

Kittitas County Water Conservancy Board

**PO Box 182
Ellensburg, Washington 98926
509 899 5707**

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JAN 22 2024

**Dept. of Ecology
Central Regional Office**

1/17/2024

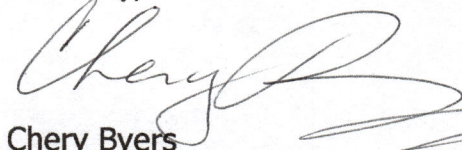
Washington State Department of Ecology
Attention Ben Carr
1250 West Alder Street
Union Gap, WA 98903

ROD/ROE: KITT-20-01 Wallace Ranch II, LLC

Dear Ben:

Enclosed you will find the original ROD and ROE for a Change/Transfer of Water Right for Kittitas County for filing. The board at its 1/16/2024, board meeting accepted and signed this original document. Please contact me with any questions you may have.

Sincerely,



Chery Byers
Clerk of the Board

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Central Regional Office



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

9/16/2019

Wallace Ranch Limited Partnership
PO Box 4184
Bellevue, WA 98009
Sub Basin 4

Re: Certificate No. S4-83912-J

Enclosed for your records is your recorded Certificate. Please retain this for your files.

If you have any questions, please contact the Water Resources Help Desk at (509) 575-2597.

Sincerely,

A handwritten signature in blue ink that reads "Nancy S. Beecher".

Nancy S. Beecher
Water Resources Program
Central Regional Office

NB/190940
WRTS No. 4766374

Enclosure: Recorded Certificate
Focus On Water Right Relinquishment

08/07/2019 03:03:08 PM

\$105.50

Water Right

Kittitas County Auditor

WA STATE DEPT OF ECOLOGY

Page: 1 of 3

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Central Regional Office
SEP 17 2019

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Dept of Ecology
Central Regional Office

KITTITAS COUNTY TREASURER

DEPUTY

DATE

8/7/2019

Return Name and Address:

WA State Dept. of Ecology

Central Regional Office

1250 W. Alder Street

Union Gap, WA 98903-0009

PLEASE PRINT OR TYPE INFORMATION:

Document Title: Certificate of Adjudicated Water Right

Certificate Number: S4-83912-J

Grantor(s)

1. WA State Dept. of Ecology

Grantee(s)

1. Wallace Ranch Limited Partnership

Legal description (abbreviated)

Section 14, T. 19 N., R. 16 E.W.M.

Reference Number(s) of documents assigned or released:

Assessor's Property Tax Parcel/Account Number(s):

18582, 886734, 18583, 18584

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

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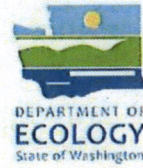
SEP 12 2019

Dept. of Ecology
Central Regional Office

Dept of Ecology
Central Regional Office



State of Washington
Department of
Ecology
**CERTIFICATE OF ADJUDICATED
WATER RIGHT**



This certificate of adjudicated water right is issued pursuant to the Final Decree made and entered by the Superior Court of the State of Washington in and for Yakima County on the 9th day of May 2019 in the case of State of Washington, Department of Ecology v. James J. Acquavella, et al., County Cause No. 77-2-01484-5. This water right is subject to and will be administered according to the Final Decree, which under Paragraph 8 incorporates all orders and opinions entered in the case. In the event of a conflict between this Certificate and the Final Decree, the Final Decree shall govern.

WATER RIGHT HOLDER: Wallace Ranch Limited Partnership	MAILING ADDRESS: Wallace Ranch Limited Partnership PO Box 4184 Bellevue, WA 98009
---	---

CERTIFICATE NUMBER: S4-83912-J	COURT CLAIM NUMBER: 02267	PRIORITY DATE: September 24, 1894
SUBBASIN NUMBER: 04	SUBBASIN NAME: Swauk Creek	CFO DATE: January 9, 2003

Source

Yakima River

Quantity

3.35 cubic feet per second; 279.6 acre-feet per year

Purpose of Use

Irrigation of 38.2 acres

Period of Use

April 15 through October 1

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Point of Diversion

200 feet south and 200 feet east of the north quarter corner of Section 14, being within the NW¼NE¼ of Section 14, T. 19 N., R. 16 E.W.M.

Place of Use

That portion of the NE¼ of Section 14, T. 19 N., R. 16 E.W.M. lying between the railroad and the Yakima River.

Provisions and Limitations of Use

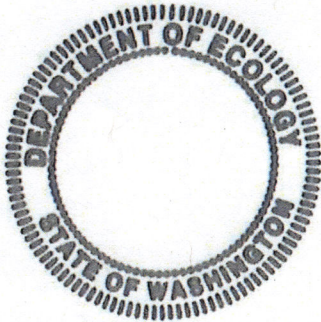
The instantaneous quantity under both the 1884 and 1894 rights to Yakima River water is limited to no more than 3.35 cubic feet per second.

The right to the use of a water right established under the laws of the State of Washington and confirmed hereby is restricted to the lands or place of use, purpose(s) of use, and to the other specified terms and conditions herein described, unless approved for change as provided in RCW 90.03.380 or other statute.

This certificated water right may be subject to relinquishment for nonuse of water as provided in Chapter 90.14 RCW.

Given under my hand and the seal of this office at Union Gap, Washington, this 6th day of August, 2019.

Maia Bellon, Director
Department of Ecology

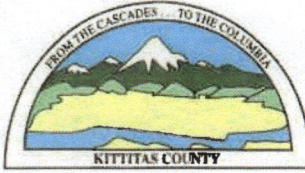


DATA REVIEW
OK LB

A handwritten signature in cursive script that reads "Trevor Hutton".

Trevor Hutton, Section Manager
Central Regional Office
Water Resources Program

To request ADA accommodation including materials in a format for the visually impaired, call Ecology Water Resources Program at 360-407-6872. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Dept. of Ecology
Central Regional Office

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (LP-19-00003 and SD-19-00002)
Wallace Ranch Conservation Plat

Description: Charles Marshal, authorized agent for Wallace Ranch II, LLC., landowner, submitted an application for a 58 lot Conservation Plat on approximately 1163.7 acres of land that is zoned Forest and Range. The proposed lots range in size from two (2) to five (5) acres. The project proposal includes three development areas, one of which is within shoreline jurisdiction requiring a Shoreline Substantial Development application to be processed concurrently with the Conservation Plat application.

Proponent: Robert Wallace
330 112th Avenue NE #200
Bellevue, WA 98004

Location: The project area is located approximately 3 miles east of the City of Cle Elum along the Yakima River. It includes 72 parcels owned by Wallace Ranch II, LLC. The parcels span sections 3, 10, 11, 12, 13, and 14 of T19N, R16E, W.M., Kittitas County. See project application materials for specific parcel numbers.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Long Plats" using the file number "LP-19-00003."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Critical Areas

- 1) Wetlands A, B and C, as identified in the Critical Areas study performed by Sewell Consulting (8/31/2020), shall require an eighty (80) foot structural buffer from the wetland boundary.
- 2) Wetland D, as identified in the Critical Areas study performed by Sewell Consulting (8/31/2020), shall maintain a one hundred and fifty (150) foot structural buffer from the wetland boundary. Wetland D and it's 150-foot buffer shall be designated as Open Space on the face of the final plat and be subject to all conditions pertaining to Open Space in subsequent determinations for this project. A

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Notice to Title shall be included for each lot that contains any section of Wetland D, noting Wetland D and its 150-foot buffer area as not eligible for development in perpetuity.

- 3) Signs identifying the buffer boundaries of Wetlands A, B, C and D shall be installed by the applicant prior to final plat approval. These signs shall be no smaller than 11" x 17". There shall be no less than four (4) signs for each wetland, erected clearly and legibly centered along each edge of the wetland boundary. The signs shall identify the area as a critical area and wildlife migration protection zone. Signs shall be maintained by the developer until such time that an HOA or similar governing authority assumes responsibility. These critical areas shall be identified in any CC&R documents as protected zones in perpetuity. These actions shall be completed prior to final plat approval.
- 4) Any encroachment into wetland buffer areas as established above for the purposes of access shall adhere to the mitigation ratios outlined in KCC 17A.04.050 for Wetlands A, B and C and KCC 17B.05.020I for Wetland D. Any such encroachment shall require a mitigation plan submitted to CDS prior to final plat approval.

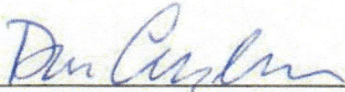
Cultural Resources

- 1) A Cultural Resource Survey shall be conducted by a professional archeological surveyor licensed in the State of Washington. This study shall include the development area directly adjacent to the Yakima River Shoreline jurisdiction. The results of this study shall be submitted to CDS, DAHP and the Yakima Nation for review. The development plan shall be adjusted where necessary to protect Cultural Resources, should the survey result in the discovery of resources. Any necessary adjustment to the proposed development shall not become inconsistent with the density and development regulation outlined in KCC 16.09 Cluster Platting, Conservation and Agriculture Platting, and shall comply with all conditions associated with an approval of this application.
- 5) Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **December 1, 2020 at 5 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926.

Questions or Comments regarding this determination can be directed to Jeremy Johnston, (509) 962-7065, jeremy.johnston@co.kittitas.wa.us.

Responsible
Official:



Dan Carlson

Title: Kittitas County CDS Director

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926

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Central Regional Office

(509) 962-7506 FAX (509) 962-7682

Date: November 17, 2020

Pursuant to Chapter 15A.07.010 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$1540.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suit 2, Ellensburg WA 98926 Timely appeals must be received no later than 5:00pm, December 1, 2020. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIV
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1) Memo Bill Period 01/2021		2) Advertiser/Client Name ASPECT CONSULTING, LLC	
23) Total Amount Due 359.51		3) Terms of Payment JAN 22 2024 Dept. of Ecology Central Registry Office	
21) Current Net Amount Due .00	22) 30 Days .00	60 Days .00	Over 90 Days .00
4) Page Number 1	5) Memo Bill Date 01/12/21	6) Billed Account Number 294646	7) Advertiser/Client Number MEGAN. 294646

8) Billed Account Name and Address ASPECT CONSULTING, LLC TYSON CARLSON 123 E YAKIMA AVE, SUITE 200 YAKIMA WA 98901		Amount Paid: Comments: Ad #: 2041086	
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Please Return Upper Portion With Payment

10) Date	11) Newspaper Reference	12) (13) (14) Description-Other Comments/Charges	15) SAU Size 16) Billed Units	17) Times Run 18) Rate	19) Gross Amount	20) Net Amount
01/06/21	2041086 LEG1	N/APP S4-83912-J WALLA BEFORE THE KITTITAS CO 01/06,13 DR DRWN/LEG1 PO# S483912J/J RAMOS	2X 7.01 14.02	2 12.75	357.51	359.51

Statement of Account - Aging of Past Due Amounts

21) Current Net Amount Due	22) 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23) Total Amount Due
0.00	0.00	0.00	0.00		359.51

DAILY RECORD/KITTITAS PUB
(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24) Invoice	25) Billing Period	6) Billed Account Number	7) Advertiser/Client Number	2) Advertiser/Client Name
2041086	01/2021	294646	294646	ASPECT CONSULTING, LLC

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AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: The undersigned being first duly sworn on oath, deposes and says: That he/she is the representative of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

ASPECT CONSULTING, LLC

N/APP S4-83912-J WALLACE

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 2 consecutive week(s), commencing on the following days.

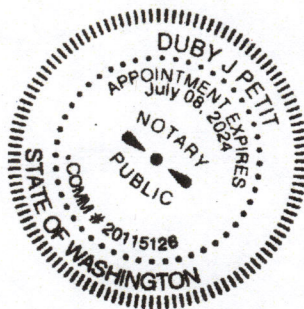
01/06/2021 01/13/2021

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$359.51 the rate of \$12.75 per column inch for each insertion.

Michelle Bowman
Subscribed to me this 14 day of January in the year of 2024.

Duby J Petit
Printed Name
Notary Public in and for
The State of Washington
(SEAL)

Duby J Petit
Signed Name



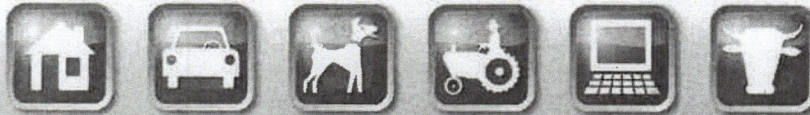
TO PLACE AN AD CALL 509-925-1414

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Classifieds & Legals

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ATTENTION: Auto Injury Victims. If you have suffered a serious injury in an auto accident, call us. Our attorneys have the experience to get you the full compensation you deserve! Call now 877-925-1414.

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DONATE YOUR CAR TO CHARITY. Receive maximum value of write off for your taxes. Running or not. All donations accepted. Free pickup. Call for details. 800-434-4270.

Help Wanted
Collection Servicesperson
The City of Ellensburg has a vacancy for a Collection Servicesperson. Visit our website: www.ellensburg.wa.us to review qualifications & description. \$21.87 - \$28.76/hr, 40 hrs/week. App/Disc. provided by HR Dept., 601 N. Anderson St. (city) 922-7229 or web@city.ellensburg.wa.us. Regular City of Ellensburg employees covered by Teamsters Local Union #760. net apply will be given first consideration. EOE/M/F/D/V.

Help Wanted
Maintenance Repair Technician Wanted
The Housing Authority of Kittitas County is looking for a full-time Maintenance Repair Technician. Must have experience in minor electrical, plumbing, carpentry and trades related to general building maintenance. Position requires a valid Washington State Driver's License, cell phone, physical capacity test, drug screening test, and a 10 year background check performed. Applications can be picked up at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926. Contact the office at (509) 926-5006 or housing@hka.kittitas.org. If you would like to receive the application via email, please return resume with the completed application to the drop box located at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926 or via email to housing@hka.kittitas.org. Position open until filled. EOE.

Miscellaneous
ELIMINATE GUTTER CLEANING FOREVER! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Free Purchase. 10% Senior & Military Discounts. Call 1-888-380-1582.

SE WA ALTC is seeking Registered Nurses to independently contract with DSHS to provide intermittent nursing services in Yakima and Kittitas counties. Rate \$67.22/day. For more information, contact Olivia Marquez at (509) 906-0105 or olivia.marquez@dcshs.wa.gov

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Legals
BEFORE THE KITTITAS COUNTY WATER CONSERVANCY BOARD ELLENSBURG, WASHINGTON

Notice of Application to Change place and purpose of use under S4-83912-J.

TAKE NOTICE: That on September 1, 2020, Wallace Ranch II, LLC of Bellevue, WA filed application number C54-83912-J (KITT-20-01) with the Kittitas County Water Conservancy Board to add a purpose and place of use of instream flow and mitigation under S4-83912-J.

That said right, under priority date of September 24, 1894, authorizes the diversion of 3.35 cubic feet per second, 279.6 acre-feet per year from the Yakima River located within the NW1/4NE1/4 of Section 14, T. 19 N., R. 16 E.W.M. That said right authorizes water to be used for irrigation of 38.2 acres from April 15 through October 1 within the NE1/4 of Section 14, T. 19 N., R. 16 E.W.M., Kittitas County, Washington.

That the applicant proposes to add a purpose and place of use to instream flow and mitigation in the Yakima River to the confluence of the Columbia River. The resulting trust water right will be managed in the Washington State Trust Water Rights Program and used for future mitigation and to benefit instream flows in the Yakima River Basin.

Any protests or objections to the approval of this application may be filed with the Department of Ecology and must include a detailed statement of the basis for objections; protests must be accompanied by a fifty dollar (\$50) recording fee and filed with the Department of Ecology Consulting Unit, P.O. Box 47811, Olympia, WA 98504-7511 within thirty (30) days from January 13, 2021.

Any interested party may submit comments, objections, and other information to the board regarding this application. The comments and information may be submitted in writing or verbally at any public meeting of the board held to discuss or decide on the application. The Board meets the third Tuesday of every month at the Kittitas County Courthouse, 205 W. 5th Ave., Ellensburg, WA 98926-2887. This application will be on the Board agenda during its regular meeting to be held on January 19, 2021 and at subsequent scheduled meetings thereafter until the Board renders a decision on the application. Additionally, the Board may receive written comments or information through January 15, 2021, at its office/mailing address located at PO Box 605 Ellensburg, WA 98926.

PUBLISH: Daily Record: January 6 & 13, 2021

Legals
Notice of Small Works Roster
Kittitas County Hospital District #1 (Kittitas Valley Healthcare) And Kittitas County Hospital District #2

KCHD1 and KCHD2 are jointly seeking licensed contractors, including general, electrical, mechanical, roofing, asphalt sealing and patching, HVAC and plumbing, painting, case work/cabinet and interior finishes contractors to submit letter of interest for placement on the Districts small works rosters for the 2021 calendar year for public works projects with values under \$300,000. Approved contractors will be placed on the appropriate roster according to the qualifications contained in the letter of interest.

Interested contractors should submit a letter to the Kittitas Valley Healthcare Chief of Facilities by 12/1/21 with the company name, contact information, contractor license and area of expertise. Submit letter of interest to: Chief of Facilities, Kittitas Valley Healthcare, 803 S. Chestnut, Ellensburg, WA 98926.

PUBLISH: Daily Record: January 13, 14, & 16, 2021

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