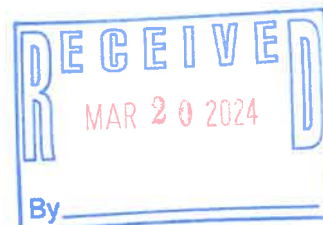




Yakima Regional Clean Air Agency

INSTRUCTIONS FOR PERMIT APPLICATION



Use this sheet as a checklist to determine when your application is substantially complete.

Each PERMIT APPLICATION for the construction, installation or establishment of a new air contaminant source, or modification of existing air pollution source or control equipment or permit, needs to be accompanied by the following information to be considered complete:

Included, N/A

- Process flow sheets and equipment layout diagrams.
- Control equipment manufacturer, model number, size, serial numbers (for each piece of control equipment).
- Quantify average and maximum hourly throughput values, average yearly totals, and maximum concentrations for each pollutant.
- Applicant's calculation of the kinds and amounts of emissions for each emission point, materials handling operation or fugitive category (both controlled and uncontrolled).
- Plot plan including identification of proposed emission points to the atmosphere, distance to property boundaries, height of buildings and stack height above ground level.
- Identification of raw materials and/or product specifications (physical and chemical properties) and typical ranges of operating conditions as related to each emission point (toxic air contaminants require a separate summary); Material Safety Data Sheets (MSDS) should be included in the PERMIT APPLICATION for all compounds used.
- Identification of the methods/equipment proposed for prevention/control of emissions to the atmosphere.
- Information sufficient to demonstrate the ability of the emission controls proposed as being consistent with those provided in the applicable regulations (BACT/NSPS/RACT/NESHAPS/LAER analysis). See attached worksheet for typical layout of BACT analysis information.
- The kinds and amounts of emission offset credits proposed for assignment when operations are within a non-attainment boundary (see WAC 173-400-120 and 131).
- Estimates of the proposed project ambient impact under average and least favorable conditions where pertinent to PSD (WAC 173-400-720) or Toxic Air Pollutants (WAC 173-460) requirements.
- Additional information, evidence, or documentation as required by the Board of Directors, or the Control Officer, to show that the proposed project will meet federal, state and local air pollution control regulations.
- For applications that include equipment that has previously been approved, authorized or registered, a lapse is considered to have occurred if the registration fees are delinquent for more than one calendar year or the source has not operated within five years prior to the receipt of any required PERMIT APPLICATION (WAC 173-400-110).
- Applications that include previously approved or authorized equipment require that additional information regarding previous owners or approvals be provided so that YRCAA records can be updated. Equipment registered and/or approved for a given company cannot be authorized without a legal name change, purchase of company or equipment, or a legal contract or subcontract to do business with or for the approved source. Responsibility for operation of authorized equipment rests with the registered source.
- All applications need to be accompanied with a completed SEPA checklist or SEPA determination. YRCAA may process the SEPA determination, if no other agency has done it. In this case a SEPA checklist with the proper fees must be submitted with the NSR application.

The application transmittal shall conform to YRCAA review requirements wherever possible as detailed in the General Regulations for Air Pollution Sources (WAC 173-400).

Each drawing, document, or other form of transmittal considered by the applicant to be proprietary and confidential must be suitably identified as confidential in red ink, and signed and dated by the applicant or its agent. Be aware that YRCAA follows the requirements in 40 CFR 2 for determination of confidentiality. YRCAA may not process company sensitive information as confidential.

Orders of Approval (to construct, modify, or install) are issued for specific equipment or processes described in the application. Changes to the processes or control equipment are not allowed without new source review (Permit Application and Permit) if these changes result in an emission of a different type or an increase in emissions (WAC 173-400-110). Process equipment changes that result in decreased emissions require notification to YRCAA.

The SIC code is identified as the four digit major group classification in the 1987 Standard Industrial Code Classification Manual listing of SIC codes can be obtained for free from the internet.

Mail or deliver in person the completed application package to:

Yakima Regional Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901-2303

Application fees must accompany application for the application to be considered complete. An invoice will be sent out for the Engineering review after final decision on the application. Make checks payable to "Yakima Regional Clean Air Agency" or "YRCAA".

The PERMIT APPLICATION package submitted must be complete. All applications are screened for completeness before processing. Applicants submitting incomplete application packages will be notified of their incomplete status and may result in a delay in processing the application.

Yakima Regional Clean Air Agency

PERMIT APPLICATION / NEW SOURCE REVIEW

BACT ANALYSIS WORKSHEET

East Valley Fire Department - Training Building

Facility Name: _____

Date: _____

CONTROL ALTERNATIVE	EMISSIONS [lb/hr] & [tons/yr]	EMISSIONS REDUCTION (a) [tons/yr]	INSTALLED CAPITAL COST (b) [\$]	TOTAL ANNUALIZED COST (c-g) [\$]	AVERAGE COST EFFECTIVENESS OVER BASELINE (d) [\$/ton]	INCREMENTAL COST EFFECTIVENESS (e) [\$/ton]	ENERGY INCREASE OVER BASELINE (f) [mmBtu/yr]	TOXICS IMPACT [Yes/No]	ADVERSE ENVIRONMENTAL IMPACT [Yes/No]
1) Uncontrolled Baseline (worst case - no controls)									
2)									
3)									
4)									
5)									

- (a) Emissions reduction over baseline control level.
- (b) Installed capital cost relative to baseline.
- (c) Total annualized cost (capital, direct, and indirect) of purchasing, installing, and operating the proposed control alternative. A capital recovery factor approach using a real interest rate (i.e., absent inflation) is used to express capital costs in present-day annual costs.
- (d) Average cost effectiveness over baseline is equal to total annualized cost for the control option divided by the emissions reductions resulting from the uncontrolled baseline.
- (e) The optional incremental cost effectiveness criterion is the same as the average cost effectiveness criteria except that the control alternative is considered relative to the next most stringent alternative rather than the baseline control alternative.
- (f) Energy impacts are the difference in total project energy requirements with the control alternative uncontrolled baseline expressed in equivalent millions of Btus per year.
- (g) Assumptions made on catalyst life may have a substantial affect upon cost effectiveness.

Notes:

The number of alternatives to be evaluated will vary depending on application. Values for each variable should be provided as they are applicable. Use N/A if not applicable. Emission rates are the expected or predicted emission rates. Calculations should provide for a range of alternatives. Emissions reduction should use estimated efficiency if actual efficiency is unknown - should so state. Attach worksheets as necessary to substantiate above values.



186 Iron Horse Court, Suite 101. Yakima, WA. 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
Website: <http://www.yakimacleanair.org>

Filing Fee: \$400.00*

*Pursuant to WAC 173-400-111(1) (e)-an application is not complete until the permit application filing fee required by YRCAA has been paid.

OFFICIAL USE ONLY

YRCAA NSR No: NSRP-01-YFTF-24 Date Fee Paid: 3/20/2024

Received by: [Signature] Filing Fee: \$400.00 paid

YRCAA is the lead agency for the SEPA process. Processing Fee \$400.00

Review of the application will not begin, until the application filing fee is paid. A surcharge fee for the time required for preparing and processing the application for approval will be invoiced after the permit to operate is issued.

New Source Review (NSR) Application General
Stationary/Permanent Source

INSTALLATION OR ESTABLISHMENT OF NEW AIR CONTAMINANT SOURCES

NSR Application is Required for Construction, Installation or Establishment of an Air Pollution Source
Or

Replacement or Substantial Alteration of Emission Control Technology on an Air Pollution Source or Equipment

I. General Information:

BUSINESS NAME Yakima County Fire District #4 / East Valley Fire Department

NATURE OF BUSINESS Emergency Response

MAILING ADDRESS 2003 Beaudry Road, Yakima, WA 98901

FACILITY ADDRESS (if different): _____

PHONE and FAX NUMBERS () 509-457-8615, 509-457-0373 Email: r.lamoureux@ycfd4.org

TYPE OF PROCESS, EQUIPMENT, OR APPARATUS Live fire training facility (Propane)

LIST OF AIR CONTAMINANT(S) WHICH WILL BE PRODUCED AND/OR CONTROLLED _____
CO2, CO, SOx, NOx

ESTIMATED STARTING DATE: _____

ESTIMATED COMPLETION DATE: September 2024

Compliance with SEPA (State Environmental Policy Act) - Check One of the Options Below:

- A DNS or EIS has been Issued by Another Agency for this Project and a Copy is Attached.
- If no DNS or EIS Exists for this Project, a Completed Checklist for this Project and the SEPA Processing Fee are Attached. *YRCAA SEPA checklist is available by phone, or by our website.*
- The city/county has established an exemption for this project.
- I certify that the SEPA has been satisfied or this project is exempt:

March 14, 2024 by Yakima County Public Services
Date Government Agency

Previous NSR/Air Permits Number issued by YRCAA for the Facility, if any
MOD2023-00010/SEP2023-00037

Describe Input to Output Process (Attach drawings, schematics, prints, or block diagrams)

ESTIMATED COSTS: OF BASIC SOURCE EQUIPMENT \$ 700,000
OF CONTAMINANT CONTROL APPARATUS \$

Process: Production Output per Year (tons, pounds, etc)
Maximum Output per Hour (tons, pounds, etc)
Percentage of Production (%)
Dec - Feb Mar - May
Jun - Aug Sep - Nov

Operating Schedule: Hrs/Day Days/Wk Wks/Yr

II. Emissions Estimations and Calculations:

1. Criteria Pollutants (gr/dscf, tons/yr, lbs/hr., ppm, etc.)

Particulate (PM₁₀, PM_{2.5})
Volatile Organic Compounds
Nitrogen Oxides
Sulfur Oxides
Carbon Monoxide
Lead

2. Toxic Air Pollutants (Name) Quantity (in gr/dscf, tons/yr, lbs/hr. ppm, etc.)

Toxic Air Pollutants (Name)	Quantity (in gr/dscf, tons/yr, lbs/hr. ppm, etc.)

3. Fugitive Pollutants (Source) _____ Quantity (in gr/dscf, tons/yr, lbs/hr. ppm, etc.) _____

4. Air Pollution Modeling
 Results _____
 Computer Printout Attached? Yes No

III. Emission Data:

1. Stack Height (Feet) _____ Inside Diameter (feet) _____
 Gas Exit Temp (degrees F) _____ Gas Exit Velocity (ft/min) _____
 Flow Rate (cfm) _____
 Shared Stack? If a shared stack, identify process (es) or point(s) which share the stack.
 Distance from Stack to Property Line _____

2. Discharge Point or points (if no stack or other than stack)
 Height (feet) _____ Inside Diameter (feet) _____
 Gas Exit Temp (degrees F) _____ Gas Exit Velocity (ft/min) _____
 Flow Rate (cfm) _____

Shared discharge point? If a shared discharge point, identify process (es) or point(s) which share the discharge point. _____

 Distance from discharge point to Property Line _____

3. Fuel Type _____ % Sulfur _____
 % Ash _____ Unit of Measure (gal./cu.ft./etc.) _____
 BTU per Unit of Measure _____ Consumption Units per Year _____
 Maximum Consumption Units per Hour _____

4. Building Dimensions
 Height (feet) _____ Length (feet) _____ Width (feet) _____

IV. Air Pollution Control Equipment:

Baghouse Type _____ Model #, Serial # _____

Efficiency _____ PM_{2.5}: _____ and PM₁₀: _____

Bag Height (feet) _____ Bag Diameter (feet) _____

Filter Area (feet squared) _____ Blower Flow Rate (cfm) _____

Filter Media _____ Dimensions (feet) _____

Discharge Area Dimensions (feet) _____

Cleaning Mechanism (shake) (air psi) _____

Other Data _____

Scrubber Type _____ Model #, Serial # _____

Efficiency _____

Gas Differential Pressure (psi) _____ Liquor Differential Pressure (psi) _____

Liquor Flow (gpm) _____ Discharge Area Dimensions (feet²) _____

Gas Flow (cfm) _____ Other Data _____

Cyclone Type _____ Model #, Serial # _____

Efficiency _____ PM_{2.5}: _____ and PM₁₀: _____

Gas Flow (cfm) _____ Discharge Area Dimensions (feet²) _____

Other Data _____

Precipitator Type _____ Model #, Serial # _____

Efficiency _____

Gas Flow (cfm) _____ Gas Velocity (ft/sec) _____

Residence Time _____ Gas Differential Pressure (psi) _____

Precipitation Rate (ft/sec) _____ Discharge Area Dimensions (feet²) _____

Other Data _____

Ad/Absorp Type _____ Model #, Serial # _____

Efficiency _____

Gas Flow _____ Gas Velocity (ft/sec) _____

Gas Temp (degree F) _____ Bed Volume (ft³) _____

Bed Dimensions (feet) _____ Capacity (hours) _____

Contaminant (lb/day) _____ Regeneration time (hours) _____

Other

Type _____

Model #, Serial # _____

Efficiency _____

Gas Flow (cfm) _____

Discharge Area Dimensions (feet) _____

Other Data _____

V. Additional Information:

- 1. Attach Related Information on Chemicals or Materials that will be emitted. (MSDS Sheets, Company Information, etc.)

Note: Indicate how much quantity are used per MSDSs

Yes No, if not why? _____

- 2. Fugitive Dust Control Plan (Attach if Necessary)

- 3. Attach Operation and Maintenance Manual of Pollution Control Equipment.

Yes No, if not, why? _____

- 4. Attach Vendor Information or Manufacturer's Instructions on Pollution Control Equipment.

Yes No, if not, why? _____

APPLICANT: I hereby certify that the information contained in this application, including supplemental forms and data, when required, is, to the best of my knowledge, complete and correct. I also agree to all fees for processing this permit and grant permission for YRCAA staff to enter the premises for inspection.

Signature Raymond Lamoureux

Date 3/20/24

Title Deputy Fire Chief

Date 3/20/24

Name and Title of Individual Filling out Form:

Name (print) Raymond Lamoureux

Signature Raymond Lamoureux

Name and Title of Contact Person, if Different than Above:

Name _____

Title _____

Name and Title of the Responsible Official for the permit, if Different than Above:

Name _____

Title _____

Safety Data Sheet

According to OSHA HCS 2012 (29 CFR 1910.1200), Health Canada HPR (SOR/2015-17), and Mexico NOM-018-STPS-2015



SECTION 1: Identification

Product Identifier: Propane

Other means of identification: Commercial Propane(All); EGP; Export Grade Propane; HD5 Propane; LP-Gas; Liquefied Petroleum Gas; Odorized Propane; Propane (Unstened); Propane Commercial; Propane Motor Fuel; Propane for Process; Stened Propane; Unodorized Propane

Code: 169570

Issue date: 01-Jul-2020

Relevant identified uses: Fuel
Chemical
Chemical feedstock
All others

Uses advised against:

24 Hour Emergency Phone Number: CHEMTREC Global +1 703 527 3887
CHEMTREC United States 1-800-424-9300
CHEMTREC Mexico 01-800-681-9531

Manufacturer/Supplier: Phillips 66 Company
P.O. Box 421959
Houston, Texas 77242-1959
Phone: 800-762-0942
Email: SDS@P66.com
URL: www.phillips66.com/SDS

SDS Information:

SECTION 2: Hazard identification

Classified Hazards

H220 - Flammable gases -- Category 1
H280 - Gases under pressure -- Liquefied gas
Simple asphyxiant

Hazards Not Otherwise Classified (HNOC)

PHNOC: None known

HHNOC: None known

Label elements



DANGER

H220 - Extremely flammable gas
H280 - Contains gas under pressure; may explode if heated
May displace oxygen and cause rapid suffocation



P210 - Keep away from heat/sparks/open flames/hot surfaces. - No smoking; P243 - Take precautionary measures against static discharge; P377 - Leaking gas fire: Do not extinguish, unless leak can be stopped safely; P381 - Eliminate all ignition sources if safe to do so; P410 + P403 - Protect from sunlight. Store in a well-ventilated place

SECTION 3: Composition/information on ingredients

Chemical Name	CASRN	Concentration ¹
Propane	74-98-6	80-100
Propene	115-07-1	<20
Ethane	74-84-0	<6
Butane	106-97-8	<5
Isobutane	75-28-5	<2.5

¹ All concentrations are percent by weight unless ingredient is a gas. Gas concentrations are in percent by volume.

HD-5 COMPOSITION: Propane >90%, Propylene <5%

Odorized products contain small quantities (<0.1%) ethyl mercaptan as an olfactory indicator.

SECTION 4: First aid measures

Eye Contact: For contact with the liquefied gas, remove contact lenses if present and easy to do, hold eyelids apart and gently flush the affected eye(s) with lukewarm water. Seek immediate medical attention.

Skin Contact: Liquefied gases may cause cryogenic burns or injury. Treat burned or frostbitten skin by flushing or immersing the affected area(s) in lukewarm water. Do not rub affected area. Do not remove clothing that adheres due to freezing. After sensation has returned to the frostbitten skin, keep skin warm, dry, and clean. If blistering occurs, apply a sterile dressing. Seek immediate medical attention.

Inhalation: If respiratory symptoms develop, move victim away from source of exposure and into fresh air in a position comfortable for breathing. If breathing is difficult, oxygen or artificial respiration should be administered by qualified personnel. If symptoms persist, seek medical attention.

Ingestion: This material is a gas under normal atmospheric conditions and ingestion is unlikely.

Most important symptoms and effects, both acute and delayed: Light hydrocarbon gases are simple asphyxiants and can cause anesthetic effects at high concentrations. Symptoms of overexposure, which are reversible if exposure is stopped, can include shortness of breath, drowsiness, headaches, confusion, decreased coordination, visual disturbances and vomiting. Continued exposure can lead to hypoxia (inadequate oxygen), rapid breathing, cyanosis (bluish discoloration of the skin), numbness of the extremities, unconsciousness and death.

Notes to Physician: Epinephrine and other sympathomimetic drugs may initiate cardiac arrhythmias in persons exposed to high concentrations of hydrocarbon solvents (e.g., in enclosed spaces or with deliberate abuse). The use of other drugs with less arrhythmogenic potential should be considered. If sympathomimetic drugs are administered, observe for the development of cardiac arrhythmias.

SECTION 5: Firefighting measures

NFPA 704: National Fire Protection Association

Health: 2 Flammability: 4 Instability: 0



0 = minimal hazard
1 = slight hazard
2 = moderate hazard
3 = severe hazard
4 = extreme hazard

Extinguishing Media: Dry chemical or carbon dioxide is recommended. Carbon dioxide can displace oxygen. Use caution when applying carbon dioxide in confined spaces.

Specific hazards arising from the chemical

Unusual Fire & Explosion Hazards: Extremely flammable. Contents under pressure. This material can be ignited by heat,

sparks, flames, or other sources of ignition (e.g., static electricity, pilot lights, mechanical/electrical equipment, and electronic devices such as cell phones, computers, calculators, and pagers which have not been certified as intrinsically safe) Vapors may travel considerable distances to a source of ignition where they can ignite, flash back, or explode. May create vapor/air explosion hazard indoors, in confined spaces, outdoors, or in sewers. If container is not properly cooled, it can rupture under the heat of a fire. Drains can be plugged and valves made inoperable by the formation of ice if rapid evaporation of large quantities of the liquefied gas occurs. Do not allow run-off from fire fighting to enter drains or water courses – may cause explosion hazard in drains and may reignite.

Hazardous Combustion Products: Combustion may yield smoke, carbon monoxide, and other products of incomplete combustion. Oxides of nitrogen and sulfur may also be formed.

Special protective actions for fire-fighters: For fires beyond the initial stage, emergency responders in the immediate hazard area should wear protective clothing. When the potential chemical hazard is unknown, in enclosed or confined spaces, a self contained breathing apparatus should be worn. In addition, wear other appropriate protective equipment as conditions warrant (see Section 8). Isolate the hazard area and deny entry to unnecessary and unprotected personnel. Stop spill/release if it can be done safely. If this cannot be done, allow fire to burn. Move undamaged containers from immediate hazard area if it can be done safely. Stay away from ends of container. Water spray may be useful in minimizing or dispersing vapors and to protect personnel. Cool equipment exposed to fire with water, if it can be done safely.

See Section 9 for Flammable Properties including Flash Point and Flammable (Explosive) Limits

SECTION 6: Accidental release measures

Personal precautions, protective equipment and emergency procedures: Extremely flammable. Spillages of liquid product will create a fire hazard and may form an explosive atmosphere. Keep all sources of ignition and hot metal surfaces away from spill/release if safe to do so. The use of explosion-proof electrical equipment is recommended. Beware of accumulation of gas in low areas or contained areas, where explosive concentrations may occur. Prevent from entering drains or any place where accumulation may occur. Ventilate area and allow to evaporate. Stay upwind and away from spill/release. Avoid direct contact with material. For large spillages, notify persons down wind of the spill/release, isolate immediate hazard area and keep unauthorized personnel out. Wear appropriate protective equipment, including respiratory protection, as conditions warrant (see Section 8). See Sections 2 and 7 for additional information on hazards and precautionary measures.

Environmental Precautions: Stop and contain spill/release if it can be done safely. Water spray may be useful in minimizing or dispersing vapors. If spill occurs on water notify appropriate authorities and advise shipping of any hazard.

Methods and material for containment and cleaning up: Notify relevant authorities in accordance with all applicable regulations.

Recommended measures are based on the most likely spillage scenarios for this material; however local conditions and regulations may influence or limit the choice of appropriate actions to be taken.

SECTION 7: Handling and storage

Precautions for safe handling: Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking. Take precautionary measures against static discharge. Use good personal hygiene practices and wear appropriate personal protective equipment (see section 8). Extremely Flammable. Contents under pressure Gas can accumulate in confined spaces and limit oxygen available for breathing. Use only with adequate ventilation The use of explosion-proof electrical equipment is recommended and may be required (see appropriate fire codes). Refer to NFPA-70 and/or API RP 2003 for specific bonding/grounding requirements. Electrostatic charge may accumulate and create a hazardous condition when handling or processing this material. To avoid fire or explosion, dissipate static electricity during transfer by grounding and bonding containers and equipment before transferring material. Do not enter confined spaces such as tanks or pits without following proper entry procedures such as ASTM D-4276 and 29CFR 1910.146. Cold burns may occur during filling operations. Containers and delivery lines may become cold enough to present cold burn hazard.

Propane and odorant are heavier than air and will collect and pool along the ground or floor. Odorant, therefore, may not be detectable above the location of propane storage or service (for example, odorant in propane released or leaked into the basement of a dwelling may not be detected above the basement).

WARNING - The intensity of the odorant may fade over prolonged storage or in the presence of rust, when placed initially in new or freshly-cleaned storage vessels, or when exposed to masonry.

Conditions for safe storage: Keep container(s) tightly closed and properly labeled. Use and store this material in cool, dry, well-ventilated areas away from heat, direct sunlight, hot metal surfaces, and all sources of ignition. Store only in approved containers. Post area "No Smoking or Open Flame." Keep away from any incompatible material (see Section 10). Protect container(s) against physical damage. Outdoor or detached storage is preferred. Indoor storage should meet OSHA standards and appropriate fire codes.

"Empty" containers retain residue and may be dangerous. Do not pressurize, cut, weld, braze, solder, drill, grind, or expose such containers to heat, flame, sparks, or other sources of ignition. They may explode and cause injury or death. Avoid exposing any part of a compressed-gas cylinder to temperatures above 125F(51.6C). Gas cylinders should be stored outdoors or in well ventilated storerooms at no lower than ground level and should be quickly removable in an emergency.

SECTION 8: Exposure controls/personal protection

Occupational exposure limits				
Chemical Name	ACGIH	OSHA	Mexico	Phillips 66
Propane	---	TWA-8hr: 1000 ppm TWA-8hr: 1800 mg/m ³	TWA-8hr: 1000 ppm (VLE-PPT)	---
Propene	TWA-8hr: 500 ppm	---	TWA-8hr: 500 ppm (VLE-PPT)	---
Butane	STEL: 1000 ppm Butane, isomers	---	TWA-8hr: 1000 ppm (VLE-PPT)	---
Isobutane	STEL: 1000 ppm Butane, isomers	---	TWA-8hr: 1000 ppm (VLE-PPT)	---

State, local or other agencies or advisory groups may have established more stringent limits. Consult an industrial hygienist or similar professional, or your local agencies, for further information.

Biological occupational exposure limits

None.

Engineering controls: If current ventilation practices are not adequate to maintain airborne concentrations below the established exposure limits, additional engineering controls may be required.

Eye/Face Protection: The use of eye protection (such as splash goggles) that meets or exceeds ANSI Z.87.1 is recommended when there is potential liquid contact to the eye. Depending on conditions of use, a face shield may be necessary.

Skin/Hand Protection: Wear thermal insulating gloves and face shield or eye protection when working with materials that present thermal hazards (hot or cold).

Respiratory Protection: A NIOSH approved, self-contained breathing apparatus (SCBA) or equivalent operated in a pressure demand or other positive pressure mode should be used in situations of oxygen deficiency (oxygen content less than 19.5 percent), unknown exposure concentrations, or situations that are immediately dangerous to life or health (IDLH).

A respiratory protection program that meets or is equivalent to OSHA 29 CFR 1910.134 and ANSI Z88.2 should be followed whenever workplace conditions warrant a respirator's use.

Suggestions provided in this section for exposure control and specific types of protective equipment are based on readily available information. Users should consult with the specific manufacturer to confirm the performance of their protective equipment. Specific situations may require consultation with industrial hygiene, safety, or engineering professionals.

SECTION 9: Physical and chemical properties

Note: Unless otherwise stated, values are determined at 20°C (68°F) and 760 mm Hg (1 atm). Data represent typical values and are not intended to be specifications.

Appearance:	Colorless
Physical form of product:	Liquefied Gas
Odor:	No distinct odor (or skunk, rotten egg or garlic if odorant added)
Odor threshold:	No data
pH:	Not applicable

Melting / freezing point:	-309 °F / -189 °C
Initial boiling point and boiling range:	-44 °F / -42 °C
Flash point:	-156 °F / -104 °C
Method:	Tag Closed Cup (TCC), ASTM D56
Evaporation Rate (nBuAc=1):	>1
Flammability (solid, gas):	Extremely Flammable
Upper Explosive Limits (vol % in air):	No data
Lower Explosive Limits (vol % in air):	2.1
Vapor pressure:	208 psia (Reid VP) @ 100°F / 37.8°C
Vapor density:	>1 (air = 1)
Relative density:	0.50-0.51 @ 60°F (15.6°C) (water = 1)
Solubility(ies):	Negligible
Partition coefficient n-octanol /water (log KOW):	No data
Autoignition temperature:	842 °F / 450 °C
Decomposition temperature:	No data
Viscosity:	N/D
Molecular weight:	No data

Other information	
Particle Size:	No data
Pour point:	No data
Percent volatile	100%
Bulk density	No data

SECTION 10: Stability and reactivity

Reactivity: Not chemically reactive.

Chemical stability: Stable under normal ambient and anticipated conditions of use.

Possibility of Hazardous Reactions: Hazardous reactions not anticipated.

Conditions to Avoid: Avoid all possible sources of ignition. Heat will increase pressure in the storage tank.

Incompatible Materials: Avoid contact with acids, aluminum chloride, chlorine, chlorine dioxide, halogens and oxidizing agents.

Hazardous Decomposition Products: Not anticipated under normal conditions of use.

SECTION 11: Toxicological information

Information on Toxicological Effects

Substance / Mixture			
Acute Toxicity	Hazard	Additional Information	LC50/LD50 Data
Inhalation	Unlikely to be harmful	Simple Asphyxiant. May displace oxygen and cause rapid suffocation. See section 4 for more information.	>20,000 ppm (gas, estimated)
Dermal	Skin absorption is not anticipated		Not applicable
Oral	Ingestion is not anticipated		Not applicable

Likely Routes of Exposure: Inhalation, eye contact, skin contact

Aspiration Hazard: Not applicable

Skin Corrosion/Irritation: Not expected to be irritating. Contact with the liquefied or pressurized gas may cause frostbite ("cold" burn).

Serious Eye Damage/Irritation: Not expected to be irritating. Contact with the liquefied or pressurized gas may cause momentary freezing followed by swelling and eye damage.

Skin Sensitization: Skin contact is not anticipated.

Respiratory Sensitization: Not expected to be a respiratory sensitizer.

Specific Target Organ Toxicity (Single Exposure): Not expected to cause organ effects from single exposure.

Specific Target Organ Toxicity (Repeated Exposure): Not expected to cause organ effects from repeated exposure.

Carcinogenicity: Not expected to cause cancer.

Germ Cell Mutagenicity: Not expected to cause heritable genetic effects.

Reproductive Toxicity: Not expected to cause reproductive toxicity.

Other Comments: High concentrations may reduce the amount of oxygen available for breathing, especially in confined spaces. Hypoxia (inadequate oxygen) during pregnancy may have adverse effects on the developing fetus.

The odorant, ethyl mercaptan, can be irritating to the eyes, skin and respiratory tract. At high concentrations, a person can temporarily lose the ability to smell ethyl mercaptan. In addition, some individuals may have an impaired sense of smell, which inhibits the detection of the odorant.

Information on Toxicological Effects of Components

Propane

Reproductive Toxicity: No adverse reproductive or developmental effects were observed in rats exposed to propane; no observed adverse effect level = 12,000 ppm.

Target Organ(s): No systemic or neurotoxic effects were noted in rats exposed to concentrations of propane as high as 12,000 ppm for 28 days.

Butane

Reproductive Toxicity: No adverse reproductive or developmental effects were observed in rats exposed to butane; no observed adverse effect level = 12,000 ppm.

Target Organ(s): No systemic or neurotoxic effects were noted in rats exposed to concentrations of butane as high as 9,000 ppm for 28 days.

Isobutane

Reproductive Toxicity: No adverse developmental effects were observed in rats exposed to concentrations of isobutane as high as 9000 ppm. Fertility and mating indices may have been affected at 9000 ppm but no effects were observed at 3000 ppm (NOAEL).

Target Organ(s): No systemic or neurotoxic effects were noted in rats exposed to concentrations of isobutane as high as 9,000 ppm for 28 days.

SECTION 12: Ecological information

GHS Classification: **No classified hazards**

Toxicity: Petroleum gases will readily evaporate from the surface and would not be expected to have significant adverse effects in the aquatic environment.

Persistence and Degradability: The hydrocarbons in this material are expected to be inherently biodegradable. In practice, hydrocarbon gases are not likely to remain in solution long enough for biodegradation to be a significant loss process. Hydrogen sulfide, if present in refinery gas streams, will be rapidly oxidized in water and insoluble sulfides precipitated from water when metallic radicals are present.

Bioaccumulative Potential: Since the log Kow values measured for refinery gas constituents are below 3, they are not regarded as having the potential to bioaccumulate.

Mobility in Soil: Due to the extreme volatility of petroleum gases, air is the only environmental compartment in which they will be found. In air, these hydrocarbons undergo photodegradation by reaction with hydroxyl radicals with half-lives ranging from 3.2 days for n-butane to 7 days for propane.

Other adverse effects: None anticipated.

SECTION 13: Disposal considerations

This material is a gas and would not typically be managed as a waste.

SECTION 14: Transport information

UN Number: UN1978

UN proper shipping name: Propane,

Transport hazard class(es): 2.1

Packing Group: None

Environmental Hazard(s): This product does not meet the DOT/UN/IMDG/IMO criteria of a marine pollutant

Special precautions for user: *For domestic transportation only, UN1075 may be substituted for the UN number shown as long as the substitution is consistent on package markings, shipping papers, and emergency response information. See 49 CFR 172.102 Special Provision 19.*

Containers of NON-ODORIZED liquefied petroleum gas must be marked either NON-ODORIZED or NOT ODORIZED as of September 30, 2006. [49 CFR 172.301(f), 326(d), 330(c) and 338(e)]

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code: Not applicable

SECTION 15: Regulatory information

CERCLA/SARA - Section 302 Extremely Hazardous Substances and TPQs (in pounds)

This material does not contain any chemicals subject to the reporting requirements of SARA 302 and 40 CFR 372.

CERCLA/SARA - Section 311/312 (Title III Hazard Categories)

Should this product meet EPCRA 311/312 Tier reporting criteria at 40 CFR 370, refer to Section 2 of this SDS for appropriate classifications.

CERCLA/SARA - Section 313 and 40 CFR 372

This material contains the following chemicals subject to the reporting requirements of Section 313 of SARA Title III and 40 CFR 372:


Chemical Name	Concentration ¹	de minimis
Propene	<20	1.0%

¹ All concentrations are percent by weight unless ingredient is a gas. Gas concentrations are in percent by volume.

EPA (CERCLA) Reportable Quantity (in pounds)

EPA's Petroleum Exclusion applies to this material - (CERCLA 101(14)).

California Proposition 65

 **WARNING:** Chemicals known to the State of California to cause cancer, birth defects or other reproductive harm are created by the combustion of propane. For more information go to www.P65Warnings.ca.gov.

International Inventories

All components are either listed on the US TSCA Inventory, or are not regulated under TSCA.

All components are either on the DSL, or are exempt from DSL listing requirements.

SECTION 16: Other information

Issue date	Previous Issue Date:	SDS Number	Status:
01-Jul-2020	18-Jul-2017	169570	FINAL

Revised Sections or Basis for Revision:

Periodic review and update

Mexican NOM-018-STPS-2015:

The information within is considered correct but is not exhaustive and will be used for guidance only, which is based on the current knowledge of the substance or mixture and is applicable to the appropriate safety precautions for the product.

Precautionary Statements:

P210 - Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking

P243 - Take precautionary measures against static discharge

P377 - Leaking gas fire: Do not extinguish, unless leak can be stopped safely

P381 - Eliminate all ignition sources if safe to do so

P410 + P403 - Protect from sunlight. Store in a well-ventilated place

Guide to Abbreviations:

ACGIH = American Conference of Governmental Industrial Hygienists; CASRN = Chemical Abstracts Service Registry Number; CEILING = Ceiling Limit (15 minutes); CERCLA = The Comprehensive Environmental Response, Compensation, and Liability Act; EPA = Environmental Protection Agency; GHS = Globally Harmonized System; HPR = Hazardous Products Regulations; IARC = International Agency for Research on Cancer; INSHT = National Institute for Health and Safety at Work; IOPC = International Oil Pollution Compensation; LEL = Lower Explosive Limit; NE = Not Established; NFPA = National Fire Protection Association; NTP = National Toxicology Program; OSHA = Occupational Safety and Health Administration; PEL = Permissible Exposure Limit (OSHA); SARA = Superfund Amendments and Reauthorization Act; STEL = Short Term Exposure Limit (15 minutes); TLV = Threshold Limit Value (ACGIH); TWA = Time Weighted Average (8 hours); UEL = Upper Explosive Limit; WHMIS = Worker Hazardous Materials Information System (Canada)

Disclaimer of Expressed and implied Warranties:

The information presented in this Safety Data Sheet is based on data believed to be accurate as of the date this Safety Data Sheet was prepared. HOWEVER, NO WARRANTY OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, OR ANY OTHER WARRANTY IS EXPRESSED OR IS TO BE IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED ABOVE, THE RESULTS TO BE OBTAINED FROM THE USE OF THIS INFORMATION OR THE PRODUCT, THE SAFETY OF THIS PRODUCT, OR THE HAZARDS RELATED TO ITS USE. No responsibility is assumed for any damage or injury resulting from abnormal use or from any failure to adhere to recommended practices. The information provided above, and the product, are furnished on the condition that the person receiving them shall make their own determination as to the suitability of the product for their particular purpose and on the condition that they assume the risk of their use. In addition, no authorization is given nor implied to practice any patented invention without a license.



February 29, 2024

Yakima County Fire Protection District #4
2003 Beaudry Rd
Yakima, WA 98901
Attn. Deputy Chief Lemoureux

SUBJECT: Gas Fired Prop BTU Output

Dear Chief Lemoureux:

The peak demand for each of our live fires in your planning Training Tower is 4.5 mmbtu/hr. There are four gas fired props in the Training Tower design. Peak demand, in the rare case that all fires are operated simultaneously, therefore is 18 mmbtu/hr. Supporting information is enclosed.

Symtech specializes in live fire simulation technologies utilizing environmentally friendly propane or natural gas. Our Live Fire Simulator Technology is fully compliant with the NFPA 1402 Standard on Facilities for Fire Training and Associated Props, as well as all other applicable standards.

Thank you for your consideration.

Sincerely,

Jonathan J. Hanson
Managing Director

Subject: Infrastructure Requirements

Date: 02/14/2023

1. Electrical Requirements:

1.1. Feeder Supply

- | | |
|-----------------------------|-------------------------------|
| 1.1.1. Service Panel: | Provided and sized by others. |
| 1.1.2. Conduit: | Provided and sized by others |
| 1.1.3. Conductors: | Provided and sized by others |
| 1.1.4. Flame Control Panel: | Provided by Symtech |

System (s)	Volts	FLA (Amps)	Phases	Frequency	Conductors
Flame Control Panel	208	50	3	60	4 + Ground
	Total	TBD			

Table 1: Typical ratings per Flame Control Panel

1.2. Pull Box Enclosures

- | | | |
|---|----------------|--------------------|
| 1.2.1. Enclosure 12"x12"x6" Minimum: | Type 1 Minimum | Provided by others |
| 1.2.2. Conduit Size, between Equipment Rooms: | 2" | Provided by others |
| 1.2.3. Conduit Material: | EMT | Provided by others |
| 1.2.4. Conduit Material Exposed Training Areas: | Rigid | Provided by others |

Note: High & Low Voltage electrical boxes to be installed between the Flame Control Panel (s) and respective burn prop equipment room (s). See table 2.

Service	From	To	To (If Applicable)	To (If Applicable)
Low Voltage	Flame Control Panel	Equipment Room 1	Equipment Room 2	Equipment Room 3
High Voltage	Flame Control Panel	Equipment Room 1	Equipment Room 2	Equipment Room 3

Table 2:

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2. Fuel Gas Requirements:
2.1. Facility Supply: Propane

2.1.1. Propane Tank (If applicable):	1000-gallon preferred	Provided by others
2.1.2. Gas Piping to Structure:	2" minimum	Provided and sized by others
2.1.3. Gas Stub Up Location (s):	Exterior of Structure	Coordinate with Symtech
2.1.4. Exterior Shutoff (s):	Full port type	Provided by others
2.1.5. Gas Pressure Regulators:	20 psi max (See table 3)	Provided by others
2.1.6. Gas Vaporizer System (If applicable):		Provided and sized by others

Gas Pressure Regulators Piped in series	Preferred Manufacture Model #	Capacity BTU / hr	Delivery Pressure
Service	Fisher 99-515P Series	Up to 41,000,000	20 PSIG
Line	Fisher 99-515P Series	Up to 41,000,000	17 PSIG

Table 3: Gas Supply Equipment: Provided by others
2.2. Burner (s) Capacities

2.2.1. Prop (s): Provided and Installed by Symtech

Burner (s)	BTUs / hr	Fuel Type
Single Buner Prop	4,500,000	Vapor - Propane
Double Buner Prop	9,000,000	
Triple Buner Prop	13,500,000	
Total	TBD	

Table 4:
2.3. Prop Gas Piping Distribution

- 2.3.1. Gas Piping: Provided by others sized by Symtech
 2.3.2. Full Port Shutoff Valves: Provided by others

From	To	Minimum Pipe Size
Exterior Shut Off	Each Equipment Room	2"
Each Equipment Room	Prop Control Equipment	1"
Prop Control Equipment	Burn Prop	3/4"

Table 5

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3. Building Openings:

- | | |
|---|--------------------|
| 3.1. Exhaust Fan (s): | Provided by others |
| 3.2. Exhaust Fan Ducting (If Applicable): | Provided by others |
| 3.3. Smoke Distribution: | Provided by others |
| 3.4. Prop Burner: | Provided by others |
| 3.5. Rollover Burner: | Provided by others |
| 3.6. Temperature Monitoring: | Provided by others |
| 3.7. Gas Monitoring: | Provided by others |
| 3.8. Wall Louver (s) | Provided by others |

Equipment	Size	Location
Exhaust Fan	18" Square	Each Burn Room
Smoke Distribution	5" Round	
Prop Burner	8" Square	
Rollover Burner	14" Square	
Temperature Monitoring	3/8" Round	
Gas Monitoring	3/8" Round	
Louver (s)	24" Wide x 36" Tall	

Table 6: Required Single Burn Room Openings

Louvers	Location
24" wide x 36" tall - Steel Fixed Blade with Insect Guard	Each Burn Room

Table 7:

Note: Louvers to be installed 6" AFF (Above finish floor) as close as practical to the burn prop.

Notes:

- The term "Others" denotes not in Symtech's scope
- Contact Symtech for additional information not covered in the document

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symtechfire.com

DATE
2/8/2024

REVISION NOTE
DD - DESIGN DEVELOPMENT

REV. NO.
R0

NOTES:
PROPRIETARY AND CONFIDENTIAL
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PROJECT INFO:
YAKIMA WA

DRAWN BY: LS DATE: 2/8/2024
APPROVED BY: PGR DATE: 2/8/2024

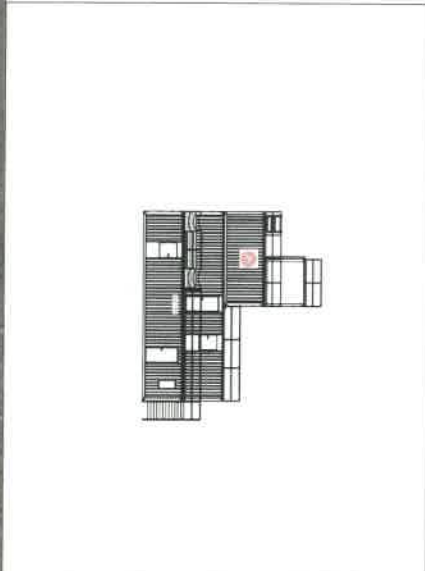
DRAWING SUBJECT:
(DD) DESIGN DEVELOPMENT

DRAWING NAME:
NOT FOR CONSTRUCTION

SCALE: AS NOTED SHEET SIZE: ANSI D (36.0 x 24.0 Inches)

SHEET NO:

COVER



YAKIMA COUNTY FIRE DEPARTMENT DISTRICT #4
2003 BEAUDRY RD
YAKIMA, WA 98901

3

2

1

STAMP:



SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.6 SOILS						
Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
1. Bearing Materials	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
2. Excavations	Verify excavations are extended to proper depth and have reached proper material		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
3. Fill Classification	Perform classification and testing of compacted fill materials		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
4. Placement and F# Compaction	Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X			Testing Agency Under supervision of Licensed Geotechnical Engineer	
5. Subgrade	Prior to placement of compacted fill, inspect subgrade and verify that the site has been prepared properly		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.3 CONCRETE CONSTRUCTION						
Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
In-Plant Special Inspections (Precast Concrete)	Fabrication and implementation procedures. In addition to special inspections provided on site, provide special inspections indicated below on the premises of fabricator's shop. Verify that the fabricator maintains detailed fabrication and quality control procedures.			X	As Noted Below	Special inspections on the premises of the fabricator's shop are not required provided the fabricator is an <i>Approved Fabricator</i> in accordance with section 1704.2.5.1. Fabricator is required to submit documentation/certification that they are an <i>Approved Fabricator</i> .
1. Reinforcing steel	a. Mild Reinforcing Steel: Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters. Verify welded wire fabric is supported per construction documents. Reference ACI 318: 20, 1995.3b, 20.6.1-20.6.2, and IBC 1908.4. b. Prestress Steel: Inspect size, spacing, cover, and position of prestressing tendons.		X		Testing Agency	
2. Welding of Reinforcing Steel	a. Verify weldability of reinforcing bars other than ASTM A706. Reference ACI 318: 26.6.4 and AWS D1.4 b. Inspect single pass fillet welds, maximum 5/16"			X	Testing Agency	
3. Cast in Place and Embed Plates	Inspect size, position and embedment of cast in place bolts, anchor rods, and embed plates. Inspect concrete placement and consolidation around anchors. Reference ACI 318: 17.8.2		X		Testing Agency	
4. Post Installed Anchors (Anchors installed in Hardened Concrete)	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2.4 b. Mechanical anchors and adhesive anchors not defined in 4.a. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2	X			Testing Agency	Reference evaluation report (identified in project general notes) for additional inspection scope required by manufacturer.
5. Mix Design	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at site, if permitted by construction documents, does not exceed that allowed by mix design.		X		Testing Agency	
6. Sampling and Testing of Concrete	At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests as required by construction documents, and determine the temperature of concrete. Reference ASTM C 172, ASTM C31, ACI 318 19, 26.4.3, 26.4.4, and IBC 1904.1, 1904.2, 1908.2, 1908.3		X		Testing Agency	
7. Concrete and Shotcrete Placement	Inspect concrete and shotcrete placement for proper application techniques. Reference ACI 318: 26.5 and IBC 1908.6, 1908.7, and 1908.8. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.		X		Testing Agency	
8. Curing and Protection	Inspect for maintenance of specified curing temperature and techniques. Inspect cold weather and hot weather protection procedures as applicable. Reference ACI 318: 26.5.3-26.5.5 and IBC 1908.9.		X		Testing Agency	
9. Prestressed (Post-tensioned) Concrete	a. Application of Prestressing Force: Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. Reference ACI 318: 28.10.2 b. Grouting of Bonded Prestressing Tendons in the Seismic-Force Resisting System: Reference ACI 318: 26.10.1			X	Testing Agency	
10. Precast Concrete Erection	Inspect erection of precast concrete including member configuration, connections, welding and grouting. Reference ACI 318: Ch 26.9			X	Testing Agency	
11. Verification of In-Situ Concrete Strength	Verify concrete strength prior to the removal of shores and forms from beams and structural slabs and prior to the stressing of tendons in post-tensioned concrete. Reference ACI 318: 26.10.2 & 26.11.1.2			X	Testing Agency	
12. Formwork Geometry	Inspect formwork for shape, location and dimensions of the concrete member being formed. Reference ACI 318: 26.11		X		Testing Agency	

YAKIMA WA FIRE TRAINING

2003 Beaudry Rd
Yakima, WA 98901

ENGINEER: REW
MODELER: WCM
CHECKED BY: GJR

ISSUE/REVISION/SUBMISSION		
NO	DATE	DESCRIPTION
1	02/29/2024	BO & PERMIT

PROJECT NUMBER:
2401.83

SHEET NAME:
SPECIAL INSPECTIONS

DATE:
02/29/2024

SHEET:
S002

CONCRETE MIXTURE REQUIREMENTS									
CONCRETE CLASS	DESCRIPTION	EXPOSURE CLASS			MINIMUM f_c AT 28 DAYS (PSI)	MAXIMUM w/c RATIO	AIR CONTENT	MINIMUM CEMENTITIOUS MATERIAL (LB/CY)	REMARKS
		F1	F2	F3					
A	FOOTINGS	F0	S0	W0	C0	3000	---	---	
B	PEDESTALS	F2	S0	W0	C1	4500	0.45	6% ±1.5%	
C	EXTERIOR SLAB ON GRADE	F2	S0	W0	C1	4500	0.45	6% ±1.5%	FIBER REINFORCED

CONCRETE MIXTURE NOTES:
A. PROVIDE MIX DESIGNS IN ACCORDANCE WITH ACI 301-16 FOR SPECIFIED EXPOSURE CLASS AND AGGREGATE.
B. NOMINAL MAX AGGREGATE SIZE = 3/4" UNLESS OTHERWISE NOTED.
C. ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED.

SCHEDULE OF TENSION DEVELOPMENT AND LAP SPICE LENGTHS											
FOOTINGS ($f_c = 3000$ PSI)						PEDESTALS ($f_c = 4500$ PSI)					
BAR SIZE	Lc		Ls		Lch	BAR SIZE	Lc		Ls		Lch
	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS			OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	
#3	17	22	22	28	9	#3	14	18	18	23	7
#4	22	29	29	38	11	#4	18	24	24	31	9
#5	28	36	36	47	14	#5	23	30	30	38	12
#6	33	43	43	56	17	#6	27	35	35	45	14
#7	48	63	63	81	20	#7	40	51	51	67	16
#8	56	72	72	93	22	#8	46	59	59	76	18
#9	62	81	81	105	25	#9	51	66	66	85	21
#10	70	91	91	116	28	#10	57	74	74	96	23
#11	78	101	101	131	31	#11	64	82	82	107	26
#14	93	121	121	157	38	#14	76	99	99	128	31

LAP AND DEVELOPMENT TABLE CRITERIA:
A. GRADE 60 UNCOATED REINFORCING STEEL
1. FOR EPOXY COATED: MULTIPLY Lc, Ls BY 1.5; Lch BY 1.2
B. NORMAL WEIGHT CONCRETE
1. FOR LIGHTWEIGHT CONCRETE: MULTIPLY Lc, Ls, Lch BY 1.33
C. CLEAR COVER GREATER THAN db
D. MIN 2db CLEAR SPACING BETWEEN BARS
FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:
#6 AND SMALLER: Ld = 66 BAR DIAMETERS; Ls = 88 BAR DIAMETERS
#7 AND LARGER: Ld = 83 BAR DIAMETERS; Ls = 107 BAR DIAMETERS
FOR TOP BARS MULTIPLY BY 1.3
MINIMUM Ld AND Ls = 12"

LAP AND DEVELOPMENT TABLE CRITERIA:
A. GRADE 60 UNCOATED REINFORCING STEEL
1. FOR EPOXY COATED: MULTIPLY Lc, Ls BY 1.5; Lch BY 1.2
B. NORMAL WEIGHT CONCRETE
1. FOR LIGHTWEIGHT CONCRETE: MULTIPLY Lc, Ls, Lch BY 1.33
C. CLEAR COVER GREATER THAN db
D. MIN 2db CLEAR SPACING BETWEEN BARS
FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:
#6 AND SMALLER: Ld = 54 BAR DIAMETERS; Ls = 70 BAR DIAMETERS
#7 AND LARGER: Ld = 69 BAR DIAMETERS; Ls = 88 BAR DIAMETERS
FOR TOP BARS MULTIPLY BY 1.3
MINIMUM Ld AND Ls = 12"

LAP AND DEVELOPMENT TABLE NOTES & DEFINITIONS:
A. TOP BARS = HORIZ BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS
B. db = BAR DIAMETER
C. s = CENTER-TO-CENTER BAR SPACING
D. Ab = TOTAL AREA OF TIES OR STIRRUPS CONFINING HOOKED BARS
E. Als = TOTAL AREA OF HOOKED BARS BEING DEVELOPED
F. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, Ls FOR THE LARGER BAR SHALL BE USED
G. ALL TENSION SPLICES SHALL BE CLASS B, UNLESS NOTED OTHERWISE
H. Lch VALUES FOR #11 BARS AND SMALLER MAY BE REDUCED AS FOLLOWS (PER ACI 318-14)
i. MULTIPLY BY 0.70 FOR (1) OR (2)
(1) SIDE COVER ≥ 2 1/2"
(2) 90° HOOKS WITH COVER ON BAR EXTENSION BEYOND HOOK ≥ 2"
ii. MULTIPLY BY 0.80 FOR (3), (4), or (5)
(3) 90° HOOKS ENCLOSED ALONG Lch WITHIN TIES OR STIRRUPS AT s ≤ 3db
(4) 90° HOOKS ENCLOSED ALONG THE BAR EXTENSION WITHIN TIES OR STIRRUPS AT s ≤ 3db
(5) 180° HOOKS ENCLOSED ALONG Lch WITHIN TIES OR STIRRUPS AT s ≤ 3db
iii. Lch SHALL NOT BE LESS THAN THE LARGER OF db OR 6" WITH REDUCTIONS APPLIED

STAMP:



YAKIMA WA FIRE TRAINING

2003 Baudury Rd
Yakima, WA 98901

ENGINEER: REW
MODELER: WCM
CHECKED BY: GJR

ISSUE/REVISION/SUBMISSION
NO DATE DESCRIPTION
02/29/2024 00 & PERMIT

PROJECT NUMBER:
2401.83

SHEET NAME:

FOUNDATION PLAN

DATE:
02/29/2024

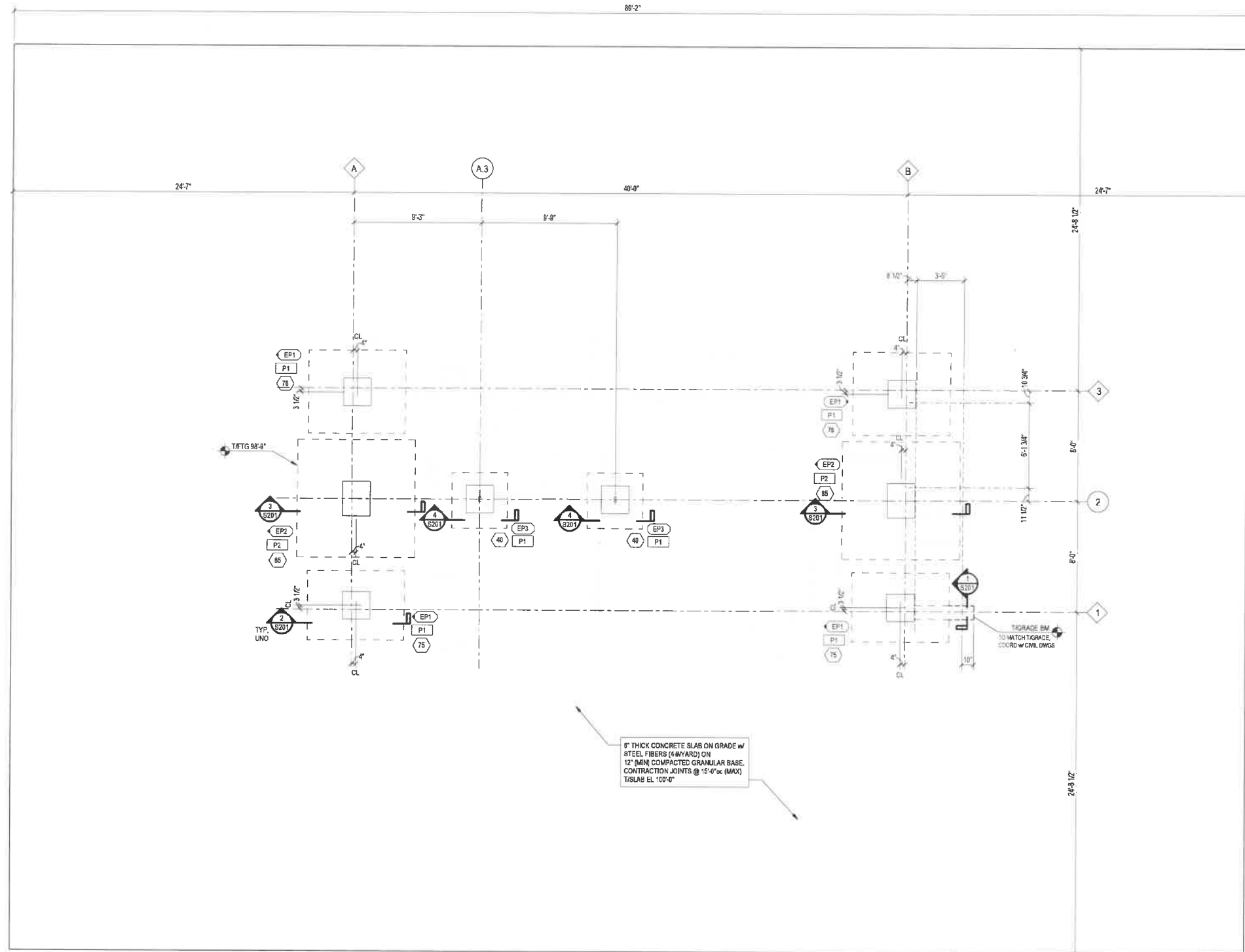
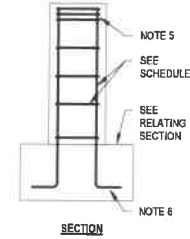
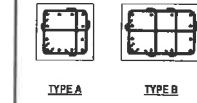
SHEET:

S101

MARK	SIZE		PATTERN	REINFORCING		REMARKS
	B	L		VERTICAL BARS	TIES	
P1	2'-0"	2'-0"	A	(12) #5	#4 @ 10" oc	
P2	2'-0"	2'-6"	B	(12) #5	#4 @ 10" oc	

- NOTES:
- SEE RELATING SECTIONS FOR ADDITIONAL INFORMATION.
 - CENTER PEDESTAL ON COLUMN CENTERLINE OR CENTERLINE DIMENSION ON PLAN AS INDICATED.
 - COORDINATE PEDESTAL ORIENTATION WITH FOUNDATION PLAN.
 - REINFORCING HAS 2" CLEARANCE TO EXTERIOR FACE OF CONCRETE.
 - PLACE (3) #4 TIES IN THE TOP 5" OF PEDESTAL, IN ADDITION TO SCHEDULED TIE REINFORCING.
 - EXTEND PEDESTAL REINFORCING TO 4" CLEAR OF BOTTOM OF FOOTING & TERMINATE w/ STANDARD HOOK.

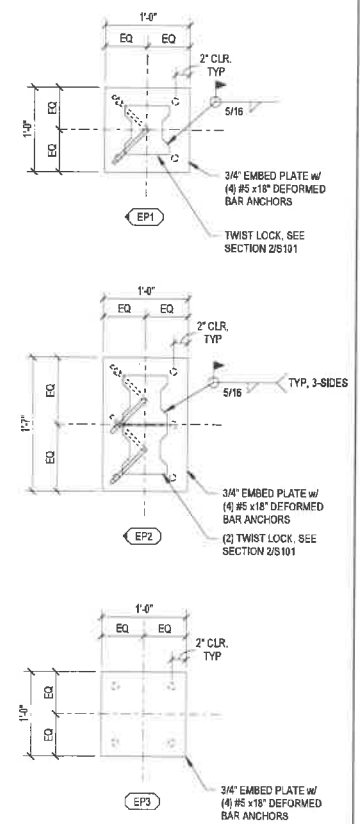
PATTERN TYPES:



FOUNDATION PLAN
1/4" = 1'-0"

- NOTES:
- REFERENCE PLAN ELEVATION 100'-0" = TOP OF FINISH GRADE BELOW CONTAINERS. COORDINATE ELEVATION w/ CIVIL ENGINEER PRIOR TO START OF CONSTRUCTION.
 - TOP OF FOOTING ELEVATION = 99'-6", TYP. UND.
 - TOP OF PEDESTAL ELEVATION = 100'-6", TYP. UND.
 - SEE SHEET S001 FOR ABBREVIATIONS & LEGEND (SYMBOLS).

EMBED PLATE SCHEDULE



- NOTES:
- ALL EMBEDS TO BE GALVANIZED STEEL.
 - WHERE APPLICABLE, ARROW ON SYMBOL INDICATES DIRECTION OF TWIST LOCK LEVER ARM.
 - COORDINATE LOCATION OF TWIST LOCKS ON "EP2" WITH SYMTECH DRAWINGS AND CONTAINER MANUFACTURER.

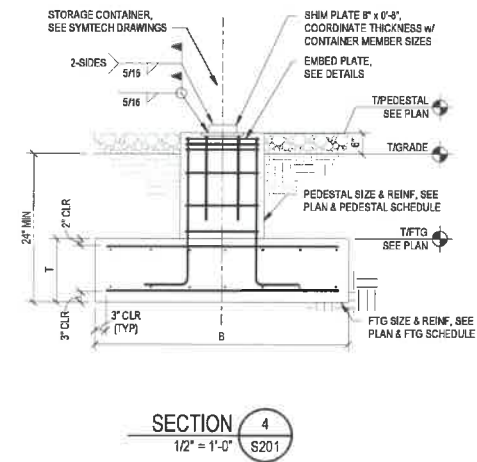
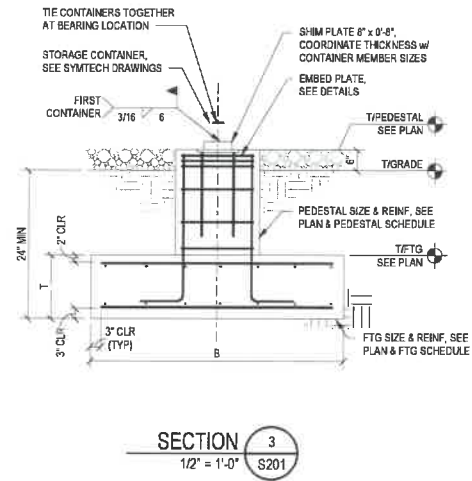
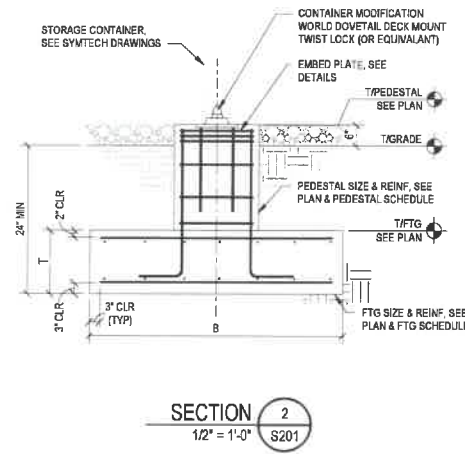
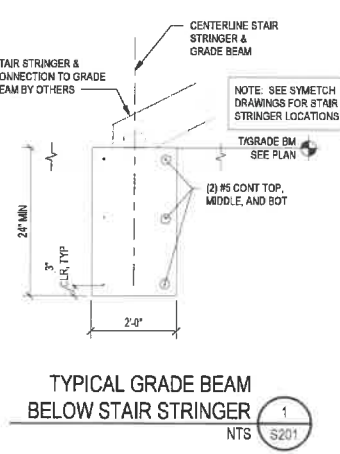
MARK	SIZE			REINFORCING	REMARKS
	LENGTH (L)	WIDTH (B)	THICKNESS (H)		
40	4'-0"	4'-0"	1'-0"	(5) #5 BOT EA WAY	PROVIDE STD HOOK ON REINF. TYP AT EA END
75	5'-0"	7'-0"	1'-0"	#5 @ 12" oc BOTTOM, EA WAY	PROVIDE STD HOOK ON REINF. TYP AT EA END
76	6'-0"	7'-0"	1'-0"	#5 @ 12" oc BOTTOM, EA WAY	PROVIDE STD HOOK ON REINF. TYP AT EA END
85	8'-0"	8'-6"	1'-3"	#5 @ 10" oc BOTTOM, EA WAY	PROVIDE STD HOOK ON REINF. TYP AT EA END

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STRUCTURAL ENGINEERS
800.542.3302
schaefer-inc.com

schaefer

STAMP:



YAKIMA WA FIRE TRAINING

2003 Beaudry Rd
Yakima, WA 98901

ENGINEER: REW
MODELER: WCM
CHECKED BY: GJR

ISSUE/REVISION/SUBMISSION		
NO	DATE	DESCRIPTION
1	02/29/2024	80 & PERMIT

PROJECT NUMBER:
2401.83

SHEET NAME:
FOUNDATION SECTIONS

DATE:
02/29/2024

SHEET:
S201



symtechfire.com

DATE
2/8/2024

REVISION NOTE
DD - DESIGN DEVELOPMENT

REV NO.
RO

NOTES:
PROPRIETARY AND CONFIDENTIAL
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PROJECT INFO:
YAKIMA WA

DRAWN BY: LS DATE: 2/8/2024
APPROVED BY: PGR DATE: 2/8/2024

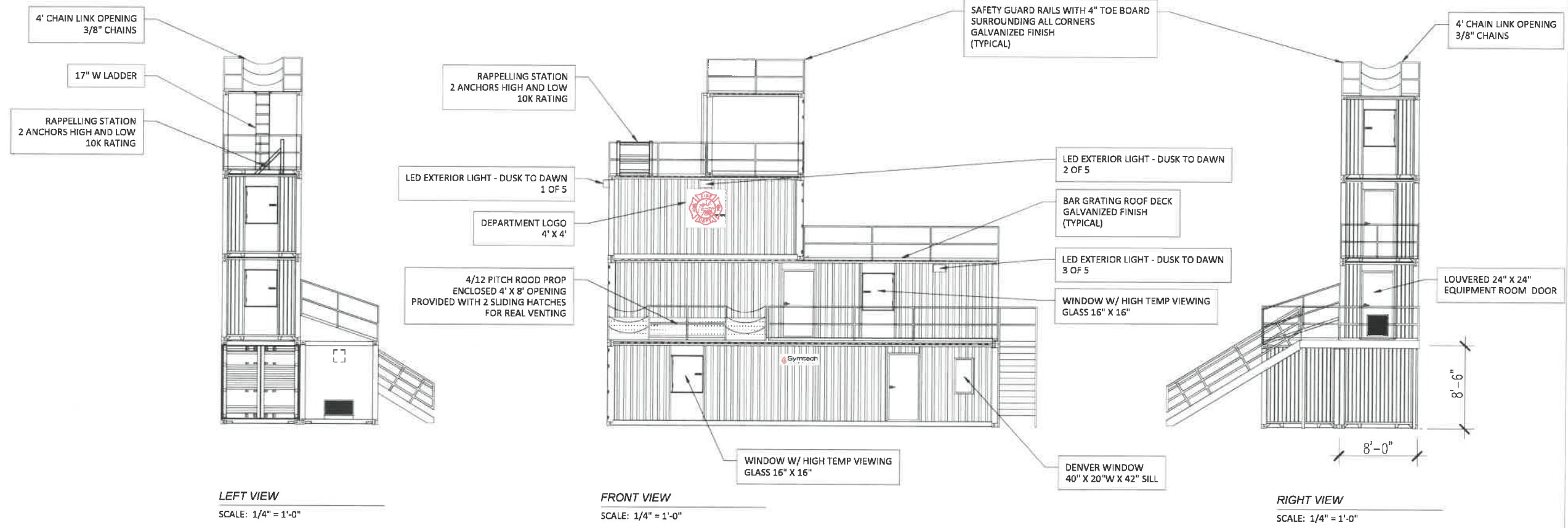
DRAWING SUBJECT:
(DD) DESIGN DEVELOPMENT

DRAWING NAME:
NOT FOR CONSTRUCTION

SCALE: AS NOTED SHEET SIZE: ANSI D (36.0 x 24.0 Inches)

SHEET NO:

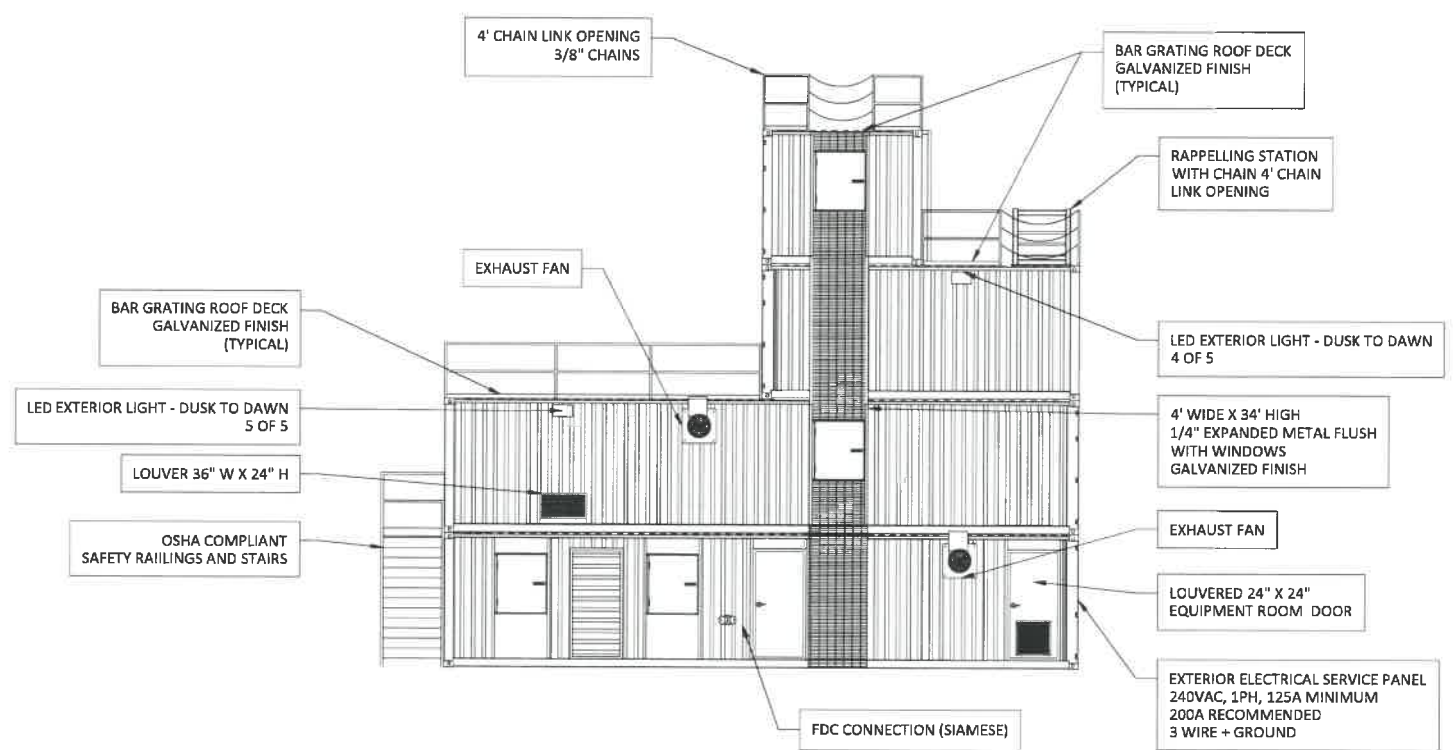
A1.0



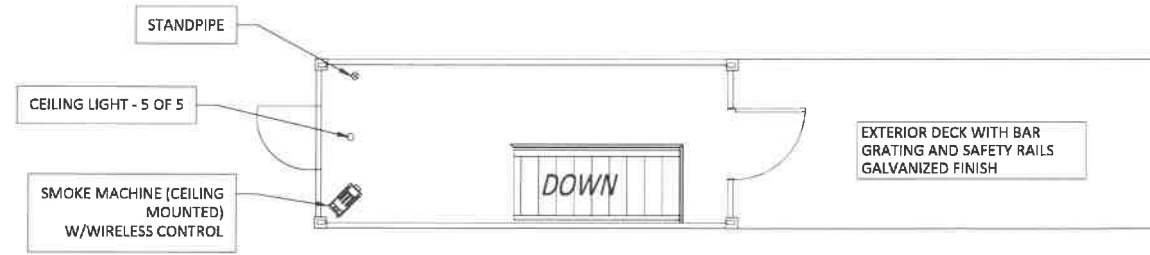
LEFT VIEW
SCALE: 1/4" = 1'-0"

FRONT VIEW
SCALE: 1/4" = 1'-0"

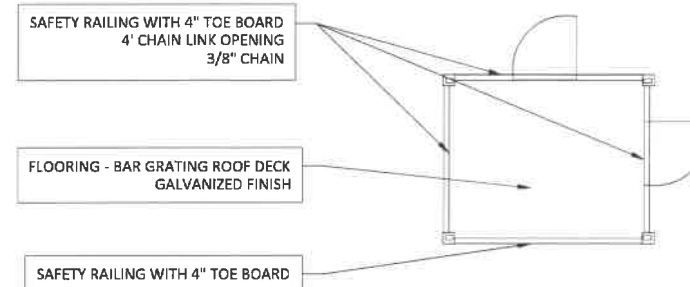
RIGHT VIEW
SCALE: 1/4" = 1'-0"



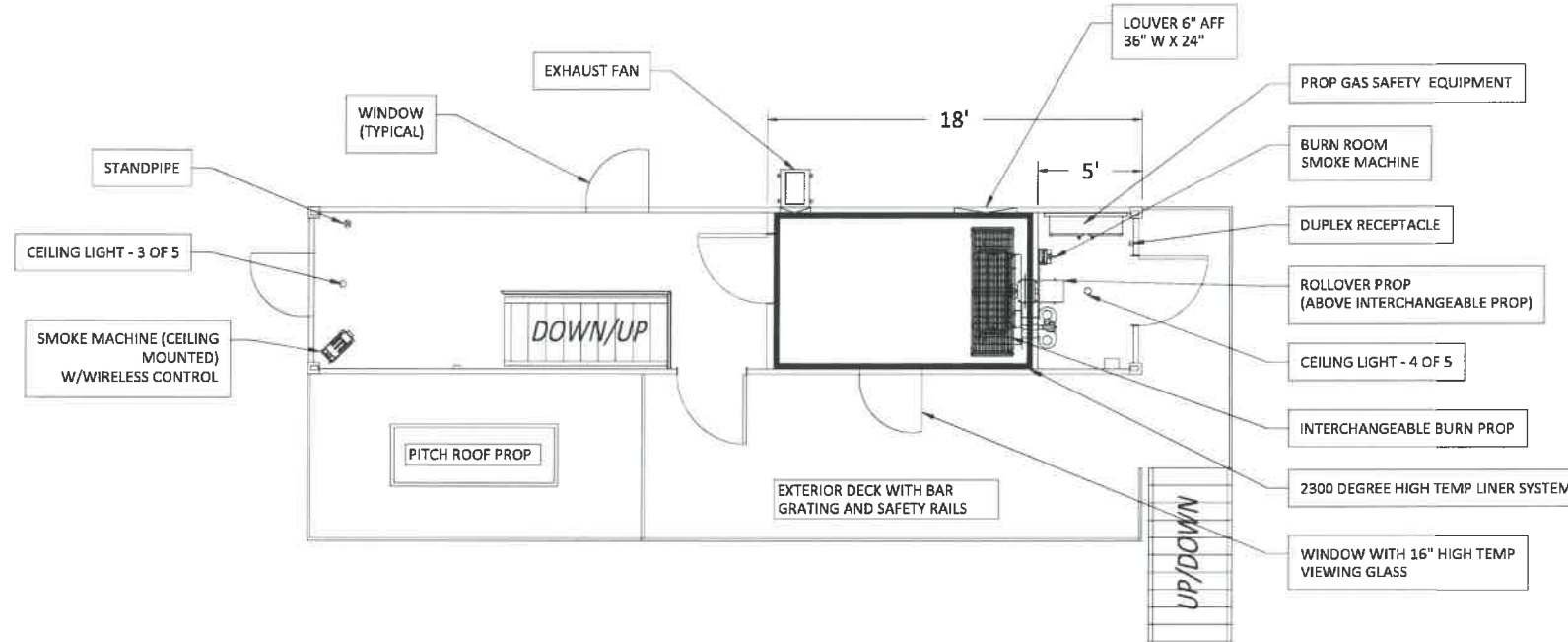
REAR VIEW
SCALE: 1/4" = 1'-0"



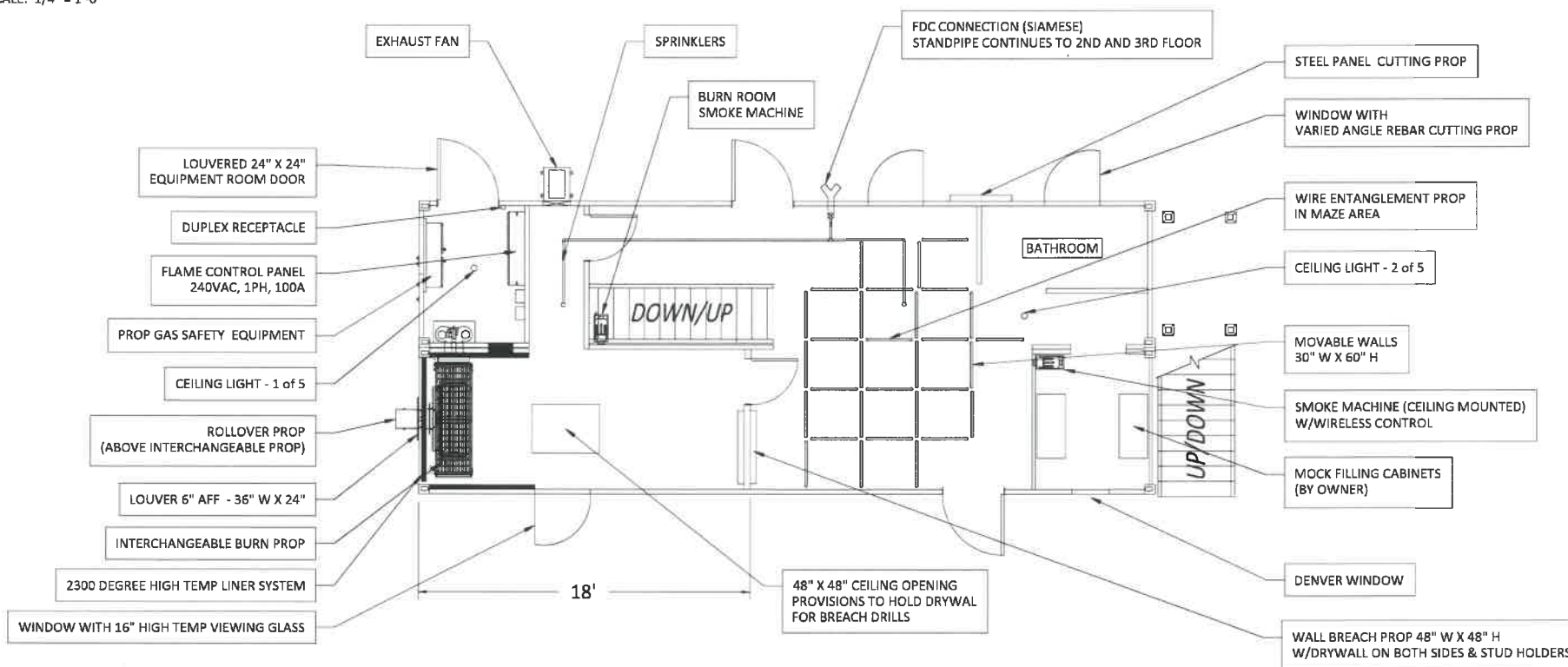
3 THIRD FLOOR PLAN VIEW
SCALE: 1/4" = 1'-0"



4 FOURTH FLOOR PLAN VIEW
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN VIEW
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN VIEW
SCALE: 1/4" = 1'-0"

REV. NO.	REVISION NOTE	DATE
RO	DD - DESIGN DEVELOPMENT	2/8/2024

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PROJECT INFO:
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DRAWN BY:	DATE:
LS	2/8/2024
APPROVED BY:	DATE:
PGR	2/8/2024

DRAWING SUBJECT:
(DD) DESIGN DEVELOPMENT

DRAWING NAME:
NOT FOR CONSTRUCTION

SCALE:	SHEET SIZE:
AS NOTED	ANSI D (36.0 x 24.0 inches)

SHEET NO:
A1.1



Beaudry Rd

East Valley School District
Transportation Facility

Beaudry Rd

North Property Line
Approximately 650'
long

Beaudry Rd

East Property Line
Approximately
406' wide

Beaudry Rd

South Property Line
Approximately 650'
long

Beaudry Rd

Open property, natural vegetation from
South property line Duffield Road



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND Director

DATE: March 14, 2024

TO: Dale Hille, Fire District #4 and Parties of Record

FROM: Aaron M. Cohen — Yakima County Public Services: Planning Division

SUBJ: MOD2023-00010/SEP2023-00037 — East Valley Fire Station
Modification
Notice of Decision & Final Threshold Determination

Enclosed are the Decision and Final Threshold Determination - Mitigated Determination of Non-Significance for placement of an outdoor training unit. Your proposal has been APPROVED WITH CONDITIONS. Please review the attached documents for information on conditions of approval, and your appeal options. If you have any questions on the project or the appeal process, please contact me at (509) 574-2300.

FINAL
MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** Fire District #4 is seeking to place an outdoor Multi-Purpose Live Fire Training Unit (the Unit) on the subject property. The Unit is composed of two 40' Conex storage containers on the bottom level, one 40' Conex storage container on the second level, and a 20' Conex Storage container on the third level. The roof of the Unit will contain additional equipment for training and will make the structure no more than 35' tall. The entire footprint of the Unit is 640 square feet. The Unit provides training for firefighters within and outside of Fire District #4. The applicants indicate they can provide the requisite safety equipment and execute any needed safety measures.
2. **File Number:** MOD2023-00010/SEP2023-00037
3. **Owner/ Agent:** Chief Dale Hille, Fire District #4
2003 Beaudry Road
Yakima, Washington,
98901
4. **Location of Proposal:** 2003 Beaudry Road, Yakima, Washington, 98901. The subject property is located on the east side of Beaudry Road, on the northeast corner of the Beaudry Road and School Road intersection, and adjacent to the city limits of the City of Mabton (Parcel No.: 191336-23007)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go <https://yakimacountypermits.us> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.
 - A. **Dust Control**
Comments received from the Yakima Regional Clean Air Agency indicate that due to the potential for dust to occur during construction, a Dust Control Plan is


required to mitigated against potential air pollutants (*Horizon 2040* Policy NS 3.3)

Mitigation Measure A1: The applicants shall submit documentation to the Yakima County Planning Division verifying the Yakima Regional Clean Air Agency has approved a Dust Control Plan prior to ground disturbing activities and the issuance of building permits. For questions, the applicant can reach out to Dr. Hasan M. Tahat at 509-834-2050.

B. Air Quality

Comments received from the Yakima Regional Clean Air Agency indicate that a New Source Review (NSR) permit is required as the proposed development does not qualify for an exemption based on regulations established within WAC 173-400-110. (*Horizon 2040* Policies NS 3.1, 3.2, and 3.3)

Mitigation Measure B1: The applicants shall submit documentation to the Yakima County Planning Division verifying the Yakima Regional Clean Air Agency has approved a New Source Review permit prior to ground disturbing activities and the issuance of building permits. For questions, the applicant can reach out to Dr. Hasan M. Tahat at 509-834-2050.

8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-350. There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Hearings Examiner within 14 days. For information on the appeal processes, or on other issues relating to this proposal, contact Aaron M. Cohen, Planner III, at (509) 574-2300.
9. **SEPA Responsible Official:** Thomas Carroll
10. **Designee:** 
Thomas Carroll, Planning Official
11. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
12. **Date:** March 14, 2024

Attachments:

A. Comment and Correspondence from the Yakima Regional Clean Air Agency

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



**Yakima Regional
Clean Air Agency**

186 Iron Horse Court, Suite 101
Yakima, WA 98901-1468
509-834-2050
www.yakimacleanair.org

January 24, 2024

Aaron Cohen, Planner III
Yakima County Planning Division
128 North Second Street, 4th Floor Courthouse
Yakima, WA 98901

Yakima County Public Services *AKC*

FEB 15 2024

Case No MOD23-010/SEP23-037
Assigned To: Aaron

RE: MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification

Dear Aaron:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification project located at 2003 Beaudry Road, Yakima WA.

Following review YRCAA has the following comment(s):

1. The applicant must contact our office as there is not enough information to make a determination. However, from the description a New Source Review (NSR) will be required, an application must be submitted to YRCCA and an order of approval permit must be issued prior to the start of any work;
2. Contractors doing construction, demolition, excavation, clearing, or landscaping work, if any, must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

Emailed February 15, 2024

COPY

Attachment: A

1/10

Aaron Cohen

From: Aaron Cohen
Sent: Friday, February 23, 2024 3:09 PM
To: Hasan Tahat
Subject: FW: YCFD4 Training Facility Fuel

Hi Hasan,

I am forwarding you an email from Chief Hille regarding the fuel sources. Does this information help?

All the best,

Aaron

Aaron M Cohen
Planner III
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA, 98901
(509) 574-2300

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at <https://yakimacountypermits.us/CitizenAccess:Default.aspx>. Please note, not all Planning applications can be applied for on-line. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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From: DALE HILLE <d.hille@ycfd4.org>
Sent: Friday, February 23, 2024 3:03 PM
To: Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>
Subject: YCFD4 Training Facility Fuel

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments

Aaron,

The proposed training facility has two burn rooms. Each of them is fired by Propane (Class B). There are no Class A fuels being used in this facility.

Dust control will be mitigated by hand watering when needed and sprinklers if necessary during construction.

Thank you.

Dale E Hille

Fire Chief

Yakima County Fire District #4

East Valley Fire Department

(509)457-8615 (509)312-3445-C



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Aaron Cohen

From: Aaron Cohen
Sent: Friday, February 23, 2024 3:09 PM
To: DALE HILLE
Subject: RE: YCFD4 Training Facility Fuel

Hi Chief Hille,

Thank you for getting back to me quickly, I appreciate it!

All the best,

Aaron

Aaron M Cohen
Planner III
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA, 98901
(509) 574-2300

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From: DALE HILLE <d.hille@ycfd4.org>
Sent: Friday, February 23, 2024 3:03 PM
To: Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>
Subject: YCFD4 Training Facility Fuel

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Aaron,

The proposed training facility has two burn rooms. Each of them is fired by Propane (Class B). There are no Class A fuels being used in this facility.

Dust control will be mitigated by hand watering when needed and sprinklers if necessary during construction.

Thank you.

Dale E Hille

Fire Chief

Yakima County Fire District #4

East Valley Fire Department

(509)457-8615 (509)312-3445-C



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Aaron Cohen

From: Hasan Tahat <hasan@yrcaa.org>
Sent: Friday, February 23, 2024 12:46 PM
To: Aaron Cohen
Subject: RE: MOD2023-00010/SEP 2023-00037 East Valley Fire Station Modification

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Aaron,
Thank you for the follow up. What we are interesting in knowing the design aspects, if any, fuel type etc. I really encourage them to contact our agency with those details. Looking at the photos you just sent, it is likely they may need NSR depending on fuel type, the use etc. without those details, it will be difficult to calculate or know the type of air emissions. I hope this helps, somehow. You may be able to condition it like- if a permit from YRCAA is required, it shall be obtained prior to construction. Or, contact YRCAA for any permitting requirements. Thank you and have a nice weekend!
Best regards,
Hasan,

Hasan M. Tahat, Ph.D.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency
186 Iron Horse Ct. Suite 101. Yakima, WA. 98901
Tel: (509) 834-2050 ext. 105
Fax: (509) 834-2060
E-mail: hasan@yrcaa.org



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From: Aaron Cohen [mailto:Aaron.Cohen@co.yakima.wa.us]
Sent: Friday, February 23, 2024 12:31 PM
To: Hasan Tahat
Subject: RE: MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification

Hi Hasan,

I am following up on our phone conversation and I have attached the 3D renderings of the proposed tower.

All the best,

Aaron

Aaron M Cohen
Planner III
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse

Yakima, WA, 98901
(509) 574-2300

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From: Aaron Cohen
Sent: Tuesday, February 20, 2024 8:39 AM
To: Hasan Tahat <hasan@yrcaa.org>
Subject: RE: MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification

Good Morning Dr. Tahat,

Is there specific information you require to make your final determination?

Additionally, the submitted comment is dated January 24, 2024, and the notice was mailed out on February 8, 2024. Do you wish to submit an updated comment with a different date or for me to enter the currently submitted comment into the record?

All the best,

Aaron

Aaron M Cohen
Planner III
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA, 98901
(509) 574-2300

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From: Hasan Tahat <hasan@yrcaa.org>
Sent: Thursday, February 15, 2024 5:28 PM
To: Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>
Subject: MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification

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Dear Aaron,
Please find attached our comments for the above subject. I could not make final determination as the information is not complete. However, it looks like a new source review will be required. Thank you very much.
Best regards,
Hasan

Hasan M. Tahat, Ph.D.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency
186 Iron Horse Ct. Suite 101. Yakima, WA. 98901
Tel: (509) 834-2050 ext. 105
Fax: (509) 834-2060
E-mail: hasan@yrcaa.org



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Aaron Cohen

From: Aaron Cohen
Sent: Monday, March 4, 2024 7:14 AM
To: Hasan Tahat; Ray Lamoureux
Cc: Dale Hillie
Subject: RE: EVFD-YRCAA Response (MOD2023-00010/SEP2023-00037)

Good Morning Hasan,

Thank you for getting back to us quickly, I greatly appreciate your fast response!

I received the information needed and have passed along the final decision onto Planning Management staff for their review.

All the best,

Aaron

Aaron M Cohen
Planner III
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA, 98901
(509) 574-2300

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From: Hasan Tahat <hasan@yrcaa.org>
Sent: Friday, March 1, 2024 3:38 PM
To: Ray Lamoureux <r.lamoureux@ycfd4.org>; Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>

Cc: Dale Hillie <d.hille@ycfd4.org>

Subject: RE: EVFD-YRCAA Response (MOD2023-00010/SEP2023-00037)

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Ray and Aaron,

Thank you for the information. That was my initial thoughts, the capacity of the burners. The facility will have 4 burners as stated in the letter with a capacity of 4.5 million BTU/hr. each. Pursuant to WAC 173-400-110, it is above the exemption level, hence, a New Source Review (NSR) will be required. Please let me know how I may be of any help. Thank you and have a nice weekend!

Best regards,
Hasan

Hasan M. Tahat, Ph.D.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency
186 Iron Horse Ct. Suite 101. Yakima, WA. 98901
Tel: (509) 834-2050 ext. 105
Fax: (509) 834-2060
E-mail: hasan@yrcaa.org



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From: Ray Lamoureux [<mailto:r.lamoureux@ycfd4.org>]
Sent: Thursday, February 29, 2024 12:34 PM
To: Aaron.Cohen@co.yakima.wa.us
Cc: DALE HILLE; Hasan Tahat
Subject: EVFD-YRCAA Response (MOD2023-00010/SEP2023-00037)
Importance: High

Aaron,

Please find the attached response for EVFD's SEPA review. YRCAA has been cc'd in this email per their request. Let me know if there is any further information we can provide.

Respectfully,

Ray Lamoureux CTO, MBA

Deputy Fire Chief

509.457.8615 office | 509.504.1595 cell

r.lamoureux@ycfd4.org | 2003 Beaudry Rd, Yakima, WA 98901

www.ycfd4.org



MODIFICATION

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

LAND USE PERMIT
RECORD NUMBER(S): MOD2023-00010
SEP2023-00037

ASSIGNED PLANNER: Aaron M Cohen

PERMIT INFORMATION:

Project Name: East Valley Fire Station Modification
Zoning Designation: Single-Family Residential (R-1)
Future Land Use Designation: Urban Residential
Subject Parcel Number(s): 191336-23007
Property Location: 2003 Beaudry Road, Yakima, Washington, 98901. The subject property is located on the east side of Beaudry Road, on the northeast corner of the Beaudry Road and School Road intersection, and adjacent to the city limits of the City of Mabton.

Property Owner/Agent: Chief Dale Hille, Mailing Address: 2003 Beaudry Road, Yakima, Washington, 98901
Fire District #4

Decision: Approves with Conditions the outdoor training unit.
Denies the wall sign to be placed on the outdoor training unit.

FINDINGS AND ANALYSIS:

In accordance with YCC 16B.03.040 Table 3-2 the Reviewing Official may consider, through Type 1 review, applications for modification to lawfully established Type 2 or Type 3 uses, and developments approved under YCC Title 19, and existing Type 2 and Type 3 uses as described in YCC 19.30.030(6). Type 1 applications involve ministerial actions and are exempt from public notice requirements. Type 1 applications that are not categorically exempt from environmental review under SEPA are subject to public notice requirements. Decisions on Type 1 project permit applications will be made by the Administrative Official without a prior public hearing. Decisions on Type 1 projects can be appealed to the Hearing Examiner.

1. **Proposed Land Use/Project Description:** Fire District #4 is seeking to place an outdoor Multi-Purpose Live Fire Training Unit (the Unit) on the subject property. The Unit is composed of two 40' Conex storage containers on the bottom level, one 40' Conex storage container on the second level, and a 20' Conex Storage container on the third level. The roof of the Unit will contain additional equipment for training and will make the structure no more than 35' tall. The entire footprint of the Unit is 640 square feet. The Unit provides training for firefighters within and outside of Fire District #4. The applicants indicate they can provide the requisite safety equipment and execute any needed safety measures.

2. **Property History:** The existing fire station was reviewed and approved under CUP2002-00017. An environmental review occurred concurrently under SEP2002-00013 as more than forty parking spaces (66) were being placed on the property at the time, for which, a final Determination of Non-Significance was issued. The next applications associated with the property are the subject applications associated with this decision, MOD2023-00010 & SEP2023-00037.
3. **Washington State Environmental Policy Act:** YCC 16.04.100 establishes flexible thresholds for categorical exemptions from the State Environmental Policy Act (SEPA). A maximum of 12,000 square feet of square footage is allowed within the Urban Growth Area, for which, the proposed development will cause to occur on the subject property (YCC16.04.100(3)(a)). Therefore, review under the SEPA is required. A Final Mitigated Determination of Non-Significance is issued in conjunction with this decision.
4. **Review Criteria for Conditional Use Permits:** In accordance with YCC 19.30.090 the Administrative Official shall review the submitted materials and all other necessary information to determine the follow:
 - a. The proposed development complies with the standards and provisions of the zoning district which it is located, the development standards and all other applicable sections of this title, except when an Administrative Adjustment is granted or the proposed development is otherwise modified according to the provision of Yakima County Code Title 19.

Staff Finding: After reviewing the submitted application and site plan it has been determined that, unless otherwise described below, all development standards (YCC 19.10.040) and all other applicable sections as outlined in YCC Title 19 will be met.

- i. **Conformity with All Regulations Required:** (YCC 19.10.040(1)) “Any development, structure, or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered.”

Staff Finding: The applicants must adhere to the general noise control ordinance for Yakima County stipulated in YCC6.28 The applicants must also obtain all permits required by the Yakima County and adhere to all mitigation measures required under SEP2023-00037, in addition to meeting all conditions stipulated in this decision. Please refer to the conditions below for specific requirements for final approval.

- ii. **Access Required:** (YCC 19.10.040(3)) When a proposed use requires access to a County roadway, the approach location shall be reviewed by the County Engineer. Approach connections to other public roads are subject to review by the applicable agency.

The Transportation Division provided the following comments:

“Comments:

RAP2003-00136 was issued for the three road approaches that provide access to the fire station. According to the submitted site plan, there are no new road approaches being proposed with this project. The access to the new live fire training unit will be via the road approaches previously permitted under this permit number.

The ITE Trip Generation Manual does not specifically call out a live fire training unit. However, the description of a fire and rescue station is: ‘A fire and rescue station is a building that houses emergency services equipment, firefighting apparatus, and the individuals that provide emergency firefighting services. Other services sometimes offered through fire and rescue stations include emergency medical, hazardous, materials, rescue, safety training, and fire prevention services.’

Integrating a live fire training unit into a fire and rescue station would be deemed a secondary utilization supporting the emergency and firefighting services offered by the East Valley Fire Department. Yakima County Roads does not anticipate that the ADT would be significantly increased and has determined that the existing road approaches as designed are adequate to accommodate any minor increase that may occur.”

Staff Finding: Based on the comments from the Yakima County Roads Department, additional review by the Roads Department is not required at this time. All future developments require a review by the Yakima County Roads Department.

- iii. **Land Uses:** (YCC 19.10.040(4)) “Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Uses Table 19.14-1 within Chapter 19.14.”

Staff Finding: As indicated in the Allowable Land-Use Table, a Fire Station is allowed in the Single-Family (R-1) Zoning District, for which the subject property is located within, through a Type 3 review. As indicated by YCC19.35.030(2)(a), all existing or approved Type 3 uses can be reviewed under the modification requirements stipulated YCC19.35.030 through a Type 1 review. The specific findings relating to the modification requirements stated in YCC19.35.030 are found in Finding 5 below.

- iv. **Building Permits Required:** (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title.”

The Building and Fire Safety Division provided the following comment:

“Based upon the information submitted, all new construction and modifications to existing structures require building permits. The proposed is placing modified intermodal shipping containers to be used as a fire training center. All modifications to the shipping containers, anchorage to the ground and to each other will require engineered design by an engineer licensed in the State of Washington. All plans and

calculations are to have the engineer's seal and signature. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits."

"Based upon the information submitted, all new construction and modifications to existing structures require building permits. BLD2003-00100 (Fire Station) final inspection approved. The proposed wall sign will require a building permit.

The proposed is placing modified intermodal shipping containers to be used as a fire training center. All modifications to the shipping containers, anchorage to the ground and to each other will require engineered design by an engineer licensed in the State of Washington. All plans and calculations are to have the engineer's seal and signature. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal."

"Based upon the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the current adopted International Fire Codes with Washington State Amendments and the current adopted Yakima County Ordinances. Fire Permits and Fire Codes are based upon the building's use and construction type."

Staff Finding: Based on the comments from the Building and Fire Safety Division, the applicants shall ensure all building and fire permits are obtained for the proposed structure. The Building and Fire Safety Division can be reached at (509-) 574-2300.

- v. **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6) and 19.30.080(7)(d)) Chapter 19.12.010 lists the standard minimum setbacks of buildings or other structures and uses in the R-1 Zoning District.

Zoning District: R-1				
Setbacks: <input checked="" type="checkbox"/> Met <input type="checkbox"/> N/A				
Front Setback:	25'	West	Planned edge	of Beaudry Road
Side Setback:	5'	North	Property line	
Side Setback:	5'	South	Property line	
Rear Setback:	15'	East	Property line	

Staff Finding: Based on the submitted site plan, all required setbacks are met.

vi. **Maximum Lot Coverage and Building Height:**

Max Lot Coverage is	45%	within the	R-1	Zoning District.
Max Building Height is	35'	within the	R-1	Zoning District

Staff Finding: Based on the submitted application materials, both lot coverage and maximum height requirements are met by the proposed Unit.

- vii. **Exterior Lighting:** (YCC 19.10.040(10)) “Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.”

Staff Finding: The submitted environmental checklist indicates the Unit will have lights for night operation training. The submitted design for the Unit does not include these lighting placements or the design of the lighting units. As the proposed Unit is just under 35' tall and is within a residential area, exterior lights placed at that height could cause light pollution onto neighboring properties. Prior to the issuance of building permits the applicant shall provide an exterior lighting plan for all exterior lighting units associated with the Unit and indicate how those lights will be properly shielded, shaded, and screened to ensure minimal light pollution onto neighboring properties. The applicants shall also ensure all exterior lighting requirements stipulated in YCC19.10.040(10) are met throughout the life of the project.

- viii. **Floodplain Development:** (YCC 19.10.040(11)) “A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety.”

The Building & Fire Safety Division provided the following comments:

“Based on current FEMA mapping and GIS overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.”

Staff Finding: Based on the comments from the Building & Fire Safety Division, no additional permitting is required as it relates to development within the 100-year mapped floodplain.

- ix. **Stormwater Requirements:** (YCC 19.10.040(12)) “is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.”

The Water Resources Division provided the following comment:

“Ongoing Conditions:

I. Stormwater must be retained on site.

II. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

Staff Finding: Based on the comments from the Water Resources Division, all stormwaters must be retained on site and any natural drainageways cannot be altered or impeded without approval of the Water Resources Division.

- x. **Site screening and Landscaping:** Site screening and landscaping consistent with the requirements of Chapter 19.21 shall be provided for any proposed new use, which includes modifications to existing uses being reviewed under this title.

Staff Finding: Thought the fire station is within a residential area, additional site screening is not deemed to be necessary as the Unit is placed towards the rear of the property, any site screening provided would need to be as tall or taller than the Unit to provide any sort of buffering, which is placing an undue burden on the applicants.

- xi. **Signs:** According to YCC 19.20.030(1), “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff Finding: The applicants have proposed to place a wall sign on the Unit. As indicated in Table 19.20-1 within YCC19.20.150, wall signs are not permitted within the R-1 Zoning District. Therefore, the Reviewing Official has determined the proposed wall sign cannot be approved under the current Yakima County Code.

- xii. **Parking and Loading:** According to YCC 19.22.020, no off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of this Title without first receiving a development permit from the Reviewing Official. All off-street parking and vehicle storage shall be in conformance with YCC 19.22.

Staff Finding: Based on the submitted application materials and comments submitted by the Road Department, a large increase in parking is not anticipated for the proposed development. There are no new employees for the Unit and any parking spaces required for current employees was factored into the decision issued under CUP2002-00017. Additionally, the current 66, hard-surfaced parking spaces are sufficient for

any additional firefighters seeking to utilize the Unit. Therefore, additional parking spaces are not required as part of the proposed development.

- b. Adequate water, sewer, and other infrastructure improvements exist, or will be provided, to serve the project consistent with the purpose of the zoning district.

Staff Finding: YCC 19.25 (Sewer and Water) address the requirements as it pertains to water, sewer and road requirements. How these provisions specifically relate to this proposal are addressed as follows:

- i. **Water and Sewer:** The applicants are proposing to utilize existing water and sewer infrastructure that is connected to the City of Moxee's water and sewer systems as necessary.

The Yakima Health District provided the following comments:

“City of Moxee sewer and City of Moxee Water are utilized for this project.”

Staff Finding: Based on the comments from the Yakima Health District, no additional permitting is required by them at this time. The City of Moxee Water & Sewer Systems and the City of Moxee itself were notified as part of the environmental review process. The Yakima County Planning Division did not receive any comments from any agency of the City of Moxee.

5. **Modification to an Existing or Approved Use:** For a proposed modification to be reviewed under a Type 1 process, it must meet certain standards. The relevant modification standards required under YCC 19.35.030(3) are outlined and addressed below:

- a. The modification will not increase residential use by more than one unit, if allowed by the zoning district;

Staff Finding: The proposed development does not include any residential uses, therefore, this criterion is met.

- b. The modification will not increase the required parking by more than 20% or 20 spaces (whichever is less), except that the parking for controlled atmosphere and cold storage warehouses may be increased by up to twenty spaces. This limit shall be calculated cumulatively for all previous modifications;

Staff Finding: No additional parking is required as part of this application, therefore, this criterion is met.

- c. The proposed modification will not expand the total square footage of all structures and/or outdoor use areas, excluding parking, by more than 20%. This limit shall be calculated cumulatively for all previous modifications;

Staff Finding: The fire station was reviewed under CUP2002-00017 & SEP2002-00013, which approved the fire station to be 11,960 square feet. Twenty percent of 11,960 square feet is 2,392 square feet. There have been no other land-use applications since these original applications.

The proposed Unit is 640 square feet. This number is below 20% of the originally approved square footage 21,838 square feet. Therefore, the proposed development will not increase the square footage of all originally approved structures by more than 20%, and meets this criterion.

- d. The modification will not change or modify any condition imposed under any previous official review where it is specifically found by the applicable Reviewing Official for the approved use that a particular condition is no longer necessary due to changes in circumstances;

Staff Finding: After a review of past decisions, no previously required condition is affected by approving the proposed development, therefore, this criterion is met.

- e. The modification will not significantly reduce the amount or location of required site screening;

Staff Finding: After a review of Yakima County Code 19.21 this modification criterion is not applicable and additional findings relating to site screening are found in Finding 4(a)(x) above.

- f. The modification will not expand an existing nonconforming use, or render a conforming use or structure substandard;

Staff Finding: The proposed development will not make an existing use or structure become non-conforming, therefore, this criterion is met.

- g. The modification will not establish a new use;

Staff Finding: The proposed development will not establish a new use, therefore, this criterion is met.

- h. The modification will not expand a landfill, mining/site operation, mineral processing or mineral batching activity;

Staff Finding: This modification criterion is not applicable and therefore does not apply to the proposed development.

- i. In the determination of the Reviewing Official, the modification will not create or materially increase any adverse impacts or undesirable effects of the project, or cause the use or structure to become inconsistent with County adopted plans or the purpose of the zoning district;

Staff Finding: The proposed development will not create or materially increase any adverse impacts or undesirable effects on the property or cause the use or structure to become inconsistent with County adopted plans and the purpose of the zoning district, therefore, this criterion is met.

- j. The modification will not increase the height of any structure;

Staff Finding: The proposed development will not increase the height of any structure, therefore, this criterion is met.

- k. Any demolition of structures will not exceed 20% of the current area. This limit shall be calculated cumulatively for all previous modifications;

Staff Finding: There are no structures proposed to be demolished, therefore this criterion is met.

- l. The modification will not add a drive-through facility that abuts a residential zone; and

Staff Finding: The proposed development will not add a drive-through facility to the property in any form, therefore, this criterion is met.

- m. The modification does not include hazardous materials (Chapter 70.105 RCW).

Staff Finding: The applicants are not proposing to store hazardous materials on the property as part of this modification, and therefore, this criterion is met.

DECISION:

Based upon the above findings, the Yakima County Administrative Official hereby **APPROVES WITH CONDITIONS** the application of an outdoor training unit. Based upon the above findings, the Yakima County Administrative Official hereby **DENIES** the application to place a wall sign on the outdoor training unit. In accordance with YCC 19.30.090(1)(d) and YCC 19.30.090(2) the proposal is subject to the conditions listed below.

CONDITIONS (NEXT STEPS):

The following conditions must be obtained within **three** years of the date of this decision. **Please note that this decision and time limit pertains to this conditional use action authorized for this approved land use only and does not include timelines associated with other permits (for example building permits).** Failure to comply with all conditions will result in the revocation of this permit. This Final Decision includes the following conditions and the findings as described.

The following conditions must be met prior to the issuance of the Building Permits. Failure to comply with these conditions can result in the revocation of this permit.

1. The applicant shall apply for all Building and Fire Life Safety permits for the proposed and existing structures. All permits for the proposed and existing structures must be issued, inspected, and finalized prior to occupancy. The applicant shall ensure that the project meets all Americans with Disabilities (ADA) requirements where applicable. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300.
2. The applicants shall provide an exterior lighting plan for all exterior lighting units associated with the Unit and indicate how those lights will be properly shielded, shaded, and screened to ensure minimal light pollution onto neighboring properties to the Yakima County Planning Division.
3. The applicant shall meet all mitigation requirements stipulated under SEP2023-00037.

The following conditions must be met prior to the issuance of the Certificate of Occupancy or Commencement of Use. Failure to comply with these conditions can result in the revocation of this permit.

4. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

5. The project shall be completed in conformance with the application materials (which include but is not limited to site plan, narrative, forms and plans) submitted with the application referenced as file number MOD2023-00010/SEP2023-00037. Any changes may require a modification to this authorization or result in the revocation of this permit. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300 for assistance with the permitting process.
6. Approval of this application does not exempt the proposed development from adhering to the noise control ordinance as indicated by YCC6.28.040(18). The applicants must adhere to the noise control ordinance requirements established under YCC6.28.
7. The height of the Unit shall not exceed 35-feet in height.
8. Exterior lighting shall be directed downward and otherwise arranged, shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare into any adjacent residential use or interfere with the safe operation of motor vehicles.

9. Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

Planning Official: Thomas Carroll

Designee:


Thomas Carroll
Planning Official

Date:

March 14, 2024

NOTICE OF APPEAL:

In accordance with Section 16B.09 of the Yakima County Code, any person of standing may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal shall be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., 3/28/2024. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

If you have any questions regarding this decision or the appeal process, please contact Aaron M. Cohen, Planner III of our staff at (509) 574-2300.

Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Approved Site Plan
- C. Internal Comments

cc: File

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

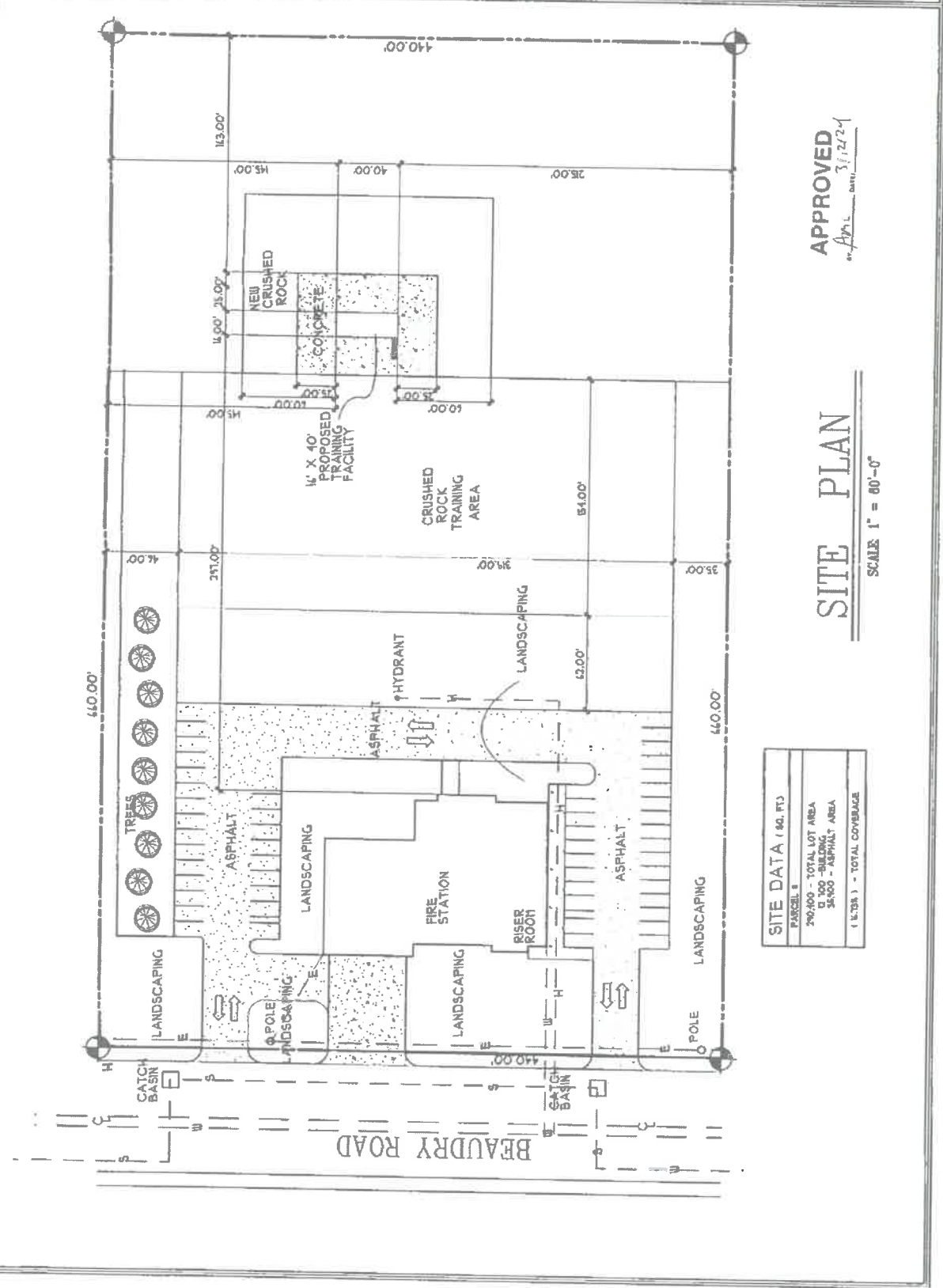
- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.
- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the notice of decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

Y2

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance Agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.

WESTERN BUILDING DESIGN, LLC
 CUSTOM RESIDENTIAL & COMMERCIAL DESIGN
 MARTY SCHOOLCRAFT
 OWNER/DESIGNER
 PH. 509.944.8070
 INFO@WESTERNBUILDINGDESIGN.NET
 DEC. 2023
 PLAN # 23118
 CUSTOM DESIGNED FOR:
 YAKIMA VALLEY FIRE DISTRICT 4
 EAST VALLEY FIRE DEPARTMENT
 (509) 312-3445



SITE DATA (SQ. FT.)	
PARCEL #	
296,900 - TOTAL LOT AREA	
11,100 - BUILDING	
35,500 - ASPHALT AREA	
(1,128) - TOTAL COVERAGE	

APPROVED
 Date: 3/12/24

SITE PLAN

SCALE: 1" = 60'-0"

COPY

Attachment: B



Yakima County Public Services

Workflow Comments

MOD2023-00010

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: 3/12/2024

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Comments Not Required		1/4/2024	Jamie West
Building Review	Complete	Based upon the information submitted, all new construction and modifications to existing structures require building permits. The proposed is placing modified intermodal shipping containers to be used as a fire training center. All modifications to the shipping containers, anchorage to the ground and to each other will require engineered design by an engineer licensed in the State of Washington. All plans and calculations are to have the engineer's seal and signature. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	1/17/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		1/8/2024	Janna Jackson
Current Planning Review	Complete	I am advancing the workflow today, 1/29/2024, when it should have been advanced on 1/25/2024. AMC	1/25/2024	Aaron Cohen
Current Planning Review	Complete	The application is now complete. AMC	2/5/2024	Aaron Cohen
Env. Planning Review	Complete	I am advancing the workflow today, 1/29/2024, when it should have been advanced on 1/25/2024. AMC	1/25/2024	Aaron Cohen
Fire Review	Complete	FIRE: Based upon the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the current adopted International Fire Codes with Washington State Amendments and the current adopted Yakima County Ordinances. Fire Permits and Fire Codes are based upon the building's use and construction type.	1/4/2024	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Health Dist.	Complete	City of Moxee sewer and City of Moxee Water are	1/31/2024	John Wilson

Attachment: 1/2

Review utilized for this project.

Long Range Planning Review	Comments Not Required		1/17/2024	Phil Hoge
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PC Building Review	Complete w/Conditions	Based upon the information submitted, all new construction and modifications to existing structures require building permits. BLD2003-00100 (Fire Station) final inspection approved. The proposed wall sign will require a building permit.	1/17/2024	Mayra Romo
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The proposed is placing modified intermodal shipping containers to be used as a fire training center. All modifications to the shipping containers, anchorage to the ground and to each other will require engineered design by an engineer licensed in the State of Washington. All plans and calculations are to have the engineer's seal and signature. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal.

Transportation Review	Complete	Comments:	1/4/2024	Victor Shaul
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RAP2003-00136 was issued for the three road approaches that provide access to the fire station. According to the submitted site plan, there are no new road approaches being proposed with this project. The access to the new live fire training unit will be via the road approaches previously permitted under this permit number.

The ITE Trip Generation Manual does not specifically call out a live fire training unit. However, the description of a fire and rescue station is: 'A fire and rescue station is a building that houses emergency services equipment, firefighting apparatus, and the individuals that provide emergency firefighting services.'

Other services sometimes offered through fire and rescue stations include emergency medical, hazardous, materials, rescue, safety training, and fire prevention services.'

Integrating a live fire training unit into a fire and rescue station would be deemed a secondary utilization supporting the emergency and firefighting services offered by the East Valley Fire Department. Yakima County Roads does not anticipate that the ADT would be significantly increased and has determined that the existing road approaches as designed are adequate to accommodate any minor increase that may occur.

Water Resources Review	Complete	Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	1/8/2024	Jack Wells
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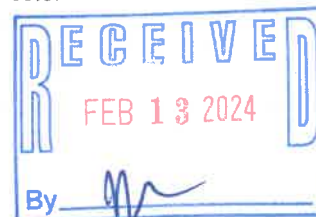
2/2



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director



DATE: February 8, 2024
TO: Fire District #4 and Interested Agencies
FROM: Aaron M. Cohen, Yakima County Public Services Department: Planning Division
SUBJ: MOD2023-00010/SEP2023-00037 – East Valley Fire Station Modification
Notice of Application and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

Fire District #4 is seeking to place an outdoor Multi-Purpose Live Fire Training Unit (the Unit) on the subject property. The Unit is composed of two 40' Conex storage containers on the bottom level, one 40' Conex storage container on the second level, and a 20' Conex Storage container on the third level. The roof of the Unit will contain additional equipment for training and will make the structure no more than 35' tall. The entire footprint of the Unit is 640 square feet. The Unit provides training for firefighters within and outside of Fire District #4. The applicants indicate they can provide the requisite safety equipment and execute any needed safety measures.

Location: 2003 Beaudry Road, Yakima, Washington, 98901. The subject property is located on the east side of Beaudry Road, on the northeast corner of the Beaudry Road and School Road intersection, and adjacent to the city limits of the City of Mabton. (Parcel Nos. 191336-23007)

ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public upon request. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

COMMENT AND APPEAL INFORMATION

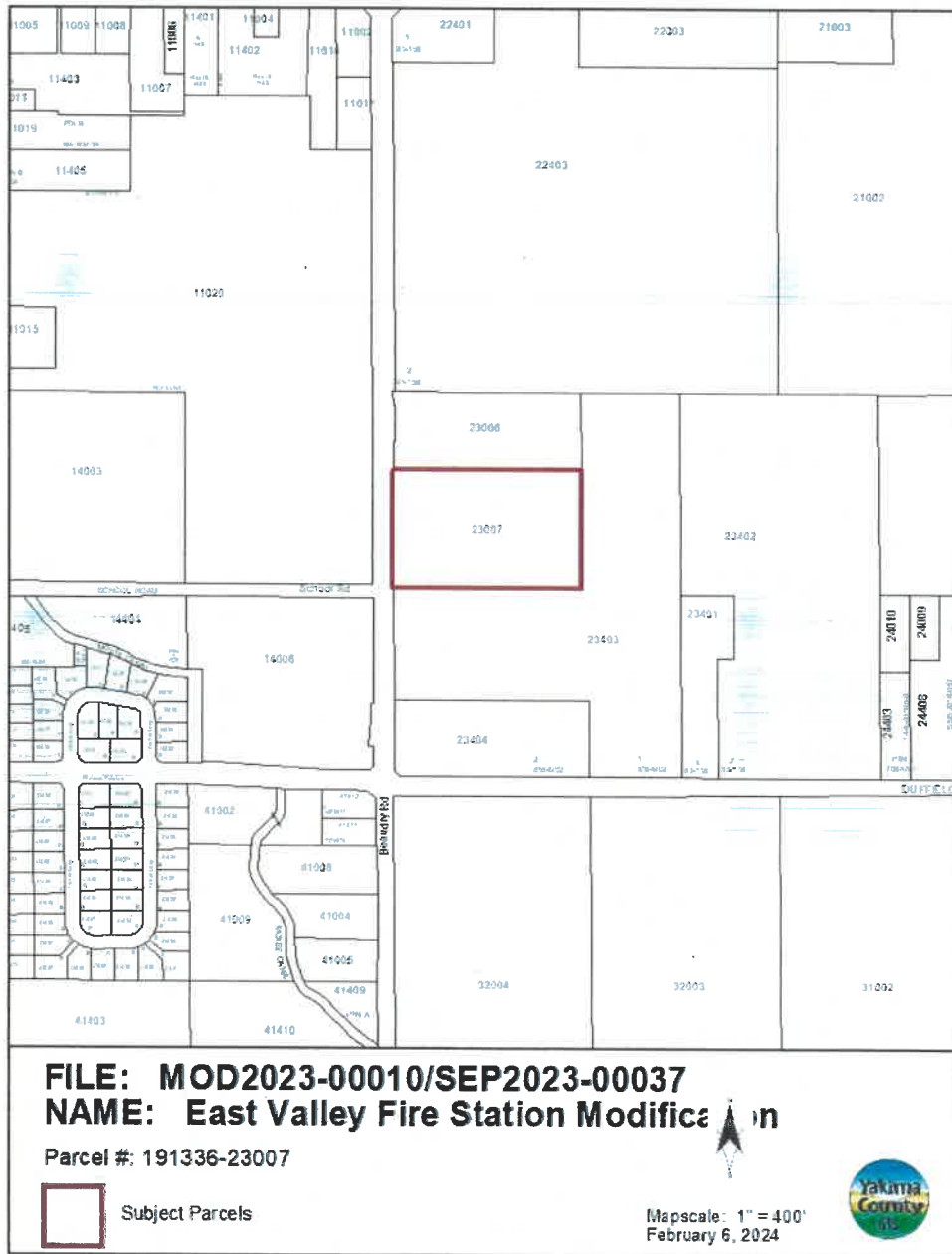
Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments received by 4:00 p.m., February 22, 2024, will be considered prior to making the final decision.

Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above file number in your correspondence.

Copies of the final decision will be sent to those who comment or may be obtained upon request. Appeal information will be provided with the final decision.

For information on the comment or appeal processes, or on other issues relating to this proposal, contact **Aaron M. Cohen, Planner III**, at (509) 574-2300.

Notice Map:



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



**Yakima Regional
Clean Air Agency**

186 Iron Horse Court, Suite 101
Yakima, WA 98901-1468
509-834-2050
www.yakimacleanair.org

January 24, 2024

Aaron Cohen, Planner III
Yakima County Planning Division
128 North Second Street, 4th Floor Courthouse
Yakima, WA 98901

RE: MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification

Dear Aaron:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on MOD2023-00010/SEP 2023-00037- East Valley Fire Station Modification project located at 2003 Beaudry Road, Yakima WA.

Following review YRCAA has the following comment(s):

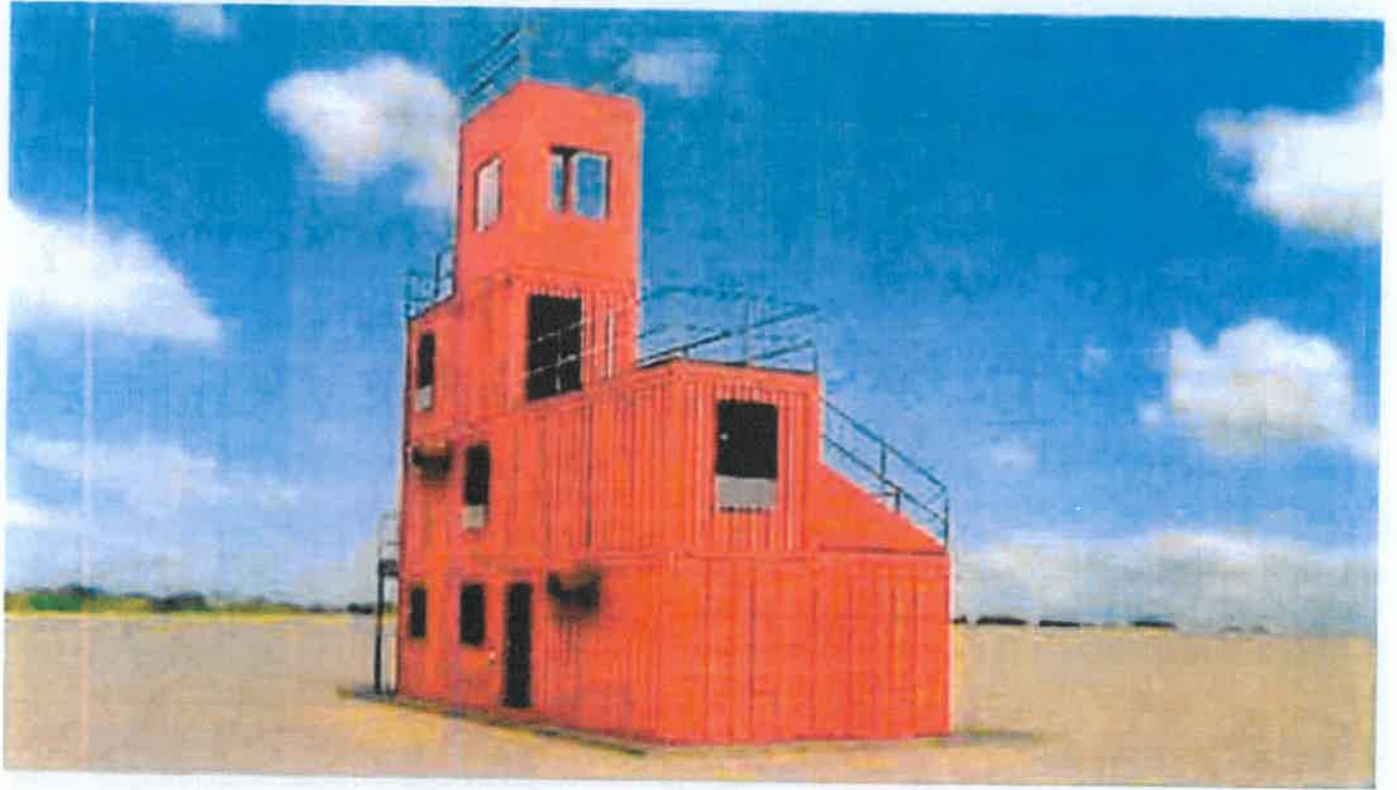
1. The applicant must contact our office as there is not enough information to make a determination. However, from the description a New Source Review (NSR) will be required, an application must be submitted to YRCCA and an order of approval permit must be issued prior to the start of any work;
2. Contractors doing construction, demolition, excavation, clearing, or landscaping work, if any, must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

Emailed February 15, 2024









Yakima County Public Services *Am*

FEB 02 2024

Case No: 10023-0101 SGP 23-037
Assigned To: AARON



February 29, 2024

Aaron Cohen, Planner III
Yakima County Planning Division
128 North Second Street, 4th Floor Courthouse
Yakima, WA 98901

RE: MOD2023-00010/SEP 2023-00037 – Easy Valley Fire Station Modification

Dear Aaron:

After speaking with Dr. Tahat, we believe the information below will provide the Yakima County Clean Air Agency with the needed information to satisfy their request.

The fire training facility is a three-story facility with a fourth story platform for vertical technical rope rescue training. The building will have two Class B burn rooms both using Propane as a fuel source. The burn rooms are located on the first floor and second floor of the facility. These rooms are built within the confines of the conex box structure with an air gap between the outer and inner walls. This gap is filled with insulation rated to withstand temperatures of 2300 degree Fahrenheit to keep the outer wall cool to the touch and not degrade the container paint coating the outside of the structure.

There are two burners located in each room, a main burner and a rollover burner. The maximum output of each burner is 4.5 million BTU's per hour, giving a maximum building output of 18 million BTU's per hour. Each of these burners is computer controlled and is programmed by the manufacturer to an output of 60 to 70 percent of the maximum output. Also, according to NFPA 1402, Standard on Facilities for Fire Training and Associated Props, 2019 Edition, Chapter 8, Section 8.5.5.3, each burner will be supplied with a combustion air fan to ensure as complete a burn as possible. Section 8.5.5.6 also requires a temperature monitoring system which will shut down all burners and exchange all room air until temperatures fall below the activation point. The activation point for the temperature monitoring system is 500 degrees Fahrenheit five feet above floor level. Because of these safety features, burn time is limited due to rapid heat rise in the burn room, further minimizing the BTU output of the structure.

Dust control measures will be the responsibility of the contractor; however, EVFD will ensure the applicable Dust Control Plan is approved prior to the start of any site work.

A copy of this letter has been sent to the Yakima County Clean Air Agency per their request. Should you have any further questions, please do not hesitate to reach out at your convenience to either myself at 509-504-1595 or Fire Chief Dale Hille at 509-312-3445.

East Valley Fire Department

Yakima County Fire District #4

2003 Beaudry Road, Yakima, WA 98901

PHONE: 509.457.8615 FAX: 509.457.0373

Respectfully submitted,



Raymond Lamoureux, Deputy Fire Chief
East Valley Fire Department

Attachments: Symtech Drawing A1.2, Symtech BTU Output Letter, Symtech Infrastructure Requirements

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www.ycfd4.org



February 29, 2024

Yakima County Fire Protection District #4
2003 Beaudry Rd
Yakima, WA 98901
Attn. Deputy Chief Lemoureux

SUBJECT: Gas Fired Prop BTU Output

Dear Chief Lemoureux:

The peak demand for each of our live fires in your planning Training Tower is 4.5 mmbtu/hr. There are four gas fired props in the Training Tower design. Peak demand, in the rare case that all fires are operated simultaneously, therefore is 18 mmbtu/hr. Supporting information is enclosed.

Symtech specializes in live fire simulation technologies utilizing environmentally friendly propane or natural gas. Our Live Fire Simulator Technology is fully compliant with the NFPA 1402 Standard on Facilities for Fire Training and Associated Props, as well as all other applicable standards.

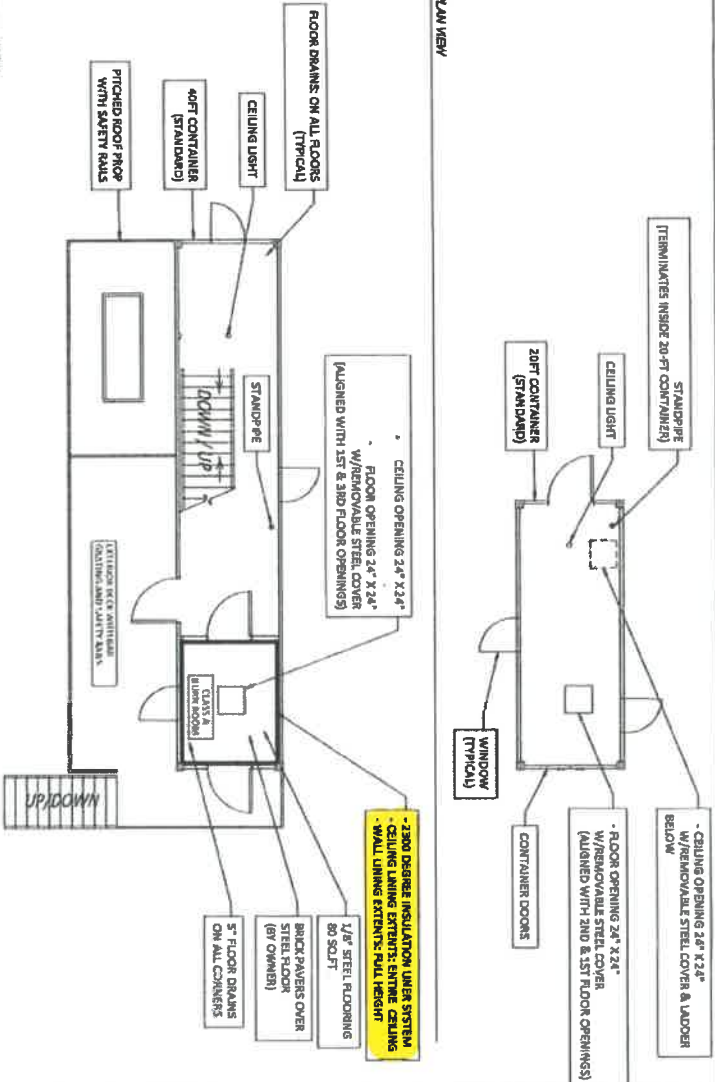
Thank you for your consideration.

Sincerely,

Jonathan J. Hanson
Managing Director

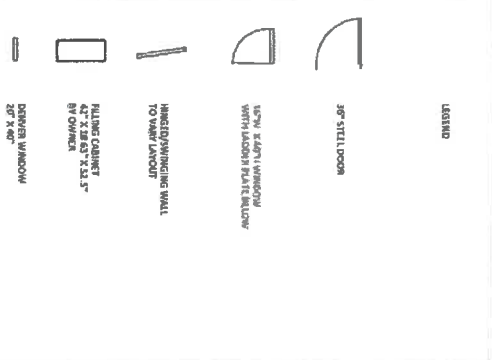
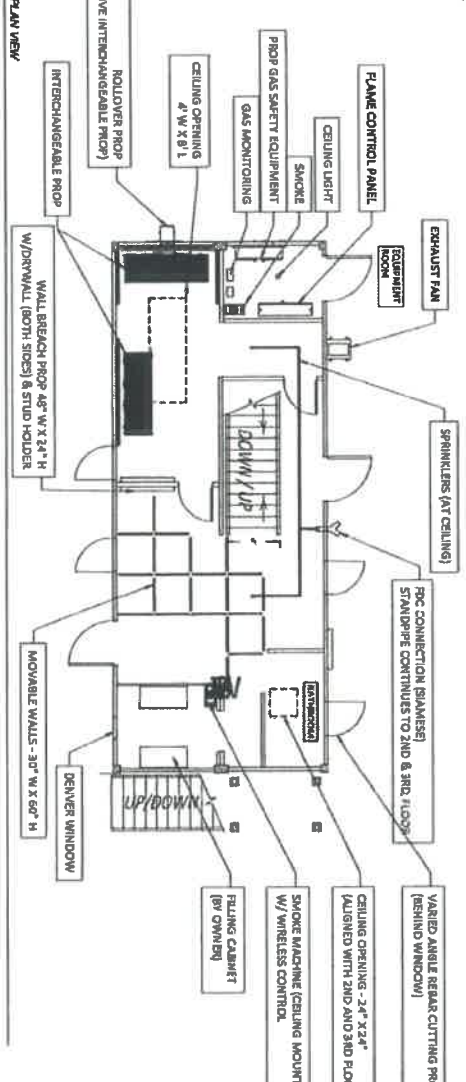
THIRD FLOOR PLAN VIEW

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN VIEW

SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
1. DRAINS: FLOOR DRAINS THROUGH ALL CONTAINERS
 2. WINDOWS: STEEL LADDER PLATES UNDER ALL WINDOWS AS PER REQUIREMENTS
 3. BALCONIES: AS PER REQUIREMENTS
 4. INTERFILING: 2 ANCHORS, 20,000 LB CAPACITY ANCHOR
 5. FLOORS: 3" UNIFORM CR CR ALL FLOORS



DATE	BY	CHK	APP

REV. NO.	DATE	DESCRIPTION

PROPRIETARY AND CONFIDENTIAL

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PROJECT INFO

POW PROJECT

DATE	NO.
1/15/2023	1
DATE	NO.
1/16/2021	1

PROJECT NO. 1125

DATE 1/16/2021

BY 1125

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"

A1.2

Subject: Infrastructure Requirements

Date: 02/14/2023

1. Electrical Requirements:

1.1. Feeder Supply

- 1.1.1. Service Panel: Provided and sized by others.
- 1.1.2. Conduit: Provided and sized by others
- 1.1.3. Conductors: Provided and sized by others
- 1.1.4. Flame Control Panel: Provided by Symtech

System (s)	Volts	FLA (Amps)	Phases	Frequency	Conductors
Flame Control Panel	208	50	3	60	4 + Ground
	Total	TBD			

Table 1: Typical ratings per Flame Control Panel

1.2. Pull Box Enclosures

- 1.2.1. Enclosure 12"x12"x6" Minimum: Type 1 Minimum Provided by others
- 1.2.2. Conduit Size, between Equipment Rooms: 2" Provided by others
- 1.2.3. Conduit Material: EMT Provided by others
- 1.2.4. Conduit Material Exposed Training Areas: Rigid Provided by others

Note: High & Low Voltage electrical boxes to be installed between the Flame Control Panel (s) and respective burn prop equipment room (s). See table 2.

Service	From	To	To (If Applicable)	To (If Applicable)
Low Voltage	Flame Control Panel	Equipment Room 1	Equipment Room 2	Equipment Room 3
High Voltage	Flame Control Panel	Equipment Room 1	Equipment Room 2	Equipment Room 3

Table 2:

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2. Fuel Gas Requirements:
2.1. Facility Supply: Propane

2.1.1. Propane Tank (If applicable):	1000-gallon preferred	Provided by others
2.1.2. Gas Piping to Structure:	2" minimum	Provided and sized by others
2.1.3. Gas Stub Up Location (s):	Exterior of Structure	Coordinate with Symtech
2.1.4. Exterior Shutoff (s):	Full port type	Provided by others
2.1.5. Gas Pressure Regulators:	20 psi max (See table 3)	Provided by others
2.1.6. Gas Vaporizer System (If applicable):		Provided and sized by others

Gas Pressure Regulators Piped in series	Preferred Manufacture Model #	Capacity BTU / hr	Delivery Pressure
Service	Fisher 99-515P Series	Up to 41,000,000	20 PSIG
Line	Fisher 99-515P Series	Up to 41,000,000	17 PSIG

Table 3: Gas Supply Equipment: Provided by others
2.2. Burner (s) Capacities

2.2.1. Prop (s): Provided and Installed by Symtech

Burner (s)	BTUs / hr	Fuel Type
Single Buner Prop	4,500,000	Vapor - Propane
Double Buner Prop	9,000,000	
Triple Buner Prop	13,500,000	
Total	TBD	

Table 4:
2.3. Prop Gas Piping Distribution

2.3.1. Gas Piping:	Provided by others sized by Symtech
2.3.2. Full Port Shutoff Valves:	Provided by others

From	To	Minimum Pipe Size
Exterior Shut Off	Each Equipment Room	2"
Each Equipment Room	Prop Control Equipment	1"
Prop Control Equipment	Burn Prop	3/4"

Table 5

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3. Building Openings:

- | | |
|---|--------------------|
| 3.1. Exhaust Fan (s): | Provided by others |
| 3.2. Exhaust Fan Ducting (If Applicable): | Provided by others |
| 3.3. Smoke Distribution: | Provided by others |
| 3.4. Prop Burner: | Provided by others |
| 3.5. Rollover Burner: | Provided by others |
| 3.6. Temperature Monitoring: | Provided by others |
| 3.7. Gas Monitoring: | Provided by others |
| 3.8. Wall Louver (s) | Provided by others |

Equipment	Size	Location
Exhaust Fan	18" Square	Each Burn Room
Smoke Distribution	5" Round	
Prop Burner	8" Square	
Rollover Burner	14" Square	
Temperature Monitoring	3/8" Round	
Gas Monitoring	3/8" Round	
Louver (s)	24" Wide x 36" Tall	

Table 6: Required Single Burn Room Openings

Louvers	Location
24" wide x 36" tall - Steel Fixed Blade with Insect Guard	Each Burn Room

Table 7:

Note: Louvers to be installed 6" AFF (Above finish floor) as close as practical to the burn prop.

Notes:

- The term "Others" denotes not in Symtech's scope
- Contact Symtech for additional information not covered in the document

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