

LAND AND WATER SOLUTIONS, L.L.C.



ENVIRONMENTAL PERMITTING CONSULTANTS SEPTIC SYSTEM DESIGN & INSTALLATION SPECIALISTS

LAND USE AND BUILDING PERMIT CONSULTING - SEPTIC SITE EVALUATIONS & DESIGN – WATER SYSTEM
DESIGN & INSTALLATION - WETLAND & CRITICAL AREA CONSULTING

SEPTICDESIGN@FAIRPOINT.NET - WETLANDCORPS@HOTMAIL.COM

February 23, 2018

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services (KCCDS)
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

Project Parcel#: 18-18-27030-0019
MDJ Contractors
PO Box 1117
Ellensburg, WA 98926

RE: Dept. of Ecology (DOE) Email Comments to KCCDS

Dear Ms. Ozbolt, thank you for the opportunity to respond to the email from DOE regarding the above referenced project parcel. A wetland reconnaissance is intended to determine the need for additional evaluation of a given parcel. Land and Water Solutions, LLC, and The Wetland Corps (LWS-TWS) conducted a site analysis, and evaluation, necessary to determine the need for a *Routine Wetland Delineation*. A routine wetland delineation would require a site map, sample plot photos, and determination data sheets. The reconnaissance concluded that no wetlands are present; therefore, there is no rationale for completing the additional work necessary to represent a wetland delineation. There are no wetlands meeting the wetland criteria outlined in the 2008 Arid West Final Regional Supplement to the 1987 Manual. DOE visited the site and did not verify the presence of wetlands. Both TWC and LWS reconnaissance reports provide a technical narrative pertaining to soil, hydrology, and vegetation in relation to wetland parameters. The reconnaissance findings do not warrant the need for project applicants to incur the cost of additional work necessary to verify the same conclusion. DOE made a site visit on September 19th, 2017, in their report, they did not reference any soil data, nor, did they provide any pictures. We would assume that if the site warranted concern, they would have collected some amount of data to at least have for reference. We also assume that they have access to a digital camera to document the site conditions.

We ask that the project move forward as is. We are available to provide any further information you might need to render your decision. We trust this information is sufficient for your needs at this time.

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Lindsey Ozbolt

From: Joe Gilbert <septicdesign@fairpoint.net>
Sent: Tuesday, February 27, 2018 8:56 AM
To: Lindsey Ozbolt
Subject: Subject: RE: PD-16-00001 & LP-17-00004 Commons at Dry Creek Additional Information Required 2nd Letter
Attachments: MDJ-DOE Response Letter 2-24-18 LWS-TWC.pdf

LINDSEY, PLEASE SEE ATTACHED.

JOE GILBERT
LAND & WATER SOLUTIONS, LLC
SENIOR WETLAND BIOLOGIST
LICENSED SEPTIC SYSTEM DESIGNER
WA. STATE REGISTERED SANITARIAN
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