



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 22, 2023

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: LP-24-00002

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for the **Nelson View LLC**. We have reviewed the application and have the following comment.

Water Resources

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a Request of Determination of Water Budget Neutrality or an Application for a New Water Right Permit, depending on the size of your project either form may be required.

If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Shorelands and Environmental Assistance

The proposal shows future development of a road near the southern border of the parcel. This road, potentially, runs through an area that has been identified as a potential wetland area by the National Wetland Inventory and Kittitas County Planning GIS data. Additionally, along the eastern portion of the property, LiDAR imagery shows that a stream channel of some form is present. The channel appears to be a distributary of Big Creek.

Prior to ground disturbance, a wetland determination, delineation, and rating should be completed if this has not previously occurred.

Please reach out to Ryan Anderson, (509) 379-1917 (rand461@ecy.wa.gov) with any questions.

Sincerely,

Jessica Swift
On behalf of SEPA Coordinator
Central Regional Office
509-379-0702
crosepacoordinator@ecy.wa.gov