

Marge Brandsrud  
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Bradley Gasawski Planner 1  
Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[Bradley.gasawski@co.kittitas.wa.us](mailto:Bradley.gasawski@co.kittitas.wa.us)

June, 27,2024

RE: Majestic Group SEPA Application SE-24-0020  
Parcel # 778834

Fortunately, the law allows for public comment and requires the reviewer of a SEPA to review those comments and request the Applicant to provide information which may be more accurate, detailed or not included in their application as necessary. An applicant does not always have firsthand information on the parcel the SEPA is submitted for. Often times the applicant is an absentee owner and makes little if any effort to provide complete or accurate information on the SEPA application. Please review the following comments and included documents previously provided for record, which address concerns on the Applicants parcel.

Parcell # 778834 has a recent history of applications which have been abandon by the applicants for those proposals. SEPA's for those applications included actual development of the parcel which this application clearly does not. Many of the elements of SE 18-00008, SE-19-00014 and SE-23-00010 have important information. I am attaching comments made by public agencies on the previous SEPA applications, which are relevant and should have been included in the Applicant's current application. While the current SEPA clearly does not include actual placing of buildings or infrastructure there is much more information the current applicant should have included. The current parcel owners are the same owners. with a different LLC, who submitted SEPASE-23-00010 under the Mountview Group name. The current parcel owners obviously have additional information in their possession which should have been included in this SEPA. SEPA- SE 23-000-10 was appealed to the Hearing Examiner and remanded back to the County, at the County's request. The County had not requested a hydrology study to determine impacts development would have on an Aquafer Recharge area in a designated wellhead protection zone.

I offer the following comments and attachments for your review. I understand that this application is only for Forest Practices, clearing and constructing an access road. I have no objection to that activity. I do however object to the lack of full and accurate provided by the Applicant, and the County's acceptance of the SEPA check list as provided by the applicant.

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#### A. Background

7. Do you have any plans for future. additions. expansion, or further activity related to or connected with this proposal? If yes explain.

**"Not at this time"** is not an accurate answer. The applicant explains in the answer to question 11 "the proposal may include a Short Plat". A short plat would be considered further activity and if not completely addressed on this SEPA an additional SEPA will be required.

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8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal.

**“A Drainage Report has previously completed”** A drainage report is not part of documents submitted with this application. I do not see any reference to the location author or date of such a document for review by the Lead Agency reviewer or public comment.

10. List any government approvals or permits that will be needed for your proposal, if known.

**“An Access Permit and Grading Permit from Kittitas County will be needed”**. There are additional permits required for activities proposed. A Forest Practices Permit is required for the logging activity. A storm water permit may be required depending on the amount of ground disturbance and clearing. WSDOT may have requirements for the proposed driveway access from Sparks Road. See attached comments from WSDOT for previous SEPA application.

## B. Environmental Elements

### 1. Earth

c. What general types of soils are found on the site.

**“The site is comprised entirely of kladnick, ashy, sandy loam. The soil belongs to Hydrikgc Soil Group A, meaning it is well drained and has a high infiltration rate”** The applicants answer to this question is incomplete – due to the high filtration rate and the shallow bedrock on that parcel any infiltration in the soil flows in to Lake Easton. Extra precautions should be required to avoid contamination from machinery and equipment used for site work. A written plan should be in place to prevent such incidents. Materials should be kept on site to mitigate any spills or leaks that do occur. Infiltration may not be an issue at the time of an incident but given the amount of snowfall and spring melt contaminates will easily make their way to the bedrock and eventually into the waters of Lake Easton and eventually the Yakima River.

h. Proposed measures to reduce or control erosion, other impacts to the earth if any.  
Refer to my comments above regarding mitigation for spills and leaks.

### 3. Water

a. Surface

See comments above regarding infiltration and possible contamination to Lake Easton.

b. Ground

1. Will Groundwater be withdrawn from a well for drinking or other purposes? \*\*\*

**“No ground water is proposed to be withdrawn from a well for drinking water or other purposes.”**

The answer to this question is not accurate. The activities – logging, clearing, grading and road building will very likely require dust control measures. I do believe water is generally used for that purpose. Given the issue with high soil infiltrating rates the use of chemicals for dust control should not be allowed. Other than private wells the only sources of water for such application in the Easton area would be surface water withdrawals, which are not indicated on this SEPA, private wells or the Easton Water District wells. The Applicant’s parcel is not in the Easton Water District and would require specific permission to access that water source.

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c. Water Runoff (including stormwater)

1. Describe the source of runoff (including storm water) and method of collection and disposal, \*\*\*  
The Applicants answer to this question is very confusing - \*\*\*

**“A level 1 downstream analysis was conducted and the field inspection revealed that there is inadequate storm drain system in place to handle any water that runs into the system”.** I am surprised to read that there is a storm water system in Easton. Providing urban services in a Rural area is prohibited by the Growth Management act and the County’s Comprehensive Plan. I believe the Applicant is intentionally providing false information. I believe that the County is obligated to confirm the existence of such a system. Again, due to the soil type and bedrock level associated with the Applicants parcel any reliance on the high infiltration rate must be carefully studied to prevent unintended consequences.

5. Animals

a. List any birds or other animals that have been observed on or near the site or are known to be on or near the site.

**“None observed at this time, but the site is in an area that provides habitat for many woodland species.”** In other words, if you don’t see it in a short visit, it isn’t there. There is very long list of wild life that can be observed on the Applicants parcel and in the general area of that parcel. I will give the Applicant and you as the planner a list of birds and animals I have seen on or near the site. I have actually seen and photographed most of the animals listed here on my property a short distance from the Applicant’s parcel There are some birds and animals I do not know by name but are present in close proximity. Deer, Elk, Bear, Cougar, Bob Cat, Coyote, Skunk, Raccoon, Douglas Squirrel, Western Gray Squirrel, Ground Squirrel, Gopher, Vole, Mole, Rabbit, Hare, Salamander, Alligator Lizard, Newt, frogs Sun Boa, Gopher Snake, Pelated Wood Pecker, Blue Jay, Red Headed Woodpecker, Downey Woodpecker, occasionally an Eagle or Osprey, Band tail Pigeon, Turkey, Quail, Grouse, Northern Flicker, Robin, Thrush, Grosbeak, Sparrow, Starling, Nuthatch, Dark Eyed Janko, Humming Bird, Black-capped Chickadee, Gold Finch, Wren, Crow, Turkey Vulture, Kestrel, Red Tailed Hawk, Coopers Hawk, Butterflies along with numerous insects, spiders and other food sources for other animals.

The current WSDOT construction project on I 90 which terminates at Exit 70, directly adjacent to the Applicants parcel, includes a number of wildlife crossings which will encourage addition wildlife activity in the area. That project includes a land swap with the National Forest. The property on Easton Hill that currently accommodates both east and west bound traffic on I 90 will be rehabilitated and become a part of the Wenatchee National Forest there by creating additional habitat on the North side of I 90 in close proximity to the Applicants Parcel. I am sure that information will not have any influence on this Proposal but it may require a biology study of the general area for future development.

c. Is the site part of a Migration route.

Please see **attached WDFW comments** on a previous development proposal for this parcel.

d. Proposed measures to preserve or enhance wildlife if any,

**“None”**

Please see **attached WDFW comments** on a previous development proposal for this parcel.

7. Environmental Health

a. Are there any environmental health hazards \*\*\* 3., 5

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Please refer to my comments at B. Environmental Elements. 1. Earth c. What general types of soils are found on the site.

b. Noise’

3. Proposed measures to reduce or control noise impacts if any:

**“A 20’ wide buffer of trees and vegetation around the entire perimeter of the parcel will remain untouched to provide buffer which will help dampen the construction noise”**. This statement conflicts with the answer to 4. Plants b. What kind and amount of vegetation will be removed or altered? **“Trees and brush will be removed from the majority of the parcel excluding a 50’ perimeter buffer”**. This conflicting information which is also repeated on the answer to 10. Aesthetics c. Proposed measures to reduce or control aesthetic impacts if any: **“A 20’ buffer of trees and vegetation will be maintained around the entire perimeter of the parcel to reduce and control aesthetic impacts”**. There needs to be clarification on what the true buffer is intended to be and the effectiveness of its determination.

## 8. Land and Shoreline use

a. What is the current use of the site and adjacent properties. Will the proposal affect the current land uses on nearby or adjacent properties. If so, describe.

The Applicants description of adjacent properties is **incorrect**. The property directly to the north of the Applicants parcel is Parcel # 768834 is State of Washington (AG WSU Trust) has a Rural Conservancy, Aquatic designation. See attached Property Report. That property is not part of Easton State Airport. The property directly east of the Applicants parcel consists of several parcels which together operate as Silver Ridge Ranch. Silver Ridge Ranch is a long-established campground with several guest facilities which have been refurbished and updated in the recent past. There is also a WSDOT easement on the Silver Ridge Ranch Property along the Applicant’s east boundary allowing access to Easton State Airport, see **attached WSDOT comments dated May 23, 2023. Attached WSDOT comments** also describe the right of way owned by WSDOT which adjacent to the west boundary of the Applicants parcel. Sparks Road also abuts the Applicants parcel on the west boundary. Access to Silver Ridge Ranch directly abuts the south extent of the Applicant’s Parcel.

b. Has the project site been used as working farmlands or working forest lands? **“No/None”**

The Applicants parcel has historically been used as a farm with a home as well as forest land. There was a FPA in the recent past which the previous owner used to remove most of the marketable timber.

c. Describe any structures on the site.

**“None”** There are no actual structures on site currently. There are the remnants of a well head left when the well house collapsed in the recent past. That well must be decommissioned properly if that has not been addressed previously. The Applicant’s parcel is located on a portion of two well head protection areas per **attached comments from Deborah Johnson DOH, November 15, 2019.**

## 10. Aesthetics

c. See comments for 7. Environmental b. noise 3 regarding buffer areas.

## 13. Historical and cultural preservation

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c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site.

**“No cultural of historical impacts”** I do not find the description of the Applicants methods to assess potential impacts to cultural and historic resources on or near the site. Does the Applicant think that they are not actually required to provide requested information. If the Applicant does not provide information as required, it is the County’s obligation to request acceptable information or withhold determination of the SEPA until such time acceptable information is received and reviewed. Public comments should not have to fill in information withheld by the Applicant. **Please see attached comments from Sydeny Hanson Transportation Archaeologist with State of Washington Archaeology and Historic Preservation** regarding the potential for archaeological resources dated November 15, 2019. The comments refer to a previous (but abandoned) proposal for the Applicants parcel.

D. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbances to resources.

**“Not applicable”** Given the statement referenced above at c. I believe there should be a statement that will describe measures for preservation of any archaeological or historical resources unearthed or discovered during the Applicants operations to build a road and clear timber and brush.

#### 14. Transportation

a. Identify public Streets and highways serving the site or affected geographic area and describe the proposed access to the existing street system. Show on site plans if any.

**“Access will be off of Sparks Road at the current “T” intersection north of Exit 70.”** The “T” intersection is actually north and east of exit 70. **See WSDOT comments, dated May 10, 2023**, regarding right of way and limited access boundary, which may interfere with the Applicant’s proposed access location.

Attachments below address several items of value for evaluation of the Applicant's SEPA application. There are obviously proposals which are not included in this request, but there is also much information that should be used to evaluate information provided by the applicant. It appears the applicant believes it is only necessary to put words on paper and receive a positive outcome to their request. Please see the attached letter from the Applicant to the Hearing Examiner regarding his most recent SEPA Application. The evaluation of this SEPA should be done with an open mind and have substantial information from Kittitas County Code and Washington State Law before a decision is made. I am requesting to be notified of additional activity which is associated with this Application

Thank you for your attention to the importance of detail and honesty.

Respectfully,  
Marge Brandsrud  
dmbrandsrud@comcast.net



Mountview letter to  
Hearing Examiner.pdf

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Cc:** [Torrey, Elizabeth M \(DFW\)](#)  
**Subject:** RE: SE-18-00008 Sparks Park - Notice of Application WDFW Comments  
**Date:** Tuesday, August 31, 2021 10:21:09 AM

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Rachael,

Thank you for sending over the additional documents (road plan and the drainage report) for review. Here are WDFW comments:

1. The area is located in WDFW PHS designated Elk Wintering Area. While the road itself may not have significant impacts to the habitat, the road is likely to lead to future development (even mentions likely future development in the drainage report). The entire plan (road and future development) needs to be evaluated together and how the habitat impacts potentially can be offset. If only the road is being evaluated now, WDFW requests that at least a placeholder to acknowledge the designated PHS habitat and a condition that the applicant must work with WDFW to minimize impacts for future development and mitigate for those habitat impacts that cannot be minimized.
2. Drainage, similar comment on evaluating overall impacts. The drainage report indicates that subsequent development is likely to follow the road building, however is only evaluating the impacts of removed trees and impervious surfaces for the road. A drainage report should not be piecemealed and the entire development of the site should be evaluated for runoff impacts. Drainage from this property is likely to flow through I-90 culverts towards Lake Easton and it is important to evaluate if those culverts are adequately sized and thus a drainage report needs to evaluate all planned activities that will result in land clearing and building of impervious surfaces to adequately evaluate impacts. Thus, WDFW believes that the conclusion of the drainage report: "The project will not add significant runoff to the existing drainage system" is premature and possibly inaccurate until a full drainage report for all planned activities is conducted.

In conclusion, WDFW believes that this road building needs to be combined with environmental review of the other planned development of the parcel to accurately evaluate impacts to both PHS wildlife habitat and potential drainage issues to areas like Lake Easton.

Thank you. If you have any questions, my contact information is below. Scott

***Scott Downes***

Fish & Wildlife Habitat Biologist

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Washington Department of Fish and Wildlife Region

3 Habitat Program

1701 South 24<sup>th</sup> Ave Yakima,

WA 98902-5720

[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)

Office-509-457-9307

Cell-509-607-3578

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Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

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August 26, 2021

Rachael Stevie  
Planner I Kittitas  
County  
411 Ruby St. Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:

Project Tracking Code: 2021-08-05769

Property: Kittitas County\_Sparks Park Commercial Access Road (SE-18-00008) Re:  
Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

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Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me. Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is written in a cursive style with a long horizontal line extending to the right.

Sydney Hanson  
Transportation Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov

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Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

November 15, 2019

Chelsea Benner  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St, Ste 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2019-11-08668  
Property: Kittitas County\_Easton Love's Travel Stop Construction Project Re:  
Survey Requested

Dear Chelsea Benner:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proposed project location's proximity to a fresh water source (the Yakima River). Additionally, several previously recorded archaeological sites and historic trails are in close proximity to the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson  
Transportation Archaeologist

(360) 586-3082  
Sydney.Hanson@dahp.wa.gov

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State of Washington • **Department of Archaeology & Historic Preservation**

P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065

[www.dahp.wa.gov](http://www.dahp.wa.gov)



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**From:** [Early, Shane \(DNR\)](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Cc:** [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [KELLER, ERIC \(DNR\)](#)  
**Subject:** RE: SE-18-00008 Sparks Park - Notice of Application  
**Date:** Thursday, August 12, 2021 9:01:06 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Good morning,

Washington Department of Natural Resources (DNR) would like to express our appreciation for the opportunity to provide comments on this project (Sparks Park). Based on a cursory review of the project area, previous Forest Practices Applications (FPA's), and information included on the SEPA checklist, the DNR would like to note that the removal of trees as part of the ground actions will require an approved Class IV-General FPA, prior to timber harvest and removal of stumps. These actions constitute the conversion to non-forestry, which requires SEPA review, thus the SEPA determination issued by Kittitas County will be utilized for any future FPA submitted to the DNR.

Please let me know if there are any questions regarding these comments, and again thanks for the change to weigh in.

*Shane*

**Shane Early**

Forest Practices Coordinator Southeast  
Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov)

[www.dnr.wa.gov](http://www.dnr.wa.gov)

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WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

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**From:** Jessica Lally  
**To:** Rachael Stevie (CD)  
**Cc:** Corrine Camuso; Hanson, Sydney (DAHP)  
**Subject:** Re: SE-18-00008 Sparks Park - Notice of Application  
**Date:** Thursday, August 19, 2021 11:18:17 AM  
**Attachments:** image001.png

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Hi Rachael,

Yakama Nation CRP requests a survey. This is located in a high probability area with archaeological resources in close proximity. It is an area known and previously documented as having high intensity ancestral use.

Thank you.

Jessica Lally  
Yakama Nation Archaeologist  
Cultural Resources Program  
509-865-5121 x4766

**From:** Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

**Sent:** Thursday, August 12, 2021 8:34 AM

**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Jessica Lally; John Marvin; Environmental Review; SEPA Unit; DOE - gcle; White, Lori (ECY); formerorchards@ecy.wa.gov; WDFW - Scott Downes; WDFW - Jennifer Nelson; Torrey, Elizabeth M (DFW); 'SEPA (DAHP)'; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Mike Flory; Jeremy Larson; Steph Mifflin; Mau, Russell E (DOH); brietta.carter@dph.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; sepacenter@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); Terry Hamberg; Megan Woodruff; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Lynn.Harmon@PARKS.WA.GOV; simonettam@eastonsd.org; kdkistler@bpa.gov; klarned@fs.fed.us; 'Jacob Prilucik'; Jeff Kozma; Jim Matthews; Holly Barrick; eric.keller@dnr.wa.gov

**Subject:** SE-18-00008 Sparks Park - Notice of Application

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## Chelsea Benner

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**From:** Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>  
**Sent:** Friday, November 15, 2019 3:53 PM  
**To:** Chelsea Benner  
**Cc:** Smits, Brenda M (DOH); Mau, Russell E (DOH); wrightp@wsdot.wa.gov; elkhornanderson@gmail.com; eric@sunriseresorts.com  
**Subject:** Comments- SE-19-00014 Love's Travel Stop (SEPA #201906514)

Hello,

Thank you for the opportunity to review and comment on the [SEPA consultation](#) for the proposed Love's Travel Stop facility at Easton. We have the following comments on the project:

The current Kittitas County CAO states that "No critical aquifer recharge locations have been identified in Kittitas County" (KCC 17A.08.010). Wellhead protection areas are listed under critical aquifer recharge areas in the CAO (KCC 17A.08.025), but the listed cross-reference is to a section regulating the placement of new drinking water wells (KCC 13.20.040). It does not address protections for existing drinking water supplies as new development occurs within wellhead protection areas. The County has had a CAO update in the pipeline for some time now, & it's our understanding that the latest draft (Nov. 2018?) would designate wellhead protection areas as a form of critical aquifer recharge area, consistent with [WAC 365-190-100\(4\)\(b\)\(iii\)](#). At this time, the SEPA checklist is correct in indicating no identified critical aquifer recharge areas (Q. B.8.e).

Please be aware that a small portion of the site is overlain by portions of two wellhead protection areas associated with the following Group A public water systems:

Easton Water District, 10-year time of travel, Source #2, Well #2 AFT391 (Village)

Lake Easton Resort, assigned time of travel, Source #1, Well #1 AFL866



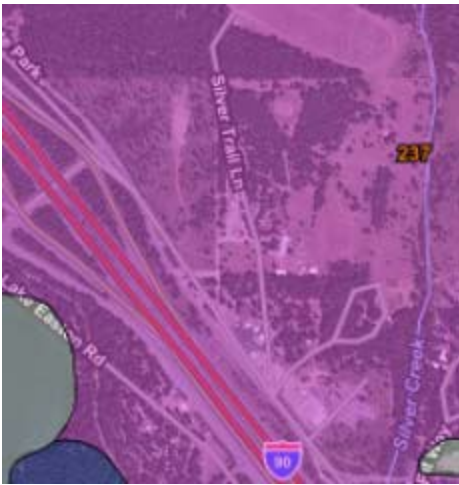
Map source: <https://gis.co.kittitas.wa.us/compas/default.aspx?pid=778834>  
<https://fortress.wa.gov/doh/swap/index.html>

Map source:

Additionally, NRCS shows a hydrologic soil group rating of “A” for this entire area, indicating highly permeable soils.

237=Kladnick ashy sandy loam, 0 to 3 percent slopes

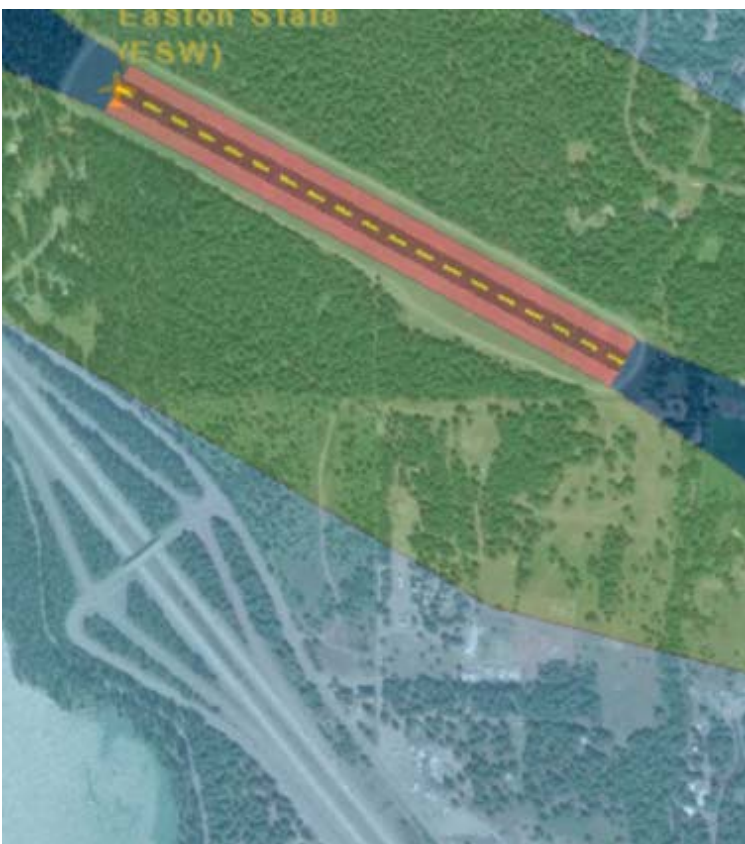
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.



Map source: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

By its nature, a Love's facility involves underground fuel tanks, on-site fueling, a large impervious surface field, & the probability of petroleum waste in surface water (noting that stormwater infiltration is proposed). The SEPA checklist indicates a collocated tire shop but does not mention the commercial truck oil change facilities found in some locations. It appears that Love's tire shops also routinely include [other maintenance facilities & services](#). It isn't clear whether [retreading](#) is proposed on site. The SEPA checklist also indicates the use of a large on-site system which, depending on siting & maintenance, can potentially pose wellhead protection concerns. As development review progresses, please give appropriate regard to the need for wellhead protection in this area irrespective of critical area applicability.

As an additional public health & safety consideration, please also note that the site is bisected by the transitional (green) & horizontal (light blue) surfaces associated with the Easton airport. This is not within DOH's purview; please contact WSDOT Aviation to identify any land-use restrictions this may pose. Their planner, Patrick Wright, is cc'd here or call 360-709-8019.



Map source:

<https://www.wsdot.wa.gov/data/tools/geoportal/?config=airport>

###

This concludes our comments. Please let me know if you have any questions or need additional information.

For distribution of future SEPA notices, please note that our email is [SEPA.reviewteam@doh.wa.gov](mailto:SEPA.reviewteam@doh.wa.gov).

Please also send notifications to our regional planner for your area, [Brenda Smits](#) (cc'd here).

**Deborah Johnson**

Wellhead Protection  
Specialist Office of  
Drinking Water  
Environmental Public  
Health Division  
Washington State  
Department of Health  
deborah.johnson@doh.wa  
.gov  
360-236-3133 | www.doh.wa.gov





**STATE OF WASHINGTON**  
**DEPARTMENT OF ECOLOGY**

**Central Region Office**

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

May 10, 2023

Jeremiah Cromie  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: 202301967, VA-23-00003**

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Mitigated Notice of Application for the Sparks Park Variance, Easton Truck Stop. We have reviewed the application and have the following comment.

**WATER RESOURCES**

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing

water right holder.

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).

## **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.

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**Page 2 of 2**

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>

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 overfill 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.

Please contact Mike Webb, Underground Storage Tank Inspector, at (509) 406-6572 or email [mike.webb@ecy.wa.gov](mailto:mike.webb@ecy.wa.gov), for further information or to schedule your initial sampling.

Sincerely,

*Lucila Cornejo*

Lucila Cornejo SEPA Coordinator,  
Central Regional Office (509) 208-4590  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

411 North Ruby Street, Suite 1 TEL (509) 962-7523  
Ellensburg, WA 98926  
7663

FAX (509) 962-



**South Central Region**  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

May 10, 2023

**RECEIVED**

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

Attention: Jeremiah Cromie, Planner II

Subject: VA-23-00003/SE-23-00010 - Sparks Park  
I-90 Exit 70 Lt., Easton State Airport vicinity

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

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps, and along 130' of W Sparks Rd. and 130' of Sparks Rd. Our right-of-way records indicate there is an approximately 110' wide break in our limited access control along Sparks Road at the easterly terminus of the Exit 70 crossroad. The proposed driveway can be allowed; however, the driveway must be located entirely within this break and the connection shall not cross the existing limited access boundary.

Further, the proponent is required to dedicate additional access rights to the department along the proposed driveway a distance of 130' beginning at the centerline intersection of the Sparks Road/Exit 70 crossroad intersection. The proponent should contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668, for specifics.

- WSDOT Aviation has reviewed the application and found no land use compatibility issues with the Easton State Airport. The proposed development falls within compatibility Zone 6 in which service stations are permitted. However, we are concerned about continued access to the airport. WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the

sole point of access to the airport. This road shall not be obstructed in anyway and must remain available to WSDOT.

- The Federal Aviation Administration (FAA) requires notification for this development (see attached FAA assessment tool results). The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

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Jeremiah Cromie – VA-23-00003/SE-23-00010 - Sparks Park

May 10, 2023

Page 2

- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison, of the WSDOT Aviation Division at (360) 709-8028 for specifics.
- The proponent should be aware, they are proposing commercial development in an area that receives significant snow fall during winter months. Snow removal and winter operations along the I-90 corridor is an ongoing issue for WSDOT. We encourage the proponent to not underestimate the potential for significant delays and/or temporary highway closures due to snowfall and winter road conditions.
- WSDOT has long-range plans to widen I-90 to six lanes in the project vicinity. The plans are only preliminary, and no alternatives have been selected. If at some point funding is procured, the applicant should anticipate traffic delays and detours due to construction-related activities to last multiple construction seasons.
- Any proposed lighting must be directed down towards the site and away from I-90 and the airport.
- Finally, any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

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,



Paul Gonseth,  
P.E. Planning  
Engineer

Enclosures

PG:jjp/mnk

cc: SR 90, File 2023\_002  
Mike Krahenbuhl, Area 1 Maintenance Superintendent  
David Ison, Airport Land Use Planner

**Final attachment**  
Kittitas County Public Works Comments PDF document



VA-23-00003 Sparks  
Park KCPW Plan Revi