



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

March 26, 2015

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KITTITAS COUNTY
CO

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: CU-14-00004

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the small scale event facility conducting more than 8 events a year on approximately 50 acres, proposed by Scott & Gayle McIntosh We have reviewed the documents and have the following comments.

WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste



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landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If water is from permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jacquelyn Metcalfe** at (509) 457-7148 or email at jacquelyn.metcalfe@ecy.wa.gov.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

National Wetland Inventory Maps and information within exhibit A (attachment to the SEPA checklist) show and list the presence of extensive wetlands on the property. (See map below from Ecology's GWIS database) These wetlands are associated with and adjacent to the 100-year floodplain of Dry Creek. The wetlands provide important water quality improvement and flood retention, as well as some habitat functions. Any kind of structural improvements or fill should be placed so as to maintain adequate buffers around these on-site wetlands. Parking areas, stormwater treatment, and other developments should be placed outside of wetlands and their buffer areas.

The actual location of wetlands on site should be determined by a wetland delineation before additional development occurs. (NWI maps are sometimes not perfectly justified in aerial photo base maps, and do not show smaller wetlands due to the resolution capability of aerial photo interpretation.) Wetland delineations typically have a "shelf life" of approximately 5 years from the date of the original data collection. This is due to the fluctuating nature of wetland boundaries over time, and potential shifts in the location of Dry Creek and its active channel throughout the floodplain.

Passive use of the site as a small event center is a potentially good match with protection of wetland and riparian resources as long as drainfields, parking lot surfaces and stormwater is adequately treated before it would flow into a wetland area. Protection and further voluntary enhancement of the riparian and wetland vegetation areas would increase the desirability of this location for the proposed use. Ecology wetland staff would be happy to provide guidance on what kinds of native plants could be successfully planted on site to enhance the wetlands and buffer areas. Please call Catherine Reed at (509) 575-2616 for assistance.

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Blue: NWI wetland areas Magenta: Dry Creek mapped floodplain

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616 or email at catherine.reed@ecy.wa.gov .

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear". The signature is written in a cursive, flowing style.

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacordinator@ecy.wa.gov