



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

October 3, 2023

Jamey Ayling  
Kittitas County Planner I  
411 N. Ruby St. Suite 2  
Ellensburg WA 98926

**RE: 202304515; CU-23-00003**

Dear Jamey Ayling:

Thank you for the opportunity to comment during the Mitigated Determination of Non Significance process for Fowler Creek Guest Ranch. The Department of Ecology (Ecology) has the following comments.

**Shorelands and Environmental Assistance**

**Wetlands**

Thank you for the opportunity to comment on the proposed project. Text in the SEPA Checklist indicate a wetland report is pending. The report should delineate any wetlands using the US Army Corps of Engineers Wetland Rating Manual (1987) and the Regional Supplement for the Arid West. Any wetlands should be rated following guidelines in the Washington State Wetland Rating System for Eastern Washington: 2014 Update. The wetland report should provide all information required in Kittitas County Code 17A.07 WETLANDS.

Please reach out to Ryan Anderson (rand461@ecy.wa.gov) with any questions regarding this comment.

**Toxics Cleanup**

Installation of new underground storage tanks must meet the requirements of the state underground storage tank regulations (Chapter 173-360A WAC). All new tanks and piping must have double-wall construction and be interstitially monitored for releases. Copies of these regulations and required forms are available from the Department of Ecology by calling (360) 407-7270 or toll-free in state 1-800-826-7716.

<http://app.leg.wa.gov/WAC/default.aspx?cite=173-360A>

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-Storage-Tank-checklists-forms>

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A notice of intent to install tanks must be filed with Ecology at least 30 days prior to installation. Within 30 days after coming into service, the tanks must be registered with the Department of Revenue's Business License Service on a state notification form.

<https://dor.wa.gov/sites/default/files/2022-02/700041.pdf>

<https://apps.ecology.wa.gov/publications/SummaryPages/ECY02095.html>

The supervisor on-site during the installation must be licensed by passing an exam administered by the International Code Council. [www.iccsafe.org](http://www.iccsafe.org)

New tanks and any connected piping must be protected from corrosion by either a cathodic protection system, or by being constructed or coated with a non-corrosive material such as fiberglass. An acceptable method of leak detection must be employed, and the tanks must be equipped with spill prevention and overflow protection equipment.

Stage I vapor recovery equipment is required on all new gasoline dispensing facilities with a total gasoline nominal storage capacity greater than 10,000 gallons.

Other local permits may be required for the installation or permanent closure of underground storage tanks. Contact your local fire marshal and planning department to procure any permits required by county or other local jurisdictions.

If you have questions about underground storage tank regulations, please call Mike Webb at 509-406-6572, or email at [mike.webb@ecy.wa.gov](mailto:mike.webb@ecy.wa.gov).

### **Water Resources**

#### **New Uses in Upper Kittitas County**

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 or would like to respond to these Water Resources comments, please contact Christopher Kossik at 509-379-1826 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,



Joy Espinoza  
SEPA Coordinator  
Central Regional Office  
509-379-3967  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)