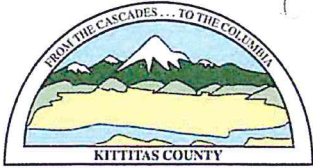


CE-13-0008



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

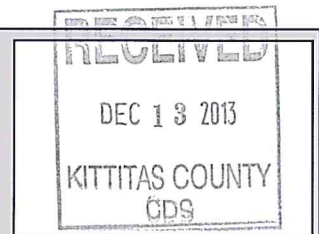
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: 12/13/13

RECEIPT # 19975

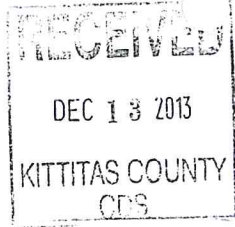


DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

Page 1 of 11



TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:
Kittitas County Fire District #7, Fire Station #73, Phase I, II, III and future phases as funding allows

2. Name of applicant:
Kittitas County Fire District #7
Attention: Assistant Chief, Ray Risdon

3. Address and phone number of applicant and contact person:
123 East 1st Street, Cle Elum, WA 98922 Ray Risdon's cell phone, 509-304-6046

4. Date checklist prepared:
October 15, 2013

5. Agency requesting checklist:
Kittitas County Community Services Department, Planning Division, Attention, Mr. Jeff Watson, Planner II

6. Proposed timing or schedule (including phasing, if applicable):
Phase I has been completed under a local Administrative Authority and a Public Facility Use Permit; Phase II to start Spring 2014 and subsequent phases to be completed as soon as funding is found.

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 Attachment "A" which follows hereafter.

Possible grade & fill - Ecology

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
This SEPA Checklist is all we know of for this project.

Elevation Certification

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.
Yes, potentially. WSDOT is planning on developing a commuter Park N Ride directly across the improved Chepoda Road to the South. It may also require a SEPA Checklist with the County if not part of the I-90 corridor construction project. This project is awaiting State of Washington funding.

DOT would be lead if no local permit

10. List any government approvals or permits that will be needed for your proposal, if known.
Kittitas County Building Permit(s), Kittitas County Health Department approvals for potable water and Septic System design and operations.

Flood development

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.)

See Attachment "B" hereafter for a complete explanation of requested information.



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.

See Attachment "C" which follows hereafter.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

Site is general flat with slight slope towards the east to the Yakima River

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

The slope is less than 2% generally, however, a short ridge thru the site running south to north is approximately 12% (1'V in 12' Horizontally) That area will be graded to allow for driveway and surface parking. Please see attached site plan with existing and new contours indicated.

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 prime farmland.

Sandy soil and gravell, adequate for the Kittitsad County Health Department Septic System installation in type 1 soil according to Mr. Joe Gilbert. Construction will require a 12" minimum lift of imported compacted structural fill under the concrete floor slabs. Foundations will rest on original compacted soil or imported compacted structural fill material.

d. Are there surface indications or history of unstable soils in the immediate vicinity?

No. No erosion or soil flows have been observed in the area or directly on site.

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

See the attached site plan that indicates the existing and new proposed contours. Also see question and answer "c." above.

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

Since the site is rather flat we do not anticipate any soil erosion from construction activities other than wind blown dust created by vehicle traffic and possible grading operations. A construction road will be constructed and intermittent dust control watering will be required of the Contractor. Sediment fences will also be constructed on the "lower" side of the site slopes.

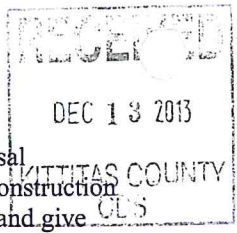
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

See attachment "D" hereafter in Appendix.

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

All surfaces of the site will drain to collection drainage swales and ultimately the Retention pond. Any open ground that was disturbed by construction activiites will be hydroseeding with native field grasses.

2. AIR



a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

b. Dust during construction, however, the Contractor will be required to water the traveled paths intermittently; vehicles for meetings and training and Diesel exhaust from Apparatus. Quantities unknown. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Only nearby forest fires may cause smokey conditions that are difficult to breathe and see through.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: All surfaces of the site will be covered with buildings, concrete pavement or asphaltic pavement and compacted crushed rock and any open field areas will be seeded with natural field grasses.

3. WATER

a. Surface 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 streams or river it flows into.

Yakima River (to North and East of site) flows from its origination in teh Cascades to the Columbia River and on to the Pacific Ocean

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.

River 450' f/ property

No, None

3) Estimate the 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 general description, purpose, and approximate quantities if known.

The site does have a shallow well, however, with the construction of Phases II and III the well will be capped for emergency use only in the future. Water District #5 will supply potable water to the site.

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

Yes, apparently so. We have taken required steps to raise the floor level 12" above the existing grade and tie-done the propane tanks as required by the Fire Marshal

Definitely in: Floodplain major comments essential

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, only through the below grade Sanitary Septic Systems and the OW from floor drains and Oil/Water separator.

b. Ground 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Ground water is withdrawn by the Water District #5 from approved wells to the North and West of the site.

2) Describe waste materials 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.

See attachment "E" enclosed hereafter All waste will be Human waste

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.

Melting snow water, rainwater and runoff water from the buildings and hard surfaces will be collected in area drains, drain swales and diverted to a required retention pond all as shown on the current site plan. Overflow water may find its way to the current roadside ditches and flow all the way to the Yakima River

Plan required?

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

Bio-filtrationswales intends to "clean" the water from contaminants, however, some water-borne material from paved areas and roofs may enterr the groundwater

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

Use of bio-filtration swales and the retention pond will catch much of the materials that are picked up with the site drainage.

4. PLANTS

a. Check or circle 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
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: (one evergreen tree near East property line)

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

grasses and the small single evergreen tree near teh Eastern Property line

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

None known to SEPA Checklist preparer

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

All open ground will be hyoseeded with native field grasses to control erosion.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

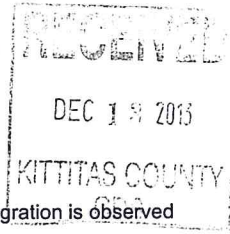
None known to SEPA Checklist preparer

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

Some Elk or Deer may use the site to access river for water but no known migration is observed by the Fire District personnel

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

None at this time.



6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric - heating and cooling; LPG - heating; and solar - ambient lighting

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

No, adjacent land is in Conservancy. No construction will be allowed, and even so, the height of these Fire Station will not cover a standard 2-story structure and the building will be central to the site. The building will not create a solar shadow onto neighboring property. See attached site plan

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.

See Attachment "F" included hereafter for Energy Conservation Measures

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.

No, only the firefighters or EMTs could face risk of all those factors when called for an emergency, but not on this site. Spills of oils, fuels and anti-freeze are always a potential health hazard of at this location or other in the County.

1) Describe special emergency services that might be required.

None, this project will house emergency services personnel and apparatus except for police or County sheriff

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

Facility will contain a Decontamination Room for handling fire fighting apparatus cleaning

Drain & Disposal

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 basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Fire and emergency vehicle sirens may occur when leaving the site to warn any potential vehicle on the nearby roads.

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

No, except a recommendation to not run siren at certain times of the night!



8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Phase I of the new Fire Station has been completed. The existing KCFD #73 Fire Station #73 remains on the site. Recently purchased property was apparently used for grazing and native plant growth.
- b. Has the site been used for agriculture? If so, describe.
No, not to our knowledge.
- c. Describe any structures on the site.
Existing Wood framed Fire Apparatus Storage building and Phase I of the proposed Master Plan for a new Fire Station #73 exists on the site.
- d. Will any structures be demolished? If so, what?
Under phase III the existing wood fire station will be demolished along with all the exterior concrete slabs. *Permit required*
- e. What is the current zoning classification of the site?
Underlying zone is R-3 however, a Public Facilities designation was issued for Phase I of the Master Plan
- f. What is the current comprehensive plan designation of the site?
Unknown Previous conversations led me to believe the comp. plan indicates the zoning to remain the same at R-3 in the area. *R-5/RURAL RES.*
- g. If applicable, what is the current shoreline master program designation of the site?
unknown *None - near Conservancy, Future will be Rural Conservancy as proposed*
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
No, not to our knowledge
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
6-9 people may reside at the completed facility. Upwards of 10-20 could be at the site for working with apparatus training. The actual training room is for 25 personnel but it will hold approximately 50 people in auditorium seating..
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement of persons is anticipated
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

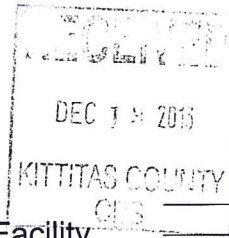
9. HOUSING

Since adjacent land is placed in a Land Conservancy we see no compatibility issues. Also see Attachment G for expansion to this item #8.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
6-9 24/7 personnel sleeping units will be provided for paid and volunteer staff with low to middle income ranges.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None exist on this site
- c. Proposed measures to reduce or control housing impacts, if any.
None

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?
22'-8" +/- from finished floor of Apparatus Bays to top of ridge of a single sloped roof edge at the South of the building
- b. What views in the immediate vicinity would be altered or obstructed?
None, again the site immediately adjacent this site is a Conservancy piece of property without any potential for development



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

None, we want the facility to be recognized as a Public Facility and stand out from local farm buildings.

11. LIGHT AND GLARE

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

Night-time the building will have security lighting and parking lot lighting for safe passage to vehicles. The purchase agreement has a requirement for no spill (dark) lighting that could affect neighbors or neighboring site,

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

No

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

Harsh sun will ultimately affect the various building materials over the 50-75 year building expectancy. Long lasting materials will be used except for sealants which require touch up every 5-10 years.

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

Window treatment shades and solar grey glazing to reduce incoming glare and solar heat gain

12. RECREATION

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

Hunting, hiking, rafting, swimming in the nearby Yakima River area and mountains woods.

b. Would the proposed project displace any existing recreational uses? If so, describe. No, None

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

None, except the project will afford recreationalists the emergency services of fire and EMS personnel and apparatus nearby their recreation sites in case of an emergency.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

See Attachment "H" following this Checklist for a, b, and c questions.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

See Attachment "H" following this Checklist for a, b, and c questions.

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

See Attachment "H" following this Checklist for a, b, and c questions.



14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. US highway I-90 is to the South of the site. Access is provided in either direction by WSDOT access on-off ramps. Golf Course Road allows access to neighboring developments as well as Hundley Road allows access to private developments to the West.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No, Unknown except for the Regional bus lines stops in Cle Elum and Easton less than 10 miles away to the East and West. A proposed commuter Park N ride is proposed by WSDOT directly adjacent to the South of this proposal.

c. How many parking spaces would the completed project have? How many would the project eliminate? Complete Project will have 66-70 parking stalls and will not eliminate any current parking stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). The existing Chepoda Road is only a bituminous WSDOT "haul road" for rock removal during the construction of I-90. WSDOT is requiring the KCFD #7 to upgrade the road bed and roadway surface to the Kittitas County Public Roads Standard.- from the County controlled Hundley road intersection to approximately 200L.F. east to end of the entry drive to the Fire Station #78

e. Will the project 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? If known, indicate when peak volumes would occur. Very difficult to approximate the number of vehicle trips to a Public Fire Station because of the apparatus trips off site for emergencies and the use of the Training meeting space by staff and public. Anticipate the most trips will be in the evenings when the meeting room is used mostly.

g. Proposed measures to reduce or control transportation impacts, if any. None other than to encourage public to share rides to meetings and training session for volunteers

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. Police protection may be required when a number of people convene for training or public meetings. Emergency healthcare, EMTs, will be on-site unless on a call somewhere in the surrounding area. Fire protection will be at the site unless on a call.

b. Proposed measures to reduce or control direct impacts on public services, if any. None, except for police (sheriff) do not see any impact on the other Public services.

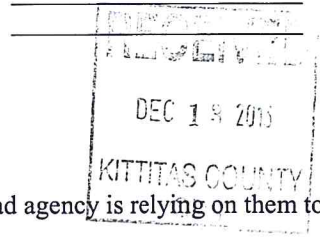
16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. Electrical, LPG stored in large tanks, septic sanitary sewer, Water District potable water, telephone, TV cable

b. Describe the utilities that are proposed for the project, the utility

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

No others than currently exist on the site. There may be extensions of the current utilities to new locations only and will all be underground and mostly in conduit at code required depths.



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: *Raymond R. Risdon*

Date: 10/15/13

Print Name: David R. Schott, AIA, CSI Archi

Raymond R. Risdon, Asst CHIEF - Project Mgr KCED7

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

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? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.



6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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



#0805.2
Phase II-Fire Station #73
Kittitas County Fire District #7
Parcel Number 485036
20-14-26040-0005
October 15, 2013

Attachment "A" to SEPA Environment Checklist

Expansion of Question A. Background #7.

The District's future plans may include Apparatus maneuvering area, hose laying training area, and Fire/Rescue training facilities such as paving of the gravel surfaced parking lot, graveling of areas to access a Fire/Rescue training building of two to three stories with stairs and possibly with exterior high cliff climbing and repelling training, possible water pit for water rescue training and a boat ramp for access of equipment, boat motor testing and other training facilities as required. A baffled pump-testing pit may also be constructed in the future

Future plans may include an underground storm water storage tank and pump for rapid filling of fire fighting apparatus and Tender trucks.

The site is surrounded by a Land Conservancy that may preclude any future expansion of this site for enlarged facilities or support spaces.



#0805.2
Phase II-Fire Station #73
Kittitas County Fire District #7
Parcel Number 485036
20-14-26040-0005
October 15, 2013

Attachment "B" to SEPA Environment Checklist

Expansion of Question A. Background Question #11 "Proposed Use and Size of Project"

The current site is 2.5 acres after a recent boundary adjustment based on a purchase of an additional 1.5 acres from the Hundley Family LTD Partnership.

The principal use of the facility is to provide Firefighting and EMS services to Upper Kittitas County, especially the busy I-90 corridor. The site will be used for firefighter and EMS training with a possible burn building, high wall and water rescue training and areas for apparatus maneuvering/training .

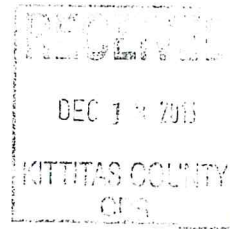
Phase II of this project may house the following:

- (4) double depth Apparatus Bays;
 - (1) double depth Maintenance/Repair Bay with material and equipment storage;
 - EMS Coordinator office and material storage;
 - small Day Room/Office;
 - Staff Restroom and Decon Room;
 - (6) 24/7 Sleeping Room for Resident Firefighters and EMTs;
 - Physical Exercise/Physical Training Room;
 - Maintenance Repair Bay and Storage;
 - Equipment and supply storage;
 - Support Spaces;
- Totally approximately 8,936 gsf +/- plus 1600 gsf +/- Maintenance/Storage Bay for this phase

The completion of Phase III may add:

- Public Lobby and Restrooms;
 - Public Meeting/Training Room;
 - District Offices and Duty Officer offices/sleeping rooms;
 - On-duty EMS Coordinator sleeping room;
 - Large Day Room and Food Prep. area
- additional Staff Restrooms and Laundry;
additional equipment and supply storage and support spaces;
Totally approximately 17,750 to 19,500 +/- gross square feet at completion of phase III.

The allowable building area is 26,000 gsf +/- without any area increases due to location of the building on the property according to the current IBC. With the addition of the 24/7 sleeper units ® occupancy and S-2 occupancy and B Occupancy, the building will have fire sprinklers throughout.



#0805.2

Phase II-Fire Station #73

Kittitas County Fire District #7

Parcel Number 485036

20-14-26040-0005

October 15, 2013

Attachment "C" to SEPA Environment Checklist

Expansion of Question A. Background Question #12 "Location of proposed Building"

The KCFD #7 Fire Station #73 is located at 21 Chepoda Road northwest of Cle Elum, WA which is accessible from I-90 exit #78 going West or East, take highway exit to North to intersection of Hundley Road and Chepoda Road. By agreement with WSDOT, Chepoda Road will be improved to meet required Kittitas County Public Roadway standards for width and roadway section.

The Project will serve as a 24/7 Rescue and Firefighting Response Facility for Upper Kittitas County including 24/7 Sleeping Rooms for the firefighters and EMTs. Phase III will include 24/7 Duty Officer offices and sleeping areas.

Grading plans are shown on the attached Site Plan along with identification of driveway access/egress, parking areas, building locations possible locations of future training facilities, and areas for bio-filtration swales and retention of storm water runoff.

Adjacent Ownership information was located in the Kittitas County Appraiser Website and the County Treasury's tax roles. Ownership of adjacent properties is listed on Attachment "A" of the Public Facilities Permit application form previously filed for phase I of this project.



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Attachment "D" to SEPA Environment Checklist

Expansion of Question B, Environment Elements, Question #1g "Impervious surfaces"

The Project after Phase II and II will have the following impervious surfaces:

- 17,750 to 19,500 +/- gsf of roof surface area
- 4,375 +/- gsf of concrete Apparatus Bay apron
- 2,250 +/- gsf of concrete sidewalks
- 5,425 +/- gsf of asphaltic pavement for parking
- 12,350 +/- gsf of asphaltic pavement for driveway and approach to Chepoda Road
- 16,500 +/- gsf of compacted gravel surface for overflow parking and training area

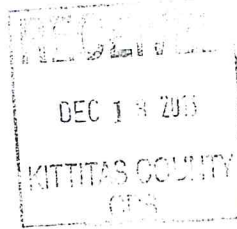
Drawings indicate an approximate total of 42,300 +/- gsf of hard surfaces and another 16,500 +/- gsf of compacted gravel surface that will absorb some storm water.

Source for storm water will come from snow (melt) and water (rain) which may be the highest during late winter or early spring months.

The site will have bio-filtration swales that will allow the run-off water contaminants to dissipate to the atmosphere, be cleaned from the water and "stick" to the grass lining the swales, and direct (some by underground piping-culverts) storm water to an approximate 30,000 cubic foot retention pond. A minor amount of storm water may also find roadway drainage ditch to south and east of the site. The retention pond will allow water to absorb into the ground water system and to evaporate to the atmosphere.

Any disturbed earth of this project will be hydro-seeded with field grasses.

Ground elevation(s) near this site is slightly sloping so will have very little effect on storm water to this site. Although any major storm water from rapidly melting snow and simultaneous hard rainfall may flood the entire Hundley/Chepoda Road region and what water is not absorbed into the nearby soils, will eventually find the Yakima River to the east. The building finished floor has been set a minimum 1' above the adjacent ground elevation to avoid any infiltration of water. Every hard surface drains away from the building footprint. Propane tanks will be restrained by hold-downs D-bolts and cables to the concrete slab in the fenced enclosure so not to float in high water incident.



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Attachment "E" to SEPA Environment Checklist

Expansion of Question B Environmental Elements, 3 Water, b-2

After completion of Phase III there will be approximately 36-40 fixture units that will drain into the existing and new (added septic tanks and expanded drainfield) septic system. The fixtures as currently designed and indicated in future building development drawings are as follows (including a 10% Contingency factor):

Drinking Fountains	3
Sinks	4 (including Kitchen Prep. Sink with Garbage Disposal)
Janitor sinks	3
Decon Rm. sink	1
Bathroom Lavatories	9
Showers	5
Washing Machines	2
Urinals	1
Water Closets	8
(10% Contingency	4)

The current septic system and drain fields will be expanded to handle the fixture count as described above.

Drain water from (10-12) floor trench drains will go through an oil/water separator and then to a separate OW sump drain along with 9-10 standard floor drains with trap primers that will also drain into that OW sump. The sump installation in Phase I capacity was sized to handle approximately ½" water on the apparatus bay floors at one time. Because of the required piping slope to drain from the floor drains and trench drains, a new OW sump may be included in the Phase II and Phase III expansions to keep the sump depth reasonable.

No other domestic sewage will be delivered to the septic system. No chemical contaminants will be contained in the sewage.



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Attachment “F” to SEPA Environment Checklist

Expansion of Question #6 Energy and Natural Resources, c “Energy Conservation Measures”.

The building apparatus Bays have been sited to front the Southern exposure to use solar radiant heating to keep the concrete clear from ice during bad wether, shaving personnel energy, time and fuel to remove the ice and thin snow levels.

The proximity of this 24/7 Fire Station and EMT service to I-90 will allow rapid response to one of the most busy corridors in the State and thus conserving apparatus and vehicle fuel for required responses.

The building has a number of energy efficient and conservation methods starting with the building shell. The use of sustainable metal roof will be “cool white” to reflect solar energy and heat buildup in the hot summer months reducing the need for as much cooling of the occupied building as other buildings of this size. Use of recycled materials for the roof and walls will also use less energy for manufacturing the materials.

All exterior windows will have double-pane solar grey glazing in thermally broken aluminum frames, again reducing solar gain and reducing cold weather conductance to inside spaces during the cold winters and heat gain during the summer months. All window frames will have thermally broken jambs, sills, and headers.

All exterior walls and roofs will be “super-insulated” to reduce heat gain and heat loss. Heated radiant heating in the concrete floor slab will have super-insulated subgrade directly under the heated concrete.

Insulated translucent wall panels above the overhead doors will reduce the need for ambient lighting in the Apparatus and Maintenance Bays.

Remote operators for the Overhead doors will allow Apparatus Operators to close overhead doors while moving away from the station rather than parking the vehicles, getting out while running and closing the doors and it will be in reverse operation when the fire personnel return from a call. This operation saves times, money and operations costs.

All exterior doors and Overhead Apparatus/Maintenance Bays doors will be insulated with polystyrene insulation to reduce heat gain and loss. Store front framing at main entry doors will also be thermally broken to lower convection of cold and heat into the building. All exterior door openings will have perimeter weatherstripping and thermally broken thresholds with door bottoms to alleviate cold drafts and heat loss/gain.



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(Continued)

LPG-fired boiler will be used for in-slab radiant heating throughout along with some electric furnaces and unit heaters. The maintenance bay will have overhead radiant heating to save loss of heat when bay door is opened in cold weather. The building will be zoned and setup with un-occupied cycles for heating/cooling to alleviate energy use when not occupied.

All electric lighting fixtures will be low energy use for maximum lighting efficiency. Occupancy sensor light switches will operate lighting only when the specific room is occupied.

Plumbing fixtures, especially Lavatories, Toilets and personnel showers, will be low volume use type to reduce amount of water used for each use, flush and shower.

In a future phase the Fire District may install a below ground "holding tank" in the storm water piping system from the north bio-swale to the retention pond to *harvest the storm water* and with the installation of a pump, valving and hose connections to fill brush trucks and the tenders when they return from the field. This will save Water District water supplied from the service main supply line.

A LPG or diesel powered generator may be installed in future phases to provide emergency power for certain equipment, doors and emergency lighting in case of an electrical outage.



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Attachment "G" to SEPA Environment Checklist

Expansion of Question #8 Land and Shorelines Use, c and d "Structures on Site and Demolition of Structures".

An approximate 2,515 +/- gross square foot single story wood framed walls and wood truss building for current Fire Apparatus and Support spaces is located near Chepoda Road and the intersection of Hundley Road and I-90 access road. This existing building will be demolished along with the Apparatus Bay concrete apron that accesses the intersection during completion of Phase III. Another concrete apron to north east side of the building will also be demolished. An attempt will be made to reuse any subcourse rock and gravel materials that exist on the site for roadway and driveway base courses. Demolished concrete will be hauled off the site except the Contractor will be given the option to break up the concrete and use in deep fills or as subcourse for driveways and parking as may be approved. Any existing overhead utility service lines used for TV, telephone or electrical power will be abandoned and removed from the site which cleans up the site from overhead visuals.

The existing 2,735 +/- gsf + 850 +/- gsf HVAC Mezzanine pre-engineered metal building is currently used as Apparatus storage and support spaces will remain and become the "core" for the Phase II and III expansion projects. The existing, fenced LPG enclosure with concrete slab will remain to serve the existing and new Fire Station. The existing well will be capped and abandoned because a new domestic water service main at Chepoda Road has been installed to provide the building potable water and fire sprinkler standpipe service.

Other existing perimeter fences and road accesses, if any, will be demolished to allow the construction of the complete site.

It appears the only evergreen tree on the site may also have to be removed for construction of driveway, parking or retention pond. A complete survey will locate the individual tree located east of the building site. Tree will be saved if at all possible with the layout of the parking lot.



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Expansion of Question #13 Historical and Cultural Preservation, a, band c “. . . historic, archaeological,”

The Fire District and Life Support I-90 retained Mr. David Woody and his Archaeological Department from the Yakama Nation (local Native American Confederated Tribe) to perform visual observations and take ground samples as required by the Washington State Department of Archaeological and Historic Preservation (DAHP) early in the design and construction of Phase I and the Master Plan for the project. It was a requirement of Department of Community Development (formerly know as CTED) loan and grant process. The result was that “*. . . no known or found significant archaeological artifacts, scientific evidence or places of historic or cultural significance were identified at the project site . . .*”

Based on the above we are not planning on any measures to reduce or control impact on any Archaeological, Cultural or Historic importance on this or nearby site since nothing appears to exist.