



STATE OF WASHINGTON
PERMIT
FOR WATER RIGHT APPLICATION

WR Doc ID 6803229

PRIORITY DATE	WATER RIGHT APPLICATION NUMBER
October 15, 2020	G4-36108

NAME AND MAILING ADDRESS	SITE ADDRESS (IF DIFFERENT)
Andy and Michell Schmidt/Schmidt Ranches, LLC Flying A Land, LLC 300 Mission View Dr. Ellensburg, WA 98926-5115	

Total Rate and Quantity Authorized for Withdrawal	
WITHDRAWAL RATE (gpm)	ANNUAL QUANTITY (ac-ft/yr)
259.84	17.866 (5.360 CU)

gpm = Gallons per Minute; ac-ft/yr = Acre-feet per Year

Attention: The consumptive use associated with this permit cannot exceed 5.360ac-ft/yr.

Purpose(s)			
PURPOSE	WITHDRAWAL RATE (gpm)	ANNUAL QUANTITY (ac-ft/yr)	PERIOD OF USE
Domestic Multiple	259.84	17.866	1/1-12/31

IRRIGATED ACRES		PUBLIC WATER SYSTEM INFORMATION	
ADDITIVE	NON-ADDITIVE	WATER SYSTEM NAME and ID	CONNECTIONS
0		N/A	58

SPECIAL REMARKS:

This authorization is for indoor domestic use only. Irrigation is not authorized.

Source Location			
COUNTY	WATERBODY	TRIBUTARY TO	WATER RESOURCE INVENTORY AREA
Kittitas	"Groundwater"		39-Upper Kittitas

SOURCE NAME	PARCEL	WELL TAG	TOWNSHIP	RANGE	SECTION	QQ Q	LATITUDE	LONGITUDE
Aztec Estates Well	954201	BHT-214	18 N.	19 E.	32	NW NW		
Brown Well		AEQ-618	18 N.	19 E.	32	NW		
Mission View Well	12302	AAG-688	18 N.	19 E.	32	SW NW		
Up to 1 Well			18 N.	19 E.	32	NW		
Up to 23 Wells	Multiple		18 N.	19 E.	32	NE		
Up to 3 Wells	Multiple		18 N.	19 E.	32	SE		
Up to 1 Well	536136		18 N.	19 E.	33	SW		

QQ Q = Quarter Quarter

Datum: NAD83/WGS84

Place of Use

PARCEL(S)

Kittitas County Parcel Nos. 094834, 536136, 956821, 956820, 956819, 956818, 956817, 956826, 956827, 956828, 956829, 956816, 956825, 956824, 956823, 956822, 958408, 954191, 954188, 954189, 954190, 954198, 954199, 954200, 954201, 954195, 954196, 954197, 12133, 12132, 954480, 954483, 954481

LEGAL DESCRIPTION OF THE AUTHORIZED PLACE OF USE

Portions of Sections 32, and 33 T. 18 N., R. 19 E.W.M., Kittitas County Washington. See attachment 3 for a more detailed description of the place of use.

Proposed Works

Drill up to 28 wells and construct up to 58 residences, which includes indoor use only. Outdoor irrigation is supplied under existing water rights.

Development Schedule

BEGIN PROJECT BY THIS DATE	COMPLETE PROJECT BY THIS DATE	PUT WATER TO FULL USE BY THIS DATE
Begun	January 1, 2031	January 1, 2033

Attention: These dates represent deadlines that must be met or risk cancellation of this authorization. Submittal of formal documentation for each stage is required. Extensions may be requested in writing.

Measurement of Water Use

HOW OFTEN MUST WATER USE BE MEASURED AND RECORDED?	Weekly
HOW OFTEN MUST WATER USE DATA BE REPORTED TO ECOLOGY?	Annually by January 31
WHAT QUANTITY SHOULD BE REPORTED?	Total annual quantity in acre-feet
WHAT RATE SHOULD BE REPORTED?	Annual peak rate of withdrawal in gpm

Provisions

General Conditions

The water source and/or water transmission facilities are not wholly located upon land owned by the applicant. Issuance of a water right authorization by this department does not convey a right of access to, or other right to use land, which the applicant does not legally possess. Obtaining such a right is a private matter between applicant and owner of that land.

The water right holder is required to maintain efficient water delivery systems and use of up-to-date water conservation practices consistent with RCW 90.03.005.

This authorization shall in no way excuse the permittee from compliance with any federal, state, or local statutes, ordinances, permits, or regulations, including those required and administered by other programs of Ecology.

You (applicant) will record with the Kittitas County Auditor a property covenant that restricts or prohibits trees or shrubs over a septic drain field on Parcel Nos. 094834, 536136, 956821, 956820, 956819, 956818, 956817, 956826, 956827, 956828, 956829, 956816, 956825, 956824, 956823, 956822,

958408, 954191, 954188, 954189, 954190, 12302, 954198, 954199, 954200, 954201, 954195, 954196, 954197, 12133, 12132, 954480, 954483 and, 954481.

You (applicant) will record with the Kittitas County Auditor an appropriate conveyance instrument under which the applicant obtains an interest in Trust Water Right No. S4-85160-J(A) to offset consumptive use.

The quantity of mitigated water may not exceed the amount of water available under Trust Water Right No. S4-85160-J(A) nor exceed the availability of unused storage capacity to retain the Trust Water Right for later release.

Any valid priority calls against the source Trust Water Right No. S4-85160-J(A), based on local limitations in water availability, will result in temporary curtailment of the use of water under the permit until the priority call for water ends.

Measurements, Monitoring, Metering, and Reporting

An approved measuring device must be installed and maintained for each of the sources identified by this water right in accordance with the rule “Requirements for Measuring and Reporting Water Use”, chapter 173-173 WAC, which describes the requirements for data accuracy, device installation and operation, and information reporting. It also allows a water user to petition the Department of Ecology (Ecology) for modifications to some of the requirements.

Recorded water use data shall be submitted electronically by January 31 each year. To set up an Internet reporting account, contact the Regional Office. If you do not have Internet access, you can still submit hard copies by contacting the Regional Office for forms to submit your water use data.

Proof of Appropriation

Consistent with the development schedule given in this report (unless extended by Ecology), the water right holder must file a Notice of Proof of Appropriation (PA) of Water with Ecology. The PA documents the project is complete and all the water needed has been put to full beneficial use (perfected). In order to verify the extent of water use under this permit, an inspection of water use is typically required, known as a “proof exam”. After filing the PA, the water right holder’s next step is to hire a Certified Water Rights Examiner (CWRE) to conduct this proof exam. A list of CWREs is provided to the water right holder upon filing the PA with Ecology. The final water right document, a water right certificate, then may issue based upon the findings of the CWRE. Statutory county and state filing fees may apply prior to certificate issuance.

Schedule and Inspections

Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the project location, and to inspect at reasonable times, records of water use, wells, diversions, measuring devices and associated distribution systems for compliance with water law.

Well Construction

All wells under this authorization shall be completed into the composite “sediment aquifer” of the Lower Kittitas Valley.

All wells constructed in the state shall meet the “Minimum Standards for the Construction and Maintenance of Wells” (WAC 173-160) and “Water Well Construction” (RCW 18.104). In general, wells shall be located at least 100 feet from sources of contamination and at least 1,000 feet of the boundary of a solid waste landfill. Any well which is unusable, abandoned, or is an environmental, safety, or public health hazard shall be decommissioned.

All wells shall be tagged with a Department of Ecology unique well identification number. If you have an existing well and it does not have a tag, please contact the well-drilling coordinator at the regional Department of Ecology office issuing this decision. This tag shall remain attached to the well. If you are required to submit water measuring reports, reference this tag number.

Required installation and maintenance of an access port as described in WAC 173-160- 291(3). In addition to the required access port, the applicant shall install and maintain, in operating condition, an airline and pressure gage. The pressure gage shall be equipped with a standard tire valve and placed in a location accessible to Department of Ecology personnel. The airline shall extend from land surface to the top of the pump bowls and the total airline length shall be reported to the Department of Ecology upon completion of the pump system.


This Permit Subject to Cancellation

This permit shall be subject to cancellation should the permittee fail to comply with the above development schedule and/or to give notice to the Department of Ecology on forms provided by the Department documenting such compliance.

Given under my hand and the seal of this office at Bellevue, Washington this 26th day of July, 2021.

Department of Ecology

OK  _____

by  _____
Trevor Hutton, Section Manager
Central Regional Office
Water Resources Program

TH:JR:aa (210731)