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KITTITAS COUNTY
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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

May 23, 2008



Your address
is in the
**Upper
Yakima**
watershed

Mackenzie Moynihan
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Ms. Moynihan:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Caribou Creek Corral Horse Camp/Guest Ranch, proposed by Dennis and Phyllis Laukala [CUP 08-07]. We have reviewed the documents and have the following comments.

Lack of information provided to Ecology:

No specific dimensions to the site map were given. If indeed the map is to scale, then it appears that the long house/recreation house are not within the 200 foot buffer, but the environmental checklist for the project notes in item B 3a(2) "Yes, the long house will be within 200 feet of Caribou Creek. Site plan attached." Ecology recommends the proponent provide Kittitas County and Ecology with:

- size of structures (barn, if not existing, recreation building, arena) and
- how far are the structures from the creek

The project footprint is critical in evaluating the environmental impacts of the proposed Guest Ranch.

Water Resources

Any surface water diversion will require application to the Department of Ecology for a water right permit.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

There is a concern about irrigation with a single groundwater exemption, which only allows up to ½ acre. With the proposed lot size, irrigation could easily be over ½ acre. If irrigation water is available through an irrigation district, know that the water purveyor is



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responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

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

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

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

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

Sincerely,



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