



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 18, 2017

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

Re: PD-16-00001 and LP-17-00004

Dear Mr. Pilkington:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezone of 4.47 ac parcel to a Planned Unit Development and divide the 4.47 acres into 34 lots. This project is proposed by MDJ Contractors, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

National wetland inventory maps provided at the County website show that this subdivision area is almost 100 percent wetland, but no other mention of the issue is made anywhere else in the other County documents. Was a wetland delineation completed for the site? A wetland delineation should be prepared for the site and available for public review and comment as part of the SEPA process.

Wetlands provide important flood attenuation and water quality treatment and any wetland areas on or adjacent to the site should be protected under applicable local, state and county wetland regulations. Since the project area is subject to natural flooding patterns (see aerial photo below provided to Ecology by WA Dept. of Fish and Wildlife) and because of the project area's proximity to Currier Creek, any wetlands that are found to be present on site would be subject to GMA regulations, and should be protected or mitigated in accordance with Best Available Science.

Adequate stormwater and flood retention capability should be set aside on site. This is needed in order to protect adjacent wetlands and the water quality of Currier Creek and other downstream waters.

Please contact **Gary Graff** at (509) 574-3992 for assistance with wetland issues or if you have any question concern these Shorelands/Environmental Assistance comments.



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WATER QUALITY

Project with Potential to Discharge Off-Site

The 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 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 **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov