



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 30, 2019

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: WDFW Comments on SP-19-00002 Rampart Row

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Short Plat application for Rampart Row (SP-19-0002), “the project”. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents.

In this geographic area of Kittitas County, there are known discrepancies between streams and wetlands present “on the ground” versus the streams and wetlands which appear on maps and databases. These discrepancies usually fall into two categories: 1) the location of the stream or wetland is inaccurate or 2) hydrology features are present on the ground but are not mapped in the databases. These hydrology features are important components of Kittitas County Critical Area Ordinance (CAO). These features are important fish and wildlife habitat under the Fish and Wildlife Habitat Conservation Areas (FWHCA). Their identification is critical to ensuring that these Critical Areas are protected with appropriate setbacks prior to issuing a decision on the short plat to ensure that we do not create either unbuildable lots or lots where a variance will need to be requested.

The materials submitted as part of the application only include mapped hydrological features; there is no indication that a physical survey has been conducted. Thus, the submitted materials do not provide WDFW with enough information to comment on whether this application would impact critical areas or not.

Therefore:

- 1. WDFW requests that an on the ground survey report detailing streams and wetlands present on the site be conducted by a qualified biologist prior to approval of the short plat.** A qualified biologist is a person who has demonstrated experience in stream and wetland delineation and in the case of wetland delineation, they should be certified according to Department of Ecology standards.

- 2. WDFW further requests that we be sent a copy of the report so that we may review and provide comments to Kittitas County prior to approval of the short plat.** The review of the report would allow WDFW to properly comment on the proposal for critical area impacts.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,



Scott Downes
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW
Chelsea Benner, Kittitas County Planning
Lori White, Department of Ecology