



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

June 10, 2026

Matt Willard
Haybrook Land Holding, LLC
PO Box 1359
Ellensburg, WA 98926-1904
Email: matt@tandchomes.net

Re: Water Right Permit No. G4-36189

Dear Haybrook Land Holding, LLC.:

The Department of Ecology (Ecology) issues you Water Right Permit No. G4-36189. Your permit authorizes you to develop your project and put water to beneficial use. Please review your permit carefully. Your permit contains important requirements and limitations.

A water right is developed by the beneficial use of water under a permit. Once you put (up to) the quantities of water authorized under your permit to beneficial use, Ecology will issue you a water right certificate. The next step under your permit is to complete construction on your project by January 1, 2040.

Please fill out and return the enclosed Complete Construction Notice and Form 1 – Measuring Device Information on your source meter(s) by January 1, 2040 to the region where your project is located. If we do not receive the completed forms by January 1, 2040 your permit may be cancelled. Information on how to submit an extension request is linked on the Complete Construction Notice Form.

If you have questions about this letter, or the enclosures, please contact the Water Resources Program, Central Region Help Desk at 509-575-2597 or email us at wrcro@ecy.wa.gov.

Contact information

Please direct all questions about this letter and enclosures to:

Andrea Reyes
Cost Reimbursement Coordinator/Lead Contract Specialist
Water Resources Program
Central Region Office
Phone: (509) 409-6426
Email: andrea.reyes@ecy.wa.gov

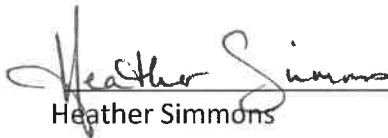
Americans with Disabilities Act information

Accommodation Requests

To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-407-7668 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

Signature

Sincerely,



Heather Simmons
Section Manager
Water Resources Program
Central Region Office

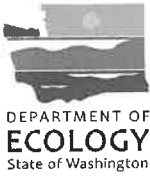
HS:AR:jw (260608)

Enclosures: **Complete Construction Notice**
 <https://apps.ecology.wa.gov/publications/documents/ecy04030b.pdf>

 Form 1 – Measuring Device Information
 <https://apps.ecology.wa.gov/publications/documents/ecy070170.pdf>

 Proof of Appropriation of Water
 <https://apps.ecology.wa.gov/publications/documents/ecy040126.pdf>

ecc: Silas Sleeper, silas.sleeper@aspectconsulting.com
 Tyson Carlson, Tyson.Carlson@aspectconsulting.com
 Jessica Kuchan, kuchan@confluencelaw.com



STATE OF WASHINGTON

WATER RIGHT PERMIT

PRIORITY DATE	WATER RIGHT NUMBER
March 20, 2024	G4-36189

NAME AND MAILING ADDRESS	SITE ADDRESS (IF DIFFERENT)
Haybrook Land Holding, LLC PO Box 1359 Ellensburg WA, 98926	Look Road Ellensburg, WA, 98926 Kittitas County Parcel Nos. 10595, 10596, 10597, 10598 and 639136

Total Rate and Quantity Authorized for Withdrawal	
WITHDRAWAL RATE (gpm)	ANNUAL QUANTITY (ac-ft/yr)
120	4.75 (1.428 CU)

gpm = Gallons per Minute; ac-ft/yr = Acre-feet per Year; CU = Consumptive Use

Attention: The consumptive use associated with this permit cannot exceed 1.428 ac-ft/yr.

Purpose(s)			
PURPOSE	WITHDRAWAL RATE (gpm)	ANNUAL QUANTITY (ac-ft/yr)	PERIOD OF USE
Multiple Domestic	120	4.75 (1.428 CU)	Continuous

IRRIGATED ACRES	PUBLIC WATER SYSTEM INFORMATION	
-	WATER SYSTEM NAME and ID	CONNECTIONS
	TBD	17

SPECIAL REMARKS:

This authorization is for indoor domestic use only. Mitigation for the project is being provided by SC Aggregate Water Bank under Trust Water Right No. S4-83658-J.

Source Location			
COUNTY	WATERBODY	TRIBUTARY TO	WATER RESOURCE INVENTORY AREA
Kittitas	Groundwater	-	Upper Yakima - 39

SOURCE NAME	PARCEL	WELL TAG	TOWNSHIP	RANGE	SECTION	QQ Q	LATITUDE	LONGITUDE
Well No. 1	10597	BPX114	18 N.	19 E.	30	NWSW	47.020638	-120.517499
Well No. 2	639136	BPX115	18 N.	19 E.	30	NWSW	47.020788	-120.515100

QQ Q = Quarter Quarter

Place of Use	
PARCEL(S)	
Kittitas County Parcel Nos. 10595, 10596, 10597, 10598 and 639136.	
Datum: NAD83/WGS84	
LEGAL DESCRIPTION OF THE AUTHORIZED PLACE OF USE	
Parcel No. 10595 Legal Description: Lot 1, Haybrook No. 2 (Kittitas County Short Plat No. SP-94-26), as per short plat thereof recorded in Book D of Short Plats at Pages 235 and 236, Records of Kittitas County, Washington. Parcel No. 10596 Legal Description: Lot 2, Haybrook No. 2 (Kittitas County Short Plat No. SP-94-26), as per short plat thereof recorded in Book D of Short Plats at Pages 235 and 236, Records of Kittitas County, Washington. Parcel No. 10597 Legal Description: Lot 3, Haybrook No. 2 (Kittitas County Short Plat No. SP-94-26), as per short plat thereof recorded in Book D of Short Plats at Pages 235 and 236, Records of Kittitas County, Washington. Parcel No. 10598 Legal Description: Lot 4, Haybrook No. 2 (Kittitas County Short Plat No. SP-94-26), as per short plat thereof recorded in Book D of Short Plats at Pages 235 and 236, Records of Kittitas County, Washington. Parcel No. 639136 Legal Description: Parcel D1 of that certain survey recorded December 20, 2013, in Book 39 of surveys at pages 9- 11, under Auditor's File No. 201312200041, Records of Kittitas County Washington; Being a portion of the southwest quarter of Section 30, T. 18 North, R. 19 E.W.M., in the County of Kittitas, State of Washington. All within the NW¼SW¼ and NE¼SW¼ of Section 30, T. 18 N., R. 19 E.W.M., within Kittitas County, Washington.	

Proposed Works
The proposed project includes the buildout of a residential development that will occur over two phases. The first phase will be the development of a Group B Water System that will serve Parcel Nos. 10595, 10596, 10597, and 10598. The planning documents for the Group B Water System are currently pending with Washington State Department of Health. The second phase will be a second Group B Water System that will serve Parcel No. 639136. At full buildout, the two water systems will serve 17 equivalent residential units. The five existing parcels (10595, 10596, 10597, 10598, and 639136) are currently going through the platting process with Kittitas County. Following approval of the proposed plats Parcel Nos. 10595, 10596, 10597 and 10598 will each be divided into two parcels while Parcel No. 639136 will be divided into 9 parcels. Preliminary plat applications (SP-22-00002, SP-22-00004, and LP-22-00003) and preliminary plat maps are included in the water right file. The proposed water systems will be served by the property's two existing groundwater wells which are completed in the Sedimentary Aquifer.

Development Schedule		
BEGIN PROJECT BY THIS DATE	COMPLETE PROJECT BY THIS DATE	PUT WATER TO FULL USE BY THIS DATE
1/1/2026	1/1/2040	1/1/2046

Attention: These dates represent deadlines that must be met or risk cancellation of this authorization. Submittal of formal documentation for each stage is required. Extensions may be requested.

Measurement of Water Use	
HOW OFTEN MUST WATER USE BE MEASURED AND RECORDED?	Weekly
HOW OFTEN MUST WATER USE DATA BE REPORTED TO ECOLOGY?	Annually by January 31
WHAT QUANTITY SHOULD BE REPORTED?	Total annual quantity in acre-feet
WHAT RATE SHOULD BE REPORTED?	Annual peak rate of withdrawal in gpm

Provisions

Mitigation

Water use under this authorization is contingent upon the conveyance of an equal (1.428 acre-feet per year) amount of consumptive use from a suitable instream flow right (Trust Water Certificate No. S4-83658-J to the Washington State Trust Water Right Program (TWRP)).

During periods of water shortages, valid priority calls against the source for Trust Water Certificate No. S4-83658-J based on local limitations in water availability, may result in temporary curtailment of the use of the water available under the permit until the priority call for water ends.

Measurements, Monitoring, Metering, and Reporting

An approved measuring device must be installed and maintained for each of the sources identified by this water right in accordance with the rule "Requirements for Measuring and Reporting Water Use", chapter 173-173 WAC, which describes the requirements for data accuracy, device installation and operation, and information reporting. It also allows a water user to petition the Department of Ecology (Ecology) for modifications to some of the requirements.

Recorded water use data shall be submitted electronically by January 31 each year. To set up an Internet reporting account, contact the Regional Office. If you do not have Internet access, you can still submit hard copies by contacting the Regional Office for forms to submit your water use data.

Wells, Well Logs, and Well Construction Standards

Wells will be drilled into the unconsolidated sand and gravel aquifer. All wells constructed in the state must meet the construction requirements of WAC 173-160 titled "Minimum Standards for the Construction and Maintenance of Wells" and RCW 18.104 titled "Water Well Construction." Installation and maintenance of an access port is required as described in WAC 173-160-291(3).

All wells (existing and proposed) must be tagged with a Ecology unique well-identification number. If you have an existing well and it does not have a tag, please contact the well drilling coordinator at the regional Ecology office issuing this decision. This tag must remain attached to the well. If you are required to submit water measuring reports, reference this tag number.

Water Use Efficiency

Use of water under this authorization will be contingent upon the water right holder's maintenance of efficient water delivery systems and use of up-to-date water conservation practices consistent with established regulation requirements and facility capabilities.

Proof of Appropriation

Consistent with the development schedule given in this report (unless extended by Ecology), the water right holder must file a Notice of Proof of Appropriation (PA) of Water with Ecology. The PA documents the project is complete and all the water needed has been put to full beneficial use (perfected). In order to verify the extent of water use under this permit, an inspection of water use is typically required,

known as a “proof exam”. After filing the PA, the water right holder’s next step is to hire a Certified Water Rights Examiner (CWRE) to conduct this proof exam. A list of CWREs is provided to the water right holder upon filing the PA with Ecology. The final water right document, a water right certificate, then may issue based upon the findings of the CWRE. Statutory county and state filing fees may apply prior to certificate issuance.

Schedule and Inspections

Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the project location, and to inspect at reasonable times, records of water use, wells, diversions, measuring devices and associated distribution systems for compliance with water law.

This Permit Subject to Cancellation

This permit shall be subject to cancellation should the permittee fail to comply with the above development schedule and/or to give notice to Ecology on forms provided by the Department documenting such compliance.

Given under my hand and the seal of this office at Union Gap, Washington this 10th day of June, 2026.

Department of Ecology

OK CK

by Heather Simmons
Heather Simmons, Section Manager
Central Region Office
Water Resources Program