



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
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April 21, 2021

Kelly Bacon
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SE-21-00006 NUNNALLY HOLDINGS

Dear Ms. Bacon,

Thank you for the opportunity to comment on the proposed grading permit and SEPA for the Nunnally Holdings project near Manastash Creek. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and nearby critical areas that should be considered as part of this review and determination process. We offer the following information for consideration to ensure Manastash Creek, its floodplain, and the associated critical areas are protected as this property is converted from commercial agricultural production to rural development.

Our comments are as follows:

- Manastash Creek borders several of the parcels. Manastash Creek has been a priority for restoration of salmon and steelhead and there are many success stories. All of the fish passage barriers have been removed and the irrigation diversions are properly screened for the protection of fish life. Flow has been restored to this project reach due to the collaborative efforts of many, including the Kittitas Reclamation District. Chinook and coho salmon can be found in this reach of Manastash Creek as well as federally threatened Mid-Columbia Steelhead. It is critical to the recovery of salmon and steelhead that these investments are protected, and the entirety of the Shoreline of Manastash Creek be protected from encroachment and/or development as this project progresses. **We recommend that the Shoreline buffer be marked on all parcel maps and in the field such that future development avoids these areas.** In addition, WDFW would welcome the opportunity to assist the project proponents with enhancements to the stream and riparian ecosystem.
- From the application materials available for review, it appears that a new water crossing over Manastash Creek from Hanson Road will not be needed. If these plans change, a Hydraulic Project Approval (HPA) would be required from WDFW and all new water

crossing structures must meet current standards for the Hydraulic Code ([WAC 220-660](#)) and be consistent with [WDFW's Water Crossing Design Guidelines \(2013\)](#). **Further, we would recommend that the project proponents work with the owners of the Serenity Lane Bridge to try to find an access agreement that would avoid an entirely new crossing of Manastash Creek.**

- As the land uses change in this area, it is important that new owners and residents are aware of the existing information to be well informed landowners. Public agencies, including Kittitas County, have partnered on this [Corridor Plan for Manastash Creek](#) and it includes information on flood reduction and habitat enhancement projects specific to this project area, Sub-Reach 4 in this plan. [This report](#) also provides good information on existing and historic conditions throughout the Manastash Watershed. Local biologists at WDFW are available to serve as a resource to local landowners as well.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
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