



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

January 19, 2018

Chelsea Benner  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SP-17-00003

Dear Ms. Benner:

Thank you for the opportunity to comment on the short subdivision of approximately 123.87 acres into 3 lots, proposed by Cruse and Associates for Basil Sinclair. We have reviewed the application and have the following comments.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

The actual subdividing of the parcel will not result in impacts; however, building on the parcel could produce streams, stream buffer, wetland and wetland buffer impacts. Three unnamed tributary streams, Naneum Creek, and potential wetland habitat exists on and/or adjacent to the parcel.

Naneum Creek is regulated under Kittitas County's Shoreline Master Program and has a rural conservancy environmental designation, which requires a 100' vegetation buffer extending landward of the ordinary high water mark (OHWM). Buffers along the remaining three streams will need to be determined per the stream type, found within Kittitas County Code 17A.07.010. Each stream should be properly typed, OHWM established, and buffer widths determined by a qualified professional prior to any construction activities.

Hydrologic signatures and vegetation shifts are most heavily noted in the SE corner between two of the tributary streams. Additional areas of interest occur scattered around the streams. A formal wetland delineation and rating should be conducted by a qualified professional prior to any construction activities to determine wetland locations, wetland category, and buffer requirements.

Identifying the stream, wetland, and buffer habitats and locations prior to platting can help determine the amount of buildable area present. The information should be provided within a report and submitted to the County and the Department of Ecology for review.



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Impacts to shoreland habitats should be avoided and minimized to the greatest extent possible.

In the event impacts to stream, wetland, and/or buffer habitat are unavoidable a mitigation plan would be required.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at [lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov) .

### **WATER QUALITY**

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Lloyd Stevens, Jr.** with the Department of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)