KITTITAS VALLEY FIRE DISTRICT 2

REMEDIAL ACTION INTEGRATED PLANNING GRANT #G1200098

FINAL REPORT

MOUNTAIN VIEW BROWNFIELD REDEVELOPMENT PLANNING PROJECT
400 EAST MOUNTAIN VIEW AVENUE
ELLENSBURG, WASHINGTON

1460 North 16th Ave., Suite A
Yakima, WA 98902
P: (509) 452-0609
F: (509) 452-0578

www.traho.com

TRAHO ARCHITECTS, P.S.

KITTITAS VALLEY FIRE DISTRICT 2

REMEDIAL ACTION INTEGRATED PLANNING GRANT #G1200098

FINAL REPORT

MOUNTAIN VIEW BROWNFIELD REDEVELOPMENT PLANNING PROJECT

TABLE OF CONTENTS

1460 North 16th Ave., Suite A
Yakima, WA 98902
P: (509) 452-0609
F: (509) 452-0578

www.traho.com

TRAHO ARCHITECTS, P.S.

1. ACRONYMS and ABBREVIATIONS

1. ACRONYMS and ABBREVIATIONS

°C	degrees Celsius
µg/L	micrograms per Liter
ACM	asbestos containing materials
AHERA	Asbestos Hazard Emergency Response Act
APE	Area of Potential Effects
AST	aboveground storage tanks
ASTM	American Society for Testing and Materials
ATTIC	Alternative Treatment Technology Information Center
BGS	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylene
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CHMM	Certified Hazardous Materials Manager
CIH	Certified Industrial Hygienist
CSCSL	Confirmed and Suspected Contaminated Sites List
CSM	conceptual site model
DAHP	Washington State Department of Archeology and Historic Preservation
DO	dissolved oxygen
DOE	Washington State Department of Ecology
Dx Ext	diesel extended
Ecology	Washington State Department of Ecology
ECY	Washington State Department of Ecology
EDR	Environmental Data Resources
EIM	Environmental Information Management
EPA	Environmental Protection Agency
EPH	extractable petroleum hydrocarbon
ESA	environmental site assessment
ESA Phase 1	Environmental Site Assessment per ASTM E-1527-05
GW	groundwater
Gx	gasoline range organics
HAZWOPER	Hazardous Waste Operations and Emergency Response WAC 296-843, Hazardous Waste Operations 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response
HPA	Hydraulic Project Approval
HSP	health and safety plan
I-90	Interstate-90
IPG	Integrated Planning Grant
KVFR	Kittitas Valley Fire and Rescue District 2
LBP	lead based paints
LEC	lighting and electrical components
LHG	Licensed Hydrogeologist
mg/Kg	milligrams per Killigram
mg/L	milligrams per Liter

MNA	monitored natural attenuation
MTCA	Model Toxics Control Act, WAC 173-340
MW	Monitoring Well
NHPA	National Historic Preservation Act
NFA	no further action
NIOSH	National Institute of Occupational Safety and Health
NRCS	National Resource Conservation Service
NWTPH	Northwest Total Petroleum Hydrocarbons
O&M	operations and maintenance
ORP	oxidation-reduction potential
OSHA	Occupation Safety and Health Administration
PAHs	polyaromatic hydrocarbons
PCB	Polychlorinated Biphenyls
pCi/L	Picocuries per liter
PCS	Petroleum Contaminated Soil
PG	Professional Geologist
QA	quality analysis
QAPP	quality assurance project plan
QC	quality control
RPD	relative percent difference
RSI & CR	Remedial Site Investigation and Characterization Report
SAP	sampling and analysis plan
SEPA	Washington State Environmental Policy Act
SCS	USDA Soil Conservation Service
SVE	soil vapor extraction
TEE	Terrestrial Ecological Evaluation, WAC 173-340-749
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program
VOC	volatile organic compound
VPH	volatile petroleum hydrocarbon
WAC	Washington Administrative Code
WISHA	Washington Industrial Safety and Health Act
YFGP	Yakima Folds Geomorphic Province
YRB	Yakima River Basin

2. ACKNOWLEDGEMENTS

2. ACKNOWLEDGEMENTS
IPG GRANT G1200098

The unique nature of fulfilling the requirements of this Integrated Planning Grant utilized the contributions of the skills and experience of a wide set of people and organizations. The following list of contributors acknowledges and thanks those involved.

GRANT RECIPIENT

Kittitas Valley Fire and Rescue District 2
102 N. Pearl Street
Ellensburg, WA 98926

Pat Clerf
Recipient Representative

John Sinclair
Fire Chief, Emergency Manager

Rich Elliott
Deputy Chief, Deputy Emergency Manager

Amber Simon
Financial Services Manager
District Secretary

BOARD OF FIRE COMMISSIONERS

Neil O'Neill
Pat Clerf
John Smith
Gleen Huffman
Neal Houser

IPG GRANT COORDINATOR

Forterra
409 N. Pine
Ellensburg, WA 98926

Jill Scheffer
Senior Managing Director Conservation Department

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47600
Olympia, WA 94504-7600

John Means
Brownfields Program Manager

Jessica Brandt
Brownfields Program Planner

Lydia Lindwall
Department Grant Manager

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

Central Regional Office
15 W. Yakima Ave, Suite 200
Yakima, WA 98902-3452

Mary Monahan
Site Manager
Toxics Cleanup Program

PRIME CONSULTANT

Traho Architects, P.S.
1460 N. 16th Avenue, Suite A
Yakima, WA 98902

Nancy Charron, AIA, APA
Principal in Charge

Barbara Cline, MS, AIA
Project Team

Russell Thomas, ASAI
Project Team

Yvonne Luttrell
Administration & Financial Services

SUB-CONSULTANT FOR SITE SERVICES, REMEDIAL SITE INVESTIGATION AND CHARACTERIZATION REPORT AND ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I

Fulcrum Environmental Consulting, Inc.
406 N. 2nd Street
Yakima, WA 98901

Jeremy M. Lynn, P.G., L.H.G.
Geologist

Peter Snider
Environmental Technician

Ryan K. Mathews, CIH, CHMM
Principal

Travis L. Trent, P.G., L.H.G.
Principal

SUB-CONSULTANTS TO FULCRUM ENVIRONMENTAL

Utilities Plus, LLC – Third-party utility locate services
1001 Madison Ave
Yakima, WA 98902

Belsaas & Smith Construction, Inc. - Soil excavation activities
103 E. 4th Ave, Suite 209
P.O. Box 926
Ellensburg, WA 98926

Cascade Drilling, Inc. – Environmental drilling and monitoring well installation
19404 Woodinville-Snohomish Road
Woodinville, WA 98072

Fremont Analytical, Inc. – Laboratory analysis
1311 N. 35th Street
Seattle, WA 98103

Cruse & Associates, PLLC – Survey location of all samples, establishing elevations for all groundwater monitoring wells
217 E. 4th Ave
PO Box 959
Ellensburg, WA 98926

SUB-CONSULTANT FOR SITE SURVEY AND TOPOGRAPHICAL MAP

Cruse and Associates, PLLC
217 E. 4th Ave
PO Box 959
Ellensburg, WA 98926

Chris Cruse, P.L.S.

SUB-CONSULTANT FOR NATURAL AND CULTURAL RESOURCES ASSESSMENT

Columbia Geotechnical Associates, Inc.
16541 Redmond Way, Suite 244 C
Redmond, WA 98052

Marcia Montgomery
Historian

Aaron Kuntz, MS, RPA
Senior Archeologist

Brett R. Lenz, PhD, LG, LEG, RPA
Archaeological Geologist

REGULATORY PROCESS FOR SITE DEMOLITION, CLEAN-UP AND FUTURE SITE REDEVELOPMENT

City of Ellensburg
Community Development Department and Public Works Department
501 North Anderson St
Ellensburg, WA 98926

Lance Bailey, AICP
Planning Supervisor

Brandi Eyerly, AICP
Planner

Heather Forgey
Gas Engineering Technician

Jon Morrow
Stormwater Manager

Tyler Goeden
Engineering Specialist
Electrical Division

Ryan Lyyski, P.E.
City Engineer
Public Works Department

Craig Jones
Engineering Tech II
Public Works Department

3. BACKGROUND

Mountain View Brownfields Redevelopment Planning Integrated Planning Grant Application

Kittitas Fire and Rescue District 2 (KVFR) applied for the Mountain View Brownfields Redevelopment Planning Integrated Grant (IPG) through the State of Washington Department of Ecology (ECY). The IPG is a tool by which ECY can support the evaluation of identified brownfield sites for potential redevelopment by or through the assistance of local governments or districts.

As stated on page 1 of the Application "The purpose of the Mountain View Redevelopment Integrated Planning Grant is to assist Kittitas County Fire District 2 (Kittitas Valley Fire and Rescue) to conduct environmental due diligence and identify potential redevelopment options for the site that complement other nearby developments and provide community benefit. The Mountain View project will include environmental investigation, natural and cultural resources study, engineering feasibility study, and community involvement to develop a conceptual redevelopment plan and implementation strategy. This project is an ideal fit for an IPG, because it will leverage cleanup of a brownfield property to achieve environmental and community benefits.

The City of Ellensburg currently leases a downtown fire station to Kittitas Valley Fire & Rescue for use as their District headquarters. The lease is set to expire in the next six years and the District needs to find a new home. After extensive station location studies which triangulate their response time and frequencies, the District has identified a site on Mountain View Road that would be ideal for their new Station." (Refer to 7. Appendix (A.) for full text of the Application.)

The Application also stated that "Adaptive reuse of the property is a complicated undertaking that will require coordinated analysis of environmental, site planning, and financial issues. The IPG will support the Fire District in conducting the key first steps in the cleanup and redevelopment. The IPG project will integrate the necessary technical studies to provide the city with a remedial investigation and feasibility study, a preliminary site plan, and a redevelopment strategy."

The Site

The site under discussion is located at 400 East Mountain View Avenue in the City of Ellensburg, Washington. Formerly often referred to as the "Mackner Scales" or "Mackner Trust Property" or "Mackner's Transport" site, the site is comprised of five tax parcels that are part of Sections 2 and 11, Township 17 North, Range 18 East, W.M., identified by the Kittitas County Assessor's Office as 908633, 888633, 898633,198633, and 218633. Refer to the General Site Location Map Figure 1, and General Site Features Figure 2 at the end of this section 3.

The property is currently being used in part, by a truck repair business and for alfalfa hay storage and was in previous use as a fueling station, truck weigh station and hay storage.

The Mountain View Brownfield site has been listed on ECY's Confirmed and Suspected Contaminated Sites List (CSCSL) due to previously documented areas of contaminated soils and groundwater within its boundaries.

Redevelopment Potential

The redevelopment potential of this 4.94 acres site has long been recognized. Located south of the downtown area and bordering the east branch of Wilson Creek, the property is along a newly updated and revived arterial in Ellensburg. Neighboring properties are mostly highway commercial with banks, retail stores, medical offices and senior housing. The majority of development along Mountain View is new within the last dozen years. The subject property is notable in the area as the only non-redeveloped section along the road.

The IPG grant application further categorized the redevelopment potential as based on a triple bottom line approach that seeks to create benefits to the environment, the economy, and the community as follows:

Environment	Economy	Community
Cleanup of historical contamination	Increase the value of the Property and surrounding neighborhood	Provide fire station, community center, and open space in the City
Reduce risks to the environment	Increase tax revenue generated from Property	Redevelop a blighted property that impacts a residential neighborhood
Provide habitat restoration	Increase the value of the Property and surrounding neighborhood	Remove a public health risk and restore habitat for endangered species

IPG Agreement Number G1200098

Kittitas Valley Fire and Rescue District 2 (KVFR) as the recipient, signed Remedial Action Integrated Planning Grant (IPG) Agreement Number G1200098 between the State of Washington Department of Ecology and the Kittitas County Fire District 2, with an effective date of Agreement 7/1/2011.

Per page 2 of the IPG: "The purpose of this grant is to assist the recipient to conduct environmental due diligence at the site and identify potential redevelopment options for the property."

See 7. Appendix (B.) for the full text of the IPG Agreement.

Professional Services Agreement

KVFR entered into a Professional Services Agreement with Traho Architects, P.S., who was engaged to provide consulting services for this brownfield redevelopment project. Effective date of the Agreement was December 7, 2011. (See 7. Appendix (C.) for the full text of the Agreement.)

Two primary tasks, with related deliverables, defined the scope of Traho Architects, P.S. services:

- Task 1: Site Investigations and Feasibility Assessment
- Task 2: Redevelopment Assessment and Planning

Because it was necessary to integrate environmental, site planning and financial issues in the approach to developing and completing both the technical as well as regulatory aspects of the project's scope of work, Traho Architects, P.S. formed a project team with the following respective responsibilities:

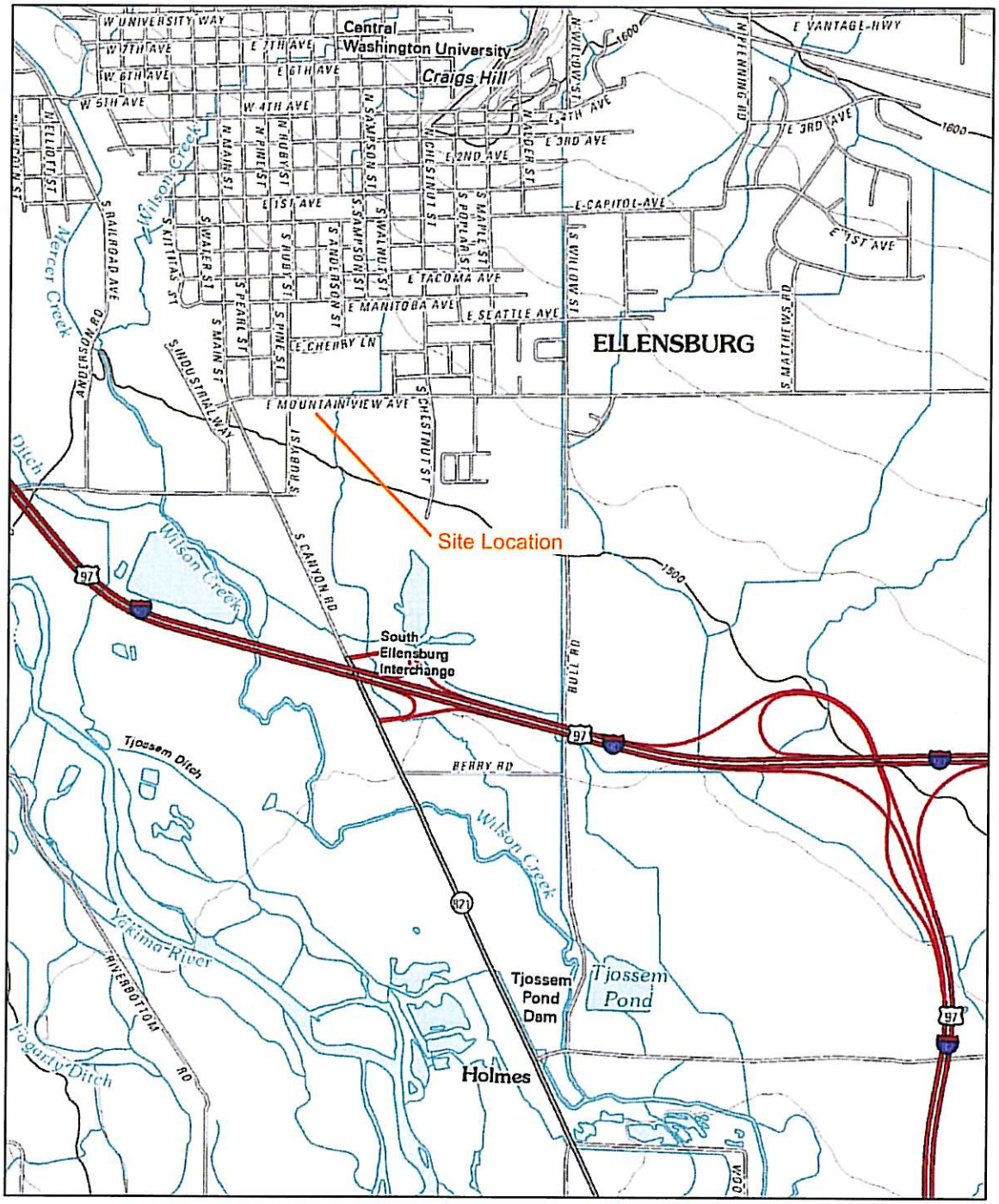
Traho Architects, P.S.
Project Administration, coordination and management; workshops/meeting with Owner, ECY, City of Ellensburg and sub-consultant representatives; IPG and site redevelopment regulatory review with the City of Ellensburg; and concept site planning for future redevelopment.

Fulcrum Environmental Consulting, Inc.
Environmental consulting and investigation services consisting of site inspections and historical research, an ASTM E1527-05 Phase I Environmental Site Assessment (ESA); preparation of a site-specific sampling and analysis plan (SAP) / quality assurance project plan (QAPP), consistent with ECY's format; a site-specific health and safety plan (HSP) (Ecology, 2007a.); EIM Data Upload; site soil investigation; installation of groundwater monitoring wells; completion of

three groundwater monitoring events; preparation of in-progress reporting and a final Remedial Site Investigation and Characterization Report;

Cruse & Associates, PLLC
Survey services for the project including preparation of the boundary survey and legal description; survey location of all (soil) samples and establishing elevations for all groundwater monitoring wells; topographical and utilities mapping; locate and map critical areas buffer and flood zones; and preparation of the recorded site survey.

Columbia Geotechnical Associates, Inc.
Preparation of the Cultural Resources Assessment including initial preparation of the Area of Potential Effects (APE) correspondence.

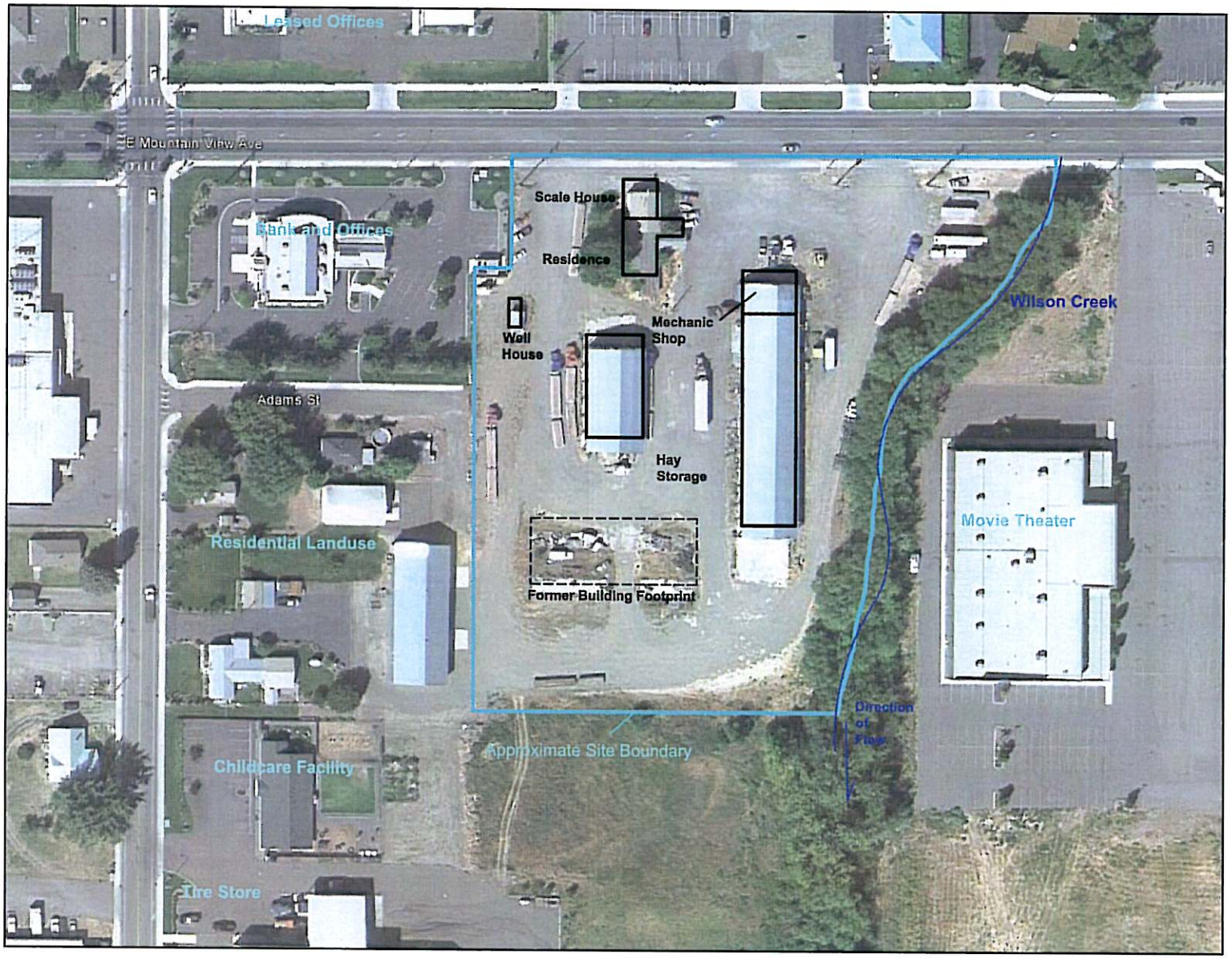


TRAHO ARCHITECTS, P.S.
1403 N. 16TH AVENUE, SUITE A · YAKIMA, WA 98902

Mountain View Brownfield
400 East Mountain View Avenue
Ellensburg, Washington

General Site Location Map

FIGURE 1



TRAHO ARCHITECTS, P.S.
1460 N. 16th AVENUE, SUITE A - YAKIMA, WA 98902
P: (509) 452-9609 F: (509) 452-0578 WWW.TRAHO.COM

Mountain View Brownfield
400 East Mountain View Avenue
Ellensburg, Washington

General Site Features

FIGURE
2

4. TASK 1 - SITE INVESTIGATIONS and FEASIBILITY ASSESSMENT / SUMMARY

a. Task 1 Scope

Task 1 defined in the KVFR / Traho Architects, P.S. Professional Services Agreement focused on developing and implementing a scope of work to characterize the nature and extent of contamination at the site; soil sampling and analysis; and determination of the feasibility of clean up options.

Task 1 and its deliverables were based on the remedial investigation step of data collection and analysis process outlined in the Washington State Model Toxics Control Act (MTCA) for remediating contaminated sites. A remedial investigation is the step that characterizes the nature and extent of contamination. This task involved the following:

- Negotiating a scope of work with the Department of Ecology (ECY) to characterize the nature and extent of contamination on the Property.
- Completion of a Phase 1 Environmental Site Assessment (ESA) report.
- Conducting onsite sampling of soil and groundwater. Sample locations and specific contaminates analyzed were determined by research on the historical uses of the property and recognize environmental concerns.
- Analyzing laboratory results and reviewing with ECY.
- Conducting additional sampling as required by ECY, needed to fill data gaps to develop a full understanding of contamination.
- Preparing a Remedial Site Investigation Report, which incorporated data designed to meet MTCA requirements and included key elements such as conceptual site model, and human health and ecological risk assessment.
- Reviewing potential options for cleanup of the contamination.
- Providing preliminary cleanup cost estimates.
- Recommending a preferred remedial alternative. The preferred remedial alternative is designed to support the future use of the property envisioned in the Conceptual Site Plan.
- Identifying opportunities for cost savings and efficiencies between cleanup and redevelopment.
- Positioning the property for cleanup funding.
- Moving the property further through the MTCA process.

b. Phase I ESA

Historical uses of the property with associated environmental concerns were described in the Environmental Site Assessment (ESA) Phase I Report published on July 6, 2012. (The Executive Summary of the Phase I ESA is found in 7. Appendix E. A CD of the full Phase I ESA is enclosed with this Final Report.)

Completion of the Phase I ESA is a component of the IPG process and is designed to support the environmental due diligence of the subject site prior to acquisition. The purpose of an ESA is to assess existing and potential Recognized Environmental Conditions related to past and present activities, and current conditions of the property. By research into land use and development history, relevant concerns are raised to identify Recognized Environmental Conditions as defined by the Practice. Methods used to assess the site include review of historical records and aerial photographs; interviews with persons knowledgeable of the site, a detailed site survey; and review of local, state and federal regulatory lists.

This assessment identified one Recognized Environmental Condition: Known or Potential Contaminated Soil and Groundwater.

In 1991, the Washington State Department of Ecology (Ecology) completed a site visit. During the visit, Ecology's inspector identified three underground storage tanks, associated fuel dispensers, and petroleum stained surface soils.

In 2005, a local investor considered acquisition of the site; limited investigation identified one additional unknown UST associated with the diesel repair shop and reported the presence of petroleum impacted site soils and groundwater.

In 2012, Fulcrum completed an investigation of site soil and groundwater. Investigation confirmed the presence of petroleum contaminated soil. Additionally, during the first of three groundwater monitoring events, gasoline range organics were identified at concentrations above MTCA Method A cleanup levels. Subsequent groundwater monitoring identified gasoline range organics at concentrations below the cleanup levels. The Remedial Site Investigation and Characterization Report was prepared under separate cover. Presence of soil and/or groundwater contamination is a Recognized Environmental Condition.

Risk Management Concerns

Risk Management Concerns are issues that a potential purchaser may want to take into consideration during a land transaction, lease, or development planning, but do not rise to the Practice defined level of a Recognized Environmental Condition. This assessment has identified the following Risk Management Concerns at the subject site:

- Radon
- *De Minimis* Solid Waste and Universal Waste
- Asbestos Containing Materials
- Lead Based Paints
- Lighting and Electrical Components

See Section 10.2 of the Phase I ESA for a review of these concerns.

c. Remedial Site Investigation and Characterization Report

The primary goal of this project was to provide investigation for the presence and extents of petroleum hydrocarbon impact to site soils and groundwater in compliance with Ecology's Model Toxic Control Act (MTCA) guidance criteria.

Tasks to meet this objective were:

- Complete a site soil investigation of the former underground storage tank locations and the present areas of petroleum stained soils.
- Install groundwater monitoring wells in one upgradient and select downgradient locations.
- Complete three groundwater monitoring events for contaminants identified in site soils.
- Prepare in-progress reporting and a final report for the project.

The Remedial Site Investigation and Characterization Report is attached as a CD/paper to this Final Report.

Brief descriptions follow of the work accomplished to meet the goal of this project.

d. Onsite Investigation Activities

The Remedial Site Investigation and Characterization Report (RSI & CR) produced by Fulcrum Environmental Consulting Inc. began with onsite investigation activities.

Fulcrum completed site investigation activities under a site-specific Sampling and Analysis Plan/Quality Assurance Project Plan (SAP/QAPP) and site-specific health and safety plans (HSP). These plans were reviewed by Ecology prior to onsite services. The investigation included a two phase approach comprised of an initial soil characterization and sampling event, followed by groundwater installation and three groundwater monitoring events. Separate HSP were prepared for two areas of investigation, soil and groundwater. The HSP associated with the soil investigation is included in Appendix C.1 of the RSI & CR and the HSP for the groundwater investigation is included in Appendix D.1 of the RSI & CR.

This RSI & CR is inclusive of detailed descriptions of onsite soil investigation activities, groundwater monitoring well installation, and groundwater sampling results. See the SAP/QAPP in Appendix B of the RSI & CR for additional detail associated with sampling design and established quality assurance/quality control criteria.

e. Soil Investigation

On February 14, and 15, 2012, Fulcrum completed site soil investigation activities with additional follow-up soil investigation completed on February 21, and May 22, 2012. See Appendix C.2 of the RSI & CR for site observation reports and Appendix C.3 of the RSI & CR for site photographs associated with the soil investigation.

The SAP/QAPP identified four primary areas of investigation:

- Former Diesel and Gasoline UST Area
- Former Diesel Repair Shop UST-04 Area
- Stained Soils East of the Diesel Repair Shop
- Historic Areas of Vehicle and Equipment Parking

Fulcrum's approach consisted of trench excavations or test pit excavations at each area of investigation. The purpose of the investigation was two-fold; first, confirm worst case environmental contamination and second, determine approximate extents of contaminant impact. From these excavation locations, samples were collected for analysis for diesel range organics, heavy oil range organics, gasoline range organics, volatile organic compounds, polyaromatic hydrocarbons, polychlorinated biphenyls, and metals were completed. In addition, evaluation of hydrocarbon fractionation was completed on selected samples to assist with site-specific cleanup calculation.

Fulcrum collected 64 soil samples during the investigation. All surface soil samples were collected directly from the site using limited hand excavation to remove the upper-most surface soils. Soils collected at depths greater than 1-foot bgs were collected directly from the excavator bucket using new nitrile gloves.

The Schematic Site Plan Figure 3, UST and Stained Soil Locations and Soil Sample Location Map, Figure 5, follow this Section 4.

f. Groundwater Investigation

On March 5 and 6, 2012, Fulcrum and Cascade Drilling, Inc. completed installation of seven monitoring wells to facilitate evaluation of site groundwater conditions. Monitoring wells were installed as directed in WAC 173-160. See Appendix D.1 of the RSI & CR, for the HSP for the groundwater monitoring, Appendix D.2 for site observation reports and Appendix D.3 for site photographs associated with monitoring well installation.

One monitoring well was located north of the Mountain View Brownfield site on private property with permission for access and installation obtained by KVFR. A second monitoring well was installed near

the center of the Former Diesel and Gasoline UST Area. The remaining five monitoring wells were installed in presumed downgradient and crossgradient locations. Due to the presence of shallow groundwater in an unconfirmed alluvial aquifer and probable influence of Wilson Creek, and area irrigation practices, potential exists for a wide fluctuation in groundwater flow direction as a result of seasonal changes and irrigation practices.

Monitoring wells were installed to depths ranging from 8 to 15-feet bgs. (Refer to Figure 7, Monitoring Well Locations Site Map at the end of the Section 4.) Well screens were installed to an approximate depth of 5-feet below the estimated static groundwater elevation at each location to allow for seasonal fluctuations. Screen length varied from 6 to 10-feet. The upgradient monitoring well was installed to the deepest elevation. Generally, monitoring wells were constructed as flush finished monuments to maximize the thickness of the bentonite seal, while minimizing the depth to the upper extent of the screened interval. All monitoring wells were developed immediately following installation. No soil samples were collected during monitoring well installation.

Groundwater monitoring completed on March 12, 2012 identified the presence of diesel range petroleum hydrocarbons in this first quarterly groundwater monitoring event, at 697 micrograms per liter (µg/L) in Monitoring Well 2, located within an area where three underground storage tanks (UST) were formerly present.

A meeting attended by KVFR, ECY, Fulcrum Environmental Consulting, Inc and Traho Architects, P.S. was held March 22, 2012, to review preliminary investigation findings regarding soil and groundwater (GW) contamination; the preliminary findings were based on the first of the project's three groundwater sampling events. (The March 22, 2012 Meeting Notes are found in 7. Appendix (D). During this meeting, Traho Architects, P.S. was authorized to proceed with Task 2 of their scope of work.

Two additional groundwater monitoring events, completed on April 30, 2012 and June 7, 2012, identified diesel range petroleum hydrocarbons to be 189 µg/L and 220 µg/L, respectively in monitoring well 2. No evidence of Wilson Creek surface water contamination or off site groundwater contamination was found.

g. Discussion of Investigation Results

Fulcrum's investigation confirmed the presence of petroleum impacted soils in select locations to be present from the soil surface to groundwater. Two areas of petroleum contaminated soil are known to be present at the site and include:

- Former Diesel and Gasoline UST Area
- Stained Soils East of the Diesel Repair Shop

No impacts associated with UST-04 and historic areas of vehicle or equipment parking were identified.

g.1 Former Diesel and Gasoline UST Area

A smear zone of petroleum contaminated soil, consistent with long-term fluctuations in contaminated groundwater, was identified ranging from 5 to 7.5-feet bgs in the Former Diesel and Gasoline UST Area. Fulcrum's investigation identified the area of historic diesel impact containing visible petroleum staining, odor and sheen approximately 90-feet by 180-feet. However, sample results collected from the historic area of impact identified an area of residual impact less than the area of observed staining. (See Figure 6 at the end of this Section 4 for the approximate extents of contaminated and impacted soil.)

g.2 Stained Soils East of the Diesel Repair Shop

Sample results associated with surface soils collected from the used oil storage area located east of the diesel repair shop were identified with presence of the following constituents:

- Heavy oil results ranged from non-detect concentrations to 5,460 mg/Kg.
- Benzo(a)pyrene results ranging from non-detect concentrations to 329 micrograms per Kilogram (µg/Kg).

All samples were found to be non-detect for PCBs and hexavlent chromium.

The extent of petroleum impact east of the diesel repair shop is generally consistent with the areas of visually stained soils. Depth of impact is estimated at approximately 1-foot bgs based on hand excavation completed through the central portion of area with the heaviest soil staining.

Area of surface impact is approximately 80-feet north to south and 50-feet east to west. Source removal appears to be the most likely remedial approach given the elevated concentrations of petroleum hydrocarbons and associated polyaromatic hydrocarbons (PAHs).

h. Terrestrial Ecological Evaluation (TEE)

The Terrestrial Ecological Evaluation (TEE) process is required to be completed as a portion of cleanup action alternative review under MTCA. The intent of the TEE is to determine if site soil conditions subsequent to development of remedial alternative(s) may pose a threat to the terrestrial environment, including soil biota, plants, and wildlife. The TEE procedures are presented in WAC 173-340-7490 through 7494.

h.1 Ecological Conditions

Although the site does not presently support natural habitats important for native plants and wildlife, for the purposes of this TEE it is assumed that terrestrial ecological receptors can contact chemicals in soil now and in the future should remediation effects not be implemented.

h.2 TEE Exclusions

The TEE procedure prescribes the steps through which a review of site-specific conditions of ecology and contamination are reviewed and the potential for impact to soil biota, plants, and wildlife judged. Initial application of the TEE process enables the user to establish whether an exclusion from the TEE process exists. Four exclusionary criteria were evaluated for the Mountain View Avenue Site.

It was determined that current site conditions do not meet the requirements for exclusion of TEE review under 173-340-7491. Since exclusion was not applicable to the site, the evaluation is completed as if a simplified TEE or a site-specific TEE were required to assess the potential ecological impact to the site.

h.3 Simplified Site Evaluation or Site Specific TEE

The second step of the TEE process was the identification of site-specific features, that where present, demonstrate rare, unique, or protection of ecological conditions.

At the site, no natural area, vulnerable species, extensive habitat, or risks to significant wildlife populations are present. As such, a simplified TEE was appropriate to complete ecological review for the site.

h.4 Simplified TEE

The Simplified Tee was completed as prescribed in WAC 173-340-7492. Based on a review of the Exposure Analysis, Pathway Analysis, and Toxicity Analysis, the proposed remedial action would need to utilize a cleanup standard of 570 mg/Kg for Zinc. All other proposed cleanup standards under MTCA Method A would be sufficient to address the protection of wildlife at the site. As such, the TEE process is ended with the use of the TEE indicator soil concentration for Zinc provided in Table 749-2.

Proposed remedial actions will not result in the accumulation or consolidation of contamination concentrations to a greater degree. Upon completion of the recommended remedial action alternative, site conditions are expected to meet the indicator soil concentrations for all site contaminants.

i. Cleanup Options / Costs

The feasibility of cleanup options is described in detail in the Remedial Site Investigation and Characterization Report.

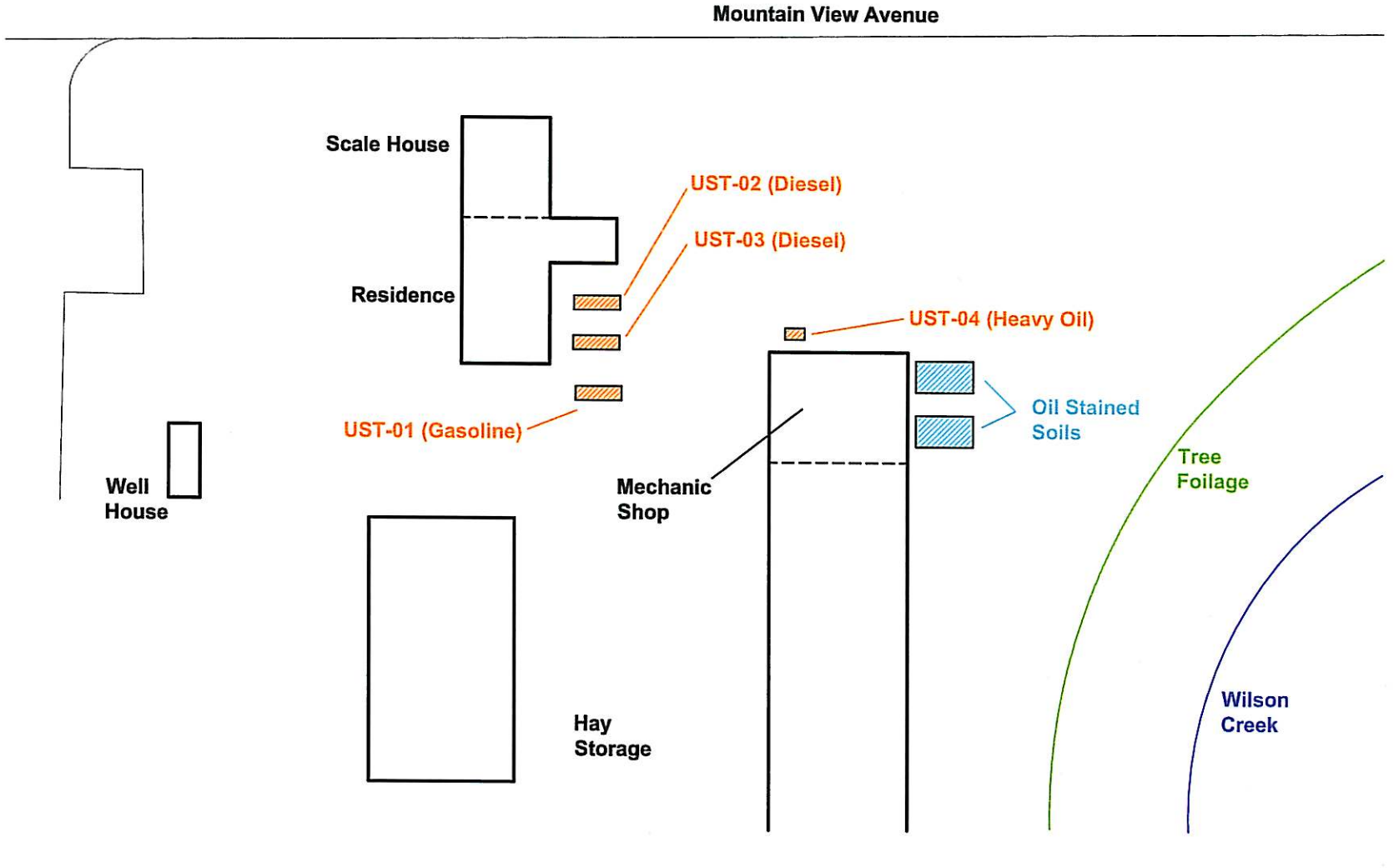
The feasibility of cleanup options and related/costs are the result of a lengthy, in depth remedial site investigation and characterization as presented in the RSI & CR. (The full text of this Report is found in the detached bound copy and/or CD.) The Table of Contents for the Report follows this Section 4.

The RSI & CR Appendix H.2, Remedial Cost Summary is reiterated here in (7. Appendix (F).)

A review of Model Toxic Control Act (MTCA) Method A clean up levels and calculated site-specific Method B cleanup levels, identified MTCA Method A cleanup levels to represent a conservative remedial standard. Based on the use of MTCA Method A cleanup levels, approximately 1,250 to 1,650 cubic yards of petroleum contaminated soil (PCS) were identified at the site. The majority of PCS is located beneath a 4 to 4.5-foot layer of overburden.

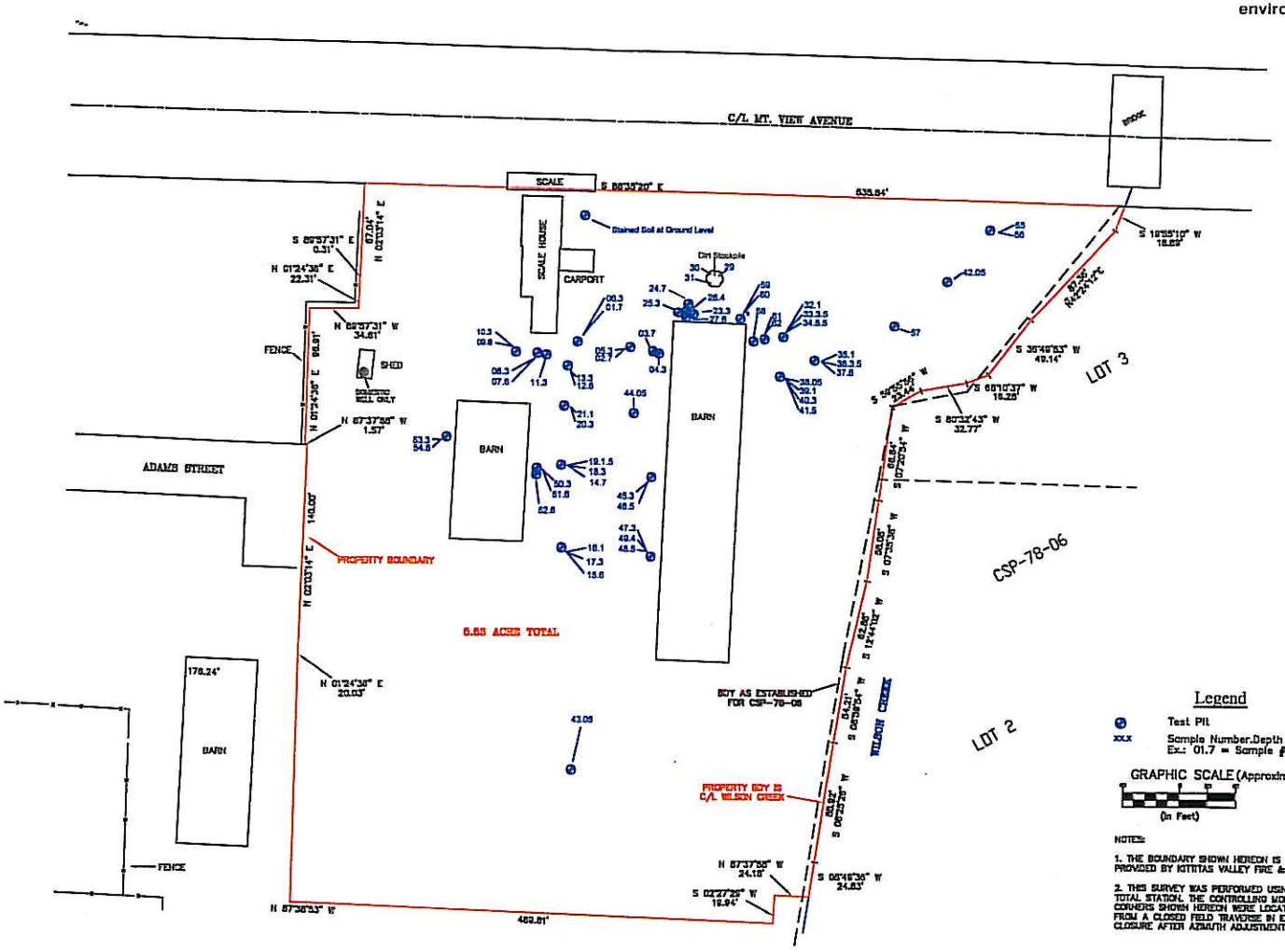
As presented in the RSI & CR and re-stated in the Summary, the recommended remedial strategy is the excavation, transport, and treatment of petroleum contaminated soils; this strategy would provide KVFR assurance, should KVFR proceed with site purchase and redevelopment, that remediation meets MTCA Method A cleanup levels. It would also mean the site would not be subject to on-going future years of groundwater monitoring assessment of indoor vapor intrusions or the likelihood of the experience of "sick building" syndrome if a new facility is constructed. As a municipal, 24 hour occupied residence, critical use facility, KVFR concurred with Method A clean up site remediation as the preferred methodology.

FULCRUM environmental consulting



Fulcrum Environmental Consulting, Inc. 406 North Second Street, Yakima, Washington 98901 p: 509.574.0839 f: 509.575.8453 efulcrum.net Mountain View Brownfield. 11570. SPB. 050812	Mountain View Brownfield 400 East Mountain View Avenue Ellensburg, Washington	UST and Stained Soil Locations	FIGURE 3

FULCRUM environmental consulting



Legend

- Test Pit
- XXX — Sample Number.Depth (in feet) Ex.: 01.7 = Sample #1 at 7 feet

GRAPHIC SCALE (Approximate)

(In Feet)

NOTES:

1. THE BOUNDARY SHOWN HEREON IS BASED ON A TITLE REPORT PROVIDED BY KITTITAS VALLEY FIRE & RESCUE.
2. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND GEODYED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

Base Drawing by Cruse & Associates, Ellensburg, WA

ANS

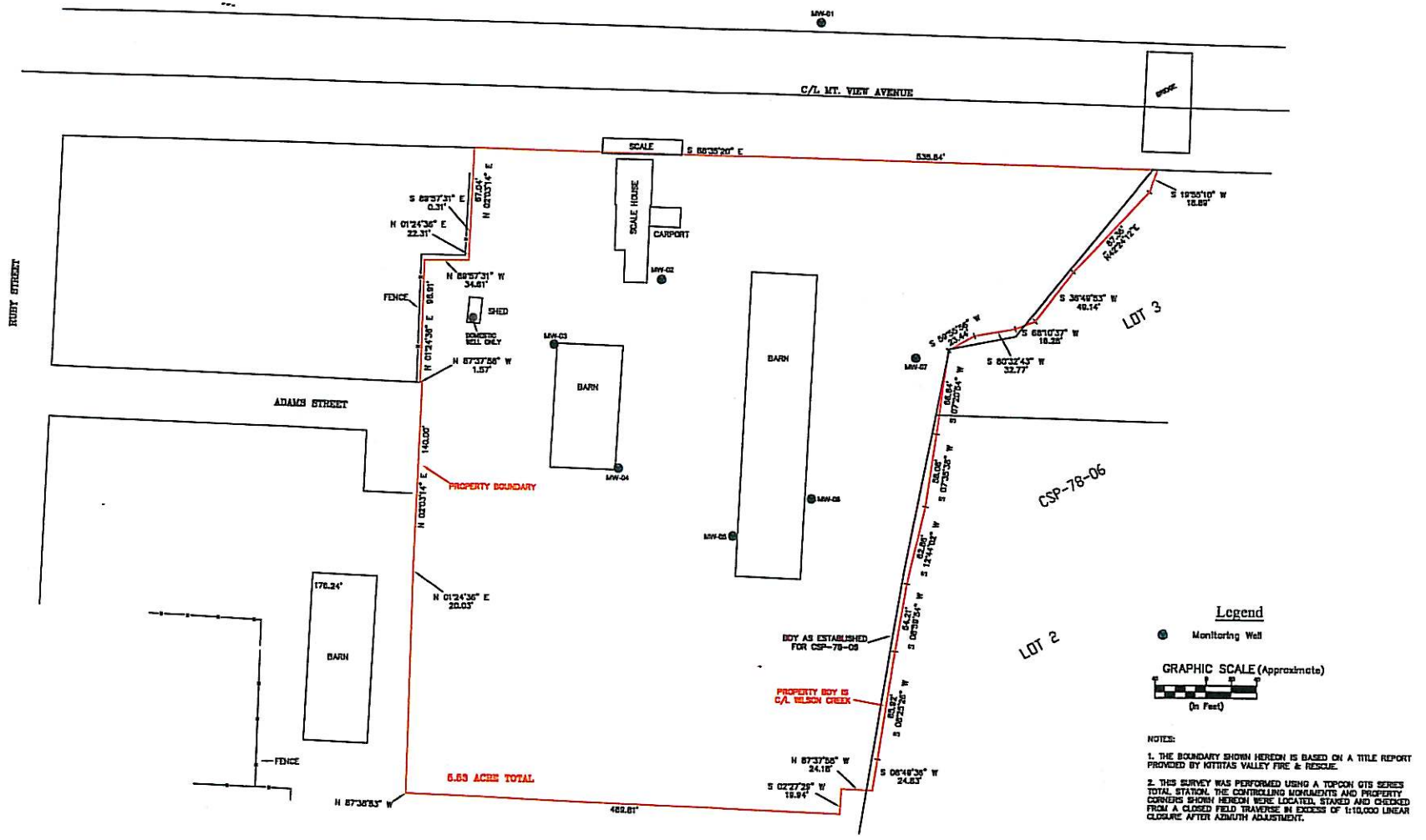
Fulcrum Environmental Consulting, Inc.
406 North Second Street, Yakima, Washington 98901
p: 509.574.0839 f: 509.575.8453 efulcrum.net
Mountain View Brownfield. 11570 . SPB . 032612

Mountain View Brownfield
400 East Mountain View Avenue
Ellensburg, Washington

Soil Sample Location Map

FIGURE 5

FULCRUM environmental consulting



Base Drawing by Cruse & Associates, Ellensburg, WA

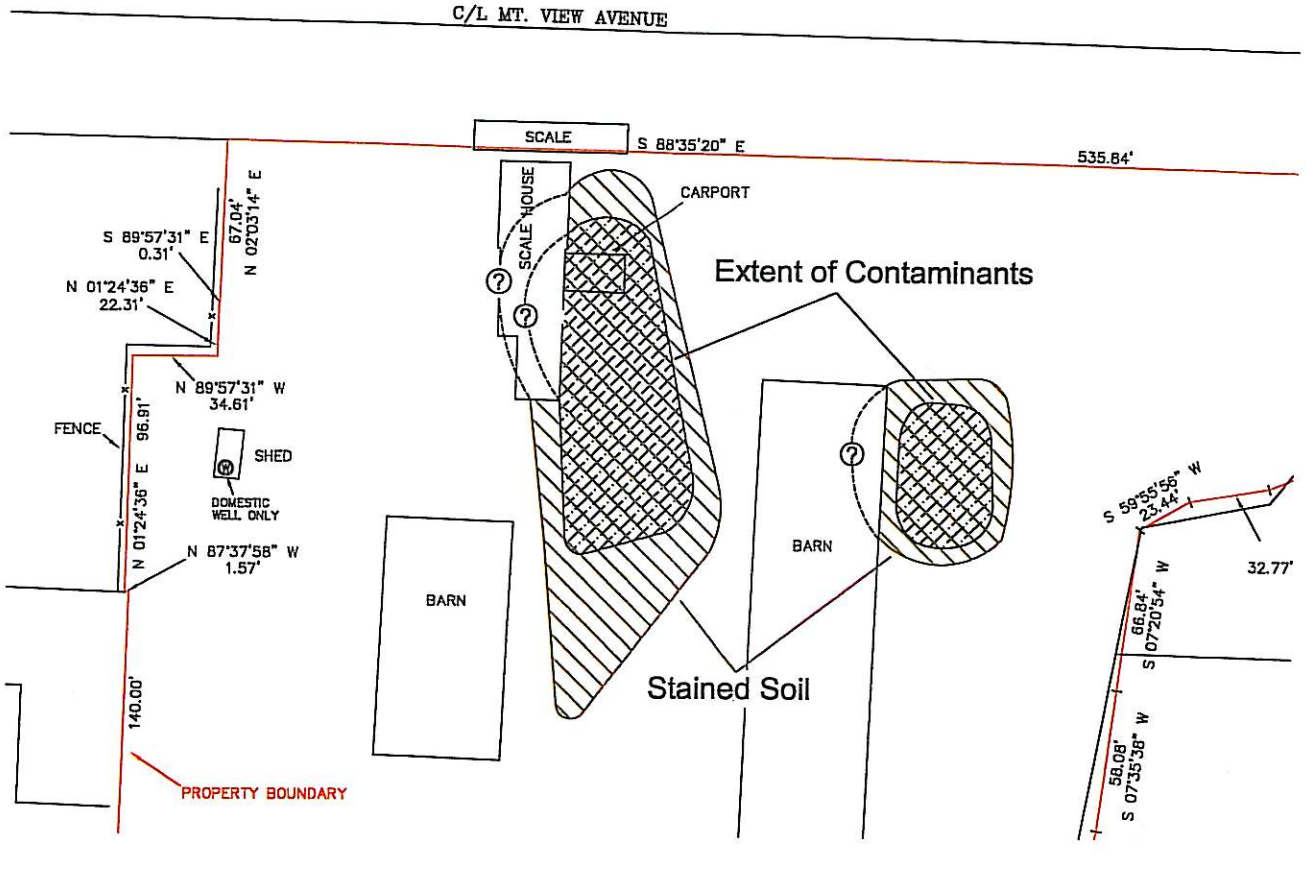
Fulcrum Environmental Consulting, Inc.
406 North Second Street, Yakima, Washington 98901
p: 509.574.0839 f: 509.575.8453 efulcrum.net
Mountain View Brownfield. 11570 . SPD . 033012

Mountain View Brownfield
400 East Mountain View Avenue
Ellensburg, Washington

Monitoring Well Locations

FIGURE
7

FULCRUM environmental consulting



NOT TO SCALE

Base Drawing by Cruse & Associates, Ellensburg, WA

Fulcrum Environmental Consulting, Inc. 406 North Second Street, Yakima, Washington 98901 p: 509.574.0839 f: 509.575.8453 efulcrum.net Mountain View Brownfield. 11570 . SPB . 050812	Mountain View Brownfield 400 East Mountain View Avenue Ellensburg, Washington	Contaminant Extent Map	FIGURE 6

TABLE OF CONTENTS

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

TABLES

APPENDICES

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

Appendix E Groundwater Monitoring Events

1. March 12, 2012 Groundwater Monitoring Event Summary
2. April 30, 2012 Groundwater Monitoring Event Summary
3. June 7, 2012 Groundwater Monitoring Well Summary
4. Groundwater Field Data Summary Tables
5. Laboratory Results Summary Table

Appendix F Domestic Water Well Sampling Event

Appendix G MTCA Method B Site-Specific Cleanup Level Calculations

Appendix H Remedial Action Alternative

1. Remedial Action Alternative Summary Table
2. Remedial Cost Summary

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

5. TASK 2 - REDEVELOPMENT ASSESSMENT and PLANNING / SUMMARY

Task 2 Scope

Task 2 as defined in the KVFR / Traho Architects, P.S. Professional Services Agreement focused on the following deliverables:

a. Physical conditions assessment
b. Regulatory analysis (evaluation of applicable laws and rules)
c. Natural and cultural resources assessment
d. Conceptual site planning and design
e. Redevelopment strategy

a. Physical Conditions Assessment

Review of the following physical characteristics of the Mountain View Avenue site was accomplished through discussions between KVFR, Traho Architects, P.S., Fulcrum Environmental Consulting, Inc., Columbia Geotechnical Associates, Inc. and the City of Ellensburg, as well as through onsite observations and site survey documentation by Cruse and Associates, PLLC:

- Water, sewer, and power infrastructure
- Soils and topography
- Transportation and site access
- Environmental critical areas

These characteristics were recognized as important considerations in creating a workable site plan for redevelopment and complying with environmental regulations on development. (Refer to the Site Plan – Proposed Development, at the end of this Section 5.)

b. Regulatory Analysis

Traho Architects, P.S. engaged the City of Ellensburg's Community Development Department upon notice to proceed with the project. Initial discussions centered around regulatory land use and zoning issues relative to their impact on the Task 1 soil sampling tests and installation of groundwater monitoring wells.

Determination was made that since site disturbance for Task 1 investigation would be minimal, less than 500 cubic yards of material would be disturbed, and there would be no disturbance to the flood zone, a SEPA checklist was not required. It was also decided that Critical Areas procedures were not needed because of the seven monitoring wells (MW) installed, only one (MW-07) was located within the 85' critical area buffer from the centerline of Wilson Creek; very little ground disturbance occurred with the installation of these wells; and the onsite soil sampling testing did not add fill or displacement to the flood zone. Additionally, heavy equipment was not employed within this buffer, during soil sampling.

The City of Ellensburg's Community Development and Public Works Departments were again consulted on the subject of a potential future KVFR station as a redevelopment strategy. Results of the formal, project Pre-Application Meeting held with them are reflected in the Concept Site Plan, see d. below.

The Pre-Application Meeting notes, KVFR Miscellaneous Land Use Planning Notes, and Public Works comments based on the Pre-Application Meeting are attached in 8. Appendix (C.)

A number of generalized conclusions were reached as a result of the Pre-Application Meeting:

- The site is located in the Highway Commercial (C-H) zone, and public services such as a fire station are a permitted use.
- Ellensburg's Land Development Code is undergoing an update; thus a new Code will be in effect when the (proposed) KVFR station is being designed.
- It is yet to be finally determined if and how the SEPA checklist process, Critical Areas Review and Floodplain Report will be separated for the three phases of project development: site demolition, contamination cleanup operations and project development.
- KVFR and project representatives/consultants will meet with the City of Ellensburg again, upon (presumed) purchase of the site, to begin to sort out the specific regulatory impacts of each of the three phases of future site activity; this is the first project of this type for the City with environmental cleanup likely preceding development by an extended period of time.
- A (proposed) new station will be subject to review through the Ellensburg Landmarks and Design Commission.
- Prior to breaking ground, the SEPA Checklist, Critical Areas Review, Floodplain Report and design review with the Landmarks and Design commission must be complete, as well as the engineering and permitting process for design.
- The site is served by needed utilities.
- A hand drawn schematic concept site plan reviewed appeared to be acceptable to the City.

c. Natural and Cultural Resources Assessment

The objective of this task was to identify and characterize environmentally sensitive areas and potential cultural resources at the project site. These assessments informed conceptual plans for redevelopment to avoid and minimize potential impacts to natural and cultural resources and comply with local state, and federal laws and regulations.

Environmentally sensitive areas

- A critical review has identified the Ordinary High Water Mark on the property. (Refer to the Cruse & Associates Mackner Estate Property Topographical Survey, which locates the Ordinary High Water Mark and the Flood Zone Boundary, at the end of this Section 5.)
- The regulatory framework for redevelopment with the 500-year floodplain of Wilson Creek was confirmed with the City of Ellensburg's Community Development Department: (proposed) development will result in no net increase in the floodplain elevation.

Cultural Resources Assessment

- A cultural resources assessment was conducted to estimate the potential of encountering historic and cultural resources on the property for compliance with state and federal laws.

The IPG funding source necessitated compliance with Section 106 of the National Historic Preservation Act (NHPA) as defined in 36 CFR Part 800, which requires that all federal agencies consider cultural resources as part of all licensing, permitting, and funding decisions; that they consult with the Washington State Department of Archeology and Historic Preservation (DAHP) to assure that cultural resources were identified; and that they obtain the formal opinion of the Office on the site's significance and the impact of action upon the site.

Columbia Geotechnical Associates, Inc., completed all the steps necessary to comply with Section 106, including background research; field work related to historic period uses of the site; field and lab work associated with a review of pre-historic uses of the site; and draft and final reporting.

The initial background research culminated in the determination of the Area of Potential Effects (APE).

Traho Architects solicited and received the concurrence of the DAHP for the determination of the APE, as required by the Section 106 process.

Traho solicited and received the concurrence of The Confederated Tribes of the Colville Reservation for the determination of the APE, also required by the Section 106 process.

Traho solicited concurrence with the Tribal Historic Preservation Officer of the Confederated Tribes and Bands of the Yakama Nation. Correspondence with DAHP, Confederated Tribes of the Colville Reservation and Confederated Tribes and Bands of the Yakama Nation is included in 8. Appendix (A.)

Columbia Geotechnical Associates, Inc. prepared the final Cultural Resources Assessment for the Mountain View Redevelopment Plan, after conducting a comprehensive archeological survey of the site. This report summarized the cultural resource survey of the project area and assessed potential adverse effects to historic properties under Section 106 of the NHPA.

Archeological testing identified the presence of historic-era domestic debris in the northeast portion of the project area. Existing buildings and structures within the project area were also identified. Research suggests that none of these resources are eligible for the National Register of Historic Places.

The final Cultural Resources Assessment was transmitted to DAHP, The Confederated Tribes of the Colville Reservation, and the Confederated Tribes and Bands of the Yakama Nation. The report is contained here as 8. Appendix (B.)

d. Conceptual Site Planning and Design

Informed by the findings of the remedial investigation of Task 1 and further based on discussion with KVFR and the City of Ellensburg as to their respective wishes, requirements and plans for the future, a Site Plan – Proposed Development drawing was designed by Traho Architects, P.S. It provides information sufficient to support pre-application meetings with regulatory agencies. The drawing illustrates existing features of the site as well as proposed features including the potential layout and scale of the new regional fire station; vehicle (private as well as specific to KVFR access) access for vehicles from both Mountain View Avenue to the north and Adams Street to the west; parking; and open space.

As noted in the Remedial Site Investigation and Characterization Report, proposed redevelopment of the site includes construction of a regional fire station, associated administrative offices, crew living quarters, and public use spaces. Due to site land use restrictions associated with Wilson Creek, the proposed building location is directly over the identified PCS. The preferred remedial strategy is the excavation and offsite disposal or treatment of contaminated soil and conduct groundwater monitoring to confirm absence of residual groundwater contamination. Figure 11 Proposed Structure Footprint follows at the back of this Section 5.

The Site Plan – Proposed Development drawing reflects topography and survey information developed by Cruse and Associates, PLLC. Their recorded survey provides detailed site information as follows:

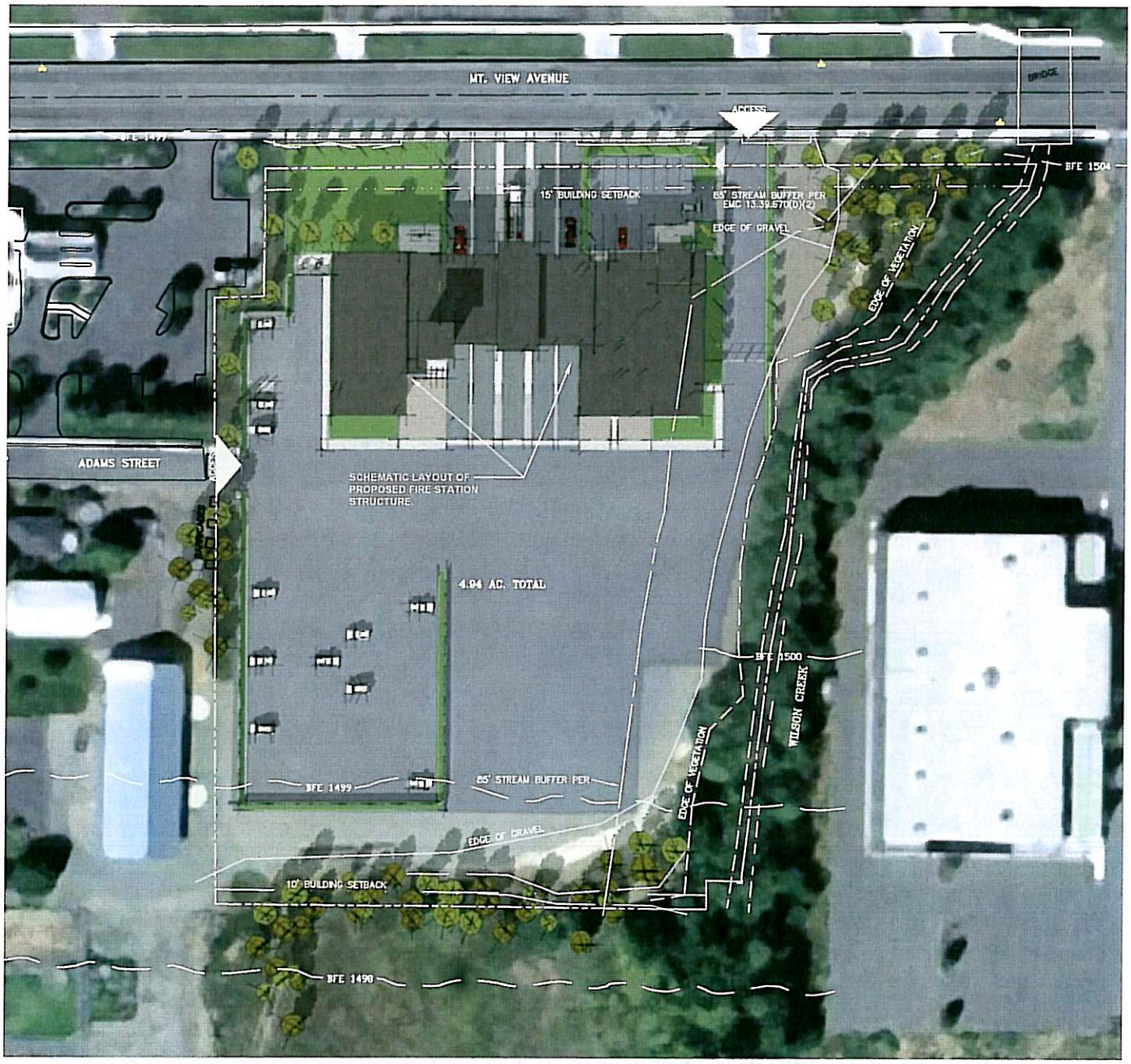
- Property Information - Legal description of Property, easements, property lines, and area of Property
- Protected environmental critical areas
- Existing Features - Utilities, streets, structures, contours and elevations, the Ordinary High Water Mark, floodplain boundary, and 85' critical areas buffer adjacent to Wilson Creek

The recorded survey follows at the back of this Section 5.

e. Redevelopment Strategy

Several related elements of site redevelopment are noted within the text of this Final Report:

- The key steps for implementing the cleanup of the Mountain View Avenue site, including timelines, are contained within the Remedial Site Investigation and Characterization Report.
- The key steps in meeting regulatory requirements for demolition, cleanup and construction development are noted within the Phase I ESA and RSI & CR. The Pre-Application Meeting Notes, KVFR Miscellaneous Land Use Planning Notes and Public Works comments also note these key steps, and are located in 8. Appendix (C.)
- A concept Site Plan – Proposed Development has been prepared and is included in this Section 5.
- Concept design for the appearance of the proposed new fire station has been prepared. The Concept Design is included at the end of this Section 5.



SITE NOTES:

1. LAYOUT STRUCTURES AND HARDSCAPE TO MEET SET BACKS AND FLOOD ZONE REQUIREMENTS.
2. COORDINATE NOTE #1 WITH FIRE STATION PROGRAM REQUIREMENTS AND BUILDABLE AREA.

1 / A1.4 SITE PLAN – PROPOSED DEVELOPMENT

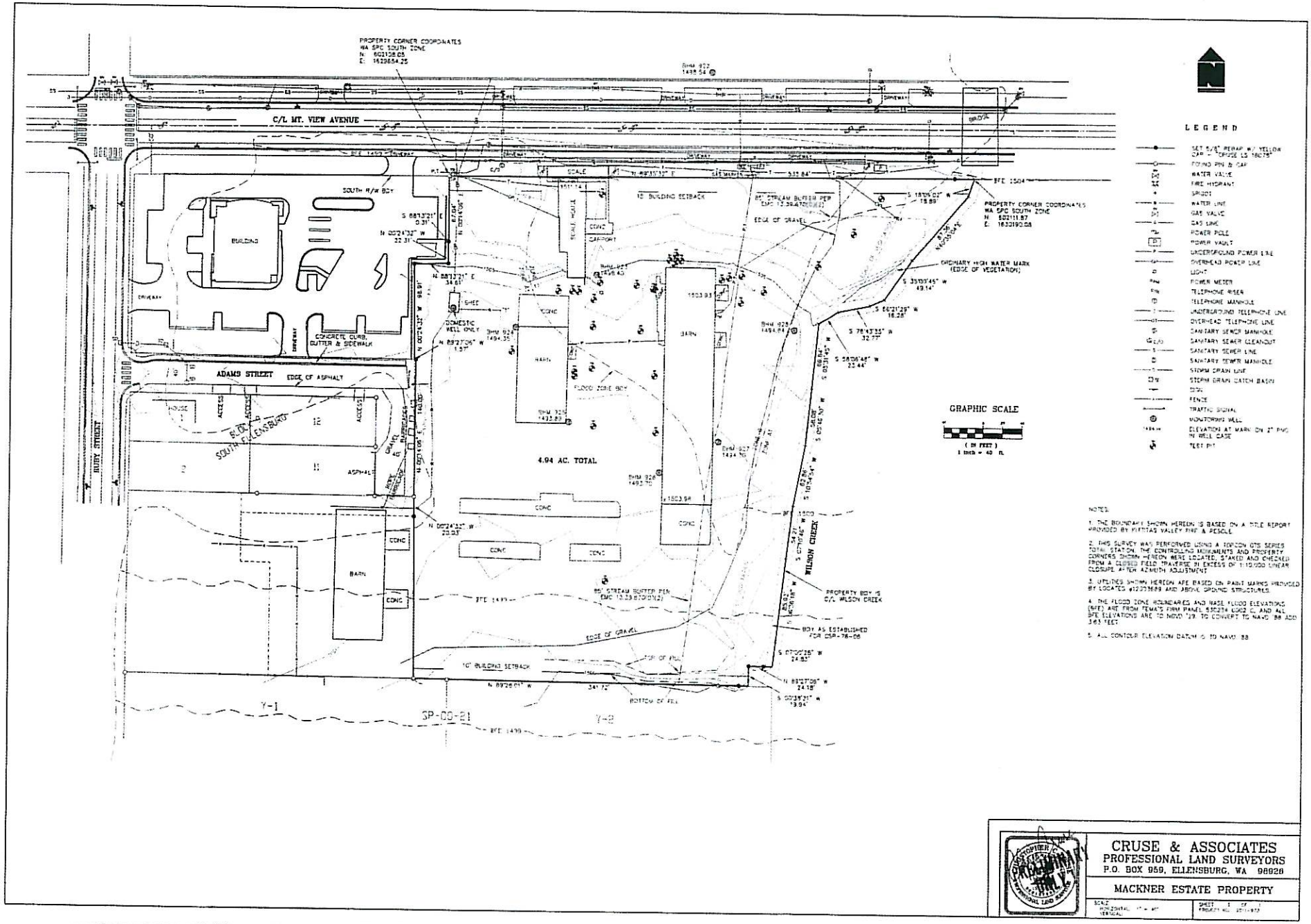
1" = 100'-0"

N

0 100'

Scale in feet

DATE 10.12.2012 SHEET A1.4	SHEET TITLE SITE PLAN - PROPOSED DEVELOPMENT	TRAHO ARCHITECTS, P.S. 1460 N. 16th AVENUE, SUITE A - YAKIMA, WA 98902 P: (509) 452-0609 F: (509) 452-0578 WWW.TRAHO.COM	PROJECT FIRE DISTRICT HQ ELLENSBURG, WASHINGTON FOR: KITTITAS COUNTY FIRE DISTRICT No. 2



NOTES:

1. THE BOUNDARY SHOWN HEREON IS BASED ON A TITLE REPORT PROVIDED BY KITTITAS VALLEY TITLE & ESCROW.

2. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

3. UTILITIES SHOWN HEREON ARE BASED ON PAINT MARKS PROVIDED BY LOCATES #12233689 AND ABOVE GROUND STRUCTURES.

4. THE FLOOD ZONE BOUNDARIES AND BASE FLOOD ELEVATIONS (BFE) ARE FROM FEMA'S FIRM PANEL 530234 0002 C, AND ALL BFE ELEVATIONS ARE TO NGVD '29. TO CONVERT TO NAVD '88 ADD 3.63 FEET.

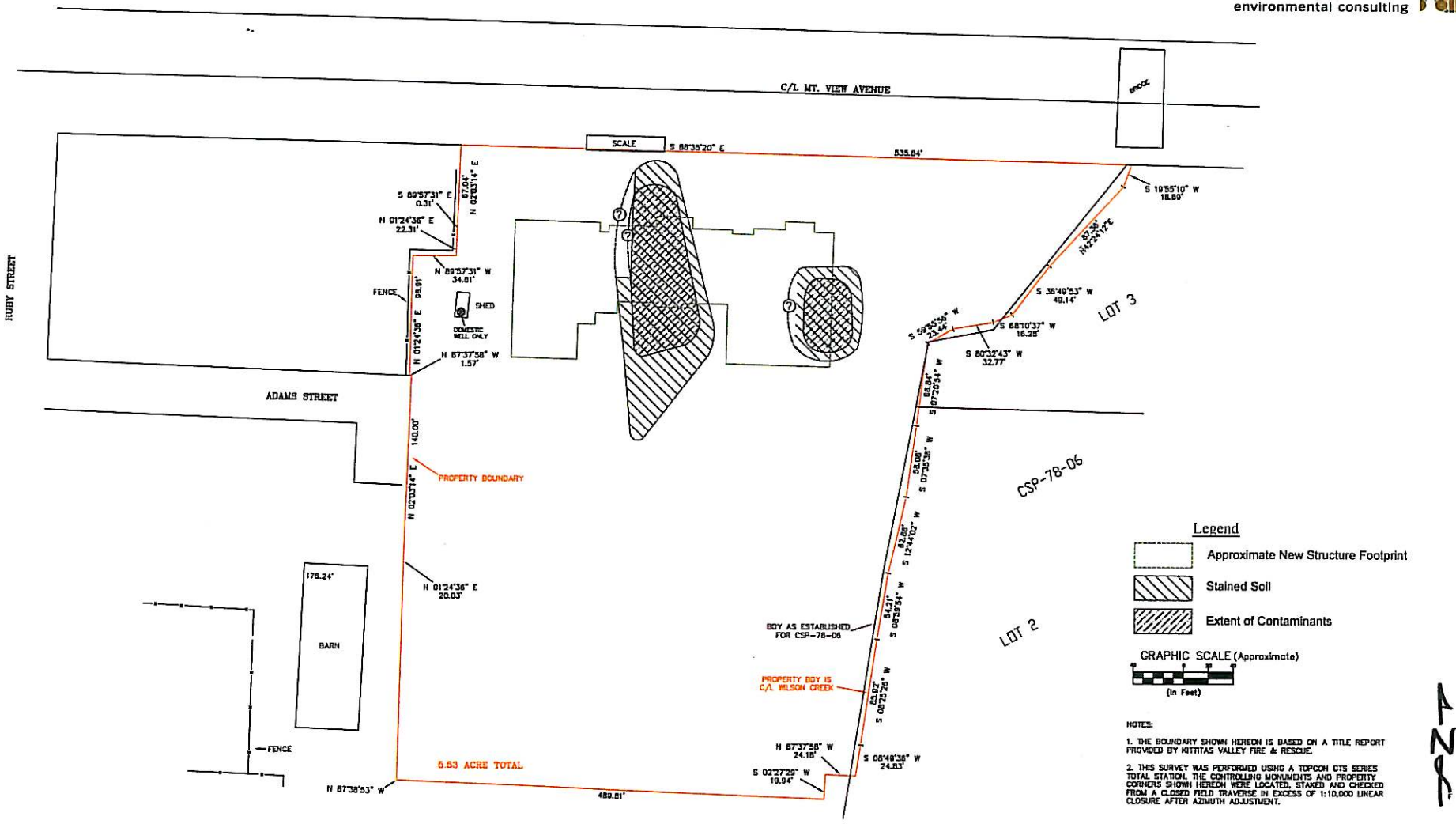
5. ALL CONTOUR ELEVATION DATUM IS TO NAVD 88.

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 959, ELLENSBURG, WA 98926

MACKNER ESTATE PROPERTY

SCALE: HORIZONTAL 1" = 40' VERTICAL
SHEET 1 OF 1
PROJECT NO. 2011-057

FULCRUM environmental consulting



Base Drawing by Cruse & Associates, Ellensburg, WA

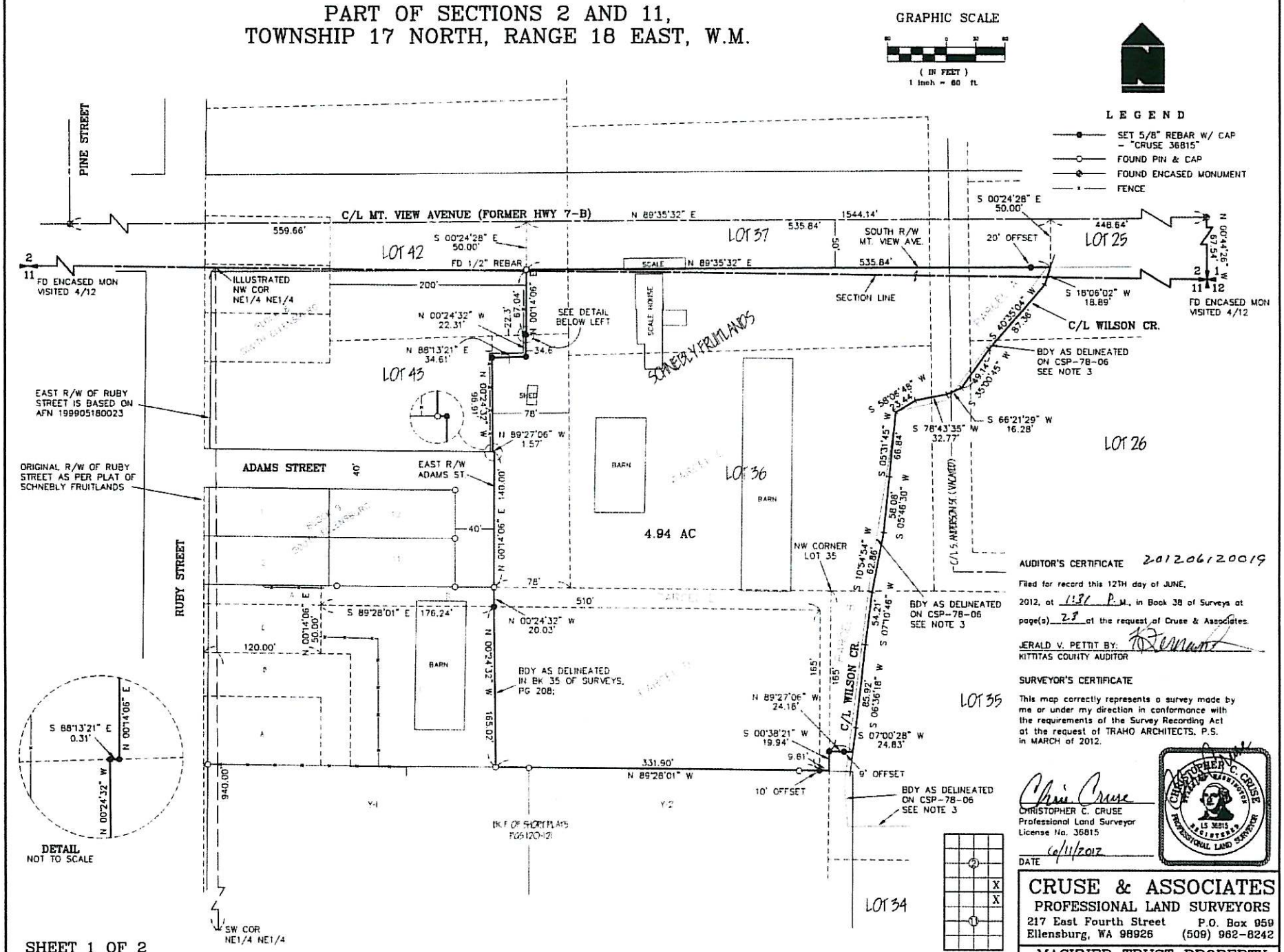
Fulcrum Environmental Consulting, Inc.
406 North Second Street, Yakima, Washington 98901
p: 509.574.0839 f: 509.575.8453 efulcrum.net
Mountain View Brownfield. 11570 . SPB . 060112

Mountain View Brownfield
400 East Mountain View Avenue
Ellensburg, Washington

Proposed Structure Footprint

FIGURE
11

PART OF SECTIONS 2 AND 11, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



AUDITOR'S CERTIFICATE 201206120019

Filed for record this 12TH day of JUNE, 2012, at 1:31 P.M., in Book 38 of Surveys at page(s) 29 at the request of Cruse & Associates.

JERALD V. PETTIT BY:
KITTITAS 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 at the request of TRAHO ARCHITECTS, P.S. in MARCH of 2012.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

6/11/2012
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

MACKNER TRUST PROPERTY

SHEET 1 OF 2

PART OF SECTIONS 2 AND 11, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF TRACTS 25 AND 26, SCHNEBLY FRUIT LANDS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 37, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SOUTH ANDERSON STREET WITH THE SOUTH BOUNDARY LINE OF SECONDARY STATE HIGHWAY NO. 7-B; THENCE RUNNING EASTERLY ALONG SAID SOUTH BOUNDARY LINE 115 FEET, MORE OR LESS, TO THE CENTER LINE OF WILSON CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 155 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF SAID TRACT 26; THENCE WEST 20 FEET TO THE CENTER LINE OF SOUTH ANDERSON STREET; AND THENCE NORTH ALONG SAID CENTER LINE 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF TRACT 35, SCHNEBLY FRUIT LANDS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 37, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE 55 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID NORTH BOUNDARY LINE WITH THE CENTER OF WILSON CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 170 FEET, MORE OR LESS, TO A POINT WHICH IS 165 FEET SOUTH OF AND 15 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 35; THENCE WEST 15 FEET TO THE WEST BOUNDARY LINE OF SAID TRACT 35; AND RUNNING THENCE NORTH 165 FEET, MORE OR LESS, ALONG SAID WEST BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL C

LOT 36, EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT, BEGINNING AT A POINT WHERE THE CENTER LINE OF WILSON CREEK INTERSECTS THE EAST BOUNDARY LINE OF SAID TRACT 36, SAID POINT BEING 130 FEET SOUTH OF THE SOUTH BOUNDARY LINE OF SECONDARY STATE HIGHWAY NO. 7-B; THENCE EAST ALONG THE CENTERLINE OF SAID CREEK 20 FEET TO THE CENTER LINE OF SOUTH ANDERSON STREET; THENCE SOUTH ALONG SAID CENTER LINE OF SAID STREET 190 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT 35, SCHNEBLY FRUIT LANDS; THENCE WEST 75 FEET, MORE OR LESS, ALONG BOUNDARY LINES COMMON TO SAID TRACTS 35 AND 36 TO POINT OF INTERSECTION WITH THE CENTER LINE OF WILSON CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF WILSON CREEK 203 FEET, MORE OR LESS, TO ITS POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 36, SCHNEBLY FRUIT LANDS AND THE POINT OF BEGINNING.

THAT PORTION OF LOT 37 LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF KITTITAS HIGHWAY; THE EAST 78 FEET OF LOT 43, EXCEPT THE NORTH 22.3 FEET OF THE WEST 34.6 FEET OF THE SAID EAST 78 FEET;

THAT PORTION OF LOT 42 LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF KITTITAS HIGHWAY, EXCEPT THE WEST 200 FEET THEREOF;

ALL IN SCHNEBLY FRUIT LANDS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 37, RECORDS OF SAID COUNTY.

PARCEL D

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES EAST OF THE WEST LINE PROJECTED OF THAT PORTION OF LOT 43, SCHNEBLY FRUITLANDS, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 37, RECORDS OF KITTITAS COUNTY, WASHINGTON, WHICH IS 78 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 43;

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WHICH IS 940.0 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION, AND RUNNING THENCE EAST 120 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50 FEET; THENCE EAST 510 FEET; THENCE SOUTH 165 FEET; AND THENCE WEST 480 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID COUNTY ROAD, 115 FEET; THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING

PARCEL E

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES SOUTH OF LOT 36 AND THAT PORTION OF LOT 43, WHICH LIES 78 FEET WEST OF LOT 36, BOTH LOTS OF SCHNEBLY FRUIT LANDS, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 37, RECORDS OF KITTITAS COUNTY, WASHINGTON; AND LIES WEST OF THE WEST BOUNDARY OF LOT 35 OF SAID SCHNEBLY FRUITLANDS; AND LIES EAST OF THE WEST LINE PROJECTED OF THE ABOVE DESCRIBED PORTION OF LOT 43; AND NORTH AND EAST OF THE FOLLOWING DESCRIBED PARCEL;

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WHICH IS 940.0 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION, AND RUNNING THENCE EAST 120 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50 FEET; THENCE EAST 510 FEET; THENCE SOUTH 165 FEET; AND THENCE WEST 480 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID COUNTY ROAD 115 FEET; THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS, IMPROVEMENTS OR ENCUMBRANCES WHICH MAY PERTAIN TO THIS PROPERTY.

3. THE CENTERLINE OF WILSON CREEK IS THE DESCRIBED BOUNDARY FOR THIS PROPERTY AND THE ADJOINING PROPERTY SURVEYED IN CSP-78-06. THE BOUNDARY AS DELINEATED ON CSP-78-06 IS IN CONFLICT WITH THE CURRENT LOCATION OF THE CENTERLINE OF WILSON CREEK AND OVERLAPS ONTO THIS PROPERTY UP TO 9 FEET.

4. THE ORIGINAL PLATTED BOUNDARIES OF SCHNEBLY FRUITLAND AND SOUTH ADDITION ARE BASED ON BOOK 33 OF SURVEYS, PAGE 162 AND THE SURVEYS REFERENCED THEREON.

5. ADAMS STREET RIGHT OF WAY IS BASED ON THE PLAT OF SCHNEBLY FRUITLAND AND EXISTING MONUMENTS FOUND.

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

6/11/2012

AUDITOR'S CERTIFICATE 201206120019

Filed for record this 12TH day of JUNE,
2012, at 1:51 P.M., in Book 38 of Surveys at
page(s) 24 at the request of Cruse & Associates.

JERALD V. PETTIT BY:
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

MACKNER TRUST PROPERTY

TRAHO
ARCHITECTS, P.S.

TRAHO
ARCHITECTS, P.S.

TRAHO
ARCHITECTS, P.S.

TRAHO
ARCHITECTS, P.S.

6. OUTCOMES ACHIEVED

6. OUTCOMES ACHIEVED

The following list summarizes the specific reports/outcomes generated during completion of the Remedial Action Integrated Planning Grant #G1200098.

1. Phase I ESA, prepared by Fulcrum Environmental Consulting, Inc.
2. Remedial Site Investigation and Characterization Report, prepared by Fulcrum Environmental Consulting, Inc.
3. MTCA Method B Site – Specific Cleanup Level Calculations prepared by Fulcrum Environmental Consulting, Inc. and included in their Remedial Site Investigation and Characterization Report.
4. Terrestrial Ecological Evaluation (TEE) per Model Toxic Control Act, (MCTA) prepared by Fulcrum Environmental Consulting, Inc. and included in their Remedial Site Investigation and Characterization Report.
5. Cost estimates of remedial alternatives in the Fulcrum RSI & CR.
6. Recorded Site Survey, prepared by Cruse and Associates, PLLC.
7. Design Survey: Topographical, Utilities, Critical Areas, Mapping, prepared by Cruse and Associates, PLLC.
8. Section 106 Process including Area of Potential Effect (APE) Letter and Cultural Resources Assessment Report, prepared by Columbia Geotechnical Associates, Inc.
9. Formal Pre-Application Meeting with the City of Ellensburg re: Regulatory requirements for site demolition, contamination cleanup operations and project development, coordinated and documented by Traho Architects, P.S.
10. Site Plan – Proposed Development, prepared by Traho Architects, P.S.
11. Concept Design / Three Dimensional Drawings, prepared by Traho Architects, P.S.
12. Final Report, prepared by Traho Architects, P.S.

7. APPENDIX / TASK 1 ITEMS

7A. KVFR Mountain View Brownfields Redevelopment Planning IPG Application

7B. Remedial Action IPG Agreement Number G1200098

7C. Professional Services Agreement

7D. Meeting Notes, March 22, 2012

7E. Phase I ESA Executive Summary

7F. Remedial Cost Summary

KITTITAS VALLEY FIRE AND RESCUE DISTRICT II
MOUNTAIN VIEW BROWNFIELDS REDEVELOPMENT PLANNING
INTEGRATED PLANNING GRANT APPLICATION

1. Project Description

The purpose of the Mountain View Redevelopment Integrated Planning Grant is to assist Kittitas County Fire District 2 (Kittitas Valley Fire and Rescue) to conduct environmental due diligence and identify potential redevelopment options for the site that complement other nearby developments and provide community benefit. The Mountain View project will include environmental investigation, natural and cultural resources study, engineering feasibility study, and community involvement to develop a conceptual redevelopment plan and implementation strategy. This project is an ideal fit for an IPG, because it will leverage cleanup of a brownfield property to achieve environmental and community benefits.

2. Background

The City of Ellensburg currently leases a downtown fire station to Kittitas County Fire District 2 (Kittitas Valley Fire & Rescue) for use as their District headquarters. The lease is set to expire in the next 6 years and the District needs to find a new home. After extensive station location studies which triangulate their response times and frequencies, the District has identified a site on Mountain View Road that would be ideal for their new station. The site identified is Mackner Scales at 400 East Mountain View Avenue with historic use as petroleum station, truck weigh station, and with its current use as a diesel filling station. The 5-acre site also has potential for the City to co-locate a senior center (a needed new facility) and there is habitat restoration potential for the urban stream that borders the property.

In 2005 PLSA Engineering & Surveying conducted some preliminary soil and groundwater sample on this site. One tank was removed and sampled near the northwest corner of the property by the truck mechanics shop. The other investigated area was near the southeast corner of the property near the residence. Near the residence there was no tank present, but soils had a strong petroleum odor when soil and groundwater samples were taken. Sampling results showed concentrations of heating oil range petroleum hydrocarbons that exceed MTCA levels. Concentrations of petroleum contamination in the soil samples for the residential area of the property were relatively low compared to levels in groundwater. There are likely more tanks present on the property in unknown locations.

3. Redevelopment Potential

This subject property is located south of the downtown area and borders the east branch of Wilson Creek. The subject property is along Mountain View Avenue, a newly updated and revived arterial in Ellensburg. Neighboring properties are mostly highway commercial with banks, retail stores, medical offices and senior housing. The majority of development along

Mountain View is new within the last 10 years. The subject property is an obvious blight in the area as the only non-redeveloped section along the road.

4. Sustainable Redevelopment

The redevelopment of the Property will be based on a triple bottom line approach that seeks to create benefits to the environment, the economy, and the community.

Environment	Economy	Community
Cleanup of historical contamination	Increase the value of the Property and surrounding neighborhood	Provide fire station, community center, and open space in the City
Reduce risks to the environment	Increase tax revenue generated from Property	Redevelop a blighted property that impacts a residential neighborhood
Provide habitat restoration	Increase the value of the Property and surrounding neighborhood	Remove a public health risk and restore habitat for endangered species

5. Elements of Integrated Work Program

Adaptive reuse of the Property is a complicated undertaking that will require coordinated analysis of environmental, site planning, and financial issues. The IPG will support the Fire District in conducting the key first steps in the cleanup and redevelopment process (see Figure 2—colored boxes represent tasks that will be completed with IPG funds, and unfilled boxes represent future tasks that will need to be completed to implement the project). The IPG project will integrate the necessary technical studies to provide the City with a remedial investigation and feasibility study, a preliminary site plan, and a redevelopment strategy (see Figure 3). The following scope of work describes each of the major work program tasks in more detail.

Task 1 Remedial Investigation Data Collection & Analysis

The Washington State Model Toxics Control Act (MTCA) outlines a process for remediating contaminated sites. A remedial investigation is the step in that process that characterizes the nature and extent of contamination. This task will involve the following steps:

- Negotiate a scope of work with Ecology to characterize the nature and extent of contamination on the Property.
- Conduct on-site sampling of soil and groundwater. Sample locations and specific contaminants analyzed will be determined by research on the historical uses of the Property and recognized environmental concerns.
- Analyze results of sampling and review with Ecology.
- Conduct additional sampling if needed to fill data gaps to develop a complete understanding of contamination and to identify the site, if feasible.

It is important to note that MTCA defines a contaminated "site" based on the extent of contamination, not on property boundaries. Collection of samples beyond the Property boundaries may be required to complete the remedial investigation if information indicates the possibility of contamination extending beyond these limits.

Task 2 Redevelopment Assessment

Subtask 2.1—Physical Conditions Assessment. Review of the physical characteristics of the Property, including:

- Water, sewer, and power infrastructure
- Soils and topography
- Transportation and site access
- Environmental critical areas
- Cultural resources

These characteristics are all important considerations in developing a site plan for redevelopment and complying with environmental regulations on development. The conditions assessment will be conducted at the beginning of the project to inform the creation of conceptual site plans.

Subtask 2.2—Regulatory Analysis. Review local plans and codes to ensure that redevelopment plans comply with regulations and to develop an environmental review and permitting strategy. State and federal regulations will be addressed as applicable.

Subtask 2.3 Natural and Cultural Resources Assessment

The objective of this task is to identify and characterize environmentally sensitive areas and potential cultural resources at the project site. These assessments will inform conceptual plans for redevelopment to avoid and minimize potential impacts to natural and cultural resources and comply with local, state, and federal laws and regulations.

- Conduct a critical areas study to identify the ordinary high water mark on the property and assess the regulatory framework for redevelopment within the 500-year floodplain of Wilson Creek.
- Conduct a cultural resources assessment to estimate the potential of encountering historic and cultural resources on the property for compliance with state and federal laws.

Subtask 2.4—Conceptual Site Design. A conceptual site design will be prepared for the new fire station, new senior center, and public access natural areas restoration site. The conceptual drawings will illustrate potential layout and scale of buildings, access, parking, and open space. The design will be reviewed with the City, its partners, and community stakeholders.

Task 3 Remedial Investigation & Feasibility Study Report

Data collected in Task 1 will be incorporated into a remedial investigation report designed to meet MTCA requirements and include key elements such as a beneficial water use evaluation, conceptual site model, and human health and ecological risk assessment. The feasibility study is the next step in the cleanup process after the remedial investigation. The feasibility study reviews potential options for cleanup of a contaminated site and recommends a preferred remedial alternative. The remediation options will be designed to support the future use of the Property envisioned in the Conceptual Site Plan Alternatives. Opportunities for cost savings and efficiencies between cleanup and redevelopment will be identified. This study will provide the City with preliminary cleanup cost estimates, position the Property for cleanup funding, and move the Property further through the MTCA process. One combined remedial investigation and feasibility study report will be prepared to integrate the two steps and create a more efficient process.

Depending on the anticipated funding sources for implementing the cleanup and the administrative pathway through which it will be conducted, a public comment period may be required for the feasibility study. If required, the public comment period could involve a public meeting to present the study, notice in local newspapers, placing copies of the feasibility study in the public library, and a 30-day period for interested parties to comment on the report.

Task 4 Site Planning and Redevelopment Strategy

Subtask 4.1—Preliminary Site Plan. Based on the Conceptual Site Plan, a site plan will be drafted that is informed by the findings of the remedial investigation and feasibility study. The site plan drawings will be designed to provide information sufficient to support preapplication meetings with regulatory agencies. They will include:

- Property Information—Legal description of Property, covenants and restrictions, easements, property lines, and area of Property
- Protected environmental critical areas
- Existing Features—Utilities, streets, structures, contours and elevations, and significant vegetation
- Proposed Features—New easements or property line adjustments, building locations and scale, existing structures to remain, changes in contours and elevations, revegetation and landscaping, changes to utilities, new walkways and streets

Subtask 4.2—Redevelopment Strategy. The key steps for implementing the cleanup and redevelopment project will be integrated into a redevelopment strategy. This report will articulate a financing strategy and step-by-step work program to successfully accomplish the redevelopment.

Project Schedule

ESTIMATED PROJECT START: **August 1, 2011**

Task 1: Remedial Investigation Data Collection & Analysis

August-November

Task 2: Redevelopment Assessment

August- November

Task 3: Remedial Investigation & Feasibility Study Report

November-March

Task 4: Site Planning and Redevelopment Strategy

November-March

ESTIMATED PROJECT COMPLETION: **March 1, 2012**


Adams St
Image U.S. Geological Survey
© 2010 Google

Grant No. G1200098
Kittitas IPG
Kittitas County Fire District 2

REMEDIAL ACTION INTEGRATED PLANNING GRANT
AGREEMENT NUMBER G1200098
BETWEEN THE
STATE OF WASHINGTON DEPARTMENT OF ECOLOGY
AND THE
KITTITAS COUNTY FIRE DISTRICT 2

This is a binding agreement entered into by and between the state of Washington Department of Ecology, hereinafter referred to as the DEPARTMENT, and the Kittitas County Fire District 2, hereinafter referred to as the RECIPIENT, to carry out the activities described herein.

RECIPIENT ADDRESS	Kittitas County Fire District 2 102 North Pearl Ellensburg, WA 98926
RECIPIENT REPRESENTATIVE	Pat Clerf
RECIPIENT CONTACT	John Sinclair, 509-856-7714
RECIPIENT FINANCIAL CONTACT	Amber Simon, 509-923-7232
DEPARTMENT GRANT MANAGER	Lydia Lindwall, 360-407-6067 llin461@ecy.wa.gov
DEPARTMENT TECHNICAL CONTACT	John Means, 360-407-7188
FUNDING SOURCE	Local Toxics Control Account (LTCA)
MAXIMUM ELIGIBLE COST	$200,000
STATE GRANT SHARE	$200,000
RECIPIENT GRANT SHARE	$0
MAXIMUM STATE SHARE PERCENT	100%
FEDERAL TAX IDENTIFICATION NUMBER	91-1134565
EFFECTIVE DATE OF THE AGREEMENT	7/1/2011
EXPIRATION DATE OF THE AGREEMENT	6/30/2012

PART 1: SITE HISTORY AND BACKGROUND

Mackner Scales is a 5 acre site located at 400 East Mountain View Avenue in Ellensburg, Washington. An urban stream borders the property. The property is currently being used as a diesel filling station. The site was previously used a gas station and a truck weigh station. Neighboring properties are mostly highway commercial and include banks, retail stores, medical offices, and senior housing.

Preliminary soil and groundwater sampling indicated the presence of petroleum hydrocarbons in the heating oil range. One underground storage tank was removed, but more are expected to be located on the property.

The purpose of this grant is to assist the RECIPIENT conduct environmental due diligence at the site and identify potential redevelopment options for the property. Redevelopment options include locating the fire district headquarters and a senior center on-site and for habitat restoration along the adjacent stream.

PART 2: SCOPE OF WORK

The tasks(s) set forth below summarize the RECIPIENT'S activities to be performed under this agreement. Costs are limited to those approved by the DEPARTMENT in the current budget plan. The RECIPIENT shall complete all activities funded by this agreement, including deliverables, by the expiration date of this agreement, unless otherwise stated in this agreement or approved by the DEPARTMENT in writing.

The RECIPIENT shall submit all sampling data to the DEPARTMENT in both printed and electronic formats in accordance with WAC 173-340-840(5) and the DEPARTMENT'S Toxics Cleanup Program Policy 840: Data Submittal Requirements. Monthly/Quarterly Progress Reports must indicate if the RECIPIENT submitted sampling data to the DEPARTMENT during that billing period. Failure to properly submit sampling data will result in the withholding of grant funding.

Some costs are conditionally eligible and/or require approval by the DEPARTMENT's grant manager prior to purchase. It is the RECIPIENT's responsibility to understand if costs are eligible. It is the RECIPIENT's responsibility to obtain approvals prior to incurring conditionally eligible costs.
Any work performed or costs incurred prior to the effective date of this agreement shall be at the sole expense of the RECIPIENT.

TASK 1: SITE INVESTIGATIONS AND FEASIBILITY ASSESSMENT

This task funds the RECIPIENT'S costs the DEPARTMENT deems reasonable and necessary to plan and perform site investigations and a cleanup feasibility assessment for the site. This includes all draft and final studies, reports, and plans. Eligible costs include, developing and implementing a scope of work to characterize the nature and extent of contamination at the site, including necessary sampling and analysis costs, and determining the feasibility of potential cleanup options.

TASK 2: REDEVELOPMENT ASSESSMENT & PLANNING

Analysis of site characteristics is necessary for the creation of a site redevelopment plan that is in compliance with applicable local, state, and federal regulations. Conducting this assessment at the beginning of a project helps inform the process of creating the conceptual site plans.

This task funds RECIPIENT'S costs the DEPARTMENT deems reasonable and necessary to assess redevelopment options and develop a redevelopment strategy plan that integrates cleanup with the redevelopment strategy. Eligible activities include:

- physical conditions assessment
- regulatory analysis (evaluation of applicable laws and rules)
- natural and cultural resource assessment
- conceptual site planning and design
- redevelopment strategy

TASK 3: GRANT AND PROJECT MANAGEMENT

This task funds RECIPIENT'S staff costs the DEPARTMENT deems reasonable and necessary to administer the grant and manage the project. Eligible costs may include:

- costs incurred ensuring compliance with the terms of the grant
- grant administration, billing, and reporting
- costs of meetings and communications with the public, consultants/contractors, or the DEPARTMENT
- public involvement costs
- costs of procurement and management of consultants and construction contractors
- quality control, quality assurance oversight of all project elements
- recipient travel and training approved in advance

PART 3: FUND SOURCE AND BUDGET PLAN

The DEPARTMENT approves costs consistent with the most recently approved budget plan. To change how funds are allocated among the grant tasks, the RECIPIENT must submit a written request to the DEPARTMENT. The DEPARTMENT must approve the revised budget plans in writing. The DEPARTMENT implements changes to budget plans by letter amendment.

A. FUND SOURCE

Total Eligible Project Cost		$200,000
Fund	**Fund Share (%)**	**Maximum Fund Amount**
Local Toxics Control Account (LTCA)	100%	$200,000
Match Requirement	**Match Share (%)**	**Match Amount**
Cash Match	0%	$0

B. BUDGET PLAN

Project Tasks	Estimated Eligible Cost	Estimated Maximum Fund Amount
1. **SITE INVESTIGATIONS AND FEASIBILITY ASSESSMENT**	$112,250	$112,250
2. **REDEVELOPMENT ASSESSMENT & PLANNING**	$77,750	$77,750
3. **GRANT AND PROJECT MANAGEMENT**	$10,000	$10,000
TOTAL:	$200,000	$200,000

PART 4: BUDGET CONDITIONS

A. **Any work performed or costs incurred prior to the effective date of this agreement will be at the sole expense of the RECIPIENT.**

B. Overhead is eligible at a rate of 25 percent of staff salaries and benefits for time devoted to tasks outlined in this agreement.

C. The DEPARTMENT requires a formal amendment to increase or decrease state funding or to change the scope of work of the agreement. The RECIPIENT may submit an email request to the grant manager for a budget revision or an expiration date extension.

D. In-kind services are not eligible for match.

E. Payments to the RECIPIENT from the DEPARTMENT shall be made payable to the Kittitas County Fire District No. 2, PO Box 218, Ellensburg, WA 98926.

PART 5: SPECIAL TERMS AND CONDITIONS

A. BILLING

1. Unless otherwise approved in writing by the DEPARTMENT, the RECIPIENT shall submit a payment request to the DEPARTMENT at least quarterly, but no more often than once per month.

2. The RECIPIENT shall submit payment requests on State Voucher forms that include an A-19, B2, and C2. The RECIPIENT shall include a Progress Report for the billing period, and an updated copy of the spending plan, if changes have occurred since the previous spending plan was submitted.

3. The final payment request shall include a Final Project Report.

4. The RECIPIENT shall provide the Progress Report and Final Project Report on DEPARTMENT provided forms unless otherwise approved by the DEPARTMENT.

5. The budget plan is organized by task; therefore, the RECIPIENT shall itemize costs by task on C2 form and summarize costs by task on the B2 form.

6. The RECIPIENT shall submit one copy of each payment request and backup documentation to the DEPARTMENT'S grant manager, and one copy to the DEPARTMENT'S regional site manager. Failure to submit copies to both the grant manager and the site manager shall constitute an incomplete submission. The payment request will not be reviewed or processed until both copies have been submitted.

B. DOCUMENTATION

1. The RECIPIENT shall include the supporting documentation for all expenses, including RECIPIENT salary and benefits.

2. Supporting documentation includes contractor and subcontractor invoices and receipts, accounting records, or any other form of record that establishes the appropriateness of an expense.

3. The DEPARTMENT may request additional documentation (including site or activity logs for hours used) if needed to determine if a cost will be allowed.

4. Supporting documentation shall be clear and legible and organized by task in the order it was placed on the C2 by the RECIPIENT.

5. RECIPIENT accounting procedures shall include maintaining supporting documentation in a grant file. This includes cancelled checks, invoices, purchase receipts, payroll records, time and attendance records, contract award documents, and vouchers sent to the DEPARTMENT. The Recipient shall keep all supporting documentation for audit purposes for at least three years after agreement closeout.

6. The RECIPIENT shall use the DEPARTMENT provided Form E, or an equivalent time sheet approved by the DEPARTMENT, to record staff hours being billed to the grant. Upon request, the RECIPIENT shall provide these records to the DEPARTMENT.

C. OTHER SPECIAL TERMS

1. STATE-WIDE VENDOR REGISTRATION SWV0048344-00

Washington State's Office of Financial Management (OFM) maintains a central vendor file for Washington state agencies to use to process vendor payments. This allows vendors to receive payments from all participating state agencies. RECIPIENTS must register as a state-wide vendor (SWV) by submitting a state-wide vendor registration form and an IRS W-9 form (www.ofm.wa.gov/isd/vendors/swv_form.doc) to OFM. If you have questions about the vendor registration process you can contact OFM at the Vendor Help Desk at (360) 664-7779 or email to vendorhelpdesk@ofm.wa.gov.

2. TRAINING

The RECIPIENT agrees to participate in any DEPARTMENT recommended trainings to manage agreements and prepare, process, and receive payments

3. MINORITY AND WOMEN'S BUSINESS PARTICIPATION

The RECIPIENT agrees to solicit and recruit, to the extent possible, certified minority-owned (MBE) and women-owned (WBE) businesses in purchases and contracts initiated after the effective date of this agreement.

Contract awards or rejections cannot be made based on MBE or WBE participation. M/WBE participation is encouraged, however, and the RECIPIENT and all prospective bidders or persons submitting qualifications should take the following steps, when possible, in any procurement initiated after the effective date of this agreement:

a) Include qualified minority and women's businesses on solicitation lists.

b) Assure that qualified minority and women's businesses are solicited whenever they are potential sources of services or supplies.

c) Divide the total requirements, when economically feasible, into smaller tasks or quantities, to permit maximum participation by qualified minority and women's businesses.

d) Establish delivery schedules, where work requirements permit, which will encourage participation of qualified minority and women's businesses.

e) Use the services and assistance of the State Office of Minority and Women's Business Enterprises (OMWBE) and the Office of Minority Business Enterprises of the U.S. Department of Commerce, as appropriate.

The RECIPIENT should report payments made to qualified firms to the DEPARTMENT at the time of submitting each invoice. Please include the following information on the DEPARTMENT provided form (Form D):

f) Name and state OMWBE certification number (if available) of any qualified firm receiving funds under the invoice, including any sub-and/or sub-subcontractors.

g) The total dollar amount paid to qualified firms under this invoice.

4. PROCUREMENT AND CONTRACTS

a) The RECIPIENT shall provide written certification that it will follow its standard procurement procedures and/or applicable state law in awarding contracts; RECIPIENTS with no formal procurement procedures must certify that they have complied with the "Standards for Competitive Solicitation," found in the *Administrative Requirements for Ecology Grants and Loans*, Ecology Publication #91-18 (Revised September 2005).

b) Upon issuance, the RECIPIENT shall submit a copy of all requests for qualifications (RFQs), requests for proposals (RFPs), and bid documents relating to this grant agreement to the DEPARTMENT'S site manager.

c) Prior to contract execution, the RECIPIENT shall submit all draft documents and a copy of the draft proposed contract to the DEPARTMENT'S site manager for review and approval. Following the contract execution, the RECIPIENT shall submit a copy of the final contract to the DEPARTMENT'S site manager and grant manager.

5. USE OF EXISTING CONTRACTS

The RECIPIENT may use existing contracts that conform to adopted procurement procedures and applicable state laws. The RECIPIENT shall notify the DEPARTMENT if it used contracts entered into prior to the execution of the grant agreement for performance of grant-funded activities. The RECIPIENT shall submit a copy of the contract to the DEPARTMENT'S site manager and grant manager. The grant eligibility of products or services secured by the RECIPIENT under existing contracts used to perform the scope of work in this agreement must be deemed allowable and reasonable by the DEPARTMENT prior to cost reimbursement.

6. FAILURE TO COMMENCE AND SUSTAIN WORK

In the event the RECIPIENT fails to commence work on the project funded herein within six (6) months after the effective date of this grant, or fails to sustain work in accordance with the work schedule established in the order or decree, the DEPARTMENT reserves the right to terminate this grant.

7. GRANT & PROJECT REPORTING

a) Progress Reports: Progress reports are due at least quarterly. The RECIPIENT shall submit progress reports to the DEPARTMENT with each payment request, and no less frequently than quarterly, even if a payment request is not submitted. These reports shall be in accordance with the DEPARTMENT-approved reporting format as indicated in the *Remedial Action Grant Guidelines, Publication #10-07-012 (Revised 2010), Appendix C.* The DEPARTMENT shall not approve payments without the required progress reports.

* b) Spending Plans: The RECIPIENT shall complete and submit to the DEPARTMENT a spending plan projecting quarterly expenditures for the project time period if requested by

*See Correspondence Section 8-19-11 e-mail from Lydia

the DEPARTMENT. The RECIPIENT shall update the spending plan as needed throughout the term of the agreement.

See Correspondence 8-19-11 e-mail from Lydia

c) Ten-Year Project Forecast: The RECIPIENT shall submit a 10-year budget forecast to the DEPARTMENT for the project and provide updates as appropriate or requested by the DEPARTMENT.

d) Final Project Report: In addition to the progress report that identifies the work performed during the last billing period, the final payment request shall include a copy of the final project report. This report summarizes the project goals, purpose of the actions conducted, and outcomes of the project.

e) Progress report, final project report, and spending plan forms can be found on the DEPARTMENT'S website at http://www.ecy.wa.gov/programs/swfa/grants/rag.html, and in the Remedial Action Grant Guidelines, Ecology Publication #10-07-012 (Revised 2010).

f) Sampling data: The RECIPIENT shall submit all sampling data to the DEPARTMENT in both printed and electronic formats in accordance with WAC 173-340-840(5) and the DEPARTMENT'S Toxics Cleanup Program Policy 840: Data Submittal Requirements. Monthly/Quarterly Progress Reports must indicate if the RECIPIENT submitted sampling data to the DEPARTMENT during that billing period. Failure to properly submit sampling data will result in the withholding of grant funding.

8. ALL WRITINGS CONTAINED HEREIN

This agreement, including the appended "General Terms and Conditions," the latest approved budget plan, and the DEPARTMENT'S *Administrative Requirements for Ecology Grants and Loans,* Ecology Publication #91-18 (Revised September 2005), contains the entire understanding between the parties, and there are no other understandings or representations except as those set forth or incorporated by reference herein. No subsequent modification(s) or amendment(s) of this grant agreement shall be of any force or effect unless in writing, signed by authorized representatives of the RECIPIENT and DEPARTMENT and made part of this agreement; **EXCEPT** a letter of amendment will suffice to extend the period of performance as set forth in the grant agreement. The DEPARTMENT'S grant manager may approve, by date stamp and signature, a revised budget plan.

9. ARCHEOLOGICAL AND CULTURAL RESOURCES

The RECIPIENT shall take reasonable action to avoid, minimize, or mitigate adverse effects to the archeological or cultural resources. RECIPIENT shall immediately cease work and notify the DEPARTMENT if any archeological or cultural resources are found while conducting work under this agreement. In the event that historical or cultural artifacts are discovered at the project site, the RECIPIENT shall also notify the state historic preservation officer at the Department of Archaeology and Historic Preservation at (360) 586-3065. Applicability of the National Historic Preservation Act (NHPA) may require the RECIPIENT to obtain a permit pursuant to Chapter 27.53 RCW prior to conducting on-site activity with the potential to impact historic properties (such as invasive sampling, dredging, or cleanup actions).

10. PRECEDENCE

In the event of inconsistency in this agreement, the inconsistency shall be resolved by giving precedence in the following order: (a) applicable federal and state statutes and regulations; (b) Scope of Work and most current approved budget plan; (c) Special Terms and Conditions; (d) Remedial Action Grant Program Guidelines (e) any terms incorporated herein by reference including the *Administrative Requirements for Ecology Grants and Loans*, Ecology Publication #91-18 (Revised September 2005); and (f) the General Terms and Conditions (SS-010 Rev. 05/02).

11. EQUIPMENT ACQUISITION, USE MANAGEMENT, AND DISPOSITION

Equipment Acquisition: The RECIPIENT may purchase equipment needed to accomplish the scope of work in the grant agreement, the cleanup orders or consent decrees.

The RECIPIENT must obtain written approval from the grant manager to purchase equipment prior to billing costs to the grant agreement. The RECIPIENT is responsible for any costs the grant manager does not approve. Generally, the grant manager will need the following information to evaluate requests to purchase equipment:

1. Description of the equipment, including identification of operation and maintenance items that are to be grant funded (such as insurance, repairs, fuel, etc.)
2. Justification for the purchase, including analysis of rent vs. purchase.
3. Total Cost, including estimate of operation and maintenance costs.
4. Useful life-expectancy of the equipment.

Equipment Use: During the effective dates of the agreement and any amendments thereto, equipment purchased with grant funds must be used to accomplish activities funded by the agreement. It may be used for activities not funded by the agreement as long as that use does not interfere with work on the originally authorized projects.

The RECIPIENT may not use the equipment to provide services for a fee to compete unfairly with private companies providing equivalent services, unless specifically permitted by statute.

The RECIPIENT agrees to make equipment purchased with grant funds available for use by the DEPARTMENT as long as that use does not interfere with work on the originally authorized projects.

Equipment Management: The RECIPIENT agrees to maintain and manage the equipment properly to optimize its life span. The RECIPIENT must have in place some form of inventory control system that includes a physical inventory to document where the equipment is being used, and a maintenance record that insures the equipment is being kept in good working condition.

At least once every two years, the RECIPIENT must take physical inventory of the equipment and reconcile the results with their property records. This must continue until final

disposition has been made. The inventory records must be maintained for audit purposes consistent with other grant records. (Yellow Book, Ecology Publication #91-18, Revised September 2005)

Equipment records include:

1. Description of the equipment.
2. A serial or other identifying number; (VIN, manufacturer's, RECIPIENT inventory tracking, or other identifying number).
3. The source of the equipment (vendor name).
4. The name of the title holder.
5. Purchase date and price.
6. The percentage of the purchase price paid by Ecology.
7. The location and use of the equipment.
8. Condition and maintenance records.
9. Final disposition data, including date of disposition and sale price obtained if applicable.

Equipment Disposition: When the agreement expires or the equipment is no longer needed for the originally authorized purpose (whichever comes first), the RECIPIENT may dispose of any purchased equipment as follows.

1. The RECIPIENT may retain the equipment with no further compensation to the DEPARTMENT if:
   a) The equipment is needed for continued operation, maintenance, or monitoring of the project or other projects administered through the DEPARTMENT.
   b) The equipment is needed for a project that is compatible with the originally intended use.
2. If the RECIPIENT has no further use for the equipment for the original or comparable projects, they may retain or sell the equipment and pay the DEPARTMENT an amount equal to the DEPARTMENT'S share of the current fair market value, sale proceeds, or other price agreed upon by the grant manager. If the RECIPIENT elects to sell the equipment, the RECIPIENT is to use sales procedures ensuring the highest possible return.

   The grant manager may instruct the RECIPIENT to transfer title to the DEPARTMENT or to a third party named by the DEPARTMENT who is eligible under existing statutes. In this case, the RECIPIENT will be compensated in the amount equal to its share of the current fair market value of the equipment, or other price agreed upon by the RECIPIENT.

GENERAL TERMS AND CONDITIONS
Pertaining to Grant and Loan Agreements of
The Department of Ecology

A. RECIPIENT PERFORMANCE

All activities for which grant/loan funds are to be used shall be accomplished by the RECIPIENT and RECIPIENT's employees. The RECIPIENT shall only use contractor/consultant assistance if that has been included in the agreement's final scope of work and budget.

B. SUBGRANTEE/CONTRACTOR COMPLIANCE

The RECIPIENT must ensure that all subgrantees and contractors comply with the terms and conditions of this agreement.

C. THIRD PARTY BENEFICIARY

The RECIPIENT shall ensure that in all subcontracts entered into by the RECIPIENT pursuant to this agreement, the state of Washington is named as an express third party beneficiary of such subcontracts with full rights as such.

D. CONTRACTING FOR SERVICES (BIDDING)

Contracts for construction, purchase of equipment and professional architectural and engineering services shall be awarded through a competitive process, if required by State law. RECIPIENT shall retain copies of all bids received and contracts awarded, for inspection and use by the DEPARTMENT.

E. ASSIGNMENTS

No right or claim of the RECIPIENT arising under this agreement shall be transferred or assigned by the RECIPIENT.

F. COMPLIANCE WITH ALL LAWS

1. The RECIPIENT shall comply fully with all applicable Federal, State and local laws, orders, regulations and permits.

Prior to commencement of any construction, the RECIPIENT shall secure the necessary approvals and permits required by authorities having jurisdiction over the project, provide assurance to the DEPARTMENT that all approvals and permits have been secured, and make copies available to the DEPARTMENT upon request.

2. Discrimination. The DEPARTMENT and the RECIPIENT agree to be bound by all Federal and State laws, regulations, and policies against discrimination. The RECIPIENT further agrees to affirmatively support the program of the Office of Minority and Women's Business Enterprises to the maximum extent possible. If the agreement is federally-funded, the RECIPIENT shall report to the DEPARTMENT the percent of grant/loan funds available to women or minority owned businesses.

3. Wages And Job Safety. The RECIPIENT agrees to comply with all applicable laws, regulations, and policies of the United States and the State of Washington which affect wages and job safety.

4. Industrial Insurance. The RECIPIENT certifies full compliance with all applicable state industrial insurance requirements. If the RECIPIENT fails to comply with such laws, the DEPARTMENT shall have the right to immediately terminate this agreement for cause as provided in Section K.1, herein.

G. KICKBACKS

The RECIPIENT is prohibited from inducing by any means any person employed or otherwise involved in this project to give up any part of the compensation to which he/she is otherwise entitled or, receive any fee, commission or gift in return for award of a subcontract hereunder.

H. AUDITS AND INSPECTIONS

1. The RECIPIENT shall maintain complete program and financial records relating to this agreement. Such records shall clearly indicate total receipts and expenditures by fund source and task or object.

All grant/loan records shall be kept in a manner which provides an audit trail for all expenditures. All records shall be kept in a common file to facilitate audits and inspections.

Engineering documentation and field inspection reports of all construction work accomplished under this agreement shall be maintained by the RECIPIENT.

2. All grant/loan records shall be open for audit or inspection by the DEPARTMENT or by any duly authorized audit representative of the State of Washington for a period of at least three years after the final grant payment/loan repayment or any dispute resolution hereunder. If any such audits identify discrepancies in the financial records, the RECIPIENT shall provide clarification and/or make adjustments accordingly.

3. All work performed under this agreement and any equipment purchased, shall be made available to the DEPARTMENT and to any authorized state, federal or local representative for inspection at any time during the course of this agreement and for at least three years following grant/loan termination or dispute resolution hereunder.

4. RECIPIENT shall meet the provisions in OMB Circular A 133 (Audits of States, Local Governments & Non Profit Organizations), including the compliance Supplement to OMB Circular A-133, if the RECIPIENT expends $500,000 or more in a year in Federal funds. The $500,000 threshold for each year is a cumulative total of all federal funding from all sources. The RECIPIENT must forward a copy of the audit along with the RECIPIENT'S response and the final corrective action plan to the DEPARTMENT within ninety (90) days of the date of the audit report.

I. PERFORMANCE REPORTING

The RECIPIENT shall submit progress reports to the DEPARTMENT with each payment request or such other schedule as set forth in the Special Conditions. The RECIPIENT shall also report in writing to the DEPARTMENT any problems, delays or adverse conditions which will materially affect their ability to meet project objectives or time schedules. This disclosure shall be accompanied by a statement of the action taken or proposed and any assistance needed from the DEPARTMENT to resolve the situation. Payments may be withheld if required progress reports are not submitted.

Quarterly reports shall cover the periods January 1 through March 31, April 1 through June 30, July 1 through September 30, and October 1 through December 31. Reports shall be due within thirty (30) days following the end of the quarter being reported.

J. COMPENSATION

1. Method of compensation. Payment shall normally be made on a reimbursable basis as specified in the grant agreement and no more often than once per month. Each request for payment will be submitted by the RECIPIENT on State voucher request forms provided by the DEPARTMENT along with documentation of the expenses. Payments shall be made for each task/phase of the project, or portion thereof, as set out in the Scope of Work when completed by the RECIPIENT and approved as satisfactory by the Project Officer.

The payment request form and supportive documents must itemize all allowable costs by major elements as described in the Scope of Work. Instructions for submitting the payment requests are found in "Administrative Requirements for Ecology Grants and Loans", part IV, published by the DEPARTMENT. A copy of this document shall be furnished to the RECIPIENT. When payment requests are approved by the DEPARTMENT, payments will be made to the mutually agreed upon designee.

Payment requests shall be submitted to the DEPARTMENT and directed to the Project Officer assigned to administer this agreement.

2. Period of Compensation. Payments shall only be made for actions of the RECIPIENT pursuant to the grant/loan agreement and performed after the effective date and prior to the expiration date of this agreement, unless those dates are specifically modified in writing as provided herein.

3. Final Request(s) for Payment. The RECIPIENT should submit final requests for compensation within forty-five(45) days after the expiration date of this agreement and within fifteen (15) days after the end of a fiscal biennium. Failure to comply may result in delayed reimbursement.

4. Performance Guarantee. The DEPARTMENT may withhold an amount not to exceed ten percent (10%) of each reimbursement payment as security for the RECIPIENT's performance. Monies withheld by the DEPARTMENT may be paid to the RECIPIENT when the project(s) described herein, or a portion thereof, have been completed if, in the DEPARTMENT's sole discretion, such payment is reasonable and approved according to this agreement and, as appropriate, upon completion of an audit as specified under section J.6. herein.

5. Unauthorized Expenditures. All payments to the RECIPIENT may be subject to final audit by the DEPARTMENT and any unauthorized expenditure(s) charged to this grant/loan shall be refunded to the DEPARTMENT by the RECIPIENT.

6. Mileage and Per Diem. If mileage and per diem are paid to the employees of the RECIPIENT or other public entities, it shall not exceed the amount allowed under state law for state employees.

7. Overhead Costs. No reimbursement for overhead costs shall be allowed unless provided for in the Scope of Work hereunder.

K. TERMINATION

1. For Cause. The obligation of the DEPARTMENT to the RECIPIENT is contingent upon satisfactory performance by the RECIPIENT of all of its obligations under this agreement. In the event the RECIPIENT unjustifiably fails, in the opinion of the DEPARTMENT, to perform any obligation required of it by this agreement, the DEPARTMENT may refuse to pay any further funds thereunder and/or terminate this agreement by giving written notice of termination.

A written notice of termination shall be given at least five working days prior to the effective date of termination. In that event, all finished or unfinished documents, data studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the RECIPIENT under this agreement, at the option of the DEPARTMENT, shall become Department property and the RECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

Despite the above, the RECIPIENT shall not be relieved of any liability to the DEPARTMENT for damages sustained by the DEPARTMENT and/or the State of Washington because of any breach of agreement by the RECIPIENT. The DEPARTMENT may withhold payments for the purpose of setoff until such time as the exact amount of damages due the DEPARTMENT from the RECIPIENT is determined.

2. Insufficient Funds. The obligation of the DEPARTMENT to make payments is contingent on the availability of state and federal funds through legislative appropriation and state allotment. When this agreement crosses over state fiscal years the obligation of the DEPARTMENT is contingent upon the appropriation of funds during the next fiscal year. The failure to appropriate or allot such funds shall be good cause to terminate this agreement as provided in paragraph K.1 above.

When this agreement crosses the RECIPIENT's fiscal year, the obligation of the RECIPIENT to continue or complete the project described herein shall be contingent upon appropriation of funds by the RECIPIENT's governing body; Provided, however, that nothing contained herein shall preclude the DEPARTMENT from demanding repayment of ALL funds paid to the RECIPIENT in accordance with Section O herein.

3. Failure to Commence Work. In the event the RECIPIENT fails to commence work on the project funded herein within four months after the effective date of this agreement, or by any date mutually agreed upon in writing for commencement of work, the DEPARTMENT reserves the right to terminate this agreement.

L. WAIVER

Waiver of any RECIPIENT default is not a waiver of any subsequent default. Waiver of a breach of any provision of this agreement is not a waiver of any subsequent breach and will not be construed as a modification of the terms of this agreement unless stated as such in writing by the authorized representative of the DEPARTMENT.

M. PROPERTY RIGHTS

1. Copyrights and Patents. When the RECIPIENT creates any copyrightable materials or invents any patentable property, the RECIPIENT may copyright or patent the same but the DEPARTMENT retains a royalty free, nonexclusive and irrevocable license to reproduce,

publish, recover or otherwise use the material(s) or property and to authorize others to use the same for federal, state or local government purposes.

Where federal funding is involved, the federal government may have a proprietary interest in patent rights to any inventions that are developed by the RECIPIENT as provided in 35 U.S.C. 200-212.

2. Publications. When the RECIPIENT or persons employed by the RECIPIENT use or publish information of the DEPARTMENT; present papers, lectures, or seminars involving information supplied by the DEPARTMENT; use logos, reports, maps or other data, in printed reports, signs, brochures, pamphlets, etc., appropriate credit shall be given to the DEPARTMENT.

3. Tangible Property Rights. The DEPARTMENT's current edition of "Administrative Requirements for Ecology Grants and Loans", Part V, shall control the use and disposition of all real and personal property purchased wholly or in part with funds furnished by the DEPARTMENT in the absence of state, federal statute(s), regulation(s), or policy(s) to the contrary or upon specific instructions with respect thereto in the Scope of Work.

4. Personal Property Furnished by the DEPARTMENT. When the DEPARTMENT provides personal property directly to the RECIPIENT for use in performance of the project, it shall be returned to the DEPARTMENT prior to final payment by the DEPARTMENT. If said property is lost, stolen or damaged while in the RECIPIENT's possession, the DEPARTMENT shall be reimbursed in cash or by setoff by the RECIPIENT for the fair market value of such property.

5. Acquisition Projects. The following provisions shall apply if the project covered by this agreement includes funds for the acquisition of land or facilities:

a. Prior to disbursement of funds provided for in this agreement, the RECIPIENT shall establish that the cost of land/or facilities is fair and reasonable.

b. The RECIPIENT shall provide satisfactory evidence of title or ability to acquire title for each parcel prior to disbursement of funds provided by this agreement. Such evidence may include title insurance policies, Torrens certificates, or abstracts, and attorney's opinions establishing that the land is free from any impediment, lien, or claim which would impair the uses contemplated by this agreement.

6. Conversions. Regardless of the contract termination date shown on the cover sheet, the RECIPIENT shall not at any time convert any equipment, property or facility acquired or developed pursuant to this agreement to uses other than those for which assistance was originally approved without prior written approval of the DEPARTMENT. Such approval may be conditioned upon payment to the DEPARTMENT of that portion of the proceeds of the sale, lease or other conversion or encumbrance which monies granted pursuant to this agreement bear to the total acquisition, purchase or construction costs of such property.

N. SUSTAINABLE PRODUCTS

In order to sustain Washington's natural resources and ecosystems, the RECIPIENT is encouraged to implement sustainable practices where and when possible. These practices include use of clean energy, and purchase and use of sustainably produced products (e.g. recycled paper). For more information, see www.ecy.wa.gov/sustainability..

O. RECOVERY OF PAYMENTS TO RECIPIENT

The right of the RECIPIENT to retain monies paid to it as reimbursement payments is contingent upon satisfactory performance of this agreement including the satisfactory completion of the project described in the Scope of Work. In the event the RECIPIENT fails, for any reason, to perform obligations required of it by this agreement, the RECIPIENT may, at the DEPARTMENT's sole discretion, be required to repay to the DEPARTMENT all grant/loan funds disbursed to the RECIPIENT for those parts of the project that are rendered worthless in the opinion of the DEPARTMENT by such failure to perform.

Interest shall accrue at the rate of twelve percent (12%) per year from the time the DEPARTMENT demands repayment of funds. If payments have been discontinued by the DEPARTMENT due to insufficient funds as in Section K.2 above, the RECIPIENT shall not be obligated to repay monies which had been paid to the RECIPIENT prior to such termination. Any property acquired under this agreement, at the option of the DEPARTMENT, may become the DEPARTMENT'S property and the RECIPIENT'S liability to repay monies shall be reduced by an amount reflecting the fair value of such property.

P. PROJECT APPROVAL

The extent and character of all work and services to be performed under this agreement by the RECIPIENT shall be subject to the review and approval of the DEPARTMENT through the Project Officer or other designated official to whom the RECIPIENT shall report and be responsible. In the event there is a dispute with regard to the extent and character of the work to be done, the determination of the Project Officer or other designated official as to the extent and character of the work to be done shall govern. The RECIPIENT shall have the right to appeal decisions as provided for below.

Q. DISPUTES

Except as otherwise provided in this agreement, any dispute concerning a question of fact arising under this agreement which is not disposed of in writing shall be decided by the Project Officer or other designated official who shall provide a written statement of decision to the RECIPIENT. The decision of the Project Officer or other designated official shall be final and conclusive unless, within thirty days from the date of receipt of such statement, the RECIPIENT mails or otherwise furnishes to the Director of the DEPARTMENT a written appeal.

In connection with appeal of any proceeding under this clause, the RECIPIENT shall have the opportunity to be heard and to offer evidence in support of this appeal. The decision of the Director or duly authorized representative for the determination of such appeals shall be final and conclusive. Appeals from the Director's determination shall be brought in the Superior Court of Thurston County. Review of the decision of the Director will not be sought before either the Pollution Control Hearings Board or the Shoreline Hearings Board. Pending final decision of dispute hereunder, the RECIPIENT shall proceed diligently with the performance of this agreement and in accordance with the decision rendered.

R. CONFLICT OF INTEREST

No officer, member, agent, or employee of either party to this agreement who exercises any function or responsibility in the review, approval, or carrying out of this agreement, shall

participate in any decision which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is, directly or indirectly interested; nor shall he/she have any personal or pecuniary interest, direct or indirect, in this agreement or the proceeds thereof.

S. INDEMNIFICATION

1. The DEPARTMENT shall in no way be held responsible for payment of salaries, consultant's fees, and other costs related to the project described herein, except as provided in the Scope of Work.

2. To the extent that the Constitution and laws of the State of Washington permit, each party shall indemnify and hold the other harmless from and against any liability for any or all injuries to persons or property arising from the negligent act or omission of that party or that party's agents or employees arising out of this agreement.

T. GOVERNING LAW

This agreement shall be governed by the laws of the State of Washington.

U. SEVERABILITY

If any provision of this agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this agreement which can be given effect without the invalid provision, and to this end the provisions of this agreement are declared to be severable.

V. PRECEDENCE

In the event of inconsistency in this agreement, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order: (a) applicable Federal and State statutes and regulations; (b) Scope of Work; (c) Special Terms and Conditions; (d) Any terms incorporated herein by reference including the "Administrative Requirements for Ecology Grants and Loans"; and (e) the General Terms and Conditions.
SS-010 Rev. 04/04

IN WITNESS WHEREOF, the parties hereby sign this Grant:

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY	KITTITAS COUNTY FIRE DISTRICT 2
Laurie G. Davies Date Program Manager Waste 2 Resources	Pat Clerf Date Chairman of the Board of Fire Commissioners

Approved as to form only Assistant Attorney General

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (the "Agreement") is entered into by and between Kittitas Valley Fire and Rescue District 2 ("KVFR") and Traho Architects, PS ("Consultant"). KVFR and Consultant are the Parties to this Agreement. This Agreement shall be effective upon the effective date, defined as the last date of execution by the undersigned parties ("Effective Date"). This Agreement shall not be binding upon either party until signed and acknowledged by each party.

RECITALS

WHEREAS, KVFR is investigating potential sites for a new fire and rescue station in or near the City of Ellensburg, Washington. KVFR has identified a possible site, which may be subject to remediation requirements for possible environmental contamination; and

WHEREAS, KVFR seeks assistance from Consultant for site evaluation, including issues relating to contamination assessment, feasibility studies and conceptual site planning; and

WHEREAS, the Parties desire to enter into a contract to establish a working relationship to pursue the following objectives as detailed below.

NOW, THEREFORE, for good and valuable consideration identified herein, the Parties agree as follows:

1. Scope of Agreement. KVFR engages Consultant to provide consulting services, more fully detailed on Attachment A, for a brownfields redevelopment project on a property in the City of Ellensburg (hereafter, the "Subject Property"). Consultant's work will include but not be limited to those services described in attachment A to this Agreement, hereafter referenced to as the "Scope of Services", and incorporated herein by this reference.

2. Responsibilities of Consultant. Consultant shall report to Chief John Sinclair of KVFR and shall work closely with Jill Arango of Forterra. Consultant agrees to provide services set forth in the Scope of Services. Nancy Charron will be Consultant's project lead under this Agreement, and all of Consultant's strategic recommendations to KVFR will be made by Nancy Charron or under her supervision and subject to her approval.

3. Independent Contractor Status. Consultant and KVFR acknowledge and agree that Consultant is an independent contractor and not an agent or an employee of KVFR. Consultant's methods and techniques shall be in accordance with good and reputable business practices. Consultant acknowledges that Consultant is responsible to pay and agrees to pay any and all applicable federal and state self-employment taxes, business taxes and/or fees in connection with its activities under this Agreement, and that Consultant will abide by all applicable federal, state, and local laws in connection with the services provided.

4. Collaboration. KVFR and Consultant acknowledge that Jill Arango with the Forterra may work in collaboration on several aspects of this project including but not limited to:

- External consultant management
- Coordination with and between KVFR and property owners
- Property negotiation and acquisition efforts
- Grant writing
- Outreach and communications

Notwithstanding the foregoing, Jill Arango with the Forterra is neither a party nor a third party beneficiary to this Agreement.

5. Confidentiality. During the course of Consultant's work under this Agreement, KVFR agrees that Consultant may use confidential information of KVFR for the purpose of Consultant's work under this Agreement. At the completion or termination of Consultant's work under this Agreement, Consultant shall return or destroy all documents containing any Confidential Information furnished to it by KVFR.

6. Compensation and Payment. Consultant shall provide the services described in the Scope of Work. Consultant's compensation for the work described in the Scope of Work shall be the Consultant fee designated for those objectives. Consultant shall obtain KVFR's approval before engaging a subcontractor or sub-consultant or accruing additional fees in excess of the cost estimate provided in the Scope of Work. Consultant shall submit to KVFR an invoice for fees on a monthly basis. Payment shall be made to Consultant within thirty (30) days of receipt of invoice. Expenses not of the type described above shall be incurred only with the prior authorization of KVFR.

7. Agreement Term; Timeline; Amendment. The term of this Agreement shall be from December 7, 2011, through July 1, 2012. This Agreement may be extended or modified only by written amendment mutually executed by the parties.

8. Office Space. Consultant will supply its own office space, equipment, and administrative support for its work under this Agreement.

9. Insurance. Consultant shall provide insurance coverage, which shall be maintained in full force and effect during the term of this Agreement, as follows:

a. Commercial General Liability Insurance Policy – Provide a Commercial General Liability Insurance Policy, in an amount no less than $1,000,000 per occurrence, and $1,000,000 aggregate.
b. Automobile Liability – In the event that services delivered pursuant to this Agreement involve the use of vehicles, either owned or unowned by the Consultant, automobile liability insurance shall be required. The minimum limit for automobile liability is $1,000,000 per occurrence, using a Combined Single Limit for bodily injury and property damage.
c. Workers' Compensation and Employer's Liability -- Consultant shall comply with all State of Washington workers' compensation statutes and regulations. Workers' compensation coverage shall be provided for all employees of Consultant.

d. The insurance required shall be issued by an insurance company/ies authorized to do business within the State of Washington. Consultant shall instruct insurers to give KVFR 30 days advance notice of any insurance cancellation.

Consultant shall submit to KVFR within 15 days of the contract effective date a certification of insurance that outlines the coverage and limits defined in this section. Each such policy and certificate shall name KVFR as additional insured's. Consultant shall submit renewal certificates as appropriate during the term of this Agreement.

10. Indemnification. Consultant agrees to defend, indemnify and hold harmless KVFR, its officers, directors, employees, agents, and affiliates (collectively, the "KVFR Indemnitees" under this paragraph) from and against any and all third-party claims, lawsuits and demands and the associated liabilities, damages, costs and expenses (including reasonable attorneys' fees) (the "Claims") arising from bodily injury, death, or property damage, caused by any negligent act, omission, or failure of Consultant or its officers, directors, employees, agents, or consultants, in connection with this Agreement. KVFR agrees to defend, indemnify and hold harmless Traho Architects PS, its officers, directors, employees, agents, and affiliates (collectively, the "Traho Indemnitees" under this paragraph) from and against any and all third-party claims, lawsuits and demands and the associated liabilities, damages, costs and expenses (including reasonable attorneys' fees) (the "Claims") arising from bodily injury, death, or property damage, caused by any negligent act, omission, or failure of KVFR or its officers, directors, employees, agents, or consultants, in connection with this Agreement.

11. Termination. Either party may terminate this Agreement, with or without cause, upon 30 day's written notice to the other party. Upon termination of this Agreement, Consultant shall be entitled to receive payment for services rendered through the last month of its engagement under this Agreement. All other rights and obligations under this Agreement shall cease except for the rights and obligations of the parties under Paragraph 5 and all procedural and remedial provisions of this Agreement.

12. Notices. Notices to KVFR shall be sent to the following address:

KVFR
Attn: Chief John Sinclair
102 North Pearl Street
Ellensburg, WA 98926

Notices to the Consultant shall be sent to the following address:

Traho Architects, PS
Attn: Nancy Charron
1460 North 16th Ave, Suite A
Yakima, WA 98902

13. Assignment. This Agreement may not be assigned by Consultant.

14. Governing Law. This Agreement and all issues relating to its validity, interpretation, and performance shall be governed by and interpreted under the laws of the State of Washington. Venue is Kittitas County for disputes.

15. Severability. If any provision of this Agreement is held to be illegal, invalid, or unenforceable, such provision shall be fully severable and the remainder of this Agreement shall remain in full force and effect.

16. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of each party hereto and each party's respective successors, heirs, assigns, and legal representatives.

17. Authority. Each party to this Agreement, and each individual signing on behalf of each party, hereby represents and warrants to the other that it has full power and authority to enter into this Agreement and that its execution, delivery, and performance of this Agreement has been fully authorized and approved, and that no further approvals or consents are required to bind such party.

18. Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties hereto with respect to its subject matter and supersedes all prior agreements and understandings, whether written or oral, relating to its subject matter. No amendment, modification, or termination of this Agreement shall be valid unless made in writing and signed by each of the parties.

KITTITAS VALLEY FIRE AND RESCUE DISTRICT 2

Pat Cleaf

By: Pat Cleaf

Title: chairman

Date: December 7, 2011

TRAHO ARCHITECTS, PS

Nancy Charron

By: Nancy Charron

Title: President

Date: December 5, 2011

EIN: 91-137-9602

ATTACHMENT A:
SCOPE OF SERVICES

Task	Deliverables	Timeline	Budgeted Funds
Task 1: Site Investigations and Feasibility Assessment	• Develop and implement a scope of work to characterize the nature and extent of contamination at the site • Sampling and analysis • Determine feasibility of clean up options	2011-2012	**$112,250.00**
Task 2: Redevelopment Assessment and Planning	• Physical conditions assessment • Regulatory analysis (evaluation of applicable laws and rules) • Natural and cultural resources assessment • Conceptual site planning and design • Redevelopment strategy	2012	**$77,750.00**
	Total Contract		**$190,000.00**

April 4, 2011

TRAHO ARCHITECTS, P.S.
1460 N. 16th AVENUE, SUITE A YAKIMA, WA 98902
P: (509) 452-0609 F: (509) 452-0578 WWW.TRAHO.COM

MEETING NOTES
KVFR
Traho Project No. 11-23

DATE / TIME: **March 22, 2012**

LOCATION: **Kittitas Valley Fire & Rescue Headquarters**

ATTENDING:	John Sinclair, Fire Chief	KVFR
	Rich Elliott, Deputy Chief	KVFR
	Jill Arango, IPG Grant Coordinator	Forterra
	Mary Monahan, Site Manager	Department of Ecology
(by telephone)	John Means, Brownfields Program Manager	Department of Ecology
(by telephone)	Jessica Brandt, Brownfields Program Planner	Department of Ecology
	Ryan Mathews, Environmental Site Assessment	Fulcrum Environmental Consulting
	Jeremy Lynn, Environmental Site Assessment	Fulcrum Environmental Consulting
	Nancy Charron	Traho Architects
	Barbara Cline	Traho Architects

GENERAL DISCUSSION ITEMS

1. Purpose of meeting was to review preliminary investigation findings regarding soil and groundwater contamination.

2. Fulcrum's Preliminary Summary letter is attached for reference and was provided by email to all participants previously.

3. The full data set and associated reports are in progress and, as confirmed since the date of this meeting, will be ready the week of April 5, 2012.

4. Two of the primary questions being addressed in this investigation are whether there is an impact to ground water or to Wilson Creek. The monitoring wells, based on the first sampling, do not show any groundwater contamination in the wells nearest Wilson Creek and the measured groundwater flow direction is away from Wilson Creek and to the southwest.

5. Sampling for "BTEX (benzene, toluene, ethylbenzene, and xylenes)" was "non-detect" in groundwater and was not above cleanup levels in soil, which designation determines an anticipated clean up level.

6. It appears that Wilson Creek is a "losing stream", i.e., its gradient is away from the stream, based on the collected data. At this time, there is no indication of site soil or groundwater contamination impacting the creek. It's not yet known what the water direction will be during other seasons of the year. There is likely some seasonal fluctuation in ground water movement with a "smear zone" having about a 2' change in height. In addition, based on similar sites with groundwater and surface water interactions, up to 90

degree swing in groundwater flow direction may occur. The surface water flow near the site is also complicated by the fact that this is an urban stream flowing through town and much of it is covered/buried. There are no irrigation canals or buried main lines in this part of town.

7. Two or three groundwater sampling events will occur during the duration of this grant, for which the end date is June 30, 2012. If more research is needed thereafter, there is another grant process than can continue the investigation at this site.

Groundwater monitoring is the only procedure that it appears would be benefited by additional sampling events beyond the grant end date. Longer monitoring can provide a fuller picture of groundwater flow direction and gradient. Monitoring activities can be rolled into the clean-up process. The ECY determination of "no further action" typically requires 4 to 8 quarters of groundwater monitoring with laboratory results below cleanup standards.

Depending on the timeline for property purchase and construction (likely 2 years into the future), on a shorter term basis, monitoring wells can be left at a potential building site, then wells can be added after construction, away from the building, if it is determined they are necessary. Vapors are not a concern if a monitoring well remains within a building.

The sooner KVFR controls the property, the sooner grants can be obtained for clean up. These funds are rolling, not date-specific, but are budgeted by the state on a biennium cycle.

8. Petroleum associated with the area east of the mechanic shop was detected in the upper 1'-2' of ground; the spills could be old or new. It was noted that on-going housekeeping practices on the site may still be contributing to the presence of petroleum. There is a possibility of deeper contamination in the area nearest the mechanic shop overhead door. No contamination was detected in the historic parking area at the NE site corner or other historic parking areas.

9. Site soils are predominantly sandy cobble (high hydraulic gradient) with silty loam at the surface and some clay lenses. Ground water was noted at 4-8' below the surface, within the sandy cobbles. The monitoring wells are at 8' -15' constructed depth. The site has a shallow gradient. Preliminary results indicate the ground water flowing towards the SW.

10. The two areas of petroleum contamination, if treated on-site with ion exchange and bacteria injection or removed, amount to about 2,500 cubic yards of material to be remediated. Soils in the 50' x 80' area will likely be removed; the 90' x 180' area is more likely to be remediated.

11. Suggestion to evaluate MTCA Method B cleanup levels on the site soils.

12. Next step in this investigation process is to compare remedial options including their timeline impact. Location of proposed building(s) and parking areas impact remedial options. Location of the flood plain also impacts location of the building(s); there will be a "no net rise" to the flood plain as a result of the proposed construction activities.

13. The new fire station will be a 100-year facility and can't risk contamination related "sick building" syndrome.

14. USTs 1, 2, 3 were removed by private a private party years ago; UST 4 was encountered in 2005 and removed; Fulcrum found and removed UST 4.

15. If KVFR declines to purchase the site and it remains in private hands, ECY can do a site hazard assessment and then encourage voluntary clean up action. If KVFR purchases the site, the financial reality is they will need to access DOE, EPA or Dept. of Commerce funds for clean up. There is the potential for remedial action grant funds for a local governmental agency such as the City of Ellensburg or KVFR. A new piece of state legislation (SB 6211) may offer another avenue in which a pre-purchase agreement can be combined with funding.

16. Property purchases are normally negotiated between land owner and purchaser; ECY is not involved.

17. Cleaning up the site to ECY standards may take a couple of years. A possible scenario is demolition of existing structures, after which contaminated soils could be remediated/removed with the ground sitting bare while the last of monitoring is complete.

18. KVFR and Fulcrum will create budget costs for demolition, including hazardous materials abatement.

19. Wilson Creek is now listed on the 303D DOE list for fecal coliform, but not for water temperature issues.

20. KVFR may wish to include Creek habitat restoration; this is to be determined.

21. The formal Natural and Cultural Resources Assessment will include a surface and sub-surface review of the site on an approximately 10 meter grid; if more bottles, etc., are found, this will be documented per the state Office of Archeology and Historic Preservation protocol. Such findings would not likely stop a project, but trigger a specific documentation.

21. Construction can begin with KVFR's receipt of ECY's "no further action" letter.

22. Traho has been authorized to proceed with Phase 2 of their scope of work.

23. Most general contractors are able to perform removal of contaminated soils, for which there are standard trucking requirements and commercial pollution insurance policies.

24. Prevailing wage rates will apply to all work on this site that has public funding.

25. Critical areas impacts adjacent to Wilson Creek will be assessed when a concept site plan is complete.

26. The ECY "early notice" letter will be prepared; no particular date is established to do so. The letter notifies the landowner that ECY has flagged the site and a 30-day notice of liability is included. (Note-The Early Notice Letter has been sent as of April 4, 2012.)

27. ECY will prepare a list of next steps to be taken in the funding process.

28. The appraisal will be ready in 5-6 weeks.

29. The Environmental Site Assessment (ESA) Phase 1 is a stand-alone document that is part of due diligence; it is one of Fulcrum's tasks. An ESA has a 6-month shelf life- so the draft now in progress, will be updated for the site purchase date and must be current at the start of construction. (Further discussion after this meeting resulted in ECY agreeing to pay for this update.)

30. A SEPA Checklist will be required for both the site clean-up and for the construction project(s).

31.

Construction drawings previously proposed for the existing KVFR site were briefly reviewed and transmitted to Traho. The Mountain View site will be the HQ station and may include (drive through) 4 bays at the front side and 4 at the south, with admin offices, dorm rooms for both resident and career firefighters, a multi-purpose training/community room divisible into two rooms, and emergency operations center. Medic units can stack within the bays; and all apparatus doors can be 16' high. A hose drying tower is planned; bunker storage should be separate from the apparatus bays; and Adams Street may have a controlled access gate.

END OF MEETING NOTES

Please note: Contents of these meeting notes are assumed to be accurate. Please notify this office within one calendar week of discrepancies; if none are received, the notes will be considered final.

Barbara A. Cline, MS, AIA

cc: John Sinclair
Jill Arango
Mary Monahan
John Means
Jessica Brandt
Ryan Mathews

EXECUTIVE SUMMARY

The Mountain View Brownfield site is located at 400 East Mountain View Avenue in Ellensburg, Washington (subject property). Formerly referred to as Mackner's Transport, the site is currently being evaluated for beneficial reuse and redevelopment under Washington State Department of Ecology's (Ecology) Integrated Planning Grant (IPG) #G120098. The IPG is a tool by which Ecology can support the evaluation of identified brownfield sites for potential redevelopment by or through the assistance of local governments or districts. This IPG was awarded to the Kittitas County Fire District #2 (commonly referred to as Kittitas Valley Fire & Rescue (KVFR) to assist in evaluation of the property for potential acquisition and redevelopment as a fire station. Additional considerations include the siting of a community center at the property. See Figure 1 for general site location.

Fulcrum Environmental Consulting, Inc. (Fulcrum) was retained to complete a Phase I Environmental Site Assessment (ESA) of the subject site. Completion of the Phase I ESA is a component of the IPG process and is designed to support the environmental due diligence of the subject site prior to acquisition. Separate phases of environmental due diligence include completion of a Phase 2 environmental investigation and associated remedial design.

Presently consisting of five tax parcels, the site was first developed in the 1950s as an agricultural business associated with local hay production. At the time of first site development, an adjacent offsite metal barn was the center of operations. In the late 1950s and early 1960s the business operations expanded east and north to encompass the Mountain View Brownfield site. This expansion included three pole buildings that were used primarily for covered hay storage. One groundwater well, shared by both the site users and adjacent parcel users, is present at the site. A well log has not been identified for the well and the depth and details of construction have not been established.

With construction of a scale house and residential structure, site business operations expanded to include an independent scale house. The scale house and site operations were reported to be regionally important to hay farmers and other agricultural producers. Current site operations include hay storage and a diesel repair shop. The scale house services closed within the past approximately 10 years and the residence is not currently occupied.

At some time, fuel service was provided at the site. Review of the Ecology site file indicates that in 1991, three USTs, including one gasoline and two diesel fuel tanks, and associated dispensers were known to be present at the site as indicated in a Site Investigation report by Ecology (Ecology, 1991). In the late 1990s or early 2000s the tanks were reportedly excavated and removed by a local contractor. No site assessment services or other environmental investigation was completed at the time.

Fulcrum has performed this Phase I ESA in conformance with the scope and limitations of ASTM International *E1527-05 Standard Practice for Environmental Site Assessments, Phase 1 Environmental Site Assessment Process* (Practice). Work described herein is intended for the exclusive use of the client. Third party reliance may not be appropriate and shall occur at the client's sole risk. Consistent with industry standard, information within this Phase I ESA is valid

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

up to six months, after which information herein is considered dated. Limitations and exceptions to the method are reviewed in Sections 2.0 and 3.0 of the report. This report was prepared by, or under the direction of an Environmental Professional as defined by the Practice, subsection X.2.

The purpose of an ESA is to assess existing and potential Recognized Environmental Conditions related to past and present activities, and current conditions of the property. By research into land use and development history, relevant concerns are raised to identify Recognized Environmental Conditions as defined by the Practice. Methods used to assess the site include review of historical records and aerial photographs; interviews with persons knowledgeable of the site, a detailed site survey; and review of local, state, and federal regulatory lists.

Recognized Environmental Conditions

Fulcrum has performed this Phase I ESA in conformance with the scope and limitations of the Practice of the subject site. Any exceptions to, or deletions from, this Practice are described in Sections 2.0 and 3.0 of this report.

This assessment identified one Recognized Environmental Condition:

Known or Potential Contaminated Soil and Groundwater

In 1991, the Washington State Department of Ecology (Ecology) completed a site visit. During the visit, Ecology's inspector identified three underground storage tanks, associated fuel dispensers, and petroleum stained surface soils.

In 2005, a local investor considered acquisition of the site; limited investigation was completed by PLSA, Inc. (PLSA, 2005). The limited investigation identified one additional unknown UST associated with the diesel repair shop and reported the presence of petroleum impacted site soils and groundwater. Investigation methods were not sufficient to conclude if contamination exceeded applicable Model Toxics Control Act (MTCA) regulatory thresholds.

In 2012, Fulcrum completed an investigation of site soil and groundwater. Investigation confirmed the presence of petroleum contaminated soil. Additionally, during the first of three groundwater monitoring events, gasoline range organics were identified at concentrations above MTCA Method A cleanup levels. Subsequent groundwater monitoring identified gasoline range organics at concentrations below the cleanup levels. The Remedial Site Investigation and Characterization Report was prepared under separate cover. Presence of soil and/or groundwater contamination is a Recognized Environmental Condition.

Risk Management Concerns

Risk Management Concerns are issues that a potential purchaser may want to take into consideration during a land transaction, lease, or development planning, but do not rise to the Practice defined level of a Recognized Environmental Condition.

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

This assessment has identified the following Risk Management Concerns at the subject site:

- Radon
- *De Minimis* Solid Waste and Universal Waste
- Asbestos Containing Materials
- Lead Based Paints
- Lighting and Electrical Components

See Section 10.2 for a review of these concerns.

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

Appendix H.2

Remedial Cost Summary

FULCRUM
environmental consulting

MEMORANDUM

DATE	August 13, 2012
TO	Chief John Sinclair, Kittitas Valley Fire & Rescue Nancy Charron, Traho Architects
FROM	Ryan K. Mathews, Fulcrum Environmental Consulting, Inc.
RE	**Site Cleanup and Remediation Estimate**
SUBJECT	Mountain View Brownfield Site

Thank you for the opportunity to present this site cleanup and remediation estimate for the Mountain View Brownfield Site in Ellensburg, Washington. Fulcrum Environmental Consulting, Inc. (Fulcrum) has completed environmental investigation at the site and confirmed the presence of 1,250 to 1,650 cubic yards of petroleum contained soil. Remedial strategies and approaches have been evaluated and the preferred alternative: excavation, transport, and offsite treatment of petroleum contaminated soil (PCS), has been selected as the most likely to achieve site cleanup within the established project timeframe.

Attached please find a detailed remedial estimate for identified alternative methods and approaches to address identified contamination at the site. As described in the associated investigation report, the intent of the remedial alternative analysis is to compare and contrast the timeline, probability of success, and associated costs with each strategy. Where assumptions have been made, these are footnoted and a description of the assumption provided.

Included within the remedial cost summary are the following categories:

- Data Gap Investigation
- Initial Excavation
- Offsite Transportation
- System Setup
- Remediation
- Permitting Costs
- Design Fees
- Public Bidding Costs
- Oversight Fees
- Groundwater Monitoring
- Confirmation Sampling

As presented in the investigation report, the recommended remedial strategy is the excavation, transport, and treatment of petroleum contaminated soils. Costs associated with replacement of the soil volume removed from the site have not been included in this estimate. Following completion of site soil remediation efforts, a period of additional groundwater monitoring, consisting of not less than 8 consecutive quarters (about 2

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

years), will be required to meet Washington State Department of Ecology's (Ecology) site closure requirements. Please note that some costs, such as the Data Gap Investigation may be supported by Ecology grant funding.

In addition to the remedial costs we estimate the following:

Building Demolition and Site Cleanup	$132,000 to $156,000
Hazardous Building Materials Testing and Abatement	$5,500 to $7,500

As such, Fulcrum's total site cleanup and remediation estimate to prepare the site sufficient for site redevelopment is approximately 2 ½ years at a projected cost of $376,500 to $511,000.

We recommend that a contingency of 5 to 7% be added for each year from the present to accommodate anticipated increase in project costs. Additionally, depending on the source of remediation funds or if funds are generated through a federally supported bond, additional project costs related to Davis-Bacon Act provisions may apply.

If you should have any questions, please feel free to contact me at 509.574.0839.

Table H.2: Remedial Alternative Cost Summary Analysis

Technology	Timeline	Data Gap Investigation	Initial Excavation	Offsite Transportation	System Setup	Remediation		Permitting Costs	Design Fees	Public Bidding Costs	Oversight Fees	Groundwater Monitoring	Confirmation Sampling	Total Projected Fee
						Unit Cost	Total							
Thermally Enhanced Soil Vapor Extraction (onsite)	Less than 1 Year	$20,000	$0	$0	$0	$300 [1]	$600,000	$0	$0	$6,000	$0	$15,000	$10,000	$651,000
		$35,000	$0	$0	$0	$722 [1]	$1,444,000	$0	$0	$8,000	$0	$20,000	$15,000	$1,522,000
Biopiles (onsite)	About 2 to 3 Years	$20,000	$52,000 [2]	$0	$40,000	$60 [3,4]	$66,000	$12,000	$3,000	$6,000	$31,500	$15,000	$15,000	$270,500
		$35,000	$65,000 [2]	$0	$100,000	$120 [3,4]	$168,000	$15,000	$4,000	$8,000	$35,500	$20,000	$25,000	$475,500
Thermal Desorption (onsite)	Less than 2 months, plus groundwater monitoring (8 quarters with results below MTCA)	$20,000	$62,000 [3]	$0	$0	$160 [5]	$176,000	$12,000	$0	$6,000	$26,500	$25,000 [4]	$10,000	$337,500
		$35,000	$75,000 [3]	$0	$0	$225 [5]	$315,000	$40,000	$0	$8,000	$29,500	$30,000 [4]	$15,000	$547,500
Disposal/Treatment (offsite)	**Less than 2 months, plus groundwater monitoring (8 quarters with results below MTCA)**	**$20,000**	**$44,000**	**$52,000**	**$0**	**$40 [4,7]**	**$50,000**	**$1,500**	**$6,000**	**$4,000**	**$26,500**	**$25,000 [4]**	**$10,000**	**$239,000**
		$35,000	**$58,000**	**$82,000**	**$0**	**$50 [4,7]**	**$85,500**	**$1,500**	**$8,000**	**$6,000**	**$29,500**	**$30,000 [4]**	**$15,000**	**$347,500**
Monitored Natural Attenuation	More than 20 Years	-	$0	$0	$0	$0	$0	$2,000	$0	$0	$2,000	$52,000 [6]	$0	$56,000
		-	$0	$0	$0	$0	$0	$2,000	$0	$0	$4,000	$78,000 [6]	$0	$84,000
Dual Phase Extraction *Requires Pilot Study*	About 2 to 3 Years	-	$0	$0	$125,000	$0.23 to $7.00 per gallon; however, highly variable	$256,320 [8]	$0	$8,000	$6,000	$28,800	$35,000	$20,000	$479,120
		-	$0	$0	$180,000		$2,136,000 [9]	$0	$1,000	$9,000	$54,000	$40,000	$25,000	$2,445,000
Bioreactors *Requires Pilot Study*	About 3 to 5 Years	-	$0	$0	$150,000	$0.143 to $0.167 per gallon per year; however, highly variable	$366,538 [10]	$20,000	$50,000	$6,000	$86,400	$15,000	$20,000	$713,938
		-	$0	$0	$200,000		$713,424 [11]	$25,000	$65,000	$9,000	$108,000	$20,000	$25,000	$1,165,424
Advanced Oxidation Processes *Requires Pilot Study*	About 1 to 3 Years	$20,000	$0	$0	$25,000	$0.001 to $0.10 per gallon per year; however, highly variable	$170,880 [12]	$15,000	$30,000	$6,000	$24,000	$35,000	$20,000	$345,880
		$35,000	$0	$0	$30,000		$512,640 [13]	$20,000	$40,000	$9,000	$43,200	$40,000	$25,000	$754,840

Assumptions and Unit Cost Estimates:

Excavation completed with CAT 320 or similar	$115 to $125 per hour
Onsite transport of soil by CAT 938 or similar	$120 to $130 per hour
Truck and pup	$110 to $125 per hour
Laborer	$45 to $55 per hour
Traffic control flagger	$35 to $45 per hour
Treatment of petroleum contaminated soil with taxes	$31.45 to $34.25 per ton
Roundtrip Soil Transport from project site to Anderson's Rock and Demolition Pits	4 hours with 25 to 30 tons, returns empty
Truck wheel wash for the project (rental)	$10,000 to $12,000

Footnotes:

1. Estimate includes all project costs for representative projects, including operations and maintenance, design and engineering, bidding costs, and permitting fees.
2. Includes onsite relocation of site soils, construction of biopile areas, etc.
3. Biopiles calculated at a rate of 2x case study estimated range of $30 to $60 per yard.
4. Anticipates installation of one to two additional groundwater monitoring wells.
5. Thermal desorption calculated at a rate of 3x to 4x case study estimated range of $40 to $75 per ton at study volumes of 300,000 tons and 10,000 tons, respectively.
6. Based on an estimate of 4 years of quarterly groundwater monitoring, 6 years of semi-annual monitoring, and 10 years of annual monitoring
7. Estimates do not include costs of replacement soil for material excavated offsite or associated transport, placement, compaction, etc.
8. Based on an estimate of $0.30 per gallon, 1,200 gallons per day, 365 days per year, for 3 years.
9. Based on an estimate of $0.30 per gallon, 1,200 gallons per day, 365 days per year, for 5 years.
10. Based on an estimate of $0.143 per gallon, 2,400 gallons per day, 365 days per year, for 3 years.
11. Based on an estimate of $0.137 per gallon, 2,400 gallons per day, 365 days per year, for 3 years.
12. Based on an estimate of $0.05 per gallon, 4,800 gallons per day, 365 days per year, for 2 years.
13. Based on an estimate of $0.10 per gallon, 4,800 gallons per day, 365 days per year, for 3 years.

8. APPENDIX / TASK 2 ITEMS

8A. APE Letter and Related Correspondence

8B. Cultural Resources Assessment and Related Correspondence

8C. Pre-Application Meeting Notes and Related Information

8D. Disclaimer

March 28, 2012

TRAHO ARCHITECTS, P.S.
1400 N 16th AVENUE, SUITE A YAKIMA, WA 98902
P: (509) 452-0609 F: (509) 452-0578 WWW.TRAHO.COM

Dr. Robert Whitlam
State Archeologist
Department of Archeology & Historic Preservation
P.O. Box 48343
Olympia, WA 98504-8343

RE: Mountain View Avenue Brownfield Project APE / Ellensburg, Washington

Dear Dr. Whitlam:

Kittitas Valley Fire District No. 2 commonly referred to as Kittitas Valley Fire & Rescue (KVFR) is proposing to purchase and develop the property located at 400 E Mountain View Avenue in Ellensburg WA. The property includes five whole parcels (parcel #'s 218633, 908633, 888633, 898633, and 198633) and a portion of one additional parcel (Parcel # 948533).

The prior use of the property as a fueling station, scale house, and diesel repair shop has created the potential for soil contamination. This potential is being assessed under an Integrated Planning Grant (IPG) issued by the Washington State Department of Ecology. The IPG was awarded to KVFR for the purposes of assessing the potential for acquisition and redevelopment of the property as a fire station and community center.

We are soliciting your concurrence for our determination of the Area of Potential Effect (APE), and for any comments you may have on the cultural resource survey plan. We are presenting the following for your review:

1. Project Description
2. Area of Potential Effect (APE);
3. Records Review
4. Proposed Field Methods and Techniques

The proposed APE and project plans are shown in Figures 1 & 2 at the end of this document.

1. Project Description

The property is currently being assessed for contaminated soils related to the use of the site as a fueling station, scale house, and diesel repair shop. Once this assessment is complete KVFR may decide to purchase the property, clean up any contamination which may exist and then redevelop the property.

Current plans for development include (contingent upon cost to clean up contamination at the site and agreement to purchase between KVFR and the current landowner):

1. Remediation and/or removal of contaminated soil.
2. Demolition of all structures currently on the property.
3. Construction of a new fire station and related site plan improvements.
4. Potential construction of a new community center.

2. Area of Potential Effect (APE)

The Mountain View Brownfield Project APE covers approximately 5.5 acres in the NE¼ of Section 11, T. 17 N., R. 18 E. (USGS Ellensburg South quadrangle, 1:24,000, 1958/1978). All clean-up and construction activities will be contained within this boundary (Figures 1 & 2).

3. Records Review – Sites within One Mile (1.6 km) of the Proposed APE

No archaeological sites are recorded within the proposed Mountain View Brownfield Project APE. The nearest site, 45KT808, is a historic refuse scatter located 850 m northwest of the APE; no prehistoric artifacts were observed in or around this historic dump. The next closest site is 45KT800 (roughly 950 m northwest of the APE) which contains both historic and prehistoric artifacts. The artifacts recorded at KT800 consist of undefined historic materials primarily dating to 1900-1930, 3 pieces of tool stone, and 2 late prehistoric projectile points.

Several other sites related to the Downtown Ellensburg Historic District are recorded within 1 mile to the north of the APE. Five additional historic register properties, including Governor's Mansion, William O. Ames House, Northern Pacific Railway Passenger Depot, Shoudy House, and Kittitas County Fairgrounds, are all located to the north of the APE.

4. Proposed Field Methods and Techniques

Archaeological Records and File Searches

Background records searches are being completed and include a review of the historic and archaeological site files at the Department of Archaeology and Historic Preservation in Olympia, a review of the General Land Office files and a literature review which includes local sources.

Surface Survey Techniques

Survey transect spacing will be 10 meter intervals. The goal of all surface survey is to document all cultural traces, regardless of age, within the survey area. All precontact and historic artifacts and features will be recorded and we will note modern debris, and modern features.

Surveyors will walk parallel transects, spaced at 10 meter intervals. All survey transects will be designated on air photos and USGS quadrangle maps. As surveyors walk transects, they will mark artifacts, artifact clusters, and features with flagging tape or pin flags. After completing transects, we will return to the flagged artifacts or features for closer inspection. We will survey areas around flagged features and artifacts at one to two meter intervals to locate additional surface features and artifacts. Surveyors will pin-flag all surface-visible artifacts and mark all additional features with flagging tape. At the close of work on each site, all flagging will be removed. Artifacts and features are flagged to define the distribution of cultural remains for mapping.

We will complete paper versions of Washington site forms in the field for each archaeological site and keep additional records in field notebooks. We will record data about environmental and geologic settings, access, location, condition, and standard descriptive attributes. We will prepare site maps, showing the locations of artifact clusters, features, the site datum, and prominent natural features.

All survey transects, surface artifacts, and sites will be mapped with a handheld *Trimble GeoXH* GPS unit. If increased accuracy is determined necessary an external *Trimble Zephyr Hurricane* antenna will be utilized to gain sub-meter accuracy of less than 0.5 meters.

A datum will be marked on each site by placing a shallowly buried aluminum tag on the site. We will inscribe the site designation and the date of survey on each tag. A GPS reading will be taken at each datum and additional GPS readings will be taken for site boundaries, for each cultural feature, and for

important artifacts such as projectile points and ground stone tools. Locations of all GPS readings will be placed on site maps and recorded in data tables. GPS readings will generally be taken with a *Trimble GeoXH* unit.

High resolution, color digital photographs will be taken of each site, including features, important artifacts, cut banks, and the general site area and site setting. Photographs will be taken with artifacts and pin flags marking feature and artifact locations. A photo log will be kept for all images that will include subject, date, and direction.

Subsurface Probing

Following surface survey, we will conduct systematic subsurface probing to identify and define buried archaeological deposits. No shovel or auger probing will be placed within sites discovered during surface survey. The purpose of probing is only to discover unknown archaeological deposits.

All sediment will be screened through four-per-inch mesh and inspected for artifacts. All probes will be 30-x-30 cm; depths and horizontal dimensions will be measured, volumes will be computed, and short descriptions of exposed sediments will be made. Probe locations will be recorded by GPS receivers or by tape from known datum points.

The subsurface shovel/auger testing program will include an estimated 90-150 shovel probes in the proposed APE. We will place shovel tests on a 10-m grid in close proximity to Wilson Creek and depending on results expand to a 20 meter grid for the remainder of the APE.

Request for Concurrence

After reviewing the foregoing, do you concur with our delineation of the Area of Potential Effect for the proposed Mountain View Avenue Brownfield Project? For clarification or questions, please contact me at 509-452-0609 or Barbara@traho.com.

Sincerely,

Barbara A. Cline, MS, AIA

Cc: Ms. Kate Valdez
Tribal Historic Preservation Officer
Yakama Nation
P.O. Box 151
Toppenish, WA 98948

Mr. Guy Moura
Tribal Historic Preservation Officer
Confederated Tribes of the Colville Reservation
P.O. Box 150
Nespelem, WA 99115

Aaron Kuntz, MS, RPA
Senior Archeologist
Columbia Geotechnical Associates, Inc
aaronkuntz@gmail.com

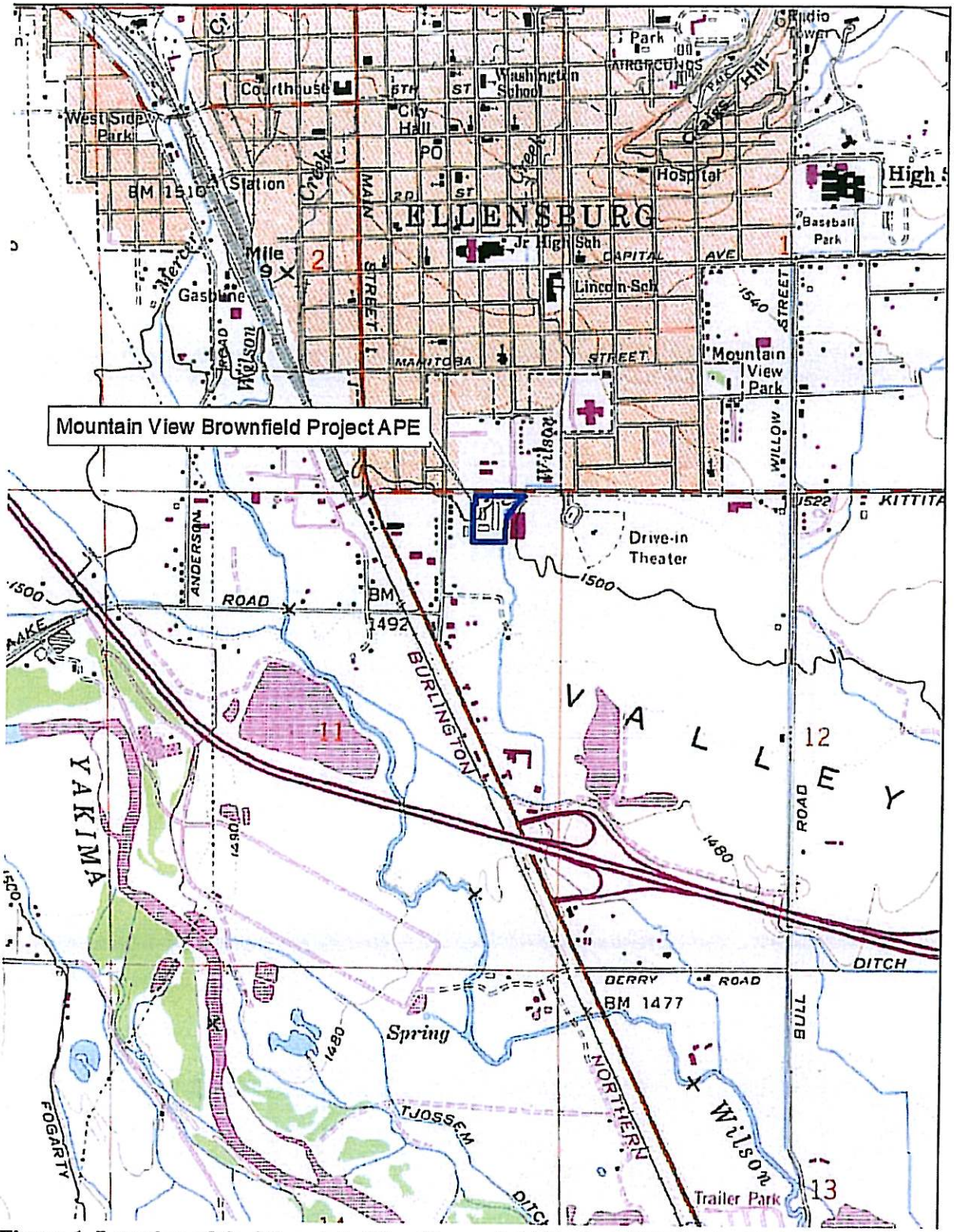


Figure 1. Location of the Mountain View Brownfield Project APE in the NE¼ of Section 11, T. 17 N., R. 18 E. (USGS Ellensburg South quadrangle, 1:24,000, 1958/1978).

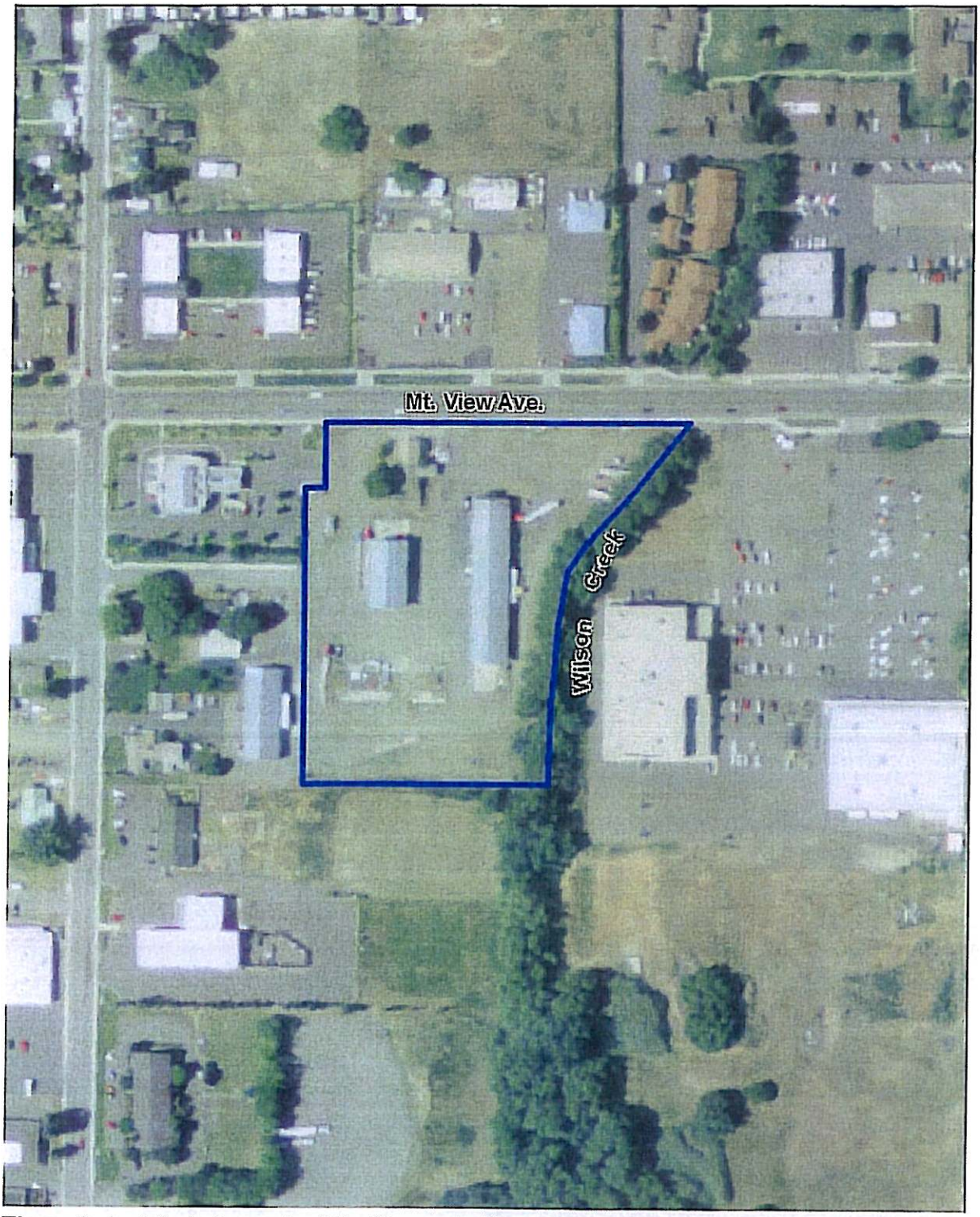


Figure 2. Aerial photograph of the Mountain View Brownfield Project APE in the NE¼ of Section 11, T. 17 N., R. 18 E. (USDA photograph taken in 2009). Ape represented by the blue line.

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

April 2, 2012

Ms. Barbara A. Cline
TRAHO Architects
1460 N. 16th Avenue, Suite A
Yakima, Washington 98902

Re: Mountain View Avenue Brownfield Project
Log No.: 040212-04-ECY

Dear Ms. Cline:

Thank you for contacting our Department. We have reviewed the materials you provided for the proposed Mountain View Avenue Brownfield Project, Ellensburg, Kittitas County, Washington.

We concur with the proposed Area of Potential Effect (APE). We look forward to receiving the results of the review, consultations with the concerned tribes, the professional archaeological survey report, and the Determination of Effect.

We would also appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 36CFR800.4(a)(4).

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with the Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations 36CFR800.4. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and we look forward to receiving the reports on the results of your investigations.

Sincerely,

Robert G. Whitlam, Ph.D.
State Archaeologist
(360)586-3080
email: rob.whitlam@dahp.wa.gov

Barbara Cline

From: Barbara Cline [Barbara@traho.com]
Sent: Friday, April 06, 2012 4:24 PM
To: 'Whitlam, Rob (DAHP)'
Cc: 'Aaron Kuntz'; Nancy Charron
Subject: APE for the Mountain View Avenue Brownfield Site, Ellensburg WA/ Log No.: 040212-04-ECY
Attachments: DAHP APE OK.pdf; Colville Tribe APE receipt ltr.pdf

Hello Dr. Whitlam,

Per your request (see attached, your letter re: APE for the proposed undertaking at the Mountain View Avenue Brownfield Project), please find also attached the response letter we have received from The Confederated Tribes of the Colville Reservation.

Barbara A. Cline, MS, AIA
Traho Architects, P.S.
1460 North 16th Avenue, Suite 'A'
Yakima, WA 98902

Phone: 509.452.0609
Fax: 509.452.0578
Email: barbara@traho.com

The Confederated Tribes of the Colville Reservation
History/Archaeology Program (509) 634-2693
P.O. Box 150, Nespelem, WA 99155 FAX: (509) 634-2694

April 2, 2012

HA# U12-132
12.0154

Barbara Cline
Traho Architects, P.S.
1460 N. 16th Avenue, Suite A
Yakima, WA 98902

RE: Mountain View Avenue Brownfield Project APE/Ellensburg, Washington.

Dear Ms. Cline:

We received your letter initiating consultation for the Mountain View Avenue Brownfield Project APE in Ellensburg, Washington.

Please be advised that your proposed undertaking lies within the traditional territory of the Wenatchi tribe, one of the twelve tribes that make up the Confederated Tribes of the Colville Reservation (also known as the Colville Confederated Tribes or CCT), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29.

The THPO concurs with the Area of Potential Effect (APE) as described in the report. We also agree with your recommendation that the entire APE be intensively surveyed, including subsurface testing. We further recommend that a Secretary of the Interior Qualified Archaeologist lead all survey activities. We look forward to receiving and reviewing the report.

Thank you for consulting with the THPO. Please note that these comments are based on information available to us at the time of the project review. We reserve the right to revise our comments as information becomes available. If you have any questions or concerns, please contact Eric Oosahwee-Voss at (509) 634-2690 or eric.oosahwee-voss@colvilletribes.com. If you wish to speak with me, do so at (509) 634-2695.

Sincerely,

Guy Moura
Tribal Historic Preservation Officer

cc: Chron; File (EOV)
Gretchen Kaehler (DAHP)

APR – 6 2012

TRAHO
ARCHITECTS, P.S.

1460 NORTH 16TH AVENUE, SUITE A
YAKIMA, WASHINGTON 98902
(509) 452-0609 FAX: (509) 452-0578

TRANSMITTAL LETTER

PROJECT NAME: **Mountain View Avenue Brownfield Project/Ellensburg, Washington - APE and Cultural Resources Report**

PROJECT NO: **Traho 11-23**

DATE: **June 25, 2012**

TO: **Ms. Kate Valdez, Tribal Historic Preservation Officer**

RE: **Copy of APE and Cultural Resources Report**

DOCUMENTS TRANSMITTED VIA: ***Hand*** [ ] ***Mail*** [X] ***UPS*** [ ]

QUANTITY	
One each	*APE letter dated 3-28-12; and Cultural Resources Assessment Report, dated May 2012*

Remarks:

Hello Ms. Valdez,

Enclosed for your review and records are the APE letter (mailed to you also on March 28, 2012) and the final Cultural Resources Assessment Report for this site in Ellensburg Washington.

For questions or comments, please don't hesitate to contact me at 509-452-0609 or Barbara@traho.com.

Barbara Cline, MS, AIA

CULTURAL RESOURCES REPORT COVER SHEET

Author: Marcia Montgomery, Aaron Kuntz, and Brett lenz

Title of Report: Cultural Resources Assessment for the Mountain View Redevelopment Plan Ellensburg, Washington

Date of Report: May 2012

County(ies): Kittitas Section: 11 Township: 17 N Range: 18 E

Quad: Ellensburg South Acres: 4.94

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☒ Yes ☐ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☒ Yes ☐ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:
KT3485

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

Cultural Resources Assessment for the Mountain View Redevelopment Plan Ellensburg, Washington

Prepared for:
Traho Architects, P.S.
1460 N. 16th Avenue, Suite A
Yakima, WA 98902

Prepared by:
Columbia Geotechnical Associates, Inc.
17503 NE 138th Street
Redmond, WA 98052

Authors:
Marcia Montgomery
Aaron Kuntz
Brett Lenz

May 2012

Executive Summary

Under contract to Traho Architects, P.S., Columbia Geotechnical Associates Inc. (CGA) conducted a comprehensive archaeological survey of the property located at 400 E Mountain View Avenue in Ellensburg, Washington (parcel #'s 908633, 218633, 888633, 898633, and 198633). The survey project, triggered by an Integrated Planning Grant (IPG) issued by the Washington State Department of Ecology, is intended to maintain compliance with Section 106 of the National Historic Preservation Act (NHPA) as defined in 36 CFR Part 800. This report summarizes the cultural resource survey of the project area and assesses potential adverse effects to historic properties under Section 106 of the NHPA.

Archaeological testing identified the presence of historic-era domestic debris in the northeast portion of the project area. Historical buildings and structures within the project area were also identified. Research suggests than none of these resources are eligible for the National Register of Historic Places (NRHP).

Table of Contents

List of Figures

Appendices

1.0 Introduction

The Kittitas Valley Fire District No. 2 commonly referred to as Kittitas Valley Fire & Rescue (KVFR) is proposing to purchase and develop the property located at 400 E Mountain View Avenue in Ellensburg, Washington. The property includes five whole parcels (parcel #'s 908633, 218633, 888633, 898633, and 198633) and a portion of one additional parcel (Parcel # 948533). The prior use of the property as a fueling station, scale house, and diesel repair shop has created the potential for soil contamination. This potential is being assessed under an Integrated Planning Grant (IPG) issued by the Washington State Department of Ecology. The IPG was awarded to KVFR for the purposes of assessing the potential for acquisition and redevelopment of the property as a fire station and community center. The property is currently being assessed for contaminated soils related to the use of the site as a fueling station, scale house, and diesel repair shop. Once this assessment is complete KVFR may decide to purchase the property, clean up any contamination which may exist and then redevelop the property. Current plans for development include (contingent upon cost to clean up contamination at the site and agreement to purchase between KVFR and the current landowner): removal of contaminated soil, demolition of all structures currently on the property, construction of a new fire station, and potential construction of a new community center.

Regulatory Basis for Assessment

Because the Washington State Department of Ecology grant is partially funded by federal monies, this project meets the definition of an undertaking for the purposes of Section 106 of the NHPA (16 U.S.C. §470f). Section 106 of the NHPA is a consultation process that requires federal agencies to take into account the effects of their actions on historic properties. Historic properties are archaeological sites, traditional cultural properties, and buildings and structures that are listed in or eligible for the National Register of Historic Places (NRHP). The Section 106 regulations are found in 36 Code of Federal Regulations Part 800.

Project APE

According to Section 106 of the NHPA, a project's Area of Potential Effect (APE) is the "geographic area within which (the) undertaking may cause changes in the character or use of historic properties" (36CFR 8002(c)). The Mountain View Brownfield Project APE covers approximately 4.94 acres in the NE¼ of Section 11, T. 17 N., R. 18 E. (USGS Ellensburg South quadrangle, 1:24,000, 1958/1978). All clean-up and construction activities will be contained within this boundary (Figures 1 & 2). The aforementioned APE was presented to DAHP and concurrence was received (Appendix A).

Archaeological testing identified the presence of historic-era domestic debris in the northeast portion of the project area. An archaeological site inventory form has been prepared for this site and is included in Appendix B. The historical buildings and structures within the project area were documented on Washington State Historic Property Inventory forms included in Appendix C. Research suggests than none of these resources are eligible for the National Register of Historic Places (NRHP).

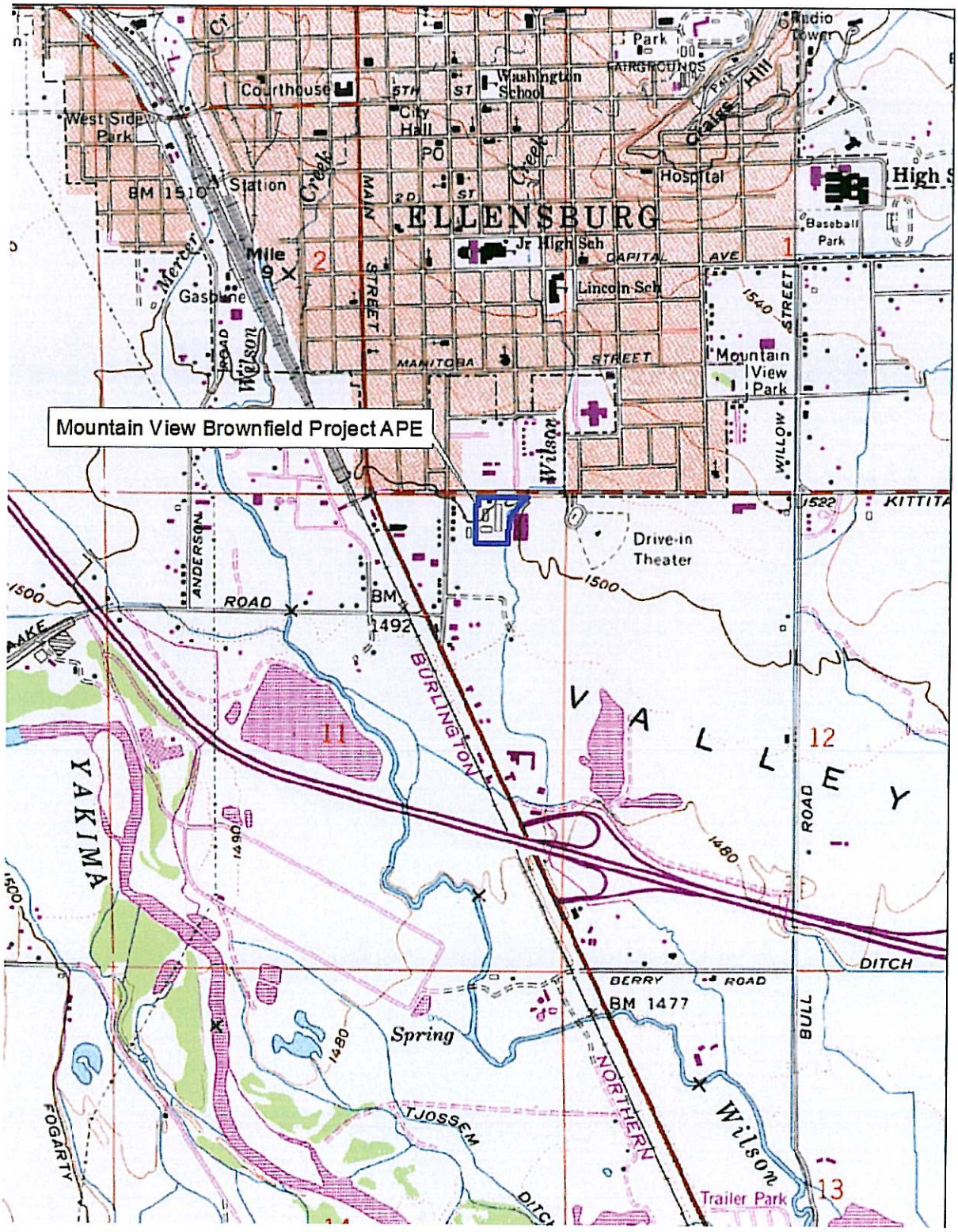


Figure 1. Location of the Mountain View Redevelopment Project APE in the NE¼ of Section 11, T. 17 N., R. 18 E. (USGS Ellensburg South quadrangle, 1:24,000, 1958/1978).

Figure 2. Aerial photograph of the Mountain View Redevelopment Project APE (bound in blue) in the NE¼ of Section 11, T. 17 N., R. 18 E. (USDA photograph taken in 2009).

2.0 Historic Preservation Regulations and Standards

Section 106 of the NHPA is a consultation process that requires federal agencies to take into account the effects of their actions on historic properties. Mitigation measures are prepared for projects that adversely affect historic properties. The Section 106 regulations are found in 36 CFR Part 800. The contamination assessment for potential acquisition and redevelopment of the APE is being conducted under a state Department of Ecology grant that is partially supported by federal funds, therefore requiring a cultural resource review in compliance with Section 106 of the NHPA.

The term "historic property" is used to denote historically significant buildings, structures, objects, archaeological sites or districts, which are included on or eligible for inclusion on the NRHP (36 CFR 800.16(l)(1)). Resources are typically defined as significant or potentially significant if they are identified as of special importance to an ethnic group or Indian tribe or if the resource is considered to meet certain eligibility criteria for local, state, or national historic registers, such as the NRHP. Based on NRHP assessment criteria developed by the National Park Service, historical significance is conveyed by properties:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP guidelines, the "essential physical features" of a property must be intact for it to convey its significance, and the resource must retain its integrity, or "the ability of a property to convey its significance." The seven aspects of integrity are:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Setting (the physical environment of a historic property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property);
- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory);
- Feeling (a property's expression of the aesthetic or historic sense of a particular period of time); and
- Association (the direct link between an important historic event or person and a historic property)

3.0 Research Methods

Researchers conducted archaeological, ethnographic and historical literature review of local and regional source material at the Ellensburg Public Library, Kittitas County Offices, and online sources. Background record searches included a review of the historic and archaeological site files on the Department of Archaeology and Historic Preservation's WISAARD database, a review of early General Land Office maps, county atlases, early plat maps, historical aerial photographs and published local histories. Historical ownership of the project area was researched at the Kittitas County Recorder's office.

On March 31st and April 1st of 2012, CGA conducted an archaeological survey, including subsurface investigations, within the project area. The crew consisted of Brett Lenz, Aaron Kuntz, Andrew Murphy, and Danielle Clingman. Surveyors walked parallel transects spaced at 10 meter intervals across the entire APE. As a result of the on-going diesel repair shop and hay storage business at the site, some areas were inaccessible due to storage of equipment and vehicles. These areas make up a considerably small portion of the overall APE and are not likely to skew the results of the survey. Auger and shovel probes were placed at 10 meter intervals near Wilson Creek along the eastern boundary of the APE and at 20 meter intervals for the remainder of the APE. All excavated sediment was screened through four-per-inch mesh and inspected for artifacts. A total of 66 probes were excavated across the APE (Appendix D). All survey transects, probes, and the one historic-era site were mapped with a handheld *Trimble GeoXH* GPS unit. The datum for the identified historic-era site was marked by placing a shallowly buried aluminum tag on the site. A GPS reading was be taken at the datum and additional GPS readings were taken for site boundaries. All field photographs, notes, and GPS data is on file at CGA.

On April 13, 2012, historian Marcia Montgomery conducted the field visit for the historic property inventory. Photographs of the two hay barns, the residence (also referred to as the scale house) and well house were taken. Montgomery contacted Jean Kirkham, a member of the Mackner family, who has owned the property since the 1940s. Information obtained from Kirkham provided background information about the historical use of the project area. Historic property inventory forms for each of the buildings are included in Appendix C.

4.0 Environmental Setting

Physical Environment

The project APE is located along the eastern slopes of the Cascade Mountain Range within the lower-central portion of the Kittitas Valley and the Yakima River basin. The Kittitas Valley is a broad synclinal basin located within the Yakima Fold Belt, a series of complexly folded and faulted steep anticlinal ridges that began deformation in late Miocene times. The Yakima River is the primary water way within the Kittitas Valley and is fed by its numerous tributaries which, prior to development and redirection to aid irrigation, meandered freely across the valley floor. One of these tributaries is Wilson Creek which originates to the northeast of Ellensburg and flows through the city along its western edge. Wilson Creek establishes the western boundary of

the project area presently, although during subsurface testing it became clear that the creek had existed in other areas of the APE through time. This is not surprising considering the relatively flat topography of the project area.

Vegetation

The local vegetation of the Kittitas Valley is shrub-steppe as described by Daubenmire (1970) and includes shrubs such as big sagebrush (*Artemesia tridentata*), rabbitbrush (*Crysothamus* sp.), arrowleaf balsamroot (*Balsamoriza sagittata*), and various grasses such as Bluebunch wheatgrass *(Agropyron spicatum)* and Basin wild rye *(Elymus cinereus)* (Franklin and Dyrness 1973). Various types of roots and berries along with other types of vegetation are of great economic importance in the Plateau. Some of these include balsamroot (*Balsamorhiza* sp.), lomatium (*Lomatium* sp.), bitterroot (*Lewisia rediviva*), strawberry (*Fragaria* sp.), serviceberry (*Amelanchier alinifolia*), and onion (*Allium* sp.) (Mastrogiuseppe & Gill, 1980, 1983).

5.0 Cultural Overview

Prehistoric/Ethnographic overview

Evidence of human occupation in Washington State is currently understood to date back to at least 13,800 years ago. This date has been established through radiocarbon dates on mastodon bones and a bone projectile point embedded in a rib bone recovered from the Manis Mastodon site near Sequim (Waters et al. 2011). The bone projectile point, along with spirally fractured bones and bones with cut marks, provides compelling evidence of human hunting and butchering at the site (Gustafson et al. 1979; Waters 2007; Waters et al. 2011). Artifacts of the Clovis culture, which has been dated to between 13,000 and 13,500 years ago elsewhere in North America, have been found in isolated locales across the Columbia Plateau and in southern and central Puget Sound, but no clear campsite of this culture has yet been found in Washington State. The Richey Roberts site is the sole in situ discovery of a Clovis archaeological site in Washington State (Gramly 1991; Mehringer 1989). Several similar early sites that are coeval in time and possibly predating Clovis in the region are presented in recent literature (Huckleberry et. al. 2003; Lenz 2006). This culture is generally believed to have relied heavily on big game for subsistence, although there is evidence they also relied on plants and smaller animals (Cannon and Meltzer 2004; Lenz 2010). Colonizing groups were likely coastal people with a generalized Paleolithic foraging economy that spanned a very large geographic area. They had an upland littoral adaptation with apparently less focus on the main-stream Columbia and Snake River resources than their Middle Holocene descendants (Lenz 2007; 2010). Due in large part to extreme climate and paleoecological change, middle Holocene and later peoples followed a generally riverine subsistence economy typical of the large western river systems, including a collector strategy that was centered on the exploitation of ungulates and salmon and the gathering and storage of a variety of root crops.

Culture Chronologies

The following discussion presents brief summaries of work that have led to a greater understanding of the regional cultural history. Data for most of these schemes is drawn primarily

from large-scale excavations along the banks of the Snake and Columbia rivers, funded by hydroelectric development projects in the mid-twentieth century (Leonhardy and Rice 1970; Nelson 1969; Richards and Rousseau 1987; Fladmark 1982; Salo 1985; Chance and Chance 1985; Chatters 1986). An overview of the regional cultural chronologies follows.

Daugherty (1962)

Richard Daugherty (1959, 1962) was among the first to develop a chronological ordering of Columbia Plateau prehistory as part of what he referred to as the Intermontane Western Tradition. Daugherty based his developmental sequence on loose cultural similarities that extended "between the Rockies and the Sierras from southern British Columbia to northern Mexico" (Daugherty 1962). In 1962, Daugherty outlined four periods that describe a developmental progression of what he called the Northwest Riverine Areal Tradition, a regional manifestation of a larger Intermontane Western Tradition, defined by the gradual accretion of new cultural elements with little loss or replacement of older forms (1962; Reid and Gallison 1995:2.23-2.24). Major trends included a shift toward riverine adaptations, increased use of storage, and the appearance of elaborate burial practices during the Late period, as a response to climactic and environmental change. The first three periods (Early, Transitional, and Devlopmental) correlated with climatic periods as Antevs (1948) described them: the Early period with post-glacial anathermal climates (11,000–8000 BP); the Transitional period with hypsithermal climates (8000–4500 BP); and the Developmental period beginning with the inception of essentially modern climatic conditions beginning 4500 BP. The Late period, beginning about 2000 BP and ending at historic contact, occurred during environmental conditions that approached those of modern times, with trends including an increasing focus on riverine adaptations, with a relatively stable social organization.

Distinctive regional culture traits, accompanied by increases in local populations, were apparent throughout the Intermontane West by the onset of the Late Period (ca. 2000 yr B.P). The introduction of both the horse (ca. A.D. 1730) and Euro-American goods (ca. A.D. 1800) produced cultural adaptations that are reflected in the archaeological record. Other than these additions, artifact assemblages are viewed as essentially unchanged in this period although triangular point forms undergo a steady decrease in point size through time.

Leonhardy and Rice (1970)

Leonhardy and Rice (1970), building on Daugherty's construct, developed what is still the most commonly utilized cultural chronological framework for the Southern Plateau region. Their chronology was based on the analysis of assemblages from 19 sites, but relied in large part upon the findings from excavations at Windust Cave (H. Rice 1965), Marmes Rockshelter (Fryxell and Daugherty 1962; D. Rice 1969), and Granite Point (Leonhardy 1970).

Leonhardy and Rice (1970) proposed six phases as a basis for organizing archaeological collections recovered from the lower Snake River: the Windust Phase (10,000–9000 BP), the Cascade Phase (8000–5000 BP), the Tucannon Phase (5000-2500 BP), the Harder Phase (2500–650 BP), the Piqunin Phase (650–250 BP), and the ethnographic-era Numipu Phase (250 BP to contact). These phases were defined in terms of their formal content and geographic distributions.

The Windust and Cascade Phases were considered to represent an evolutionary continuum of the first documented human occupation of the area (Leonhardy and Rice 1970:22-24). It is uncertain how the Windust populations correlate with the Clovis peoples, whose presence is documented in the area soon after the 11,225 BP eruption of Glacier Peak (Mehringer and Foit 1990). New dates from a handful of sites in the region suggest there may have been overlap in time between people associated with Windust Phase and Clovis assemblages in the Plateau (Davis, 2004; Lenz 2010).

Although the authors suggest that the Windust people were big-game hunters, they were more likely generalized foragers who exploited small game and medium sized mammals and river mussels; artifacts associated with plant processing are generally rare in these assemblages, although the presence of crescentic tools at Lind Coulee suggest some form of plant collection (Lenz 2010). Diagnostic artifacts include shouldered, short bladed projectile points with straight stems and straight or concave bases. Stone tools were based on tabular flakes and blades rather than bifacial blanks or cores (Reid and Gallison 1995:2.26).

The Cascade Phase was divided into early and late sub-phases separated by the Mazama ashfall. Lanceolate (willow leaf-shaped) projectile points are considered diagnostic of the early sub-phase, while large side-notched Cold-Springs points occur alongside generally smaller versions of the leaf-shaped points in the later sub-phase.

Tucannon Phase projectile points are stemmed or corner-notched dart points with triangular blades. Lucas (1994) has sought to explain that the change in assemblages from the Cascade Phase to the Tucannon Phase from environmental pressure lead to an increase in the use of upland subsistence resources, particularly root crops as indicated by the presence of hopper mortars and pestles. An increase in the exploitation of riverine resources such as river mussels and fish also is documented by anadromous fish remains, net weights, and bone shuttles that indicate the manufacture of nets.

The Harder Phase consists of two sub-phases that are differentiated by an apparent change in point styles, and the use of base camps or pithouse sites. The early sub-phase is marked by corner notched dart points and assemblages reflecting base camp sites, while the later sub-phase assemblages include increasing numbers of small corner and basally notched arrow points and all come from pithouse sites. Leonhardy and Rice (1970:14) believed that the Harder Phase marks the establishment of villages composed of multiple pithouses on the lower Snake River (Reid and Gallison 1995:2.33).

The Piqunin Phase was defined from a single site and described as having variously notched forms of the Columbia Valley corner-notched and rectangular stemmed arrow points. Also included were items rarely found in earlier phases such as twined basketry, bone awls, matting needles, and harpoon elements. While Leonhardy (1975) ultimately favored dropping the Piqunin Phase distinction, Reid (1991) has cited evidence of a period of drought that coincides with the Harder/Piqunin phase transition, and suggests that there may be "patterned relationships between severe regional droughts, settlement pattern shifts, and perhaps even changes in the organization of subsistence and material culture" (1991:31). The Numipu (or ethnographic) Phase is described from burials and material culture dating after AD 1700 and continues to the reservation period after the treaties of 1855 and 1863 (Reid and Gallison 1995:2.33-2.35).

Soon after Leonhardy and Rice published their lower Snake River cultural sequence, a shift occurred in the orientation of field research to a Binfordian perspective. Schalk and Cleveland (1983) applied this approach in developing a stadial model of Plateau prehistory based on long term changes in settlement and subsistence patterns. The three principal adaptations described in their model were early and middle Holocene broad spectrum foragers, late Holocene semisedentary foragers, and protohistoric equestrian foragers.

Ames et al. (1998)

Ames et al. (1998) offered a comprehensive cultural chronology for the Southern Plateau region that uses numerical designations to represent periods within the chronology. Ames' et al. (1998) chronology appears to mesh Leonhardy and Rice's (1970) chronology (including Leonhardy's [1975] revisions) and Sappington's (1994) chronology of the Clearwater River region.

Period I sites generally reflect low population densities and high levels of mobility. Periods IA and IB are generally lumped together as Period I, as only the Richey Clovis Cache site is included in the initial Paleo-Indian sub-period (Period IA). Referred to as a "cache", the site's materials included a diverse assemblage of formed objects and debitage believed to be intentionally buried in a manner that suggests ceremonial activity, and possibly hints at an evolved socioreligious system for these early occupants. Period IB combines both the Windust and Cascade Phases, perhaps in recognition of the gradual change in assemblages over this time period.

Ames' et al. (1998) Period II represents the last of the Late Cascade sub-phase and the Tucannon Phase in Leonhardy and Rice's (1970) chronology. This period is marked by settlement and subsistence changes reflected in the elaboration of Period I tool assemblages and the gradual disappearance of certain Period I artifact types. In particular, the first pithouses appear, both along the rivers and in the southern uplands. Settlements appear small, with few houses radiocarbon dated to the same occupations despite substantial associated cultural deposits. Housepits are virtually abandoned by the end of the period (ca. 4000 BP). Upland sites are documented in a range of environments indicating use of these areas for a wide range of activities. Mortars and pestles, some quite large, become regular parts of assemblages and are thought to indicate an increasing reliance on food plants; plants together with fish and medium-sized mammals appear to form the basis of subsistence for this period (Ames et al. 1998; Ames 2000; Chatters 1989).

Ames et al. (1998) Period III correlates with the last of the Tucannon Phase and all of the Harder and Piqunin Phases in the Leonhardy and Rice (1970) chronology. Characteristics of this period include the widespread presence of pithouses (which had virtually disappeared before the end of Period II), with increased variation in size; the apparent appearance of mat lodges after AD 500; large settlements with increased populations, and concentrations of houses after AD 500; and use of the central Columbia Basin, with expanded use of other portions of the Plateau. Collector mobility strategies evolved, which would continue into the historic period. Resource use included intensive exploitation of camas and probably other roots; evidence for intensive use of salmon; ubiquitous evidence for fishing, particularly with nets; and widespread evidence for storage, including storage pits and storage caves. The archaeological record shows evidence of basketry, fiber, and wood artifacts, and small projectile points indicate the presence of the bow and arrow, with atlatls still in use until about AD 1000 (Ames 2000; Ames et al. 1998).

Ames et al. (1998) Modern Period and Leonhardy and Rice's (1970) Numipu Phase both begin with arrival of the horse and constitute the ethnographic period through to establishment of reservations. This is a time of great transition in Native American lifeway, with Euroamerican diseases rapidly diminishing the population base and the rapid spread of the horse and access to trade goods and material types all impacting the archaeological record of this period. Despite the changes, archaeologists look at the ethnographic period as an extension of the previous prehistoric pattern.

Traditional Use

Background research also included review of ethnographic literature for traditional use information (Ray 1936, 1974; Teit 1928). While these sources include discussions of various cultural practices in the Middle Columbia area, no information specific to the immediate project footprint was identified. The cultural or ethnic identity of prehistoric people who used the central Plateau are the ancestors of modern Interior Salish and Sahaptin language speakers, including the Wanapum, Colville and Yakama Tribes. The Plateau was ethnographically divided by these two linguistic groups: the Interior Salish to the north and the Sahaptin to the south. Although the clear linguistic division of these two groups is agreed upon, the exact north-south boundary is not clearly defined. Kinkade, Elmendorf, Rigsby, and Aoki (1998), Nelson (1969), and Ray (1939) refer to the north-south border as the Saddle Mountains. Teit (1928) places the southern boundary at a point a little below Priest's Rapids and before that as far south as The Dalles. The project APE itself was the primary territory of the Kittitas, a Sahaptin linguistic group who inhabited the upper Yakima River drainage from Lake Cle Elum to Selah Creek (Ray 1936; Schuster 1998).

Ethnographically the typical annual pattern of the Middle Columbia groups included visits to root grounds and major fisheries during the spring and summer months, while fall was spent in the mountains collecting berries, late roots, and hunting – although some continued to fish the late runs of salmon in the rivers. Winter saw most people return to lower elevations where firewood (typically driftwood), water, shelter, and milder conditions existed (Miller, 1998).

Several villages are known within the Kittitas Valley and were mainly concentrated along the Yakima River and its tributaries. These villages are recognized as having been key locations for trade and resource extraction during the spring and summer months. One such village located to the northeast of the modern town of Kittitas was recorded by Ross in 1814 as an encampment which extended greater than six miles in every direction and was populated by over than 3,000 men alone. This location was later reported by Splawn in 1917 and Desmond in 1952 as an established location for horse racing (Schuster 1998). In the upper Kittitas Valley another large village near the headwaters of the Yakima River at the south end of Lake Cle Elum was popular in the mid to late summer for salmon fishing and attracted as many as 1,000 fishermen (Schuster). In addition to the fish found in the many lakes and rivers of the Kittitas Valley, several other valuable resources were present and highly coveted. These include camas and other root crops, huckleberries and lichen in the upper valley and foothills of the Cascades, and abundant populations of deer, elk, and many other small game animals.

Historical Overview

John Shoudy platted the town of City of Ellensburg in honor of his wife, Ellen, in 1875. Like many early cities, the community experienced a fire in 1889 and lost many Victorian homes and 10 blocks for commercial businesses. The community was rebuilt in brick and stone, which is reflected in the architecture in the downtown area. The project area is located south of the commercial core in an area that was predominantly agricultural until the mid 1900s.

The 1872 General Land Office map for the project area shows Wilson Creek traversing Section 11, with no cultural features listed within the project area or nearby (General Land Office 1872). By 1873, an individual named William Berry purchased the project area as part of a 160 acre parcel (General Land Office 1873). In the following decade the project area land transferred ownership three times until 1884 when F. D. and M. A. Schnebly purchased as part of a 300-acre parcel. In On March 4, 1908, the Schnebly Investment Company platted the Schnebly Fruit Lands tract located south Ellensburg (Kittitas County 1952:54). The project area is within the Schnebly Fruit Lands addition.

In 1901, Thomas Maloney, a native of Ireland born in 1843, purchased land that included the project area. The federal census listed Maloney as a railroad laborer in 1900 (U.S. Census 1900). The Northern Pacific Railway arrived in Ellensburg in 1886. By 1910, Maloney worked farming his own land, which he likely continued until 1917 when he sold property (U.S. Census 1900). Subsequently, five other owners held this parcel each less than 10 years. Finally, on October 19, 1943, Carl and Florence (Bratton) Mackner purchased the project area (Kittitas County 2012). The existing buildings and structures present on the property relate to the period of ownership by the Mackners.

Originally from Minnesota, Carl Mackner (1914-1982) came to Ellensburg in the early 1930s. Carl and Florence married in 1936 and soon thereafter began their hauling business (Kittitas Centennial Committee 1989:389). The success of the Mackner's business came for its prime location on a key transportation route known as the Kittitas Highway in the heart of the rich agricultural area. In the early years of development, private interests joined resources to establish irrigation systems to irrigate the Kittitas Valley. By 1926, the large-scale Bureau of Reclamation Project's High Line Canal was under construction to open up thousands of more acres to farming (Kittitas Centennial Committee 1989:25). Among the many agricultural products grown in the area, the Kittitas Valley became "known as the state's leading hay producing area (both alfalfa and timothy)" (Prater n.d.).

Carl Mackner first hauled hay and potatoes in the valley and by 1949 began adding trucks and hauling long distance. In 1951 he started building hay storage for rent and by 1955 had four hay storage barns and a truck scale. In later years, the Mackner's four children played an active role in the business, which was incorporated in 1964 (Kittitas Centennial Committee 1989:389 and Ellensburg Daily Record 1982:6). Over the years, the business has provided a weigh station, diesel gas station and diesel repair shop.

The Mackners did not grow hay or cultivate other crops for sale on this property. An existing concrete irrigation diversion structure located in Wilson Creek adjacent to the Mackner Scales

property was reportedly last used in the 1960s by Howard Swanson, who owned a neighboring property to the south (Marcia Montgomery personal communication with Jean Kirkham April, 301, 2012).

The Kittitas County Department of Assessments lists the date of construction for the house as 1930 and additional buildings on the parcel to either 1930 or 1940 (Kittitas County Department of Assessments 2012). Based on a discussion with a member of the Mackner family, the buildings actually date to the mid-1950s. When first constructed, Mackner Scales was the only truck scale in Ellensburg and possibly the only servicing trucks hauling west from the irrigated fields of the Columbia Basin Project completed in 1948. An individual named Kenny Boston added another truck scale in Ellensburg by the 1960s (Marcia Montgomery personal communication with Jean Kirkham April, 301, 2012).

Figure 3 is a 1954 aerial photograph showing that the Mackner's development of storage barns first occurred to the south with two hay barns. One of these is west of the project area and the other has been removed, but the concrete pads associated with it are still present within the project area (Figures 2). The 1954 photograph shows that the existing residence/scale house, barn/diesel shop, and hay shed within the project area were not yet built at that time.

Figure 3 This 1954 aerial photograph shows that the earliest hay storage barns on the Mackner property were located at the south end of the parcel. The barn at the south end of the project area (north of the loop road) has been removed and all that remains of it are concrete pads.

Previously Identified Cultural Resources

No archaeological sites are recorded within the proposed Mountain View Brownfield Project APE. The nearest site, 45KT808, is a historic refuse scatter located 850 m northwest of the APE. No prehistoric artifacts were observed in or around the historic dump. The next closest site is 45KT800 (roughly 950 m northwest of the APE) which contains both historic and prehistoric artifacts. The artifacts recorded at KT800 consist of undefined historic materials primarily dating to 1900-1930, 3 pieces of tool stone, and 2 late prehistoric projectile points. Several other sites related to the Downtown Ellensburg Historic District are recorded within 1 mile to the north of the APE. Five additional historic register properties, including; Governor's Mansion, Ames, William O. House, Northern Pacific Railway Passenger Depot, Shoudy House, and Kittitas County Fairgrounds, are all located to the north of the APE.

Although no ethnographic villages are recorded within the project area, several are known to have existed in relatively close proximity along the Yakima River and its tributaries. Wilson Creek, which boarders the project area to the east and connects with Naneum Creek briefly near its headwaters, is likely to have been heavily utilized as a travel route during prehistoric times. Two villages in particular, *"k'ti'tas"* on the west bank of the Yakima River a couple miles south of modern day Ellensburg and *"na 'nam"* along Naneum Creek seven miles to the northeast of Ellensburg, are located at either end of Wilson Creek and support the notion that substantial prehistoric activity took place along the entire tributary. To this end, it is reasonable to assume the project area has considerable potential for prehistoric archaeological resources.

6.0 Survey Results

This section includes a brief description of the archaeological and historical (buildings) resources identified within the project area. The Mackner Scale property is located on the southern edge of urban development in Ellensburg. To the south of this property is agricultural land. The project area is on the south side of Mountain View Road, an important east-west travel route, also known as the Kittitas Highway. In the vicinity of the project, the highway is flanked with other commercial businesses and residences, many dating to recent decades.

Archaeological Resources

One historic-era archaeological site was identified within the project area. An archaeological site inventory form for this historic debris scatter is included in Appendix B. The site was first identified during trenching associated with onsite environmental cleanup. Subsequently, CGA conducted archaeological testing at this location on March 31st and April 1st of 2012. Archaeological shovel probes identified numerous glass, ceramic, metal fragments dating to the early 1900s.

Artifacts identified in the site consist of the following items: four clear bottles, one short clear drinking glass, one cobalt blue glass threaded bottle top, one colbalt blue bottle base, two clear-glass bottle bases, two clear glass bottle uppers (one threaded), two aquamarine-colored glass

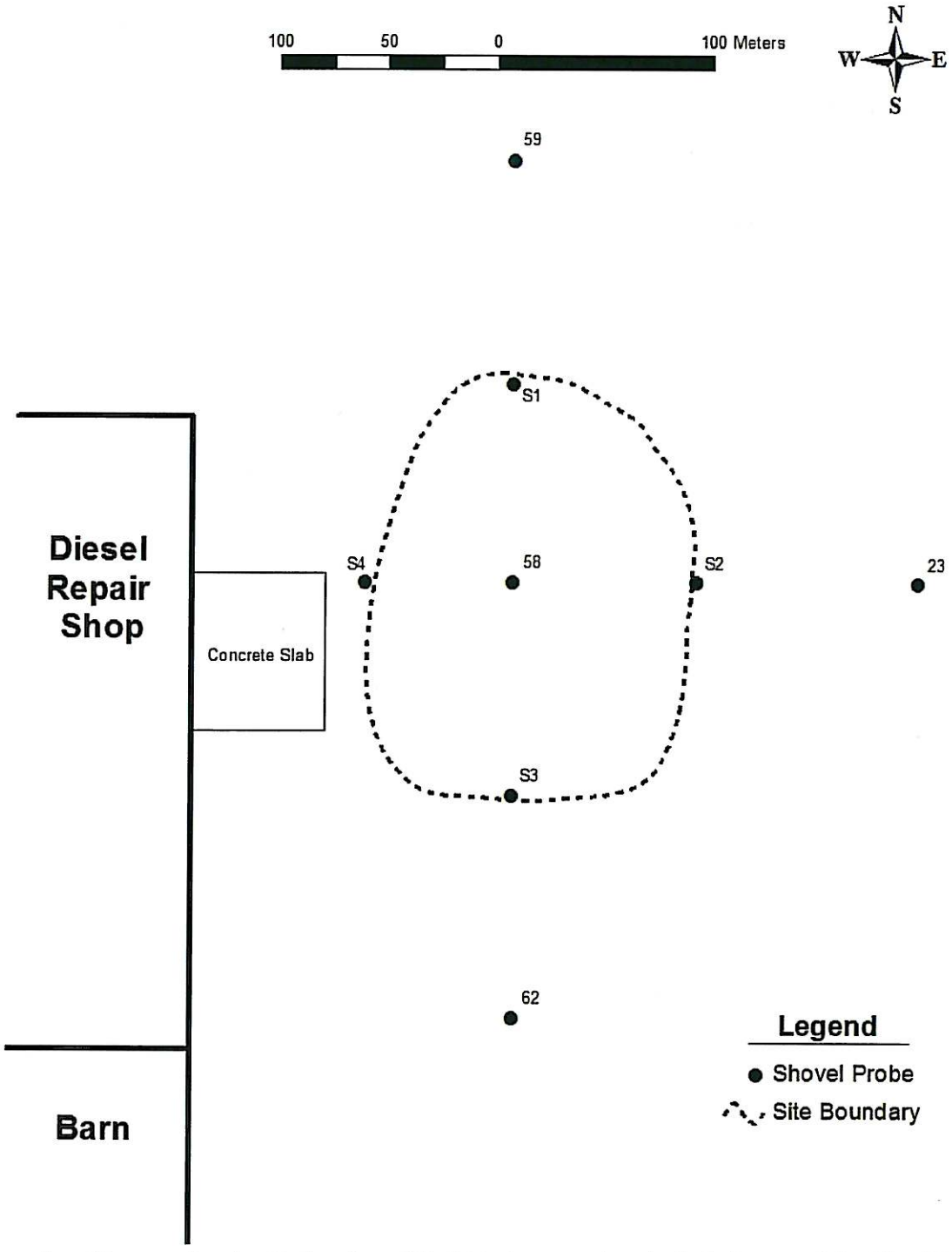


Figure 4. Site map showing the location of the historic-era archaeological site east of the Diesel Repair Shop.

fragments, one milk glass lid, one clear glass embossed clover leaf-designed fragment, six ceramic dish fragments (from four dishes), three Japanese blue and white dish fragments with a chrysanthemum design, one nail and one screw.

Some diagnostic materials included the following: Dr. D. Jayne's Tonic Vermifuge bottle (pre 1930), Caldwell's Syrup Pepsin bottle (pre 1934), and aqua glass (pre 1920). The site also included a chrysanthemum patterned blue-white Japanese made dish fragment dating to post 1921. The word "Japan" listed on the base of Japanese ceramics began post 1921, replacing the word "Nippon" which was used before that time.

The existing buildings on the property, built by the Mackner family, date to the mid 1950s. The historic-era archaeological materials present in this site appear to pre-date the Mackner occupation. A review of historical maps, aerial photographs, historical records and field analysis did not identify structural remains contemporary with the archaeological deposits. A 1953 aerial photograph shows no buildings or structures on the north portion of the Mackner property in the vicinity of the site. This historic debris scatter lacks significant information potential to make it eligible for the NRHP.

Historical Resources

The project area includes four buildings associated with the Mackner Scales gas station and hay hauling operation that has operated from this location since the mid-1950s. A review of aerial photographs obtained from the Washington State Department of Transportation indicates that the small well house west of the scale house/residence is less than fifty years old (Washington State Department of Transportation 1972). Washington State Historic Property Inventory forms have been prepared for the residence/scale house, barn/diesel shop and hay shed (Appendix C). Figure 5 is a site plan of the existing buildings onsite including the house, long rectangular diesel shop/hay barn, the small well house, and another rectangular hay barn.

Scale House/Residence (400 Mountain View Rd.)

The scale house/residence on this property is a one-story house with a poured concrete foundation and painted-clapboard siding (Figure 6). The small rectangular house is long and narrow with a gable roof and exposed roof rafter ends. Figure 7 is a department of assessments drawing of the building that shows a carport roughly centered on its east elevation and a garage on its south end. The slightly different roofline height between the north and south portions of the house indicate that the house was added on to. The concrete-block foundation on the southern portion of the building illustrates where the Mackners added on to the residence in 1962. After the addition, the north half of the building was used as the scale house and the southern portion used as a residence by the Mackner family (Marcia Montgomery personal communication with Jean Kirkham April, 301, 2012).

As shown in Figure 6 the ground in front of the house is the truck scale where loads of hay were weighed. A Coca Cola advertisement sign is hung on the peak of the roof with faded print that reads "Mackner Scales."

The front door to the house is centered on its primary north elevation. A small poured-concrete porch with square cut supports and a flat roof shelters the entry. Along the exterior of the east

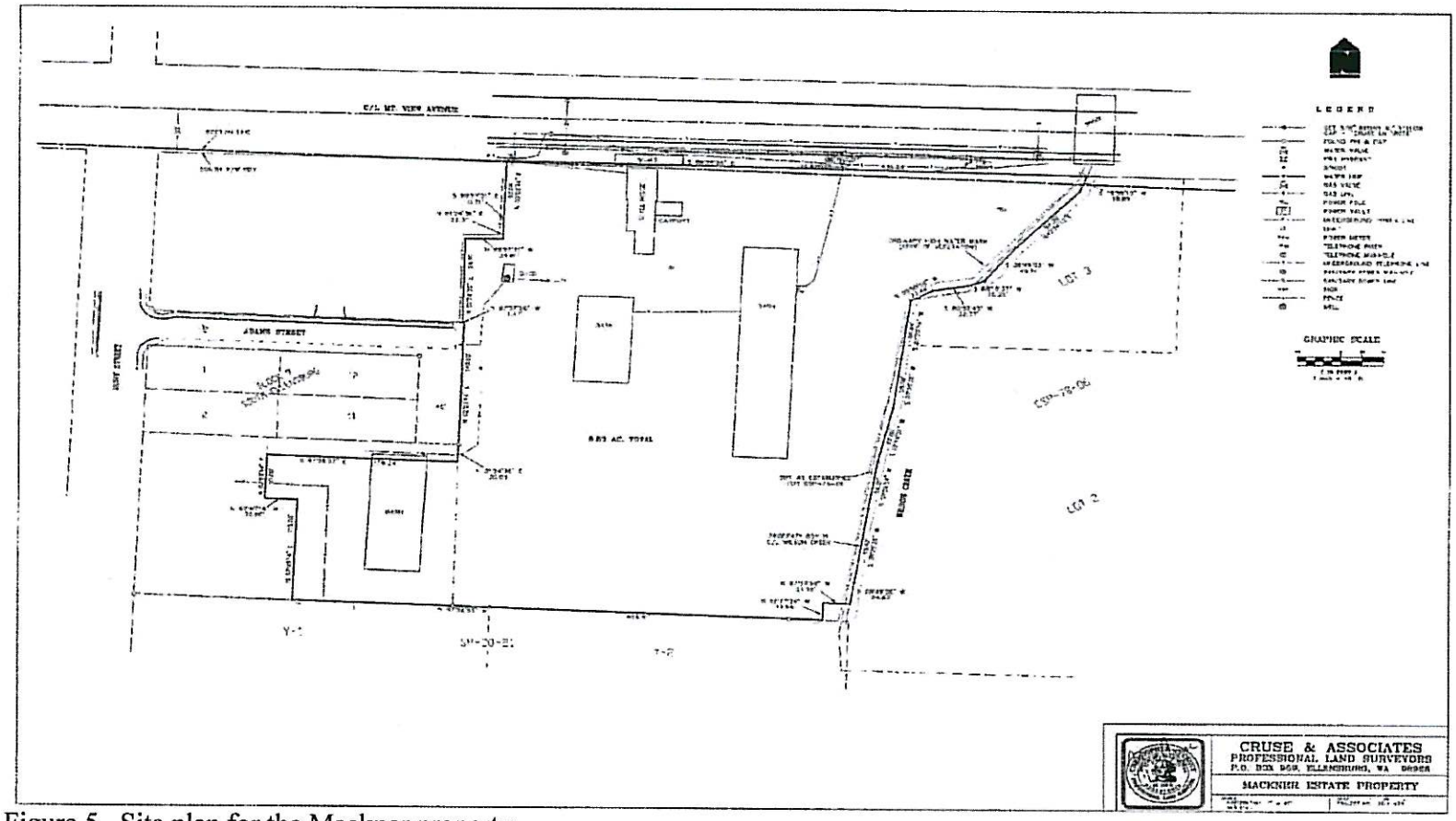


Figure 5. Site plan for the Mackner property.

Figure 6. Circa 1950s residence/scale house located on the Mackner Scales property.

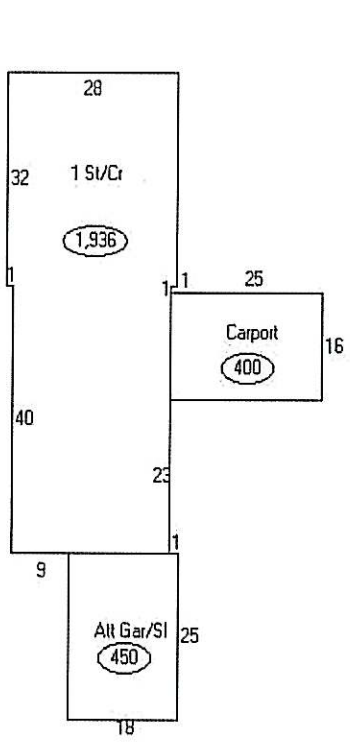


Figure 7. This drawing by the Kittitas County Department of Assessments illustrates the current foot print of the residence/scale house located at the north end of the property.

elevation is one narrow chimney and a wider brick chimney to the south. Both are made of large red concrete bricks. The northern half of this elevation has two one-over-one double-hung sash windows on either side of a two-light wood-frame side-by-side sliding window. The windows on the south half of the elevation consist of two large fixed single light windows with side-by-side sliding window between them. The southern elevation is dominated by the flat-roof garage that is off-set to the east and includes a concrete block lower wall with clapboards above. A wood-panel door is located west of the garage door opening. Midway along the east wall of the house is a gable-roof car port that sits perpendicular to the building. It is a simple structure supported by square-cut wood supports. Vegetation grows close to this elevation blocking some of the windows.

The Mackner residence and scale house does not appear eligible for the National Register of Historic Places. It does not have associations with historically significant events or individuals and lacks architectural distinction. It has also undergone numerous modifications including the addition of windows and an expansion that doubled its size.

Hay Barn/Diesel Shop

This building was constructed in the mid-1950s. The north end of the building is currently being used as "Ray's Diesel" shop as illustrated by the sign that hangs on the west end of the north elevation. The north half of the building is used as a garage for diesel vehicles and the southern portion of the building is open for hay storage.

This gable-roof building, like the other hay barns on the property, is a simple pole building consisting of a concrete pad with timber posts evenly spaced along the walls and two roles of poles on the interior of the building. On the exterior walls many posts have two brackets that tie into the roof for support. At the top of the posts, boards stretch to interior posts providing horizontal support. The roof structure consists of a grid of wood boards laid over wood rafters.

Figure 8. View of the west elevation of this barn and diesel repair shop located east of scale house/residence.

The building's roof and walls are sheathed with metal siding. The building measures approximately 220 feet long (north to south) and 55 feet wide (east to west).

Though the building is used largely for storage, the shop at the north end of the building required closing in portions of the building and added windows, which is not common for this type of building. The north wall of the building is void of fenestration except for one two-light side-by-side window near its west end. The main entrance to the shop is on the north end of the west elevation under an expanse of metal siding that serves as a roof to shelter the entrance. Under the roof are another larger window and a door to the shop. South of this are a full-height double door, a wall of metal and another full-height opening. Further south beyond this, the building is open with just wood framing or nothing between the posts. The east wall is similar to the west and the south end of the building is open.

The diesel shop/hay barn building is not eligible for the NRHP. It does not have associations

with historically significant individuals or events and it is a utilitarian building that lacks architectural distinction.

Hay Shed

Like the neighboring diesel shop/barn, this smaller pole building for hay storage was also constructed in the mid-1950s using similar utilitarian materials and design. It has a gable roof, concrete pad floor and measures approximately 100 feet long (north to south) and 55 feet wide (east to west). The building has seven posts on the east and west sides of the building. On its gable ends to the north and south, slightly longer posts support the roof midway between the

Figure 9. This hay shed is located on the west side of the project area.

center of the building and the exterior walls. The interior of the building includes additional vertical support poles.

The hay shed is not eligible for the NRHP because it does not have notable associations with historically significant individuals or events. Like the other barn inventoried for this project, this shed is lacks distinction architecturally.

7.0 Conclusions

Archaeological sub-surface sampling identified the presence of historic-era domestic debris in the northeast portion of the project area. Based on the material recovered, the site appears to date to the early 1900's. Research did not identify an associated structure or structural remains present that would suggest a long term occupation of the location that could indicate archaeological significance. Historical buildings and structures within the project area were also identified. The results of archaeological and historical research suggests than none of these resources are eligible for the National Register of Historic Places (NRHP).

Historic buildings within the project area have been documented on Washington State Historic Property Inventory forms (Appendix C) and have been submitted to DAHP electronically via the HPI database. It is recommended that the potential demolition of these buildings and structures will have no adverse effect.

No additional cultural resource work is recommended at this time. If cultural deposits are identified during project excavations, all work on site shall stop and the project proponent shall contact DAHP. Work should be stopped until appropriate consultation and investigations have been carried out. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact initiated with law enforcement personnel, the DAHP State Physical Anthropologist, and authorized representatives of the concerned Indian Tribes.

8.0 References

Ames, K.M.
2000 *Cultural Affiliation Study of the Kennewick Human Remains: Review of the Archaeological Data.* Report prepared for the Department of the Interior, National Park Service, Washington, D.C. CD 2 of2.

Ames, K.M., D.E. Dumond, J.R. Galm, and R. Minor
1998 Prehistory of the Southern Plateau. In *Plateau,* edited by William C. Sturtevant. Vol. 12 of the Handbook of North American Indians. Smithsonian Institution, Washington, D.C.

Antevs, Ernst.
1948 Climate Change and Pre-White Man In the Great Basin, with Emphasis on Glacial and Post Glacial Times. *University of Utah Bulletin* 38:169-191.

Becker, Paula
2005 Ellensburg Cybertour, Essay 7541, historylink.org, accesses April 16, 2012.

Bureau of Land Management
2012 Bottle/Glass Colors. http://www.sha.org/bottle/colors.htm, accessed April 21, 2012.

Cannon, M.D. and D.J. Meltzer
2004 Early Paleoindian Foraging: Examiing the Faunal Evidence for Large Mammal Specialization and Regional Variability in Prey Choice. *Quaternary Science Reviews* 231955-1987.

Chance, D. H. and J. V. Chance
1985 *Kettle Falls 1978.* University of Idaho Anthropological Reports 84. University of Idaho, Laboratory of Anthropology, Moscow.

Chatters, J.C.
1998 Environment. In *Handbook of North American Indians*, edited by D. E. Walker, pp. 29-48.Volume 12, Plateau. Smithsonian Institution, Washington D.C.

1989 Resource Intensification and sedentism on the Southern Plateau. *Archaeology in Washington* 1, 3-19.

1986 The Wells Reservoir Archaeological Project: Vol. 1: Summary of Findings. Central Washington Archaeological Survey. Archaeological Report 86-6. Central Washington University. Ellensburg, Washington

City of Monticello
2012 History of the Pepsin Syrup Company, http://www.cityofmonticello.net/cms/publish/pepsinsyrup.shtml, accessed April 21, 2012.

Daugherty, R. D.
1956 Archaeology of the Lind Coulee Site, Washington: Proceedings of the American Philosophical Society, v. 100, p. 223–278.

Daugherty, R. D.
1959 *Early Man in Washington.* State of Washington, Department of Conservation, Division of Mines and Geology, Information Circular 32.

Daugherty, R. D.
1962 The Intermontane Western Tradition. American Antiquity , Vol. 28, No. 2, October, 1962, p 144-150.

Daubenmire, Rexford
1970 Steppe Vegetation of Washington. Washington Agricultural Experiment Station, Technical Bulletin 62. Washington State University, Pullman.

Davis, L. and C.E. Schweger
2004 Geoarchaeological Context of Late Pleistocene and Early Holocenee Occupation at the Cooper's Ferry Site, Western Idaho, USA. *Geoarchaeology* 19(7):685-704.

Digger Odell Publications
2012 Dr. David Jayne's and his Family Medicines. http://www.bottlebooks.com/Jayne/Jayne%20Family%20Medicines.htm, accessed April 21, 2012.

Ellensburg Daily Record
1982 "Obituaries – Carl Mackner" *Ellensburg Daily Record,* November 8, 1982.

Fladmark, Knut
1982 An Introduction to the Prehistory of British Columbia. *Canadian Journal of Archaeology* 6:95-156.

Franklin, Jerry F., and C. T. Dyrness
1973 *Natural Vegetation of Oregon and Washington.* USDA Forest Service, General Technical Report PNW-8.

Fryxell, Roald, and Richard D. Daugherty
1962 Interim Report: Archaeological Salvage in Lower Monumental Reservoir. Washington State University. Laboratory of Anthropology and Geochronology. Report of Investigations 21. Pullman.

General Land Office
1872 Plat Map for Township 17N, Range 18E, http://www.blm.gov/or/landrecords, accessed April 15, 2012.

1873 Cash Entry Patent File for William Berry, http://www.blm.gov/or/landrecords, accessed April 15, 2012.

Gramly, R. M.
1991 The Richey Clovis Cache: Buffalo, Persimmon Press, 70 p.

Gustafson, C., Gilbow, D., and Daugherty, R.
1979 The Manis Mastodon Site: Early man on the Olympic Peninsula. *Canadian Journal of Archaeology* 3:157-164.

Huckleberry, G., Lenz, B., Galm, J., Gough, S.
2003 Recent geoarchaeological discoveries in central Washington, in Swanson, T.W., ed., Western Cordillera and adjacent areas: Boulder, Colorado, Geological Society of America Field Guide 4, p. X–XX.

Kinkade, M. D., Elmendorf, W. W., Rigsby, B., & Aoki, H.
1998 Languages. In W. C. Sturtevant (Series Ed.) & D. E. Walker (Vol. Ed.), *Handbook of North American Indians, Vol. 12. Plateau* (pp. 49–72). Washington, DC: Smithsonian Institution.

Kirkham, Jean
2012 Personal communication with Marcia Montgomery, April 30, 2012.

Kittitas Centennial Committee
1989 *A History of Kittitas County Washington 1989,* Taylor Publishing Company, Dallas, Texas.

Kittitas County Department of Assessments
2012 Assessment Records for 400 Mt. View Road, Ellensburg, WA, http://kittitaswa.taxsifter.com/taxsifter/T-Resident.asp?pid=908633&key=24013, accessed April 16, 2012.

Kittitas County
2012 Grantee and Grantor Indices on file at the Kittitas County Recorder's Office, various years reviewed April 13, 2012, Ellensburg, WA.

1952 Plat Maps of Cities and Towns in Kittitas County, obtained from the Ellensburg Public Library – Local History Room, Ellensburg, WA.

Lenz, Brett R.
2010 Colonizer Geoarchaeology of the Pacific Northwest Region, North America. Unpublished PhD Dissertation, Department of Archaeology and Ancient History, University of Leicester, Leicester, UK.

2007 Pre- Mazama Pedogenesis recorded in post-outburst flood geologic deposits of the Scabland, Columbia Plateau, Washington: Geological Society of America Abstracts with Programs Vol. 39, No. 6

2006 Archaeological Geology of the Richey Clovis Cache Site, East Wenatchee, Washington. American Quaternary Association, 2006 Abstracts with Programs.

Leonhardy, F. C.
1975 The Lower Snake River Typology -1975. In *Northwest Anthropological Research Notes,* Vol. 10, edited by R. Sprague and D. E. Walker, p. 61. Laboratory of Anthropology, University of Idaho, Moscow.

1970 Artifact Assemblages and Archaeological Units at Granite Point Locality (45WT41) Southeastern Washington. Unpublished PhD Dissertation, Department of Anthropology, Washington State University.

Leonhardy, Frank C. and David G. Rice
1970 A Proposed Culture Typology for the Snake River Region of Southeastern Washington. *Northwest Anthropological Research Notes* 4(1):1-29. Moscow.

Lucas, S. W.
1994 Origin of the Tucannon Phase in Lower Snake River Prehistory. Unpublished M.A. thesis, Oregon State University.

Mastrogiuseppe, Joy D. and Steven J. Gill
1980 *Priest Rapids: A Vegetation Study.* Ms on file, Yakima Training Center, Selah.

1983 *Steppe by Step: Understanding Priest Rapids Plants.* Washington Native Plant Society Douglasia Occasional Papers, Volume 1.

Mehringer, P.J., Jr.
1989 Of Apples and Archaeology. *Universe* 1(2):2-8.

Mehringer, P.J., Jr. and F.F. Foit, Jr.
1990 Volcanic Ash Dating of the Clovis Cache at East Wenatchee. *National Geographic Research* 6(4):495-503.

Miller, J.
1998 Middle Columbia River Salishans. In W. C. Sturtevant (Series Ed.) & D. E. Walker (Vol. Ed.), *Handbook of North American Indians, Vol. 12. Plateau* (pp. 253-270). Washington, DC: Smithsonian Institution.

Nelson, Charles M.
1969 *The Sunset Creek Site (45-KT-28) and its Place in Plateau Prehistory.* Laboratory of Anthropology Report of Investigation 47(or 46), Washington State University, Pullman.

Prater, Yvonne
n.d. "High-Quality Hay from Kittitas Farms," Ellensburg Public Library Local History Collection - Agricultural File, Ellensburg, WA.

Ray, Verne F.
1936 Native Villages and Groupings of the Columbia Basin. *Pacific Northwest Quarterly* 27:99-152.

1939 *Cultural Relations in the Plateau of Northwestern America.* Publications of the Frederick Webb Hodge Anniversary Publication Fund, Volume 3. (Reprint 1978 AMS Press, New York).

1974 Ethnohistorical Notes on the Columbia, Chelan, Entiat, and Wenatchee Tribes. In *Interior Salish and Eastern Washington Indians IV,* edited by David Agee Horr, pp. 377-435. Garland Publishing, Inc., New York.

Reid, Kenneth C.
1991 *An Overview of Cultural Resources in the Snake River Basin: Prehistory and Paleoenvironments.* Washington State University. Center for Northwest Anthropology. Project Report 13. Pullman.

Reid, K.C. and J. Gallison
1995 The Lower Snake Basin: Hells Canyon to the Columbia. In *An Overview of Cultural Resources in the Snake River Basin: Prehistory and Paleoenvironments (lst Update),* pp. 2.1-2.135. Rainshadow Research Inc. Project Report No. 31. Pullman.

Rice, David G.
1969 Preliminary Report: Marmes Rockshelter Archaeological Site, Southern Columbia Plateau. Washington State University, Laboratory of Anthropology, Pullman.

1972 The Windust Phase in Lower Snake River Prehistory. Unpublished Ph.D dissertation, Washington State University, Laboratory of Anthropology, Report oflnvestigations #50, Pullman.

Rice, H. S.
1965 The Cultural Sequence at Windust Caves. Unpublished Master's thesis, Washington State University, Pullman.

Richards, Thomas H. and Michael K. Rousseau
1987 *Late Prehistoric Cultural Horizons on the Canadian Plateau.* Department of Archaeology Publication No. 16. Simon Fraser University, Burnaby, British Columbia.

Salo, Lawr V.
1985 Large Scale Analytic Units: Chronological Periods and Types. In *Summary of Results, Chief Joseph Dam Cultural Resources Project, Washington,* edited by Sarah K. Campbell, pp. 183-222. Office of Public Archaeology, Institute for Environmental Studies, University of Washington, Seattle.

Sappington, Robert Lee
1994 The Prehistory of the Clearwater River Region, North Central Idaho. *University of Idaho. Alfred W Bowers Laboratory of Anthropology. Letter Report* 95. Moscow, Idaho.

Schalk, Randall F., and Gregory Cleveland
1983 A Chronological Perspective on Hunter-Gatherer Land Use Strategies in the Columbia Plateau. In Cultural Resource Investigations for the Lyons Ferry Fish Hatchery Project, Near Lyons Ferry, Washington, edited by Randall F. Schalk, pp. 11-56. *Washington State University. Laboratory of Archaeology and History. Project Report* 8. Pullman.

Schuster, Helen H.
1998 Yakima and Neighboring Groups. In W. C. Sturtevant (Series Ed.) & D. E. Walker (Vol. Ed.), *Handbook of North American Indians, Vol. 12. Plateau* (pp. 327–351). Washington, DC: Smithsonian Institution.

Teit, James A.
1928 *The Middle Columbia Salish.* University of Washington Publications in Anthropology, edited by Franz Boas Vol II(4):83-128. University of Washington, Seattle.

U.S Census
1900 Kittitas County Census, ancestry.com, accessed April 15, 2012.
1910 Kittitas County Census, ancestry.com, accessed April 15, 2012.

Washington State Department of Transportation
1972 Ariel photograph on file with the Washington State Department of Transportation.

Waters, Michael R., et al.
2011 Pre-Clovis Mastodon Hunting 13,800 Years Ago at the Manis Site, Washington. *Science* 334:351-353

Waters, M. R. and T. W. Stafford, Jr.
2007 Redefining the Age of Clovis: Implications for the Peopling of the Americas. *Science* 315(5815):1122-1126

Wegars, Priscilla
1993 "Asian Ceramics Found Along the Route of the Iron Goat Trail" Appendix E of *Analysis of Archaeological Materials Recovered During the Iron Goat Testing Project, Stevens Pass Historic District,* Astrida Blukis Onat, Marcia Babcock and Shiela Stump, BOAS, Inc, Seattle, WA.

Appendix A

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

April 2, 2012

Ms. Barbara A. Cline
TRAHO Architects
1460 N. 16th Avenue, Suite A
Yakima, Washington 98902

Re: Mountain View Avenue Brownfield Project
Log No.: 040212-04-ECY

Dear Ms. Cline:

Thank you for contacting our Department. We have reviewed the materials you provided for the proposed Mountain View Avenue Brownfield Project, Ellensburg, Kittitas County, Washington.

We concur with the proposed Area of Potential Effect (APE). We look forward to receiving the results of the review, consultations with the concerned tribes, the professional archaeological survey report, and the Determination of Effect.

We would also appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 36CFR800.4(a)(4).

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with the Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations 36CFR800.4. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and we look forward to receiving the reports on the results of your investigations.

Sincerely,

Robert G. Whitlam, Ph.D.
State Archaeologist
(360)586-3080
email: rob.whitlam@dahp.wa.gov

The Confederated Tribes of the Colville Reservation
History/Archaeology Program
P.O. Box 150, Nespelem, WA 99155
(509) 634-2693
FAX: (509) 634-2694

April 2, 2012

HA# U12-132
12.0154

Barbara Cline
Traho Architects, P.S.
1460 N. 16th Avenue, Suite A
Yakima, WA 98902

RE: Mountain View Avenue Brownfield Project APE/Ellensburg, Washington.

Dear Ms. Cline:

We received your letter initiating consultation for the Mountain View Avenue Brownfield Project APE in Ellensburg, Washington.

Please be advised that your proposed undertaking lies within the traditional territory of the Wenatchi tribe, one of the twelve tribes that make up the Confederated Tribes of the Colville Reservation (also known as the Colville Confederated Tribes or CCT), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29.

The THPO concurs with the Area of Potential Effect (APE) as described in the report. We also agree with your recommendation that the entire APE be intensively surveyed, including subsurface testing. We further recommend that a Secretary of the Interior Qualified Archaeologist lead all survey activities. We look forward to receiving and reviewing the report.

Thank you for consulting with the THPO. Please note that these comments are based on information available to us at the time of the project review. We reserve the right to revise our comments as information becomes available. If you have any questions or concerns, please contact Eric Oosahwee-Voss at (509) 634-2690 or eric.oosahwee-voss@colvilletribes.com. If you wish to speak with me, do so at (509) 634-2695.

Sincerely,

Guy Moura
Tribal Historic Preservation Officer

cc: Chron; File (EOV)
Gretchen Kaehler (DAHP)

APR – 6 2012

Appendix B

STATE OF WASHINGTON
ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number: KT3485
***County:** Kittitas

***Date:** 3/31/12 ***Compiler:** Aaron Kuntz and Marcia Montgomery

Location Information Restrictions *(Yes/No/Unknown)*: Yes **Human Remains?** ☐

SITE DESIGNATION

Site Name: Mackner Scales Property

Field/ Temporary ID: CGA 2012-1

***Site Type(s)** *(Refer to the DAHP Survey and Inventory Guidelines Page 19)*: Historic Debris Scatter/Concentration

SITE LOCATION

***USGS Quad Map Name(s):** USGS Ellensburg South 1:24,000 (1958/1978)

***Legal Description:** **T**17 **R** 18 **E/W:**E **Section(s):** 11

Quarter Section(s): NE

UTM: Zone 10 **Easting** 687024 **Northing** 5206150

Latitude: **Longitude:** **Elevation (ft/m):** 1500 ft/457.2 m

Other Maps: **Type:**

Scale: **Source:**

Drainage, Major: Yakima River **Drainage, Minor:** Wilson Creek **River Mile:**

Aspect: 0° **Slope:** 1%

***Location Description** *(General to Specific)*: The site is located in Central Washington in the southern portion of the town of Ellensburg. It is located on the northeastern portion of the property at 400 Mountain View Dr. (Kittitas County Parcel No. 908633).

***Directions** *(For Relocation Purposes)*: In Ellensburg, from the intersection of Main St. and Mountain View Dr., head east on Mountain View Dr. The site is located on the Mackner Scales property (400 Mountain View Dr.), which is east of S Ruby St. on the south side of Mountain View Dr. The site is located 5 meters east of the northeast corner of the large Barn/Diesel Shop building. An aluminum tag marked "CGA 2012-1 3/31/12" was placed in a plastic bag with the recovered artifacts and buried in shovel probe S1 (see sketch map).

SITE DESCRIPTION

***Narrative Description:**. The site consists of a historic debris scatter that was identified during trenching associated with onsite environmental cleanup. Subsequently, Columbia Geotechinical conducted archaeological testing at this location. Archaeological shovel probes identified numerous glass, ceramic, metal fragments dating to the early 1900s.

This site is located within the Schnebly's Fruit Land plat, a once rural area located south of the historic commercial core of Ellensburg (Kittitas County 1952). Research indicated that William Berry obtained the patent for this parcel in 1873 and during the following decades it changed hands numerous times until Irish-born Thomas Maloney owned it from 1901-1917 (see continuation sheet).

***Site Dimensions:**

Length:**10 meters ***Direction:North/South** x ***Width:**7 metersDirection:East/West**

***Method of Horizontal Measurement:** GPS

***Depth:** 70 cm * **Method of Vertical Measurement:** Tape

***Vegetation** *(On Site)*: none

Local: landscaping **Regional:** Shrub Steppe

Landforms *(On Site)*: Wilson Creek alluvial fan

Local: Semiarid Lowlands

Water Resources *(Type)*: Wilson Creek **Distance:** 30 meters **Permanence:** perennial

CULTURAL MATERIALS AND FEATURES

***Narrative Description:** Artifacts identified in the site consist of: four clear bottles, one short clear drinking glass, one cobalt blue glass threaded bottle top, one colbalt blue bottle base (makers mark on base "M" with a circle around it), two clear-glass bottle bases, two clear glass bottle uppers (one threaded), two aquamarine-colored glass fragments, one milk glass lid, one clear glass embossed clover leaf-designed fragment, six ceramic dish fragments (from four dishes), three Japanese blue and white dish fragments with a chrysanthemum design, one nail and one screw.

Some diagnostic materials included: Dr. D. Jayne's Tonic Vermifuge bottle (pre 1930), Caldwell's Syrup Pepsin bottle (pre 1934), and aqua glass (pre 1920). The site also included a chrysanthemum patterned blue-white Japanese made dish fragment dating to post 1921. The word "Japan" listed on the base of Japanese ceramics began post 1921, replacing the word "Nippon" which was used before that time. Diagnostic artifacts illustrated in photos 1-4.

***Method of Collection:** Not collected

***Location of Artifacts** *(Temporary/Permanent)*: Buried on site in shovel probe S1 (see sketch map).

SITE AGE

***Component:** Historic ***Dates:** early 1900s ***Dating Method:** artifact typology

Phase: **Basis for Phase Designation:**

SITE RECORDERS

Observed by: Aaron Kuntz **Address:**

***Date Recorded:** 3/31/12

***Recorded by** *(Professional Archaeologist)*: Aaron Kuntz

***Organization:** Columbia Geotechincal Associates Inc.

***Organization Phone Number:** 425-256-2402

***Organization Address: 16541 Redmond Way Redmond WA 98052**

***Organization E-mail:** geoarch1@gmail.com

Date Revisited: **Revisited By:**

SITE HISTORY

***Previous Archaeological Work** *(Done at Site)*: No previous archaeological work has been conducted at this site.

LAND OWNERSHIP

***Owner:** Florence H. Mackner Trust (c/o Jean A. Kirkham)

***Address:** 805 E Mountain View, Ellensburg, WA 98926

***Tax Lot/ Parcel No:** 908633

RESEARCH REFERENCES

***Items/Documents Used In Research** *(Specify)*:

Bureau of Land Management
2012 Bottle/Glass Colors. http://www.sha.org/bottle/colors.htm, accessed April 21, 2012.

City of Monticello
2012 History of the Pepsin Syrup Company, http://www.cityofmonticello.net/cms/publish/pepsinsyrup.shtml, accessed April 21, 2012.

Digger Odell Publications
2012 Dr. David Jayne's and his Family Medicines. http://www.bottlebooks.com/Jayne/Jayne%20Family%20Medicines.htm, accessed April 21, 2012.

Ellensburg Daily Record
1982 "Obituaries – Carl Mackner" *Ellensburg Daily Record,* November 8, 1982.

General Land Office
1873 Cash Entry Patent File for William Berry, http://www.blm.gov/or/landrecords, accessed April 15, 2012.

Kittitas Centennial Committee
1989 *A History of Kittitas County Washington 1989,* Taylor Publishing Company, Dallas, Texas.

Kittitas County Department of Assessments
2012 Assessment Records for 400 Mt. View Road, Ellensburg, WA, http://kittitaswa.taxsifter.com/taxsifter/T-Resident.asp?pid=908633&key=24013, accessed April 16, 2012.

Kittitas County
2012 Grantee and Grantor Indices on file at the Kittitas County Recorder's Office, various years reviewed April 13, 2012, Ellensburg, WA.

Kittitas County
1952 Plat Maps of Cities and Towns in Kittitas County, obtained from the Ellensburg Public Library – Local History Room, Ellensburg, WA.

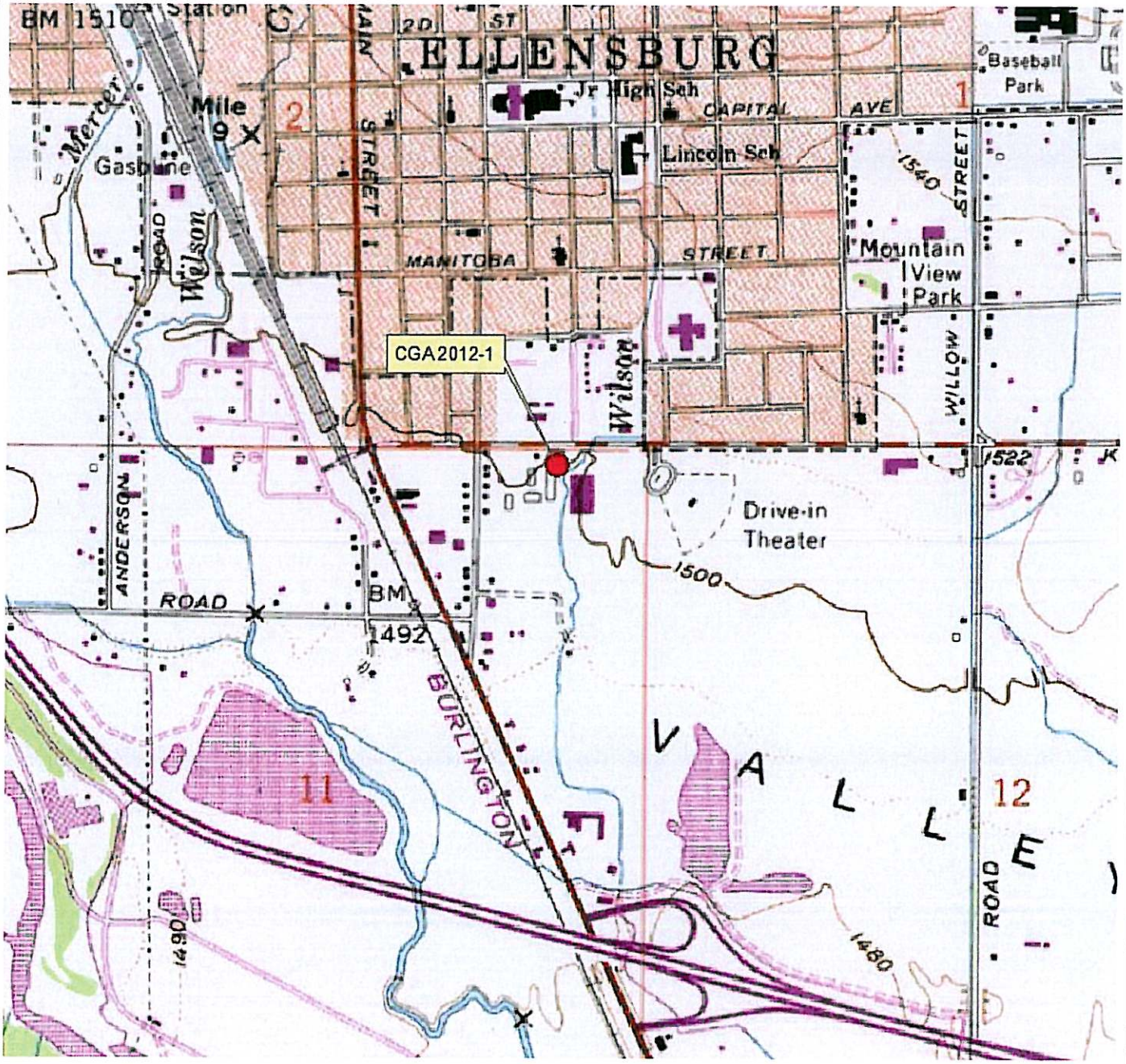
Wegars, Priscilla
1993 "Asian Ceramics Found Along the Route of the Iron Goat Trail" Appendix E of *Analysis of Archaeological Materials Recovered During the Iron Goat Testing Project, Stevens Pass Historic District,* Astrida Blukis Onat, Marcia Babcock and Shiela Stump, BOAS, Inc, Seattle, WA.

USGS MAP

***Quad Name(s):** Ellensburg South

***Series:** 1:24,000

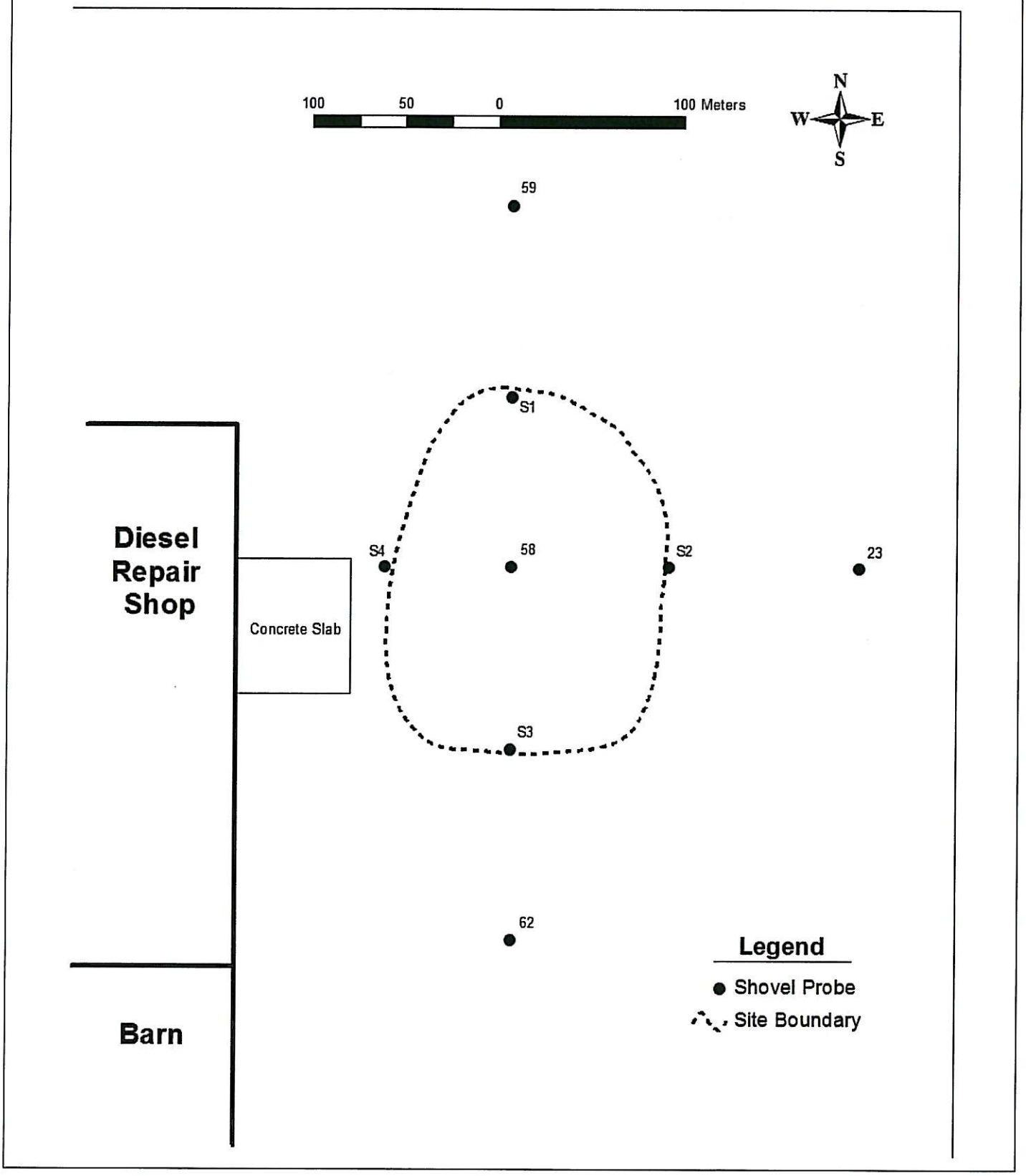
***Date(s):** 1958/1978



SKETCH MAP

***Mandatory Information for Official Smithsonian Number designation.** *Revised 6/2010*

***Sketch Map Description: CGA 2012-1**



PHOTOGRAPH(S)

***Photograph Description(s):**

Photo 1. Pre-1930 bottle reading "Dr. D. Jayne's Tonic Vermifuge." After 1930, this tonic became known as simply "Dr. Jayne's Vermifuge." (Dr. David Jaynes and His Family Medicines 2012)

Photo 2. Pre-1934 bottle embossed with "Caldwell's Syrup Pepsin, Mfd By Pepsin Syrup Company, Monticello, Illinois," After 1934 company was renamed Dr. W. B. Caldwell, Inc. (City of Monticello 2012).

Photo 3. Post 1921 Chrysanthemum-patterned Japanese-made plate. The word "Japan" printed on the base of the plate was used circa 1921, prior to this the word Nippon was commonly used (Wegars in Blukis Onat et al. 1993 Appendix E).

Photo 4. Pre-1920s aquamarine-colored glass fragment. Production methods changed discontinuing production of aquamarine-colored glass after 1920s (BLM 2012).

Photo 5. Undated medicine bottle with measurement markings on sides.

Photos 6-7. Small clear-glass bottle with cork top and diamond maker's mark.

Photo 8. Yellow-brown dish fragment with white and brown-painted stripes.

Photo 9. Two white ceramic fragments with blue-painted trim.

CONTINUATION/ ADDENDUM SHEET

Label all additional pages by corresponding headings.

(e.g. Site Description, Site History, Research References)

Site Description (cont.)

Subsequently five different individuals owned the parcel (each for less than 10 years) until Carl and Florence Mackner finally purchased the land in 1943 (General Land Office 1873, Kittitas Centennial Committee 1989, Kittitas County 2012). The property is still in the Mackner's family (Kittitas County Department of Assessments 2012).

Originally from Minnesota, Carl Mackner (1914-1982) came to Ellensburg in the early 1930s. Carl and Florence Bratton married in 1936 and soon thereafter began their hauling business. First Carl hauled hay and potatoes in the valley and by 1949 began adding trucks and hauling long distance from this property. In 1951 he started building hay storage and by 1955 had four hay storage barns and a truck scale. In later years, the Mackner's four children played an active role in the business, which was incorporated in 1964 (Kittitas Centennial Committee 1989:389 and Ellensburg Daily Record 1982:6).

Nearby Wilson Creek has long been used for irrigation in the valley. A concrete irrigation diversion structure is located in the creek outside the site boundary to the east. The date of the irrigation structure is undetermined.

A review of historical maps, aerial photographs, historical records and field analysis did not identify structural remains contemporary with the archaeological deposits. A 1953 aerial photograph shows no buildings or structures on the north portion of the Mackner property in the vicinity of the site. The existing buildings on the property, built by the Mackner family, date to the mid 1950s. The historic-era archaeological materials in this site appear to pre-date the Mackner occupation.

Appendix C

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Location

Field Site No. **DAHP No.**

Historic Name: Mackner Residence

Common Name: Mackner Scales

Property Address: 400 E MOUNTAIN VIEW, ELLENSBURG, WA 98926

Comments:

Tax No./Parcel No. 908633

Plat/Block/Lot CD. 2906; TWN EBURG; SCHNEBLY FRT LD; LOT 36 LESS

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R18E	11			Kittitas	ELLENSBURG SOUTH

Coordinate Reference

Easting: 1629984

Northing: 602126

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Mackner Scales **Date Recorded:** 04/13/2012

Field Recorder: Marcia Montgomery

Owner's Name: Florence Mackner Trust

Owner Address: 805 E Mountain View

City: Ellensburg **State:** WA **Zip:** 98826

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use: Commerce/Trade - Business

Plan: Rectangle **Stories:** 1

Structural System: Platform Frame

Changes to Plan: Moderate

Changes to Interior: Moderate

Changes to Original Cladding: Intact

Changes to Windows: Slight

Changes to Other:

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal Traditional	Wood - Clapboard	Gable	Asphalt / Composition - Rolled

Foundation:	Form/Type:
Concrete - Block	Single Family
Concrete - Poured	

Narrative

Study Unit	Other
Agriculture	

Date of Construction: 1956 Built Date

Builder: John Swedburg

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Statement of Significance:

The Mackner Scale property is located on the southern edge of urban development in Ellensburg. On October 19, 1943, Carl and Florence (Bratton) Mackner purchased this land (Kittitas County 2012). The existing buildings on the property date to the mid 1950s when the Mackners developed the property as part of their hay hauling and weigh station business.

Originally from Minnesota, Carl Mackner (1914-1982) came to Ellensburg in the early 1930s. Carl and Florence married in 1936 and soon thereafter began their hauling business. First Carl hauled hay and potatoes in the valley and by 1949 began adding trucks and hauling long distance. In 1951 he started building hay storage and by 1955 had four hay storage barns and a truck scale. In later years, the Mackner's four children played an active role in the business, which was incorporated in 1964 (Kittitas Centennial Committee 1989:389 and Ellensburg Daily Record 1982:6).

The Kittitas County Department of Assessments lists the date of construction for the house as 1930 and additional buildings on the parcel to between 1930-1940 (Kittitas County Department of Assessments 2012). Based on a discussion with a member of the Mackner family, the buildings actually date to the mid-1950s. Mackner Scales was the only truck scale in Ellensburg and one of few servicing trucks hauling from the irrigated fields of the Columbia Basin Project completed in the late 1940s. Another truck scale was added in Ellensburg in the 1960s (Marcia Montgomery personal communication with Jean Kirkham April, 301, 2012).

The Mackner Scales residence/scale house building does not appear eligible for the National Register of Historic Places. The original house was modified with an addition to the south in 1962 and some modifications have occurred to its windows. It does not have noteworthy associations with broad patterns of history or historically significant individuals. The building is not a particularly good example of a particular style of architecture.

Description of Physical Appearance:

The project area is on the south side of Mountain View Road, an important east-west travel route, also known as the Kittitas Highway. In the vicinity of the project, the highway is flanked with other commercial businesses and residences, many dating to recent decades. The residence on this property (400 Mountain View Rd) is a small one-story house with a poured concrete foundation and yellow-painted clapboard siding. The rectangular house is long and narrow with a gable roof and exposed rafter ends. The building has a carport roughly centered on its east elevation and a garage on its south end. The slightly different roofline materials between the north and south portions of the house indicate that the house was added on to. The concrete-block foundation on southern portion of the building suggests this portion was added later.

The front door to the house is centered on its primary north elevation. A small poured-concrete porch with square cut supports and a flat roof shelters the entry. One-over-one double-hung sash windows are on the walls east and west of the porch. The east wall also has one fixed single-light window that is not original. The upper portion of the wood-frame front door is a single window and the lower consists of one wood panel.

The east elevation has one narrow chimney and a wider brick chimney along the exterior of the building. Both are made of large red concrete bricks. The northern half of this elevation has two one-over-one double-hung sash windows on either side of a two-light wood-frame side-by-side sliding window. The windows on the south half of the elevation consist of two are large fixed single light windows and another side-by-side sliding window between them.

The southern elevation is dominated by the flat-roof garage that is off-set to the east and includes a concrete block lower wall with clapboards above. A wood panel door is located west of the garage door opening.

Midway along the east wall of the house is a gable-roof car port that sits perpendicular to the building. It is a simple structure supported by square-cut wood supports. Vegetation grows close to this elevation blocking some of the windows on this side of the building.

The ground in front of the house is the truck scale where loads of hay could be weighed. This house though designed as a residence was only used that way between about 1955-1962 when an addition was made to the back of the house and the original portion of the building because used just as the scale house. The commercial use of the building is evident by the Coca Cola sign hung on the peak of the roof wiyth faded print that reads "Mackner Scales."

Major Bibliographic References:

Ellensburg Daily Record

1982 "Obituaries – Carl Mackner" Ellensburg Daily Record, November 8, 1982.

Kirkham, Jean

2012 Personal communication with Marcia Montgomery, April 30, 2012.

Kittitas Centennial Committee

1989 A History of Kittitas County Washington 1989, Taylor Publishing Company, Dallas, Texas.

Kittitas County

2012 Grantee and Grantor Indices on file at the Kittitas County Recorder's Office, various years reviewed April 13, 2012, Ellensburg, WA.

Kittitas County Department of Assessments

2012 Assessment Records for 400 Mt. View Road, Ellensburg, WA, http://kittitaswa.taxsifter.com/taxsifter/T-Resident.asp?pid=908633&key=24013, accessed April 16, 2012.

Prater, Yvonne

n.d. "High-Quality Hay from Kittitas Farms," Ellensburg Public Library Local History Collection - Agricultural File, Ellensburg, WA.

Photos

North elevation with Mackner Scales sign on roof peak
2012

East elevation showing carport
2012

West elevation
2012

Close up of west elevation
2012

East elevation from the front of the house facing south
2012

Carport on east side of house facing flat-roof garage to south
2012

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Location

Field Site No. **DAHP No.**

Historic Name: Mackner Scales Barn

Common Name: Mackner Scales Barn

Property Address: 400 Mountain View Road, Ellensburg, WA 98926

Comments:

Tax No./Parcel No. 908633

Plat/Block/Lot CD. 2906; TWN EBURG; SCHNEBLY FRT LD; LOT 36 LESS TAX NO 8; TAX NO 4 OF LOT 37

Acreage >1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R18E	11			Kittitas	ELLENSBURG SOUTH

Coordinate Reference

Easting: 1629995

Northing: 602076

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Mackner Scales **Date Recorded:** 04/16/2012

Field Recorder: Marcia Montgomery

Owner's Name: Trust of Florence Mackner

Owner Address: 805 E Mountain View

City: Ellensburg **State:** WA **Zip:** 98926

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Description

Historic Use: Agriculture/Subsistence - Storage
Current Use: Agriculture/Subsistence - Storage
Plan: Rectangle
Stories: 1
Structural System: Braced Frame
Changes to Plan: Intact
Changes to Interior: Intact
Changes to Original Cladding: Not Applicable
Changes to Windows: Not Applicable
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
None	None	Gable	Metal

Foundation:	Form/Type:
Concrete - Poured	Agricultural

Narrative

Study Unit
Agriculture

Other

Date of Construction: 1956 Built Date

Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Statement of Significance:

The Mackner Scale property is located on the southern edge of urban development in Ellensburg. On October 19, 1943, Carl and Florence (Bratton) Mackner purchased this land (Kittitas County 2012). The existing buildings on the property date to the mid 1950s when the Mackners developed the property as part of their hay hauling and weigh station business.

Originally from Minnesota, Carl Mackner (1914-1982) came to Ellensburg in the early 1930s. Carl and Florence married in 1936 and soon thereafter began their hauling business. First Carl hauled hay and potatoes in the valley and by 1949 began adding trucks and hauling long distance. In 1951 he started building hay storage and by 1955 had four hay storage barns and a truck scale. Mackner Scales was the only truck scale in Ellensburg and one of few servicing trucks hauling from the irrigated fields of the Columbia Basin Project completed in the late 1940s. An individual named Kenny Boston added another truck scale in Ellensburg by the 1960s (Marcia Montgomery personal communication with Jean Kirkham April 31, 2012). In later years, the Mackner's four children played a active role in the business, which was incorporated in 1964 (Kittitas Centennial Committee 1989:389 and Ellensburg Daily Record 1982:6).

This barn, constructed in the mid-1950, is not eligible for the National Register of Historic Places. It does not have noteworthy associations with broad patterns of history or historically significant individuals. This utilitarian building is not a particularly good example of a particular style of architecture.

Description of Physical Appearance:

Like the neighboring diesel shop/barn, this smaller pole building for hay storage was also constructed in the mid-1950s using similar utilitarian materials and design. It has a gable roof, concrete pad floor and measures approximately 100 feet long (north to south) and 55 feet wide (east to west). The building has seven posts on the east and west sides of the building. On its gable ends to the north and south, slightly longer posts support the roof midway between the center of the building and the exterior walls. The interior of the building includes additional vertical support poles. This hay storage shed lack walls.

Major Bibliographic References:

Ellensburg Daily Record

1982 "Obituaries – Carl Mackner" Ellensburg Daily Record, November 8, 1982.

Kirkham, Jean

2012 Personal communication with Marcia Montgomery, April 30, 2012.

Kittitas Centennial Committee

1989 A History of Kittitas County Washington 1989, Taylor Publishing Company, Dallas, Texas.

Kittitas County

2012 Grantee and Grantor Indices on file at the Kittitas County Recorder's Office, various years reviewed April 13, 2012, Ellensburg, WA.

Kittitas County Department of Assessments

2012 Assessment Records for 400 Mt. View Road, Ellensburg, WA, http://kittitaswa.taxsifter.com/taxsifter/T-Resident.asp?pid=908633&key=24013, accessed April 16, 2012.

Prater, Yvonne

n.d. "High-Quality Hay from Kittitas Farms," Ellensburg Public Library Local History Collection - Agricultural File, Ellensburg, WA.

Photos

Hay storage shed facing north with diesel garage/barn in background
2012

Hay shed facing south
2012

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past. Shape the Future

Historic Inventory Report

Location

Field Site No. **DAHP No.**

Historic Name: Mackner Scales Barn

Common Name: Ray's Diesel

Property Address: 400 Mountain View Rd., Ellensburg, WA 98926

Comments:

Tax No./Parcel No. 908633

Plat/Block/Lot CD. 2906; TWN EBURG; SCHNEBLY FRT LD; LOT 36 LESS TAX NO 8;TAX NO 4 OF LOT 37

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R18E	11			Kittitas	ELLENSBURG SOUTH

Coordinate Reference

Easting: 1630051

Northing: 602113

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Mackner Scales **Date Recorded:** 04/16/2012

Field Recorder: Marcia Montgomery

Owner's Name: Trust of Florence Mackner

Owner Address: 805 E Moutain View

City: Ellensburg **State:** WA **Zip:** 98926

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Description

Historic Use: Agriculture/Subsistence - Storage
Current Use: Agriculture/Subsistence - Storage
Plan: Rectangle
Stories: 1
Structural System: Braced Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Slight
Changes to Other:
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
None	Metal - Aluminum Siding	Gable	Metal

Foundation:	Form/Type:
Concrete - Poured	Agricultural

Narrative

Study Unit
Agriculture

Other

Date of Construction: 1956 Built Date
Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No

Statement of Significance:

The Mackner Scale property is located on the southern edge of urban development in Ellensburg. On October 19, 1943, Carl and Florence (Bratton) Mackner purchased this land (Kittitas County 2012). The existing buildings on the property date to the mid 1950s when the Mackners developed the property as part of their hay hauling and weigh station business.

Originally from Minnesota, Carl Mackner (1914-1982) came to Ellensburg in the early 1930s. Carl and Florence married in 1936 and soon thereafter began their hauling business. First Carl hauled hay and potatoes in the valley and by 1949 began adding trucks and hauling long distance. In 1951 he started building hay storage and by 1955 had four hay storage barns and a truck scale. Mackner Scales was the only truck scale in Ellensburg and one of few servicing trucks hauling from the irrigated fields of the Columbia Basin Project completed in the late 1940s. An individual named Kenny Boston added another truck scale in Ellensburg by the 1960s (Marcia Montgomery personal communication with Jean Kirkham April, 301, 2012). In later years, the Mackner's four children played a active role in the business, which was incorporated in 1964 (Kittitas Centennial Committee 1989:389 and Ellensburg Daily Record 1982:6).

This barn was constructed in the mid-1950s. It is currently being used as "Ray's Diesel" shop as illustrated by the sign that hangs on the west end of the north elevation. The north half of the building houses the garage and the southern portion of the building is open for hay storage.

This barn is not eligible for the National Register of Historic Places. It does not have noteworthy associations with broad patterns of history or historically significant individuals. This utilitarian building is not a particularly good example of a particular style of architecture.

Description of Physical Appearance:

This gable roof barn, like the other hay barns on the property, is a simple pole building consisting of a concrete pad with timber posts evenly spaced along the walls and two roles of poles on the interior of the building. On the exterior walls many posts have two brackets that tie into the roof for support. At the top of the posts, boards stretch to interior posts providing horizontal support. The structure of the roof consists of a grid of wood boards over wood rafters. The building roof and walls are sheathed with metal siding. The building measures approximately 220 feet long (north to south) and 55 feet wide (east to west).

Though the building is used largely for storage, the shop at the north end of the building required closing in portions of the building and adding in windows, which is not common for this type of storage building. The north wall of the building is void of fenestration except for one two-light side-by-side vinyl window near its west end. The main entrance to the shop is on the north end of the west elevation under an expanse of metal siding that serves as a roof to shelter the entrance. Under the roof are another larger window and a door to the shop. South of this are a full-height double door, a wall of metal and another full-height opening. Further south beyond this, the building is open with just wood framing or nothing between the posts. The east wall is similar to the west and the south end of the building is open.

Major Bibliographic References:

Ellensburg Daily Record

1982 "Obituaries – Carl Mackner" Ellensburg Daily Record, November 8, 1982.

Kirkham, Jean

2012 Personal communication with Marcia Montgomery, April 30, 2012.

Kittitas Centennial Committee

1989 A History of Kittitas County Washington 1989, Taylor Publishing Company, Dallas, Texas.

Kittitas County

2012 Grantee and Grantor Indices on file at the Kittitas County Recorder's Office, various years reviewed April 13, 2012, Ellensburg, WA.

Kittitas County Department of Assessments

2012 Assessment Records for 400 Mt. View Road, Ellensburg, WA, http://kittitaswa.taxsifter.com/taxsifter/T-Resident.asp?pid=908633&key=24013, accessed April 16, 2012.

Prater, Yvonne

n.d. "High-Quality Hay from Kittitas Farms," Ellensburg Public Library Local History Collection - Agricultural File, Ellensburg, WA.

Photos

North elevation of diesel garage and barn building
2012

East side of barn showing sliding doors
2012

Overview of barn showing open hay storage at south end
2012

West elevation of barn showing hay storage area
2012

Appendix D

Probe #	Depth (cmbs)	Sediment Description	Artifacts
1-6	100	0-30 Homogeneous disturbed sediment w/ modern garbage 30+ Sandy Loam w/gravels increasing to cobbles with depth	None
7-13	100	Homogeneous disturbed sediment w/ modern garbage – large chunks of asphalt	None
14-18	100	0-50 Homogeneous disturbed sediment w/ modern garbage 50+ Sandy Loam w/gravels increasing to cobbles with depth	None
19-21	100	0-80 Homogeneous disturbed sediment w/ modern garbage 80-90 Fine silt 90+ Sandy Loam w/gravels increasing to cobbles with depth	None
22-25	100	0-5 Asphalt and crushed rock 5-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
26-29	100	0-100 Homogeneous disturbed sediment w/ modern garbage	None
30-36	100	0-30 Homogeneous disturbed sediment w/ modern garbage 30+ Sandy Loam w/gravels increasing to cobbles with depth	None
37-45	100	0-10 Asphalt and crushed rock 10-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
46-53	100	0-40 Homogeneous disturbed sediment w/ modern garbage 40+ Sandy loam w/gravels increasing to cobbles with depth	None
54-57	100	0-10 Asphalt and crushed rock 10-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
58	100	0-65 Homogeneous disturbed sediment w/ sparse historic debris 65-75 Highest concentration of historic debris 75+ Sandy Loam w/gravels increasing to cobbles with depth	26 pieces of Historic Debris
59-61	100	0-10 Asphalt and crushed rock 10-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
62	100	0-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
S1	100	0-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
S2	100	0-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
S3	100	0-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None
S4	100	0-70 Homogeneous disturbed sediment 70+ Sandy Loam w/gravels increasing to cobbles with depth	None

TRAHO
ARCHITECTS, P.S.
1460 N. 16th AVENUE, SUITE A YAKIMA, WA 98902
P: (509) 452-0609 F: (509) 452-0578 WWW.TRAHO.COM

TRANSMITTAL LETTER

DATE: **July 11, 2012**

TO: Robert G. Whitlam, Ph.D., State Archeologist

PROJECT #: Traho 11-23

PROJECT: **Mountain View Avenue Brownfield Project/Ellensburg, WA**

Log No.: 040212-04-ECY

RE: Cultural Resources Assessment

DOCUMENTS TRANSMITTED:	*FAX*		*MAIL*		*UPS*	X
	HAND		*FEDEX*			

QUANTITY	*DESCRIPTION*
One each	*Single sided copy and CD*

Hello Rob,

Per today's email to you, enclosed are the copy and CD of the Cultural Resources Assessment, updated to include the Smithsonian number.

Please advise if there is anything else you'd like to receive.

Barbara Cline, MS, AIA

The Confederated Tribes of the Colville Reservation
History/Archaeology Program (509) 634-2693
P.O. Box 150, Nespelem, WA 99155 FAX: (509) 634-2694

June 25, 2012

HA# U12-132
12.0341

Barbara Cline
Traho Architects, P.S.
1460 N. 16th Avenue, Suite A
Yakima, WA 98902

RE: Mountain View Avenue Brownfield Project APE/Ellensburg, Washington

Dear Ms. Cline:

We received the report "Cultural Resources Assessment for the Mountain View Redevelopment Plan, Ellensburg, WA."

Please be advised that your proposed undertaking lies within the traditional territory of the Wenatchi tribe, one of the twelve tribes that make up the Confederated Tribes of the Colville Reservation (also known as the Colville Confederated Tribes or CCT), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29.

The THPO concurs with the Area of Potential Effect (APE) as described in the report. We also agree with report recommendation that no further archaeological work is required at the project site.

As the project moves forward we recommend that the proponent proceeds with caution and ask that the following conditions be observed:

Condition 1: Inadvertent Discoveries (43 CFR 10.4) - In the event that human remains, burials, funerary items, sacred objects, or objects of cultural patrimony are found during project implementation, the proponent or his authorized agent shall cease work immediately within 200 ft. of the find and take steps to protect the find from further damage or disruption. Then they shall contact the THPO at (509) 634-2695 to report the find. No further work shall be allowed on the project until an approved a plan for managing or preserving the remains or items is in place.

Condition 2: Post-Review Discoveries (36 CFR 800.13) - In the event that prehistoric artifacts (i.e., arrowheads, spear points, mortars, pestles, other ground stone tools, knives, scrapers, or flakes from the manufacture of tools, fire pits, peeled trees, etc.) or historic-period artifacts or features (i.e., fragments of old plates or ceramic vessels, weathered glass, dumps of old cans, cabins, root cellars, etc.) are found during project implementation, the proponent or his authorized agent shall cease work immediately within 200 ft. of the find. Then they shall contact

the THPO at (509) 634-2695. No further work shall be allowed on the project until an approved a plan for managing or preserving the artifacts or features is in place.

Condition 3: Activities that have the potential to disturb cultural resources outside the specified project area should not proceed prior to a cultural resources review of potential adverse effects in the new area.

Thank you for consulting with the THPO. Please note that these comments are based on information available to us at the time of the project review. We reserve the right to revise our comments as information becomes available. If you have any questions or concerns, please contact Eric Oosahwee-Voss at (509) 634-2690 or eric.oosahwee-voss@colvilletribes.com. If you wish to speak with me, do so at (509) 634-2695.

Sincerely,

Guy Moura
Tribal Historic Preservation Officer

cc: Chron; File (EOV)
Gretchen Kaehler (DAHP)

July 17, 2012

TRAHO ARCHITECTS, P.S.
1460 N. 16th AVENUE, SUITE A YAKIMA, WA 98902
P: (509) 452-0609 F: (509) 452-0678 WWW.TRAHO.COM

PRE-APPLICATION MEETING NOTES
KVFR
Traho Project No. 11-23

DATE / TIME: June 20, 2012,
LOCATION: 2nd Floor Conference Room, Ellensburg City Hall

ATTENDING:		
	John Sinclair, Fire Chief	KVFR
	Lance Bailey, AICP, Planning Supervisor	City of Ellensburg
	Heather Forgey, Gas Engineering Technician	City of Ellensburg
	Jon Morrow, Stormwater Manager	City of Ellensburg
	Tyler Goeden, Engineering Specialist	City of Ellensburg
	Ryan Lyyyski, P.E., City Engineer	City of Ellensburg
	Craig Jones, Engineering Tech. II	City of Ellensburg
	Nancy Charron	Traho Architects
	Barbara Cline	Traho Architects

Refer to the KVFR Miscellaneous Land Use Planning Notes, attached.

GENERAL DISCUSSION ITEMS

1. John briefly outlined the intent of the Integrated Planning Grant (IPG) and noted the location of this site is a very good one for the fire district because 38% of their runs are within a six block radius.
2. The site is in the CH zoning district and government uses are permitted.
3. Clean up and development on the site will require a Critical Areas Review and Floodplain Report including a discussion of flood impacts and how they would be mitigated. The elevation of the finished floor of the proposed new facility is a building code issue. It will be the City's decision and they may choose to consult with the state's Department of Ecology as to whether there will be a separate Critical Areas Review and Floodplain Report for both the cleanup and development phases, or if there can be one Critical Areas Review and one Floodplain Report. The Critical Areas Review threshold is higher than the SEPA threshold and also takes longer. There will be one SEPA checklist for cleanup, one for demolition; the fee is $800.00 per checklist. The SEPA threshold is 500 cubic yards of dirt moved or 12,000 SF of area demolished or constructed.
4. There is no review fee for the critical areas review.
5. Some of Ellensburg's street and landscaping standards may change before this project occurs.
6. The specific number of parking spaces required will be based on areas of use within the building. Anything required will be paved, this relates primarily to public use; however gravel is allowed for

storage areas, now indicated for the south side of the site. (Note: Barbara transmitted to Lance an approximate square foot of functional areas for the proposed facility.)

7. This new facility cannot discharge any storm water to Wilson Creek other than after control through swales or filtration etc. Swales can be located in the critical area. The threshold for release of water into Wilson Creek is "no net increase". In other words, no water can be diverted that wouldn't already discharge into the creek.
8. Regarding the impact of traffic based on this proposed development; the traffic peak between 4:00 and 6:00 p.m., is the time at which the calculation is made. Kittitas Fire and Rescue and their architect can work directly with the City to develop the required traffic plan. The site is already developed, so there will be some credit for this in the calculation of an increase of use on site. John Rich will begin to track peak traffic in this area.
9. The Chamber and business community have agreed to mitigation fees and John does not wish to expend political capital on this subject.
10. The project will include the design of a pedestrian crossing and flashing yellow signal at the front of this facility at the apparatus apron.
11. Existing power, sewer/water/gas lines and fiber optic lines are located on the south side of Mountain View. It is possible that the INET is adjacent to that same run. The new signalization will be tied in with the intersections to both the west and the east of the site. There is now an Opticom system at the adjacent intersection.
12. The fire district may use an Opticom gate at Adams Street for emergency use.
13. New curbs and gutters will be required on the south side of Adams Street with the price to be borne by this project at development. The road bed is now built to City standards.
14. The wide apron apparatus access on to Mountain View can meet City requirements.
15. The development of this site will be required to go through Landmarks and Design review process which includes landscaping. This process is required for anything over 4,000 SF.
16. Much of the preliminary design work and budgeting for development would be completed prior to a bond issue.
17. The Critical Areas Review will include traffic engineering; and the related Floodplain Report is good for as long as the situation on the ground remains the same. There is a caution that during the bond issue timeline, the site could change and then there would be an additional administrative or other review of the site.
18. This is the first project of this type for the City with environmental cleanup preceding development.
19. The test wells discussed in Fulcrum's report are part of developing good site database. Specific impacts associated with development will have to be complete as part of the Critical Areas Review.

20. A question remaining is whether reports such as these required reports for the City of Ellensburg are part of clean up costs that the EPA or state Department of Ecology may pay for.
21. Clean up of this site is a distinct set of review and regulatory process from development of the site. In order to affect clean up the following will be required: SEPA Checklist (needed because the existing big barn is over 12,000 SF), Critical Areas Review (needed because the big barn intrudes into the 85' buffer and because there will be digging in the floodplain in the center area of the site), Floodplain Report and Section 106 Report, Cultural and Archeological Assessment. The Section 106 report is complete.
22. The City issues a notice when the Critical Areas Review is complete.
23. Kittitas Fire and Rescue will be sending out a separate RFQ for the architectural and engineering firm to complete the (design) development of the site. Prior to breaking ground, the SEPA Checklist, Critical Areas Review, Floodplain Report and design review with the Landmarks and Design commission must be complete as well as engineering and permitting process for design.
24. There can be no net increase in the floodplain elevation.
25. The existing on site well, if used in the future for irrigation, would need back flow prevention. The re-use of the existing well for the future requires an entirely separate process through the State Department of Ecology and it may be the Fire District would simply cap it and discontinue its use.
26. The new facility will be fire sprinklered and will utilize municipal water. There is a monthly fee for the fire sprinkler use but there is no cost for the sprinkler system connection because it is not water in regular use.
27. To size the water meter, it is helpful to know the truck holds 1,000 gallons. Typically the trucks are filled at hydrants and topped off with garden hoses on site. There is a 1" water line at the Fire District's Vantage site.
28. There will be a new fire hydrant on site.
29. For new plantings at the critical area buffer zone, natural vegetation is preferred, based on the soil type.
30. There is a sidewalk along Mountain View that has a lien on the existing site, which can be carried to the new purchaser. It is $28,000 with a 15 year sunset in 2016.
31. Mountain View will be considered the front yard, for zoning review of setbacks. The front yard setback in the CH zone is 15 feet.
32. The fire district now washes vehicles inside their buildings. Ellensburg has a municipal storm water permit with the State Department of Ecology. Due to clay fissures from the area's glacial past, wash water of the vehicles cannot go into the creek or into the storm water system; it must go into an oil water separator, then to the sanitary sewer, which then goes to the water treatment plant. Hard surface pavement run off also goes to the sanitary sewer for treatment. The Fire District must wash their vehicles inside or underneath a covered roof area out in the yard.

Vehicles will not be washed on the front apron of the building on the north side in the shadow of the sun. An engineered recycled wash water system may be considered. Roof water runoff can be disposed of directly on site with no pre-treatment.

33. Regarding gas lines on site: all trenching is done by the customer on private property. The gas meter will probably be located on the east face of the new facility. Gas will be used for (some) heating, hot water and cooking; there is a possibility of a geothermal ground loop system for HVAC use.
34. Due to funding or other requirements the project will likely be required to obtain a LEED Silver or higher rating.
35. In the City of Ellensburg, tax parcels do not have to be combined in order for development to occur across the parcels.
36. Demolition may occur over a period of time.
37. Kittitas Fire and Rescue's budget and process will not result in the relocation of Ray's Diesel, who is now a tenant on site. It is possible that the old scale house on this site will be burned as a training exercise for the Fire Department.
38. Critical Areas Review is accomplished by a third party, ideally one firm who can complete the review from beginning to end, meaning that one engineering firm would complete the Critical Areas as well as the base Floodplain elevation determination, which is derived from the whole site design.
39. It is desired that the site be acquired this year; that cleanup occur over the next couple of years; and then the Department of Ecology needs 24 months of no contamination above the threshold of clean water in order to issue a "no further action" letter. Site development can then proceed.
40. The truck bodies and other existing debris can be removed from the 85' critical areas buffer, however this involves the potential for heavy equipment creating damage in the buffer area. Ray's Diesel does not need a permit for this clean up but if the City gets a call that the stream is getting torn up, there is a complaint process that would result in a permit being required.
41. In order for the City Electrical Engineer Specialist to provide a budget cost for connection fees additional information regarding the load for the transformer is needed, which will be provided by Traho's electrical engineer. There is an existing vault and duct system in place at the east side of the site. All power will be underground. Secondary cables for customer conduit and wiring may require the setting of a 2nd vault which adds two to three thousand dollars to the connection costs. The location of this vault is part of the Landmarks and Design review.
42. The site will need a generator because it is a public safety building; the use of NEC codes will be required which exceed the City's requirements. The generator may back feed to the City system and it may be as large as that of the Courthouse which is over 100 KW, which seems typical of Fire Stations.

43. The Landmarks and Design Commission deals with everything that is visible from a public street. It was noted that the diesel generator will be located away from the firefighter's dorm rooms because of its noise. The location and design of the trash enclosure will be included in this review.
44. The Fire District may wish to have a practice fire hydrant on the south side of the site and would it be required to be looped?
45. Phone cabling goes in the same vault as electrical.
46. The City is not involved in the INET.
47. The likely use of this facility as an EOC facility may be recognized in the design of the muti-purpose training room. Under existing Federal Standards, an EOC site had to be hardened but the coming standards may be different because federal funding is not anticipated to be coming out for local communities to spend on hardening sites. Currently the Ellensburg EOC site is located at the communication center at the Sherriff's Office, which is not a hardened site. Also, per the International Building code 2009, Table 1604.5, this facility is designated as an "essential facility"; this impacts structural design.
48. After demolition, the overhead electrical service to the house will have to be removed; the well is on a separate meter and separate overhead line. meter. The well may be maintained in use during demolition for dust control. Other electrical, as well as gas and sewer and water connections must be disconnected prior to demolition.
49. After acquisition of the site, KVFR will meet with the City again.
50. Regarding the question of rain water stormwater management and the use of the south side of the site, if graveled and not paved, for car extrication and ventilation props: all storm water site run off has to be treated for flow control and clean up. There are flooding problems resulting from snow melt and flood irrigation techniques in the valley. The sewer treatment plant is maxed out and does not want snow melt. The State Department of Ecology regulates what might seep into the ground as far as the extrication training that might occur on site.
51. Pervious concrete is not considered as effective in Ellensburg for hard surface storm water management because when the ground is frozen from November through January and it is 20° to 0° out the pervious material simply does not drain.
52. Regarding plowing snow: the City places snow in four areas in town where it soaks into the ground; this is considered acceptable as long as it is a non-point discharge. Snow should not be pushed into swales because that melt may occur - when Chinook rains also occur and then the swale is over capacity. It was noted again that nothing from use of the (graveled) training ground can go the creek. For this training ground gravel yard area, materials could flow to an oil-water separation and collection vault which would be pumped out and hauled away on a regular basis. Oil water separation would allow for treatment of run off before it goes to dispersal.

53. Current business practices on site are creating some petroleum contamination as evidenced by a surface smear zone. At approximately 4 ½' below the surface, the smear zone appears to be 6"-8" thick; however there is no evidence of a plume into the creek.
54. Because KVFR's new facility will include 24-hours-a-day living quarters, the fire district wishes to remove the contaminated dirt so that there is no legacy of contamination on the site. It was noted that the Dolarway Chevron Station is cleaning up their material on site.
55. The City does not have any boiler plate language that we could use for an RFP for the scope of project requirements for the Critical Areas Review and Floodplain Report; that is beyond what the City deals with and they have never written one.
56. The State Auditor will determine whether the Fire District can demo, or must surplus existing building on site.
57. Each of the departments within Community Development will provide meeting notes summarizing today's discussion.
58. For voluntary contamination cleanup, the State Department of Ecology is not involved. The state's priority now is non-point source water resources and water issues. If there is a violation during a voluntary cleanup then it goes to the City for review however they do not have an environmental department.

END OF MEETING NOTES

Please note: Contents of these meeting notes are assumed to be accurate. Please notify this office within one calendar week of discrepancies; if none are received, the notes will be considered final.

Also note: Alterations to these notes may occur after additional review by KVFR. Such alterations will be transmitted to the cc'd parties noted below.

Barbara A. Cline, MS, AIA

Attachment

cc: John Sinclair
Lance Bailey
Jill Arango

TRAHO
ARCHITECTS, P.S.
1403 N. 16th AVENUE, SUITE A, YAKIMA, WA 98902
P: (509) 452-0630 F: (509) 452-0576 WWW.TRAHO.COM

April 27, 2012

KVFR Miscellaneous Land Use Planning Notes

1. Will a traffic mitigation fee be applied to this project or is Kittitas Valley Fire and Rescue exempt?

KVFR is not exempt

2. What is involved in planning for an emergency signal at the site and/or would these be limited to the intersection of Ruby and Mountain View and the next intersection to the east?

The traffic impacts and mitigation would be determined through the SEPA process. The determination would ultimately be made by Public Works based on a traffic engineering study

3. It is assumed that vehicles would enter the site off Adams 8-12 times per day; this may be only fire fighters in fire apparatus or personal vehicles, or business vehicles.

4. Can we have two access points off Mountain View, i.e., one at the apparatus apron and one for a business vehicle access, farther to the east? This access farther to the ease would occur within the 85' stream buffer.

The access encroaching on the stream buffer would obviously be more problematic. I think it's possible to have two access points, but one thing that comes to mind is that it complicates the design of the emergency signal/intersection. Public Works would have to make a determination about the distance between the access points, and the stream buffer encroachment would be reviewed through the critical areas report.

5. We'd like to plan for non-paved area on the south part of the site, to be used for parking for 50-60 cars and for fire training, of the type in which nothing toxic would be spilled onto the ground; does that sound acceptable? KVFR understands this area may flood but with these uses, it is not an issue for them.

All parking provided as a requirement of the parking code will have to be paved.

6. The base flood elevation is 1499.0 plus a conversion of 3.6 = 1502.6, hence the 1503 contour noted in red on the enclosed site plan; we assume this would be the threshold for determining the finished floor elevation for the new structures (I also assume this floor elevation would be a minimum of 1' above the 1503?).

That would be my interpretation as well. It is possible through the floodplain study/critical area review that additional elevation could be required.

7. City water will serve the site; can we use the existing domestic well for irrigation or do we need legal advice to answer this question?

Yes, as long as the water right is current and legal

8. What off-site improvement costs will be associated with developing this site? (Sidewalks, road improvements, etc.) Will an access road have to be 26'- Adams Street- because it will be used by the aerial truck coming onto the site?

This was covered during the pre-application meeting, and your notes accurately reflect the information.

9. Part of a smear zone of contamination and two monitoring wells are in the 85' stream buffer; can you advise as to what impact this will have for site development?

I can't really answer that right now....it will be determined through the SEPA and critical area review.

10. Will Dark Sky compliance be needed for site lighting?

Yes

11. Is the site in the Highway Commercial (C-H) zone? Is a new fire station with related site development a permitted or conditional use? The concept plan, attached, appears to meet all the Chapter 13.24 C-H, 13.24.120 Yards setbacks; would there be a setback for parking at the west property line where we propose to park staff cars next to the new structure.

CH zone, and public services are a permitted use. No parking is allowed within the setback

12. The initial idea is for the new structure to be one story but the C-H zone allows two; time will tell as to the final decision.

13. We presume all surface water will be retained on site? Can any of the paved or pervious areas drain off to Wilson Creek?

Answered in your notes

14. Some flood area will be freed up by (future) removal of the existing barn; we understand that the site must end up with a net no-change to the natural/available area for flooding.

Yes

15. Fire apparatus will be cleaned on site, likely on the north apron at Mountain View, after returning from a call; can we plan on a catchment basin with an oil water separator on this concrete apron?

Yes

16. I find drafts of Land Development Codes on the city website- where do I find what is current?

The current zoning code is Chapter 13 of the municipal code, link on the left on the homepage

17. I presume Article 4's Streetscape Design will indicate requirements for front yard landscaping? Is Mountain View a principal arterial?

Yes

18. I presume Articles 15.52 and 15.53 will provide requirements for site planning /landscaping and for building design including necessary review by a designated committee, as to the appearance and exterior materials for new structures?

Yes, the design review will go through the Landmarks and Design Commission, which meets twice a month (1st and 3rd Tuesday)

19. Can we propose a number of cars to park on site for your review and approval?

I'm still working on this

CITY OF ELLENSBURG

Public Works Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: July 3, 2012

To: Lance Bailey, Office of Community Development

Thru: Ryan Lyyski, City Engineer

From: Craig Jones, Engineering Technician II CJ

Re: Pre-App meeting for the future KVFR station

The following are the Public Works comments for the future KVFR station at the Mackner Property along Mountain View Avenue.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. http://www.ci.ellensburg.wa.us/index.aspx?NID=339

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway and utility improvements.

Water:
There is an 8" Ductile Iron water main line stubbed towards the property at the current fire hydrant location that would be available for potential future use. See attached map.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

Fire hydrants shall be placed in the proposed development per the Fire Marshal's requirements.

The proposed new facility will need to be connected to City water for domestic use. Applicant will need to verify with the County Health Department and Department of Ecology on any other uses for the existing on-site well.

The approximate cost for a 1" water service is $5,392.00. The monthly fee for a fire line is $.17/day/inch diameter of connection pipe.

Sewer:
There is an 8" PVC sewer main line stubbed towards the west side of the property that would be available for potential future use. See attached map.
Specific issues related to sewer main extension if necessary and side sewer stub construction will be addressed at project civil submittal.

The on-site septic system will need to be abandoned per the County Health Department.

The sewer connection fee corresponds to the water meter size and that fee is approximately $3,853.00 for a 1" water meter.

Roadway and access:
Street improvements along Mountain View Avenue were completed by the City in the past and as part of that project the City set up a reimbursement agreement for the costs of those frontage improvements. The costs associated with the frontage improvements for this property is approximately $28,418.00.

Half street improvements, including sidewalk, curb and gutter, asphalt, street lighting, storm drainage improvements and associated roadway improvements will be required along the Adams Street frontage of the proposed project site. The dedication of an additional 10' of right of way along Adams Street will be required to meet current City standards of 50' rights of way.

There are currently three wide driveways onto Mountain View Avenue. Alterations to those driveways will need to be in compliance with the current development standards and reviewed/approved by the Public Works Director. A copy of the driveway standards is included.

All required parking spaces, ingress/egress, and loading areas shall be hard surfaced. See attached parking standards.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:
There currently is no storm available for a direct connection.

The applicant shall design according to the City's Public Works Development Standards. City Standards reference the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development/ redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2"of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6"of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through

October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

Storm water and irrigation conveyance systems shall be kept separate.

Other items:
The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of development.

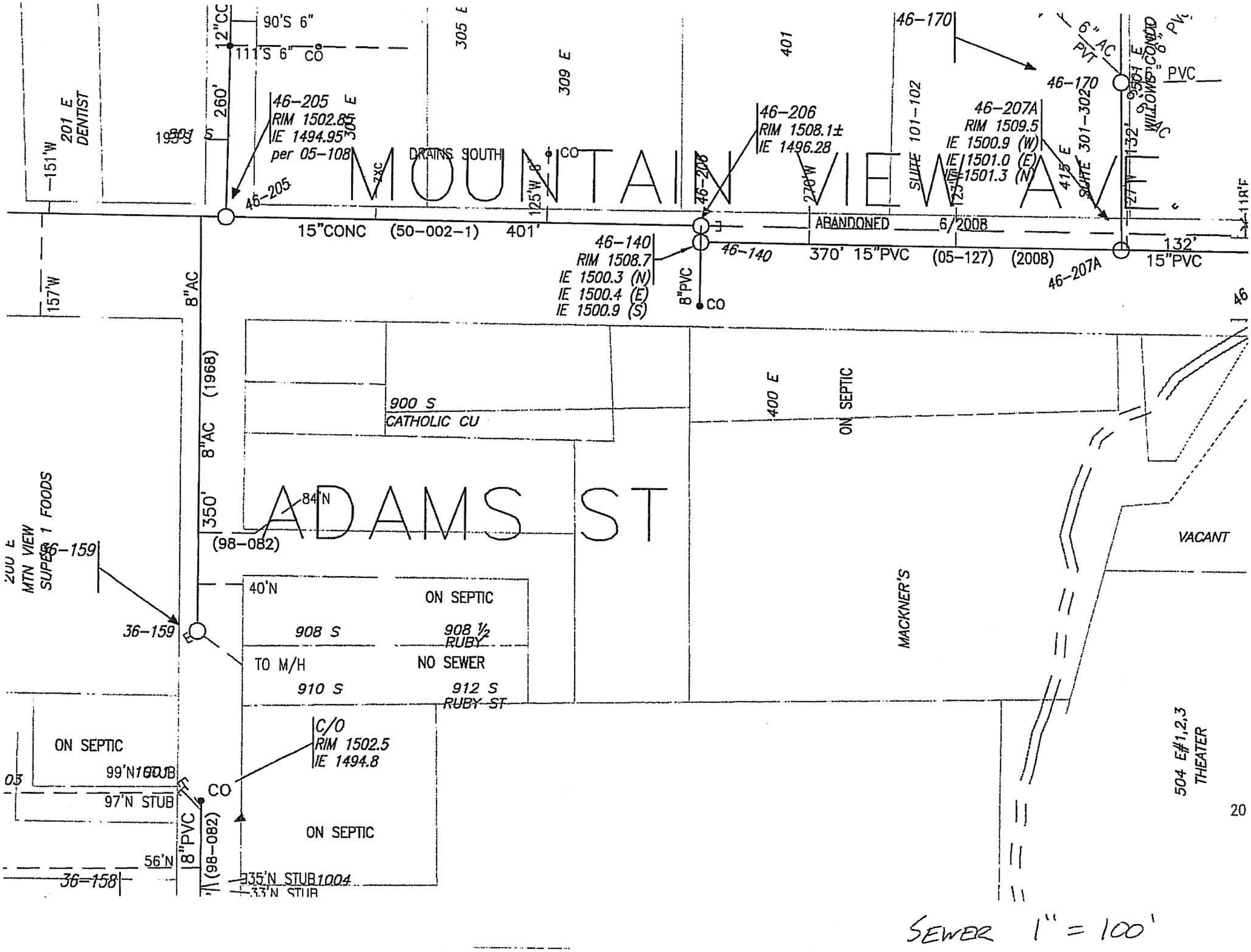
During civil plan review, Public Works establishes the preliminary addressing plan, then works with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

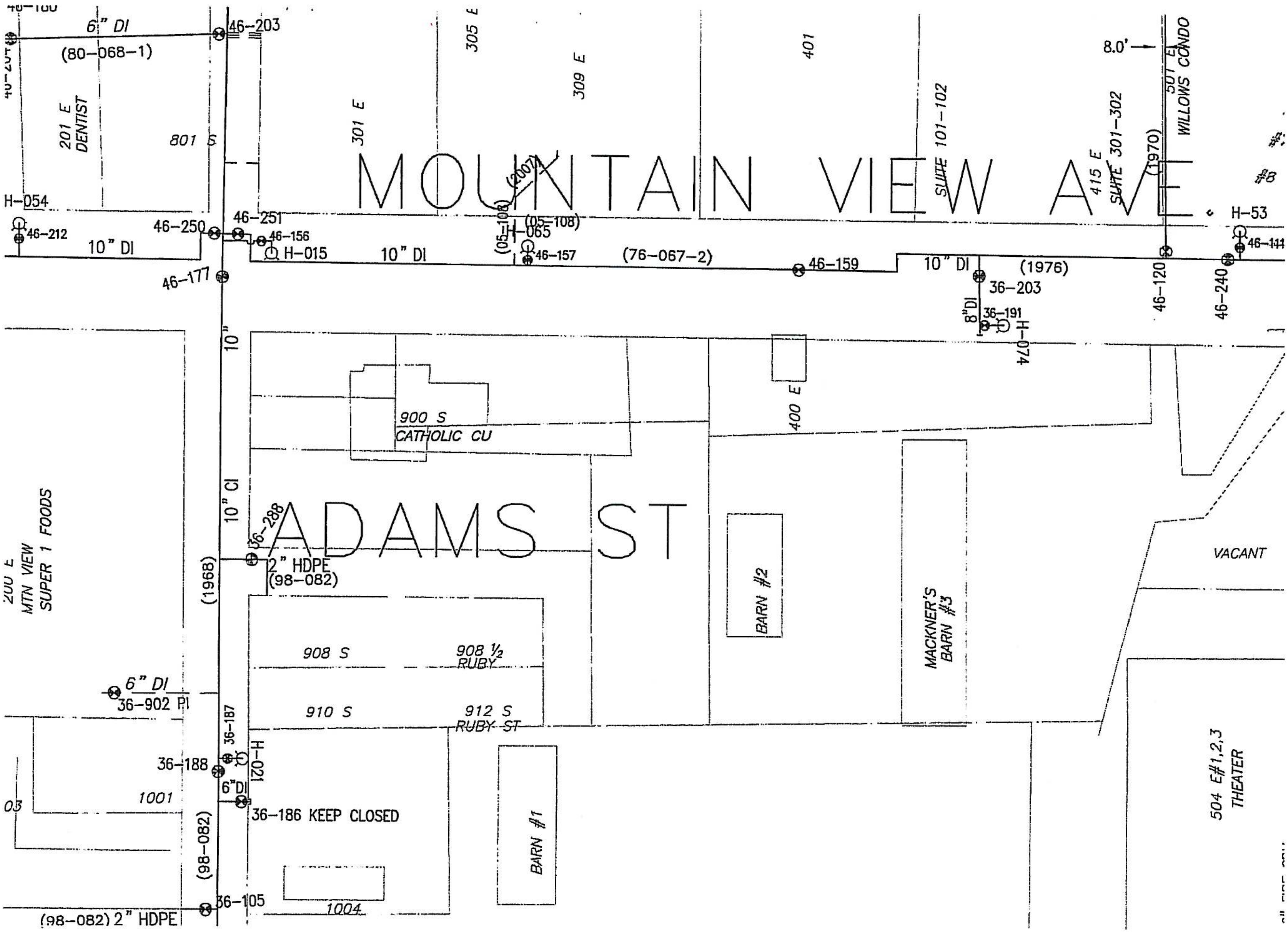
The city has established transportation impact fees. As discussed in the meeting the City will work with the applicant and their engineer to determine the fees. Typically the fees will be calculated at time of plan submittal with the possibility of credit given for the existing uses on the site. You can view the traffic impact fee code (Title 14.04) online at http://www.codepublishing.com/wa/ellensburg/.

A Public Works permit will be issued for all associated work and inspections. The permit is based on plan review time of $40.00 an hour and/or a percentage of an engineer's estimate for the associated improvements to the site.

All costs given in this letter are approximate based on current fees and estimates. Final costs will be established at plan submittal.

Cc: File 12-079
Barbara Kline - Traho Architects
John Sinclair - KVFR


MOUNTAIN VIEW AVE
ADAMS ST
15"CONC (50-002-1) 401'
46-205
RIM 1502.85
IE 1494.95
per 05-108
46-206
RIM 1508.1±
IE 1496.28
46-140
RIM 1508.7
IE 1500.3 (N)
IE 1500.4 (E)
IE 1500.9 (S)
46-207A
RIM 1509.5
IE 1500.9 (W)
IE 1501.0 (E)
IE 1501.3 (N)
46-170
ABANDONED 6/2008
370' 15"PVC (05-127) (2008)
132' 15"PVC
8"PVC CO
8"AC (1968)
8"AC 350'
(98-082)
84'N
DRAINS SOUTH
90'S 6"
111'S 6" CO
12"CC
260'
201 E DENTIST
151'W
157'W
305 E
309 E
401
SUITE 101-102
SUITE 301-302
415 E
501 E WILLOWS CONDO
6" AC PVT
PVC
400 E
ON SEPTIC
900 S CATHOLIC CU
MACKNER'S
VACANT
504 E#1,2,3 THEATER
200 E MTN VIEW SUPER 1 FOODS
36-159
40'N
908 S
908 1/2 RUBY
TO M/H
NO SEWER
910 S
912 S RUBY ST
C/O
RIM 1502.5
IE 1494.8
CO
ON SEPTIC
97'N STUB
56'N
36-158
35'N STUB 1004
33'N STUB
8"PVC
(98-082)
20
SEWER 1" = 100'


MOUNTAIN VIEW AVE
ADAMS ST
6" DI
46-203
(80-068-1)
201 E
DENTIST
801 S
301 E
305 E
309 E
401
SUITE 101-102
415 E
SUITE 301-302
(1970)
501 E
WILLOWS CONDO
8.0'
H-53
46-144
46-240
46-120
(1976)
10" DI
36-203
8" DI
36-191
H-074
46-159
(76-067-2)
(2007)
(05-108)
H-065
46-157
10" DI
46-156
H-015
46-251
46-250
46-177
H-054
46-212
10" DI
10"
10" CI
(1968)
36-288
2" HDPE
(98-082)
900 S
CATHOLIC CU
400 E
BARN #2
MACKNER'S BARN #3
VACANT
504 E#1,2,3
THEATER
908 S
908 ½ RUBY
910 S
912 S RUBY ST
BARN #1
1004
36-186 KEEP CLOSED
6" DI
H-021
36-187
36-188
1001
03
6" DI
36-902 PI
200 E
MTN VIEW
SUPER 1 FOODS
(98-082)
36-105
(98-082) 2" HDPE

WATER 1" = 100'

CITY PARTICIPATION

City may participate in costs for additional improvements if requested by developer or if it is in the City's best interest for improvement of City infrastructure adjacent to proposed development.

SIGHT DISTANCE TRIANGLES

Please refer to the Standard Details at the end of this section for the dimensions for Sight Distance Triangles. No obstructions shall be placed within these Sight Distance Triangles, between 3' and 8' above the centerline of the roadway.

DRIVEWAYS

Driveways shall be constructed in accordance with City of Ellensburg Standard Details. All approaches shall be paved with asphalt or concrete from back of concrete sidewalk a minimum of 5 feet.

Driveways: Driveways shall be located on the lowest classification of roadway abutting the property. Driveways accessing onto arterial streets are discouraged and to the greatest extent possible in plat design access should be organized along neighborhood streets that may intersect arterials, i.e. cul-de-sacs, loops and neighborhood collectors. Driveway access directly onto collector streets is permitted, subject to the condition that backing out onto collector streets is prohibited. Such driveway access onto collector streets must be designed in a manner that provides adequate driveway turnaround space to allow for front end entry onto the collector street. Exceptions to this design standard may be granted in the sole discretion of the Public Works Director. Allowable widths shall be as shown below.

Driveway locations and widths shall be as follows:

Design Requirements:
Except for specific conflicting provisions for service station driveways, the following shall apply:

(a) General Specifications. No single driveway shall exceed thirty feet in width measured parallel to the curb line;

(b) Private Driveways. Private driveways shall be those used primarily by the property owner for means of ingress and egress from an improved street. Private driveways shall not exceed the following widths:

Width of Lot	Width of Driveway
Less than 16 feet	8 feet
16 to 30 feet	50% of lot width
30 to 50 feet	20 feet

Over 50 feet	25 feet

Only one driveway may be permitted for a lot seventy-five feet or less in width. Two driveways may be permitted for a lot width greater than seventy-five feet. Lots with two driveways shall have each driveway separated by a minimum of twenty feet and limited to twenty feet in width.

(c) Service Driveways. Service driveways may be those used primarily to serve business or commercial premises to which the public is invited. They shall provide ingress and egress to such property from an improved street. Service driveways may be ramped or may be constructed without ramp.

Width of Lot	Width of Driveway
Less than 16 feet	8 feet
16 to 30 feet	50% of width
30 to 50 feet	25 feet
50 to 75 feet	30 feet
Over 75 feet	35 feet

Only one service driveway may be permitted for a frontage which does not exceed seventy-five feet. Two driveways may be permitted for frontages exceeding seventy-five feet. All service driveways in excess of the number allowed and/or maximum widths must be approved by the Public Works Director;

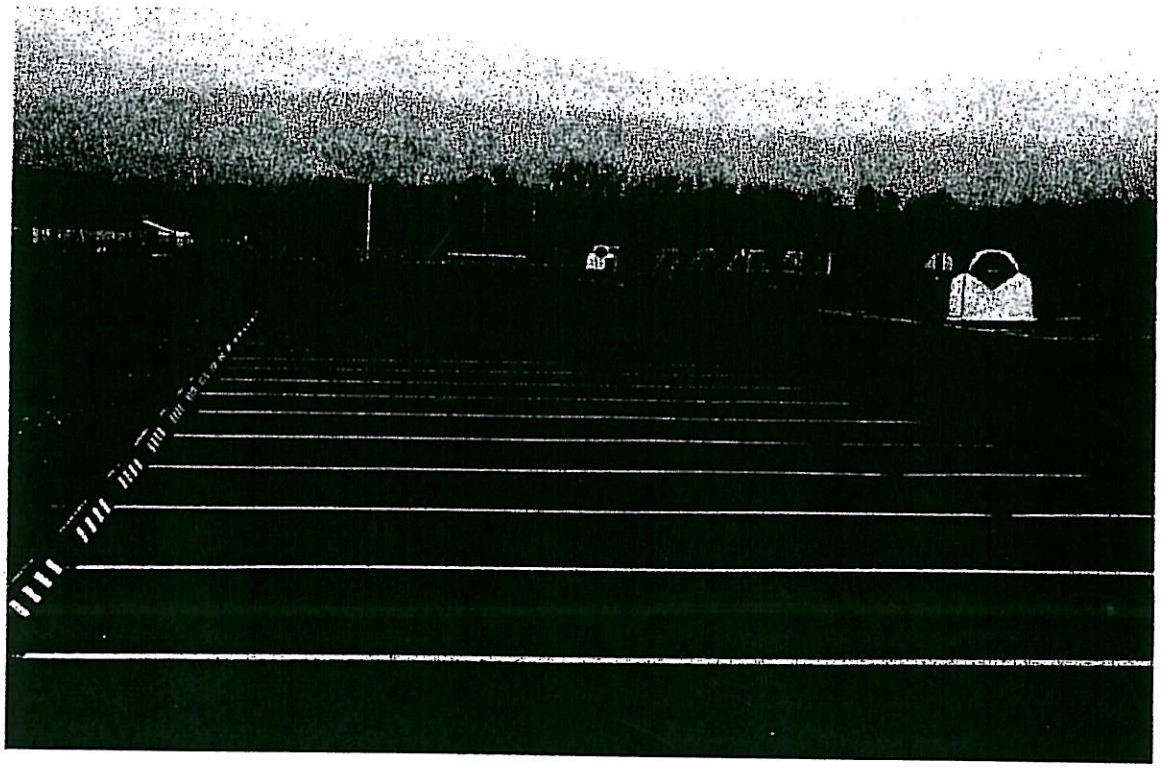
(d) Property Location. No driveway shall be constructed within three feet (excluding curb slopes) from the extended property line of separate ownerships or leaseholds measured parallel to the curb. However, where one driveway is to be used by two adjoining ownerships or leaseholds, the driveway and driveway entrances may be continuous, but each ownership or leasehold shall have a minimum of fifteen feet of driveway fronting on each of the ownerships or leaseholds

(e) Corner Locations. Driveways shall be constructed no closer to the corner than ten feet from the lot line extended into the abutting street upon which the driveway is to be constructed. In all cases, the Public Works Director shall have the right to determine the location of each driveway with reference to lot lines, keeping in mind the use of the street, public safety, necessity for maximum parking space on the street, and the use for which the driveway is intended.

Abandoned Driveways. Abandoned driveways shall be removed along with the depressed section of curb and gutter to the nearest joint in the full section of curb and gutter and shall be replaced with full height sections of curb and gutter. Abandoned driveways through existing sidewalks may remain if properly cut along the inner line of the existing sidewalk. If the driveway section in the walk is

SECTION 6

PARKING STANDARDS



SECTION SIX TABLE OF CONTENTS

TRAHO
ARCHITECTS, P.S.
1460 N. 16th AVENUE, SUITE A YAKIMA, WA 98902
P: (509) 452-0609 F: (509) 452-0578 WWW.TRAHO.COM

8D. DISCLAIMER

This Report was developed from services performed consistent with generally accepted professional consulting principles and practices. The scope of review services is per our agreement with KVFR.

Statements contained in this Report apply to existing conditions when analysis was performed and are intended for the project parameters indicated. Traho is not responsible for the impacts of any changes in environmental standards, practices, interpretations or regulations subsequent to performance of services. We do not certify the accuracy of information supplied by others, or the use of segregated portions of this Report.