



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

January 4, 2021

Rachael Stevie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202006318, CU-20-00005

Dear Rachael Stevie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Hidden Point Guest Ranch or Guest Farm, proposed by Hidden Point, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for providing the Department of Ecology (Ecology) the opportunity to review the Notice of Application for the Hidden Point project near Cle Elum.

We have conducted a desk review using current and historical aerial imagery, soil maps, and National Wetland Inventory (NWI) data maps. A Swank Creek tributary crosses through the southwest portion of the property. The tributary flows through an area of inundated water adjacent to a densely forested section. In addition, a NWI polygon is mapped further upstream of the ponded water area. Assessment of the area outlined in the polygon does warrant additional on the ground review for wetland characteristics.

The collective information suggests wetlands occur within the parcel boundary. Any future development on the parcels could impact potential wetland and buffer habitats.

Ecology recommends the County, request a wetland delineation be conducted prior to any land development. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a copy of the wetland delineation conducted on the site to prevent the pollution of state waters.

Any wetland habitat found on (or adjacent to) the parcel should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating

scores will be used to determine the width of the County's required upland buffer surrounding any delineated wetlands per the County's Critical Area Code, which has an intent and purpose to designate, protect, and maintain functions of critical areas within the County. All rating forms should be submitted for review prior to approval in order to verify wetland categories, wetland buffer requirements, and wetland mitigation ratio requirements.

Mitigation sequencing must be used to avoid and minimize direct and indirect impacts to wetlands.

In the event impacts to wetlands and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the County, Ecology, and the U.S. Army of Corps of Engineers (Corps) for review and consideration.

Discharges into Waters of the State (includes wetlands) are regulated by the State under the Water Pollution Control Act, RCW 90.48 and Section 401 of the Clean Water Act and could require Ecology's review and authorization.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Please contact **Lori White** at (509) 575-2616 or lori.white@ecy.wa.gov should you have any questions or would like to discuss the above comments. Ecology staff would be available to conduct a joint site visit with the County and provide technical assistance by reviewing wetland delineations, ratings, and providing recommendations.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control

Rachael Stevie
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measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

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.

Your project is located within the boundaries of [WAC 173-539A](#) so it may be subject to the rule. If you are 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, please contact the Water Resources Customer Service line at 509-575-2597.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,



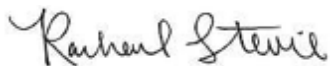
Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

From: [Rachael Stevie \(CD\)](#)
To: crosepa@ecy.wa.gov
Cc: [Kelly Bacon \(CD\)](#)
Subject: FW: 202006318 Comments for CU-20-00005
Date: Monday, January 4, 2021 11:54:27 AM
Attachments: [202006318 Hidden Point LLC.pdf](#)
[image002.png](#)
Importance: High

Good morning,

Kelly is the Staff Planner who is working on this application. I have forwarded her your comments.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Monday, January 4, 2021 11:52 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: 202006318 Comments for CU-20-00005
Importance: High

Please see the attached comment letter for the Hidden Point Guest Ranch or Guest Farm.

Please share these comments with the applicant.
Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012
crosepa@ecy.wa.gov



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