



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

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APR 20 2010

Kittitas County  
CDS

April 16, 2010

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

Dear Mr. Watson:

Thank you for the opportunity to comment on the notice of application for the setback variance proposed by Peter Gonzales [VA-10-00004]. We have reviewed the application and have the following comments.

**Shorelands/Environmental Assistance**

The submitted document states that there are wetlands on the north part of the property, but does not include any information on whether the existing access road is located within the wetland area, the actual extent of the wetland, nor what category the wetland is. The description of the wetlands as being comprised of cedar trees is likely to describe a wetland area that rates out at least as a category II wetland, and possibly a category I wetland. Some mitigation for potential direct and indirect wetland impacts from the proposed up-slope development may be needed if wetland hydrology is being driven by shallow water sources.

The type of geothermal exchange unit (presumably horizontal, given the space allotted in the site drawing) proposed for the site is not specified, but less space could be taken up by the system if a vertical system were installed. A vertical system would probably have less impact on the wetlands over time, assuming that wetland hydrology is originating from superficial water flows. A vertical system could be installed at the same time as the well, which could reduce staging and equipment travel costs.

A wetland delineation and rating should be completed before issuing building permits or other permits for construction of utilities, etc. The wetland characterization is needed to establish wetland background condition, so that if the proposed development will have a potential negative effect on the wetland, then appropriate mitigation measures can be required.

Ecology would be happy to assist the County with on-site wetland delineation report and rating review or formulation of appropriate wetland mitigation requirements.



If you have any questions concerning the Shorelands/Environmental comments please call Catherine Reed at (509) 575-2616 .

### **Water Resources**

For thinning practices know that if you plan to use water for dust suppression at your site, be sure that you have a legal right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. 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 concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

### **Water Quality**

#### Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

Jeff Watson  
Kittitas County Community Development  
April 16, 2010  
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Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.

If you have any questions concerning the Water Quality comments, please contact Lynda Jamison at (509) 575-2434.

Sincerely,

*Gwen Clear*  
Gwen Clear *by Johani Lynn*  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 25, 2010

Jeff Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Gonzales Setback Variance, VA-10-00004

Dear Mr. Watson:

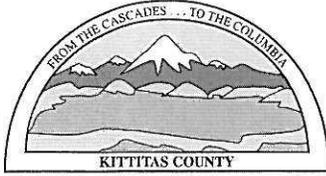
After conducting a review of the above named project, I have the following comments:

- All future development must comply with the International Fire Code and Kittitas County Code.
- Ensure that any structure hereafter erected does not encroach on neighboring structures, tanks, etc. It appears from the site plan submitted that the LPG tank setbacks may not be met. Ensure that appropriate setbacks are maintained.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner II *cw*  
DATE: April 9, 2010  
SUBJECT: Gonzales Variance VA-10-00004

The proposal does not appear to impact the existing or future transportation needs of Kittitas County. The Department of Public Works has no comment.