



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490



October 26, 2012

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SG-12-00006

Dear Mr. Watson:

Thank you for the opportunity to comment on the notice of application for the intervening ownership subdivision approximately 562 acres into 3 parcels, proposed by Plum Creek Timberlands, LC. We have reviewed the application and have the following comment.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

It is likely from aerial photo interpretation that there are wetlands on the property that are not identified on the National Wetland Inventory map. A careful viewing of the railroad corridors show patches of very bright green vegetation adjacent to the railroad bed which could extend off into the adjacent forest where it would not be visible in the aerial photographs. The confluence of several streams in this vicinity make it even more likely that this vegetation could be wetland vegetation. Since the NWI maps are only approximately 60 percent accurate in forested environments, any future development of these newly segregated parcels (especially the two eastern-most proposed parcels) should be scrutinized for the presence of wetlands to make sure that their functional values are protected from any proposed development.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616.

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



Mr. Watson
October 26, 2012
Page 2

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 **Bryan Neet** with the Department of Ecology, (509) 575- 2808, with questions about this permit.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear". The signature is written in a cursive style with a large initial "G".

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