

March 6th, 2019

Chelsea Benner, Planner
Kittitas County Community Development Service Department.
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Ridge Planned Unit Development Rockberry Loop Plat Final Plat Approval.

Ms. Benner,

On behalf of Teanaway Ridge LLC, I would like to submit this letter addressing the Community Development-Planning items 1 through 5 and the Environment Health items of Evergreen Ridge (EVG) P.U.D. Rockberry Loop Plat (letter dated March 5th, 2019), as we continued to work through the Kittitas County Department of Public Works items.

Kittitas County Community Development Services Department items:

Item #1: The Evergreen Ridge Planned Unit Development was originally approved and amended with the allowed density of 2 to 16 units per acre (File RZ-01-00010). This is also confirmed and on file with Kittitas County under Ordinance 2001-17 and Ordinance 2006-26 and under the approved Final Development Plan (Resolution-2016-072).

Item #2: All Tracts will be further identified as Future Development. It is also important to note that the current boundary of the Evergreen Ridge Planned Unit Development rezone is the north line of Tract A (2.63 acre) therefore having two different zones designated on a single parcel (Tract A and Tract FD-2).

Items #3, 4, & 5: These lots will be removed from this plat, as they are not part of this subdivision request. By removing these lots addresses and satisfies #3, 4, & 5 planning issues.

Kittitas County Environmental Health items:

B-1: The applicant shall obtain approval from DOH that the existing Group A public water system can adequately serve the Evergreen Ridge Planned Unit Development Rockberry Loop Plat Project.



Applicant Response: The applicant owns and operates the Evergreen Valley Group A water system, which is approved by the WA ST. Department of Health (PWS ID #02150) and Ecology. Please see the WA ST. Department of Health approval letter dated April 2, 2014 and the WA Dept. of Ecology letter dated January 14, 2014 satisfying this requirement.

Regarding Final Plat Notes C-1 and C-2 these will be included on the final plat.

As we continued to work through the Kittitas County Department of Public Works items we respectfully agree to the extension to April 5th, 2019, as verbally discussed with you on March 5th, 2019.

If you have any questions please don't hesitate to contact me.

Regards,

Chad Bala

Cc: Pat Deneen, Teanaway Ridge LLC
Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environment/Transportation Planner
Jesse Cox, Environmental Health Supervisor
Mark Cook, Public Works Director

via email
via email
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LAND USE CONSULTANTS



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DEPARTMENT OF HEALTH
EASTERN DRINKING WATER REGIONAL OPERATIONS
16201 E Indiana Avenue, Suite 1500, Spokane Valley, Washington 99216-2830
TDD Relay 1-800-833-6388

April 2, 2014

Mark Nelson
Evergreen Valley Water System
PO Box 394
Cle Elum, WA 98922

Subject: Evergreen Valley Water System; PWS ID #02150; Kittitas County
Water System Plan; Submittal #13-0306; **DOH Approval**

Dear Mr. Nelson:

The Evergreen Valley Water System Water System Plan (WSP) received in this office on March 11, 2013, with revisions on December 11, 2013, March 11, 2014, and March 28, 2013, has been reviewed and in accordance with the provisions of WAC 246-290-100 is hereby **APPROVED**.

An approved update of this WSP is required **on or before April 2, 2020**, unless the Department of Health (DOH) requests an update or plan amendment pursuant to Washington Administrative Code (WAC) 246-290-100(9). Approval of this WSP is valid as it related to current standards outlined in WAC 246-290 revised November 2010, WAC 246-293 revised September 1997, and Revised Code of Washington (RCW) 70.116, and is subject to the qualifications herein. Future revisions in the rules and statutes may be more stringent and require facility modification or corrective action.

This approval does not provide any guarantee and should not be considered to provide any guarantee concerning legal use of water or any subsequent water rights decisions by the Department of Ecology. A copy of the Department of Ecology's letter dated January 14, 2014, regarding your water rights is enclosed. This approval does not affect any uncertainties regarding your water rights or the resolution of those uncertainties. Depending on the resolution of the uncertainties, further planning or other action may be necessary.

Pursuant to RCW 90.03.386(2), the "Water Right Place of Use" identified on the Certificate of Water Right Place of Use map in Chapter 1 now represents "place of use" for this system's water rights. Future changes in service area should be made through a WSP amendment or update.

Evergreen Valley Water System has a duty to provide new water service within its retail service area. This WSP includes service policies to describe how your system plans to provide new service within your retail service area.

The Water System Plan (WSP) estimates current water usage for single-family residential connections to be an average day demand (ADD) of 165 gallons per day and a maximum day

Mark Nelson
April 2, 2014
Page 2

demand (MDD) of 330 gallons per day, with future flow rates of 260 and 520 gallons per day per equivalent residential unit (ERU), respectively. The WSP shows the overall water system can serve 431 total ERUs under current usage conditions.

This WSP includes capacity information that demonstrates the physical and legal ability of this water system to provide water during the six-year period for which the approval of the WSP is valid. Based on the analysis presented in the WSP, the limiting factor in determining the approved number of connections is the **storage capacity**.

The number of approved connections is based upon Worksheet 6-1 that was included in your WSP and the current Water Facilities Inventory (WFI), assuming all new connections are single family connections:

From Worksheet 6-1

Water System Capacity:	431 ERUs (limiting component is storage capacity)
Total Existing ERUs:	- <u>221 ERUs</u> (based on 201 current connections)
Available ERUs:	210 ERUs

From WFI

Existing number of active service connections (from WFI):	201
Available connections (= Available ERUs):	+ <u>210</u>
Approved number of connections:	411 connections

Accordingly, the approved number of connections that will be reflected on the Water Facilities Inventory (WFI) form is 411, which is a decrease of 8 connections compared to previous approval.

Please note the following:

- The effect of distribution system leakage (DSL) is 11 ERUs. Eliminating just half of the current DSL would give back 5 or 6 ERUs or connections.
- With the next limiting factors being Distribution and Transmission, both with a limit of 549 ERUs, you have considerable capacity beyond the storage limit. By providing some additional storage (or eliminating some DSL), it is straightforward for you to gain additional connections without facing another capacity limit.

The capacity of the system will need to be reviewed in the future, because future water usage may reflect larger ADD and MDD values than given above, as presented in the WSP.

Evergreen Valley Water System is responsible for permitting new service connections in a matter consistent with the water system plan so that the physical capacity and water right limitations are not exceeded. As new water services are requested, the Evergreen Valley Water System must evaluate each connection for the expected water demands and adjust the remaining connection allowance. The water system should keep an updated list that compares the overall

Mark Nelson
April 2, 2014
Page 3

ERUs expended against the overall number of connections placed into service. This will allow a better estimate of the system's adequacy.

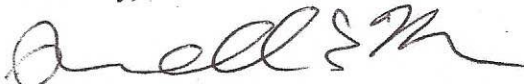
Standard Construction Specifications for distribution main extensions in this WSP are approved. Consistent with WAC 246-290-125(2), this system may proceed with the installation of distribution main extensions provided this system completes and keeps on file the enclosed construction completion report form in accordance with WAC 246-290-125(2) and WAC 246-290-120(5) and makes it available for review upon request by DOH.

Submittal of the WSP included a local government consistency determination from Kittitas County. This WSP meets local government consistency requirements for WSP approval pursuant to RCW 43.20 for this entity.

Evergreen Valley Water System is located within the Upper Yakima Watershed (WRIA #39). The Department of Ecology determined that this WSP is not inconsistent with an approved watershed plan adopted under Chapters 90.82 or 90.54 RCW.

Thank you for your cooperation. DOH recognizes the significant effort and resource commitment involved in the preparation of this WSP. If you have questions or wish to check our records, please contact either of us at (509) 329-2116 or (509) 329-2137, respectively.

Sincerely,



Russell Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Division of Environmental Public Health



Brian A. Sayrs
Regional Planner
Office of Drinking Water
Division of Environmental Public Health

Enclosures: Department of Ecology letter
Construction Completion Report

cc: Kittitas County Public Health
Kittitas County Community Development Services
Utilities and Transportation Commission
Nathaniel Nofziger, PE, Western Pacific Engineering & Survey, Inc.
Dave Holland, Department of Ecology, Central Regional Office
George Simon, DOH Regional Compliance Program Director
Katrina Anderson, DOH WFI Coordinator



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

January 14, 2014

Mark Nelson
Evergreen Valley Utilities
PO Box 394
Cle Elum WA 98922-0394

COPY

Received
JAN 16 2014
Department of Health
Eastern Regional Office

Heather Cannon
Department of Health
16201 E Indiana Avenue, Suite 1500
Spokane Valley WA 99216-2836

Subject: Evergreen Valley Water System Plan Review

Thank you for the opportunity to review the draft Water System Plan (WSP) for Evergreen Valley Utilities. Based on my review:

- There is no watershed plan for Kittitas County completed under 90.82 RCW. The Evergreen Valley Utilities WSP is "not inconsistent" with an approved watershed plan adopted under 90.82 RCW or 90.54 RCW.
- The water supply for the projected growth until 2032 is adequate based on the assumptions in the WSP. The water supply is based on LCU Inc's certificate CG3-21798C@1 which allows for a Qi of 500 gpm and a Qa of 169 acre-feet/year. The self-assessment projected a Qa demand of 166.9 acre-feet/year by 2032.

Ecology recommends approval of the water system plan.

Ecology received a letter requesting an extension of the development schedule until January 1, 2014. An updated development schedule needs to be submitted that conforms to the updated water system plan.

Please contact me if you have any questions at (509) 457-7112.

Sincerely,

David Holland,
Environmental Planner
Department of Ecology
Central Regional Office

DH:SP:hd
140110

