

## Bradley Gasawski

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**From:** Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>  
**Sent:** Thursday, December 18, 2025 2:58 PM  
**To:** Bradley Gasawski  
**Cc:** Murray,Jamie C (BPA) - TERR-KALISPELL  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

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Bradley,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the SEPA Checklist located at Parcel ID: 20-16-26060-0004.

In researching our records, we have found that this proposal will not directly impact BPA facilities over ½ mile north of the subject properties. BPA does not have any objections to the approval of this request currently.

If you have any questions or need additional information, please feel free to contact Jamie Murray at (406) 751-7820, or by email at [JCMurray@bpa.gov](mailto:JCMurray@bpa.gov).

Thank you for the opportunity to review this application.

### Angela Castle

**BONNEVILLE POWER ADMINISTRATION**

**DEPARTMENT OF ENERGY**

(CONTR) Actalent

Realty Technician II | TERR | East

[accastle@bpa.gov](mailto:accastle@bpa.gov) | 509-544-4747

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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 8:01 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; Haley Mercer

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**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

**Subject:** SE-25-00019 Schmaus - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-25-00019 Schmaus. Links to the file materials can be found below. The comment period will end **January 5, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [SE-25-00019 Schmaus](#)

**External Link:** [SE-25-00019 Schmaus](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "State Environmental Policy Act (SEPA)" and then the project file number "SE-25-00019 Schmaus".

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



## Bradley Gasawski

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**From:** Melissa Schumaier  
**Sent:** Thursday, December 18, 2025 9:14 AM  
**To:** Bradley Gasawski; russell.mau@doh.wa.gov  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

They have an individual well that is serving just this parcel alone. So an individual well and yes Bradley the Adequate water has been submitted for this project and was approved in September.

If there is anything else please let me know.

Regards,

**Melissa Schumaier BS REHS/RS**

Environmental Health Specialist III Technical Lead  
Kittitas County Public Health Department  
507 N. Nanum St, Suite 102, Ellensburg, WA 98926  
T: 509.962.7009 | E: [melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health) |   

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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 8:24 AM  
**To:** Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>  
**Cc:** Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

Hi Russel,

Under 3(b)(1) the applicant states "Well is located on the western property boundary, will be used for drinking water and for watering lawn/garden, as well as water future animals. Approx less than 5,000gal/day". Whether it's a private well, public water system or how many homes it serves, I can't say with certainty.

Melissa, do you have access to this information for Russel? If so, can you share it with us? Thank you.

Best,

Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

---

**From:** Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>  
**Sent:** Thursday, December 18, 2025 8:07 AM  
**To:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Cc:** Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

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Mr. Gasawski:

The Department of Health (DOH) Office of Drinking Water (ODW) has two initial questions:

1. Under Utilities in the SEPA checklist, the applicant indicates “water” is currently available on-site – what is the source of water: a private well or a public water system?
2. Depending on the answer to the above:
  - If private well, does the existing private well serve any other homes?
  - If a public water system, what is the name of the public water system?

Thanks,

**Russell E. Mau, PhD, PE**

Engineer

Office of Drinking Water

Washington State Department of Health

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 8:01 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson

<[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; [adminstaff@kittcom.org](mailto:adminstaff@kittcom.org); [storch@kittcom.org](mailto:storch@kittcom.org); Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Cox, Samantha (DOHi) <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; DOR CU Kittitas <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [ken.edwards@kittitaspud.com](mailto:ken.edwards@kittitaspud.com); Tom Hastings <[thastings@snopass.org](mailto:thastings@snopass.org)>; DAHP SEPA <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); 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**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Subject:** SE-25-00019 Schmaus - Notice of Application

## External Email

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-25-00019 Schmaus. Links to the file materials can be found below. The comment period will end **January 5, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [SE-25-00019 Schmaus](#)

**External Link:** [SE-25-00019 Schmaus](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00019 Schmaus”.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

## Bradley Gasawski

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Thursday, December 18, 2025 1:25 PM  
**To:** Bradley Gasawski; Melissa Schumaier  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

DOH ODW is good – no further comments or discussion.

Thanks,

**Russell E. Mau, PhD, PE**

Engineer

Office of Drinking Water

Washington State Department of Health

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

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**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Thursday, December 18, 2025 9:41 AM  
**To:** Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

External Email

Thank you Melissa. I appreciate you weighing in.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

---

**From:** Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 9:14 AM  
**To:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

They have an individual well that is serving just this parcel alone. So an individual well and yes Bradley the Adequate water has been submitted for this project and was approved in September.

If there is anything else please let me know.

Regards,

**Melissa Schumaier BS REHS/RS**

Environmental Health Specialist III Technical Lead  
Kittitas County Public Health Department  
507 N. Nanum St, Suite 102, Ellensburg, WA 98926  
T: 509.962.7009 | E: [melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health) |   

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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 8:24 AM  
**To:** Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>  
**Cc:** Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

Hi Russel,

Under 3(b)(1) the applicant states “Well is located on the western property boundary, will be used for drinking water and for watering lawn/garden, as well as water future animals. Approx less than 5,000gal/day”. Whether it’s a private well, public water system or how many homes it serves, I can’t say with certainty.

Melissa, do you have access to this information for Russel? If so, can you share it with us? Thank you.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

---

**From:** Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>  
**Sent:** Thursday, December 18, 2025 8:07 AM  
**To:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Cc:** Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>  
**Subject:** RE: SE-25-00019 Schmaus - Notice of Application

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Mr. Gasawski:

The Department of Health (DOH) Office of Drinking Water (ODW) has two initial questions:

1. Under Utilities in the SEPA checklist, the applicant indicates “water” is currently available on-site – what is the source of water: a private well or a public water system?
2. Depending on the answer to the above:
  - If private well, does the existing private well serve any other homes?
  - If a public water system, what is the name of the public water system?

Thanks,

**Russell E. Mau, PhD, PE**

Engineer

Office of Drinking Water

Washington State Department of Health

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 8:01 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; [adminstaff@kittcom.org](mailto:adminstaff@kittcom.org); [storch@kittcom.org](mailto:storch@kittcom.org); Julie Kjorsvik

<[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Cox, Samantha (DOHi) <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; DOR CU Kittitas <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [ken.edwards@kittitaspud.com](mailto:ken.edwards@kittitaspud.com); Tom Hastings <[thastings@snopass.org](mailto:thastings@snopass.org)>; DAHP SEPA <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [jessica.lally@yakama.com](mailto:jessica.lally@yakama.com); [noah.oliver@yakama.com](mailto:noah.oliver@yakama.com); [casey.barney@yakama.com](mailto:casey.barney@yakama.com); Jeff Kozma <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; [batt@yakamafish-nsn.gov](mailto:batt@yakamafish-nsn.gov); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com); [jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com); [darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com); [john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com); [milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com); [karen.capuder.adm@colvilletribes.com](mailto:karen.capuder.adm@colvilletribes.com); Kiana Sam <[kiana.sam.adm@colvilletribes.com](mailto:kiana.sam.adm@colvilletribes.com)>; [shalena.bent.adm@colvilletribes.com](mailto:shalena.bent.adm@colvilletribes.com); [steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us); [dahp@snoqualmietribe.us](mailto:dahp@snoqualmietribe.us); [adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us); Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Weekes, Cassandra L (DFW) <[Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov)>; Grabowsky, Emily R (DFW) <[Emily.Grabowsky@dfw.wa.gov](mailto:Emily.Grabowsky@dfw.wa.gov)>; Ritter, Michael W (DFW) <[Michael.Ritter@dfw.wa.gov](mailto:Michael.Ritter@dfw.wa.gov)>; Huppert, Michelle (DFW) <[Michelle.Huppert@dfw.wa.gov](mailto:Michelle.Huppert@dfw.wa.gov)>; Solar and Wind (DFW) <[solarandwind@dfw.wa.gov](mailto:solarandwind@dfw.wa.gov)>; DNR RE AQ LEASING RIVERS <[DNRREAQLEASINGRIVERS@dnr.wa.gov](mailto:DNRREAQLEASINGRIVERS@dnr.wa.gov)>; Warthen, Luke (DNR) <[Luke.Warthen@dnr.wa.gov](mailto:Luke.Warthen@dnr.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; MAUNEY, MARTY (DNR) <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; Moody, Amanda (DNR) <[Amanda.Moody@dnr.wa.gov](mailto:Amanda.Moody@dnr.wa.gov)>; [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov); [jhoff@usbr.gov](mailto:jhoff@usbr.gov); Graham, Ken (PARKS) <[Ken.Graham@PARKS.WA.GOV](mailto:Ken.Graham@PARKS.WA.GOV)>; Ernster, John (PARKS) <[John.Ernster@PARKS.WA.GOV](mailto:John.Ernster@PARKS.WA.GOV)>; Mazzacavallo, Rachel (Parks) <[Rachel.Mazzacavallo@PARKS.WA.GOV](mailto:Rachel.Mazzacavallo@PARKS.WA.GOV)>; Real Estate (Parks) <[Real.Estate@parks.wa.gov](mailto:Real.Estate@parks.wa.gov)>; [kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov); [Jenae.N.Churchill@usace.army.mil](mailto:Jenae.N.Churchill@usace.army.mil); Prilucik, Jacob <[jacob.prilucik@wsdot.wa.gov](mailto:jacob.prilucik@wsdot.wa.gov)>; [SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov); [AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov); [CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov); [jcmurray@bpa.gov](mailto:jcmurray@bpa.gov); [accastle@bpa.gov](mailto:accastle@bpa.gov); [vlconnell@bpa.gov](mailto:vlconnell@bpa.gov); [dxrodgers@bpa.gov](mailto:dxrodgers@bpa.gov); [rightofway@pse.com](mailto:rightofway@pse.com); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [legals@nkctribune.com](mailto:legals@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); [snutt@kvnews.com](mailto:snutt@kvnews.com); [legals@kvnews.com](mailto:legals@kvnews.com); [Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil); [Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil); [mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil); [sdavies@kcf7.com](mailto:sdavies@kcf7.com); Kittitas County Fire District #7 (DNR) <[alowe@kcf7.com](mailto:alowe@kcf7.com)>; [robertsb@cersd.org](mailto:robertsb@cersd.org); [communityrelations@cersd.org](mailto:communityrelations@cersd.org); Mike Engelhart (GOV) <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>; Debbie Lee <[dlee@cleelum.gov](mailto:dlee@cleelum.gov)>; VirgilAmick <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)>; CleElumPlanning <[planning@cleelum.gov](mailto:planning@cleelum.gov)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Subject:** SE-25-00019 Schmaus - Notice of Application

## External Email

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-25-00019 Schmaus. Links to the file materials can be found below. The comment period will end **January 5, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [SE-25-00019 Schmaus](#)

**External Link:** [SE-25-00019 Schmaus](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00019 Schmaus”.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

## Bradley Gasawski

---

**From:** Timothy Batin <batt@yakamafish-nsn.gov>  
**Sent:** Monday, December 22, 2025 3:07 PM  
**To:** Bradley Gasawski  
**Subject:** Re: SE-25-00019 Schmaus - Notice of Application

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The project, SE-25-00019 Schmaus, lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank you,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Dec 18, 2025 at 8:01 AM Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)> wrote:

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-25-00019 Schmaus. Links to the file materials can be found below. The comment period will end **January 5, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** SE-25-00019 Schmaus

**External Link:** [SE-25-00019 Schmaus](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "State Environmental Policy Act (SEPA)" and then the project file number "SE-25-00019 Schmaus".

Best,

Bradley

**Bradley Gasawski** | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

January 2, 2026

Bradley Gasawski  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: SEPA 202505198; SE-25-00019**

Dear Bradley Gasawski:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Schmaus Residence. We have reviewed the documents and have the following comments.

**Water Resources Program**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you 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 Nathan Longoria at (509) 907-1752 or email at [Nathan.Longoria@ecy.wa.gov](mailto:Nathan.Longoria@ecy.wa.gov).

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Kittitas County Community Development Services

January 2, 2026

Page 2 of 2

Sincerely,



Amber Johnson

SEPA Coordinator, Central Region Office

509-723-5677

[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** January 5, 2026  
**SUBJECT:** SE-25-00019 Schmaus

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. Issued Access Permit AC-25-00028</li><li>2. Per KCC 12.04.04.050 Road Certification is required.</li><li>3. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming &amp; Signing Standards.</li><li>4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</li></ol>
<b>ENGINEERING</b>	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP)
<b>SURVEY</b>	The proposed development includes installation of a gravel driveway over an existing property corner. If this corner is disturbed or destroyed by these activities, it shall be replaced by a land surveyor licensed to practice in Washington State. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No transportation concurrency management application required for this project as described. (KAH)

<b>FLOOD</b>	The proposed development requires a floodplain development permit and must meet KCC 14.08 requirements. Public Works has received a floodplain development application for the project (FD-25-00021) that is under review. The parcel contains FEMA designated floodway. Per the submitted site plan, the proposed development is located outside the floodway. Please be advised that the floodway is highly restricted and any development within the floodway boundary must be permitted through a floodplain development permit and must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No Comments. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



January 5, 2026

Kittitas County Community Development Services  
411 N. Ruby Street, Ste 2  
Ellensburg, WA 98926

Attn: Bradley Gasawski, Planner I

RE: SE-25-00019, Schmaus  
SR 970 milepost 4.99 – milepost 5.12 right.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 970 (SR 970), a Managed Access Class 1 highway with a posted speed limit of 60 miles per hour. Access to the property is via the permitted joint-use connection at milepost 4.83 right (ACP 47283). No additional access will be permitted.
- Any proposed lighting must be directed down towards the site and away from SR 970.
- Stormwater or surface runoff generated by this proposal must be retained and treated on site. An approved utility permit is required for any discharge of water onto SR 970 right-of-way.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent  
Region Planning Manager

SPN: jjp/mnk

cc: SR 970, File #2025-001  
Jason Pratt, Area 1 Maintenance Superintendent