



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

October 10, 2018

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

Re: SD-18-00002

Dear Ms. Ozbolt:

Thank you for the opportunity to comment on the notice of application for the revised Vantage Bay Planned Unit Development, proposed by BCSCBN Inc. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

The Department of Ecology (Ecology) was unable to review the wetland delineation and rating associated with this Planned Unit Development, as it was previously approved. Ecology has adopted the US Army Corps, 1987 Wetland Delineation Manual, and regional supplements as our standard method for wetland delineations. All delineations are required to be conducted in accordance with this manual and its regional supplements. Per the Corps methods, wetland must be revisited every 5 years. There are a few reasons for this. One reason is that the Corps jurisdictional determinations expire within 5 years. Ecology's website (<https://ecology.wa.gov/Water-Shorelines/Wetlands/Tools-resources/Delineation-resources>) provides a good explanation of why Ecology requires new delineations after 5 years.

Ecology would be happy to review any supplement documents related to this project and provide technical assistance to the County. Please consult the US Army Corps of Engineers prior to any construction in a potential wetland area, as additional federal and state permits may be required. In order to reduce the risk of wetland degradation, the appropriate buffer widths within the Kittitas County Shoreline Master Plan, per the Category of wetland habitat located in or adjacent to the project area, must be applied.

Please contact **Lori White**, Wetland and Shoreland Specialist, should you have any questions at (509) 575-2616 or lori.white@ecy.wa.gov.

WATER RESOURCES

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will



Lindsey Ozbolt
October 10, 2018
Page 2

reside in the proposed development. The proposed development may not be classified as a Group B water system at build out if 25 or more people are being served. It is likely that over 25 people will live in this proposed development. Ecology recommends that the County coordinate with the Washington State Department of Health on the requirements of a Group A water system, which will include water conservation requirements, an operators certificate, a water system plan, and other elements.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jolee Ramos** at (509) 454-4173 or email at jolee.ramos@ecy.wa.gov.

WATER QUALITY

Wastewater

Ecology's Water Quality Program requests more details about the currently planned project. The project proposes a wastewater treatment facility (membrane bioreactor) for sanitary and industrial wastewater (winery wastewater). The proposal states treated wastewater will be used for site landscaping proposes.

As described, this project will require the submittal of a State Reclaimed Wastewater Discharge Application.

On January 23, 2018 the Department of Ecology adopted a new rule, Chapter 173-219 WAC, Reclaimed Water. This rule addresses all aspects of reclaimed water; including permitting for the generation, distribution, and use of reclaimed water across Washington state. It applies to all existing and proposed facilities that are — or will be — designed, constructed, operated, and maintained in the state of Washington to generate, distribute, and/or use reclaimed water.

This project will also require compliance with Chapter 173-240 WAC - Submission of Plans and Reports for Construction of Wastewater Facilities.

If you have any questions or would like to respond to the above Water Quality comments, please contact **James Leier** at (509) 457-7124 or email at james.leier@ecy.wa.gov.

Project with Potential to Discharge Off-Site

This project will require the NPDES Construction Stormwater General Permit. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

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

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Lindsey Ozbolt
October 10, 2018
Page 3

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.

SEPA

Conducting SEPA, which is an over-arching environmental review tool, is used not only for local government permitting processes but also for state agencies like Ecology. The department must review for compliance with SEPA when issuing the above mentioned Shorelands and Water Quality permits. The referenced SEPA must describe and evaluate the environmental impacts of the currently proposed development.

The following proposed additional development was not described and reviewed within the 2006 MDNS:

- A 40-unit boutique hotel
- Restaurant
- Winery
- 16 acres on vineyard
- Community garden
- Pool
- Clubhouse
- Barn
- Pedestrian walking trails throughout the Planned Unit Development.

There is a lack of detail regarding the size of the restaurant, winery, clubhouse, barn and pedestrian walking trails included in the Notice of Application documents (SD-18-00002).

Therefore, Ecology recommends that Kittitas County issue a Revised MDNS to include the currently proposed development of the Vantage Bay Planned Unit Development. This will help provide necessary environmental review on future permits needed to complete the development.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
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