



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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November 12, 2021

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

SUBJECT: WDFW COMMENTS ON LL-21-00002 ZITO LARGE LOT PLAT

Dear Ms. Bacon,

Thank you for the opportunity to comment on the proposed large lot plat and SEPA for the Zito project to create 8 new lots at least 20 acres in size. 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 the critical areas in this area are protected, consistent with the Growth Management Act (GMA) goal to protect the environment and enhance the state's highest quality of life, including air and water quality and the availability of water (RCW 36.70A.020(10), the GMA's RCW 36.70A.172 to designate and protect critical areas, as well as all other local and state regulations.

WDFW notes that there are several critical areas within the project area that warrant identification and protection prior to final plat approval and construction of the 2,600 feet of new road. WDFW's [Priority Habitats and Species \(PHS\) web mapper](#) identifies portions of the project area as Shrubsteppe habitat, Mule Deer Winter Range, stream channels, and wetland habitats. The project area also provides habitat for Golden Eagles which have been known to nest nearby and other migratory birds and wildlife present within shrubsteppe and/or riparian habitats.

The County's stream layer is reflected on the proposed lots and the location of these features is consistent with topographic maps and lidar imagery available for this area. WDFW has not been on this property to field verify the stream typing information, but we are aware that it is common for seasonal streams and irrigation ditches in this vicinity to convey flood waters. The online USGS program, StreamStats, was used to calculate the estimated 100-year peak flood for this location. The model predicts a 100-year flow of 117 cubic feet per second in the small (1.14 square mile) drainage area identified for the Type 4 stream on this property. WDFW would welcome the opportunity to visit the site with the project proponents to provide more site-specific information on necessary crossing infrastructure that will be needed for the proposed road and to determine whether or not a Hydraulic Project Approval (HPA) permit would be required for the stream crossings. The Type 4 stream appears to cross the KRD Canal and flow

into Whiskey Creek south of the project area. Whiskey Creek is a fish bearing stream with perennial flow during most years.

The application materials and SEPA checklist do not adequately identify the critical areas onsite. WDFW recommends all critical areas be adequately identified prior to approval of this proposal to ensure each new lot will have adequate building footprints and associated septic areas while avoiding or minimizing impacts to Fish and Wildlife Habitat Conservation Areas. We are available to assist these efforts.

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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(509) 961-6639