



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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March 3, 2015

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

Re: LP-07-00040

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Big Buck Ridge, a performance based cluster plat application to create 14 one acre parcels and approximately 11 acres of open space on approximately 25 acres, proposed by Becky Andrus. These are revised comments to Ecology's letter dated February 20, 2015.

WATER RESOURCES

No water right records associated with this property were found in the Central Regional Office.

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, industrial purposes, stock watering or for the irrigation of up to one-half acre of 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.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

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All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jacquelyn Metcalfe** at (509) 457-7148 or email at jacquelyn.metcalfe@ecy.wa.gov.

WATER QUALITY

- 1) There are no water bodies immediately adjacent to the proposed development, but runoff into nearby critical areas during major rain-on-snow events should be addressed. The developer should have a plan to address occasional large runoff events.
- 2) The project site is steep, and these one-acre lots may produce significant sediment during home building. Care should be taken to prevent uphill properties from discharging polluted stormwater onto the downhill properties. A comprehensive stormwater management plan should be established at this site.

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required for this project. 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.

- 3) This hillside is directly north of Cle Elum, and the proposed development is likely within the area of old mines and mine tailings. Be advised that soils in those areas can retain pollutants associated with coal mining (e.g., PAHs). This can be ascertained by soil testing.

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4) Again, since this is likely an old mining area, wells in the new development to be used for domestic use (whether individual wells or a community well) should be tested for pollutants from coal mining.

If you have any questions or would like to respond to these Water Quality comments, please contact **Jane Creech** at (509) 454-7860 or jane.creech@ecy.wa.gov.

Sincerely,



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