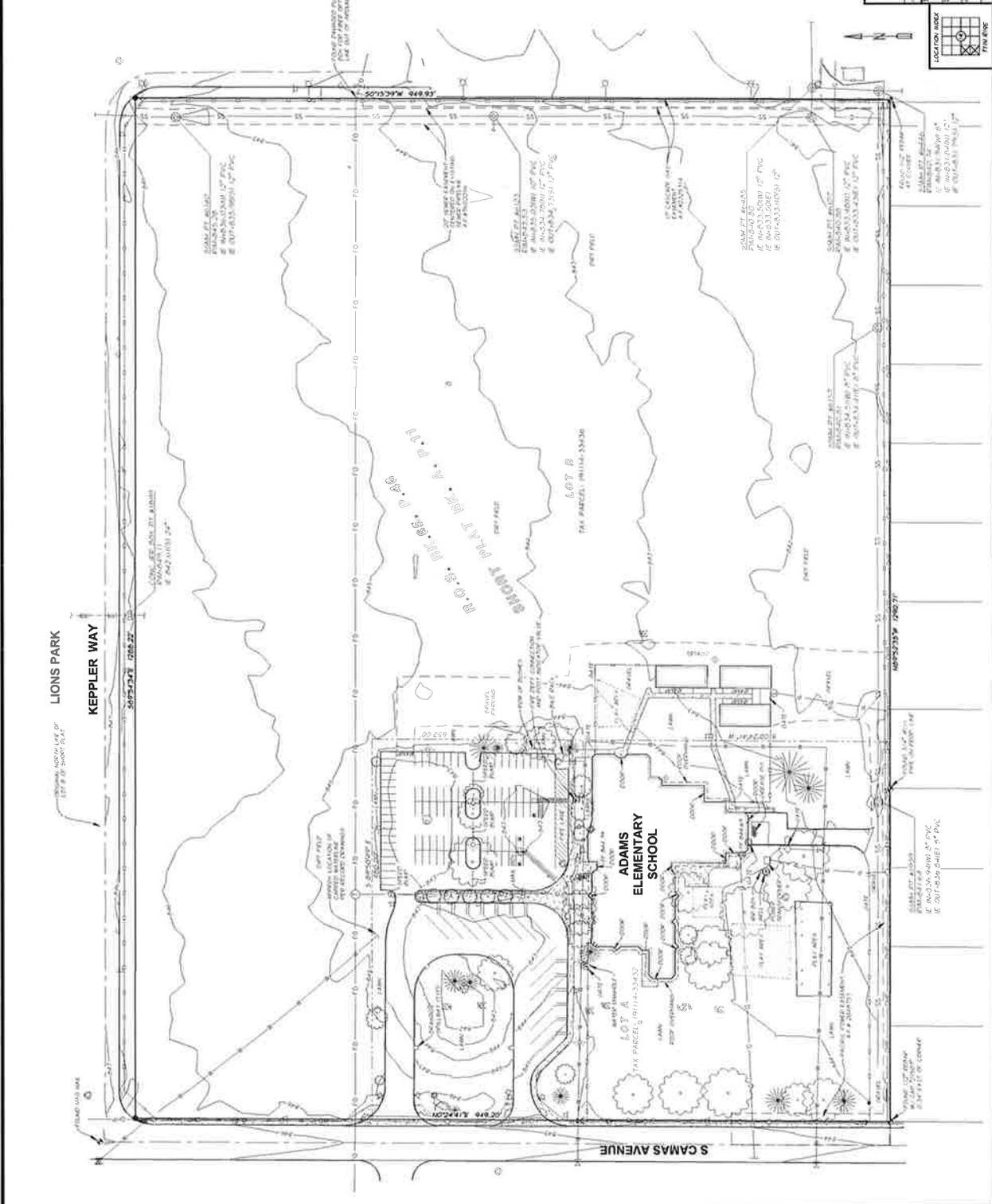


DATE: 4.06.14  
 SCALE IN FEET: 1" = 40'

**DESIGN SURVEY MAP**  
**ADAMS ELEMENTARY SCHOOL**  
 FOR WAPATO SCHOOL DISTRICT

DATE: MARCH 2014  
 SHEET: 1/2

214 EAST BISHOP STREET • WALLA WALLA, WA 99024 • (509) 324-9200



**LOCATION INDEX**

1" = 40'

DATE: MARCH 2014  
 SHEET: 1/2

214 EAST BISHOP STREET • WALLA WALLA, WA 99024 • (509) 324-9200



### Part III - Required Attachments Written Narrative's

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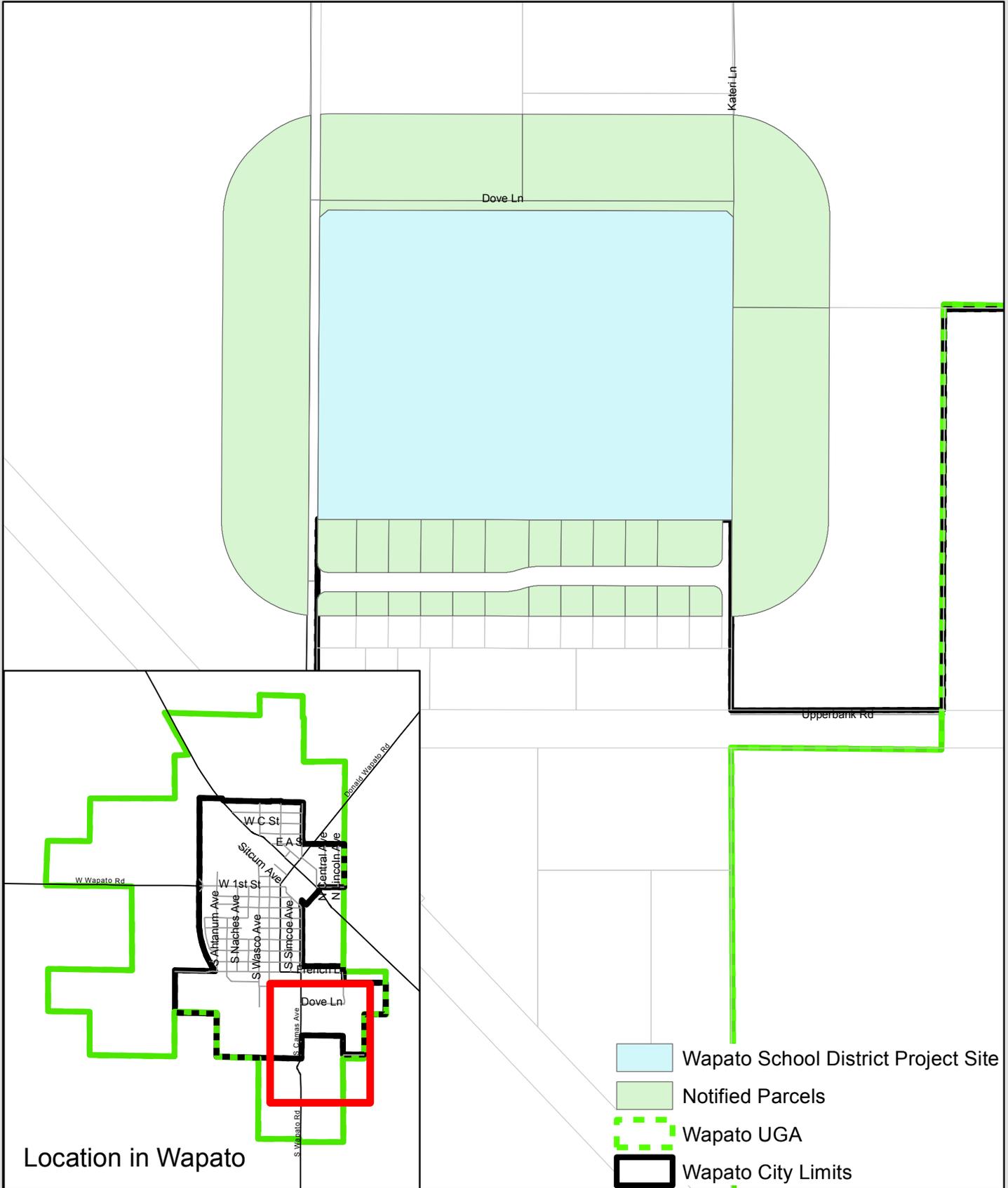
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Situate in Yakima County, State of Washington

# Wapato School District Elementary School SEPA



- Wapato School District Project Site
- Notified Parcels
- Wapato UGA
- Wapato City Limits

Map Created: 5/17/2016

