

Noah Goodrich

From: CDS User
Sent: Tuesday, November 14, 2006 11:17 PM
To: Noah Goodrich
Cc: Darryl Piercy
Subject: FW: SEPA review - OTTO SIEBER -Application for a 4-lot short plat (SP-06-93)

Please see below.

Allison Kimball, Assistant Director
Community Development Services
allison@co.kittitas.wa.us

411 N. Ruby St., Suite 2 Tel: 509-962-7695
Ellensburg, WA 98926 Fax: 509-962-7682

From: Neet, Bryan [mailto:bnee461@ECY.WA.GOV]
Sent: Tuesday, November 14, 2006 9:11 PM
To: CDS User
Cc: Clear, Gwen; Merz, Jonathan
Subject: SEPA review - OTTO SIEBER -Application for a 4-lot short plat (SP-06-93)

Mr. Noah Goodrich, Staff Planner

This is in response to the notification dated November 6, 2006 about Mr. Otto Sieber requesting a short plat on Tax Parcel Numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036.

For this site, as well as the surrounding area that has been disturbed Mr. Sieber will need to apply for and adhere to the needs of the Construction Stormwater General Permit offered by the Department of Ecology.

Thanks

Bryan Neet
Non-Point Inspector
Water Quality Program
Department of Ecology
(W) 509-575-2808
(C) 509-654-4953
(F) 509-575-2809
bnee461@ecy.wa.gov

11/15/2006



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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NOV 27 2006

KITTITAS COUNTY
CDS

November 22, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the pre-threshold determination for the division of approximately 20 acres into 4 lots, proposed by Otto Sieber [SP-06-93]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Individual site development within a subdivision may be required to have coverage under the NPDES Construction Stormwater General Permit prior to starting construction. This is identified in the NPDES permit as Condition S1.B.1.a *Common Plan of Development*. In order to be covered by a permit the site must be either included in the Stormwater Pollution prevention Plan for the whole site or have coverage transferred to another Operator/permittee by submitting a Transfer of Coverage form to the Department of Ecology. Please contact Ray Latham (509) 575-2807 with questions about this permit.

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.



Mr. Goodrich
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November 22, 2006

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.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

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.

Environmental review of a zone designation should analyze the likely impacts of the development allowed within that zone. The more specific the analysis is at the non-project stage, the less environmental review needed when a project permit application is submitted. Since the Local Project Review Act prohibits reconsideration of the type of land use allowed in the development regulations and/or comprehensive plan, this will be the only opportunity to evaluate the appropriateness of the proposed zoning at a specific site.

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

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 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,

Mr. Goodrich
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and other elements.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Air Quality

The proponent plans to harvest and transport timber, as well as build roads. Due to drought conditions predicted for our region, we are reminding people that extra efforts are needed to control blowing dust and dirt.

Prior to beginning harvesting or construction activities, the proponent should prepare a project-specific Fugitive Dust Control Plan (FDCP), and then follow the plan for the duration of activities that generate dust.

The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points
- Assign dust control methods
- Determine the frequency of application
- Record all dust control activities
- Train personnel in the FDCP
- Shut down during windy conditions
- Follow the FDCP and monitor dust control efforts

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or for assistance in creating a FDCP, please feel free to call Maureen McCormick at (509) 454-7660.

Sincerely,

Gwen Clear by Johani Teynan

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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KITITAS COUNTY
CDS

November 16, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the pre-threshold determination for the division of approximately 20 acres into 4 lots, proposed by Otto Sieber [SP-06-93]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Individual site development within a subdivision may be required to have coverage under the NPDES Construction Stormwater General Permit prior to starting construction. This is identified in the NPDES permit as Condition S1.B.1.a *Common Plan of Development*. In order to be covered by a permit the site must be either included in the Stormwater Pollution prevention Plan for the whole site or have coverage transferred to another Operator/permittee by submitting a Transfer of Coverage form to the Department of Ecology. Please contact Ray Latham (509) 575-2807 with questions about this permit.

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.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

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.

Environmental review of a zone designation should analyze the likely impacts of the development allowed within that zone. The more specific the analysis is at the non-project stage, the less environmental review needed when a project permit application is submitted. Since the Local Project Review Act prohibits reconsideration of the type of land use allowed in the development regulations and/or comprehensive plan, this will be the only opportunity to evaluate the appropriateness of the proposed zoning at a specific site.

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

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 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,

Mr. Goodrich
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November 7, 2006

and other elements.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



Central Regional Office
15 W Yakima Avenue, Ste 200
Yakima WA 98902-3452

Reception 509-575-2490
Fax 509-575-2809

Fax

To: Noah Goodrich
 Kittitas Co Community Development

From: Gwen Clear

Fax: (509) 962-7682

Pages: 1 of 4

Phone:

Date: November 22, 2006

Re:

CC:

Please accept our comments for the Sieber division. The original letter will be mailed to you today.

Thank you.

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 Kittitas County
 CDS



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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November 22, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

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November 22, 2006

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If you have any questions, or for assistance in creating a FDCP, please feel free to call Maureen McCormick at (509) 454-7660.

Sincerely,

Gwen Clear by Johnei Syman

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012