

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

June 14, 2022

Snopass SF Lofts LLC
401 N 36th St. Ste 201
Seattle, WA 98103

Sewall Wetland Consulting, Inc.
Attn: Ed Sewall
PO Box 880
Fall City, WA 98024

RE: Ski Acres Estates Reasonable Use (RU-22-00001) Detailed Mitigation Plan – Approval

Parcel #'s: 418135, 408135, 398135, 388135, 378135, 368135 (Part of Ski Acres Estates Plat)

Dear Snopass SF Lofts LLC,

Kittitas County Community Development Services received a detailed mitigation plan, Attachment A, from Ed Sewall of Sewall Wetland Consulting Inc. on June 9, 2022 that addresses condition #6 of the approved reasonable use application (RU-22-00001). After consultation with Department of Fish and Wildlife, Kittitas County hereby **approves** the detailed mitigation plan as shown in Attachment A as of June 14, 2022.

Please know the following actions will still need to occur:

1. Buffers shall be marked in the field with signage or other identification as seen in KCC 17A.01.090 with a permanent indicator when construction is complete. Temporary markers can be used during construction.
2. Notice on Title shall be recorded according to condition #10 of the reasonable use application. A copy of the recorded notice shall be provided to Kittitas County Community Development Services.
3. Once work is done, an annual monitoring report will be required for 5 years. This monitoring report must be submitted to Community Development Services.

All other conditions of the Reasonable Use approval must be met. The Department of Fish & Wildlife would like to be on present during the pre-construction meeting as well as on site when the trees are placed over the creek in accordance with an approved Hydraulic Project Approval (HPA). Please contact them at 509-607-3578 when these dates are known.

If you have any questions regarding this matter, I can be reached by e-mail at jeremiah.cromie@co.kittitas.wa.us or phone at 509-962-7046

Sincerely,

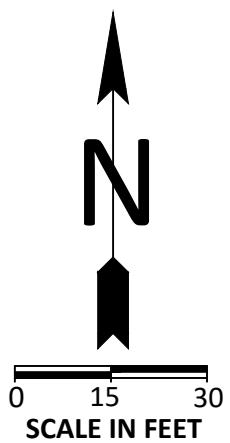
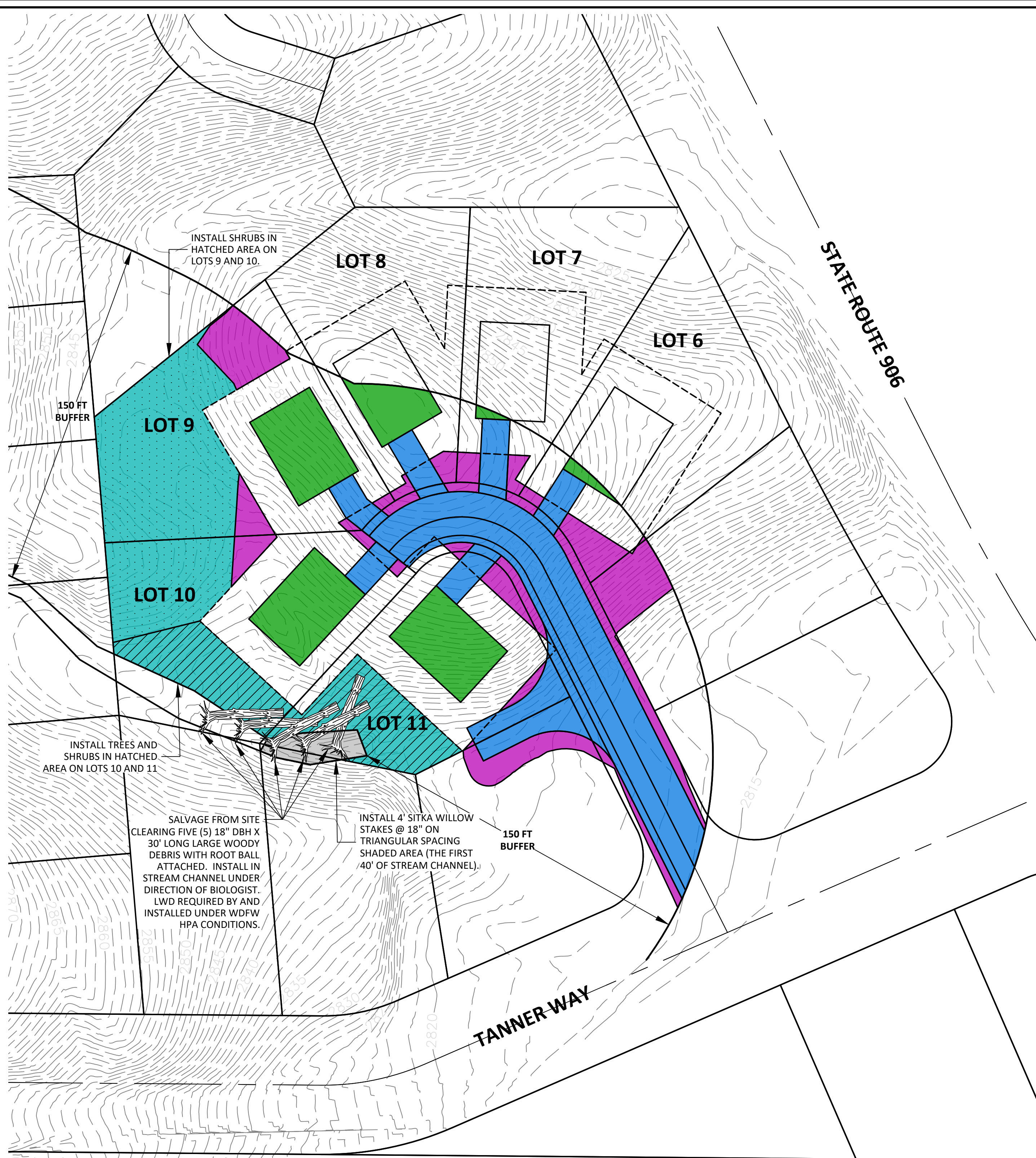
Jeremiah Cromie
Planner II

Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc:

Josh Fredrickson, County Engineer
Jeremy Johnston, Planning Official
Scott Downes, WDFW Habitat Biologist

via email
via email
via email



PLAN LEGEND:

	BUILDING PAD IN BUFFER (4,061 SF)
	ROAD AND DRIVEWAY IN BUFFER (8,021 SF)
	GRADED AREA IN BUFFER - STREAM BUFFER RESTORATION (4,940 SF)
	STREAM BUFFER ENHANCEMENT (9,560 SF)

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL **KITTITAS COUNTY** CODES, ORDINANCES, AND REGULATIONS.
- BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN **KITTITAS COUNTY**, THE OWNER, AND THE PLAN DESIGNER.
- A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.
- THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL **KITTITAS COUNTY** STANDARDS.
- THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHOWN ON THESE DRAWINGS, IF ANY, ARE THE MINIMUM REQUIRED. ADJUST, AMEND, AND/OR ADD TO THE TESC MEASURES SHOWN TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER OR PER **KITTITAS COUNTY**.

PLANT INSTALLATION NOTES:

- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
- PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
- FOLLOWING PLANT INSTALLATION, PLACE MULCH THROUGHOUT PLANTING AREA.

PLANT MATERIAL SPECIFICATIONS:

- PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WASHINGTON ENVIRONMENTAL CONDITIONS, PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST, PREFERABLY THE PUGET SOUND REGION OF WASHINGTON STATE. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
- PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
- CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

PLANT SCHEDULE

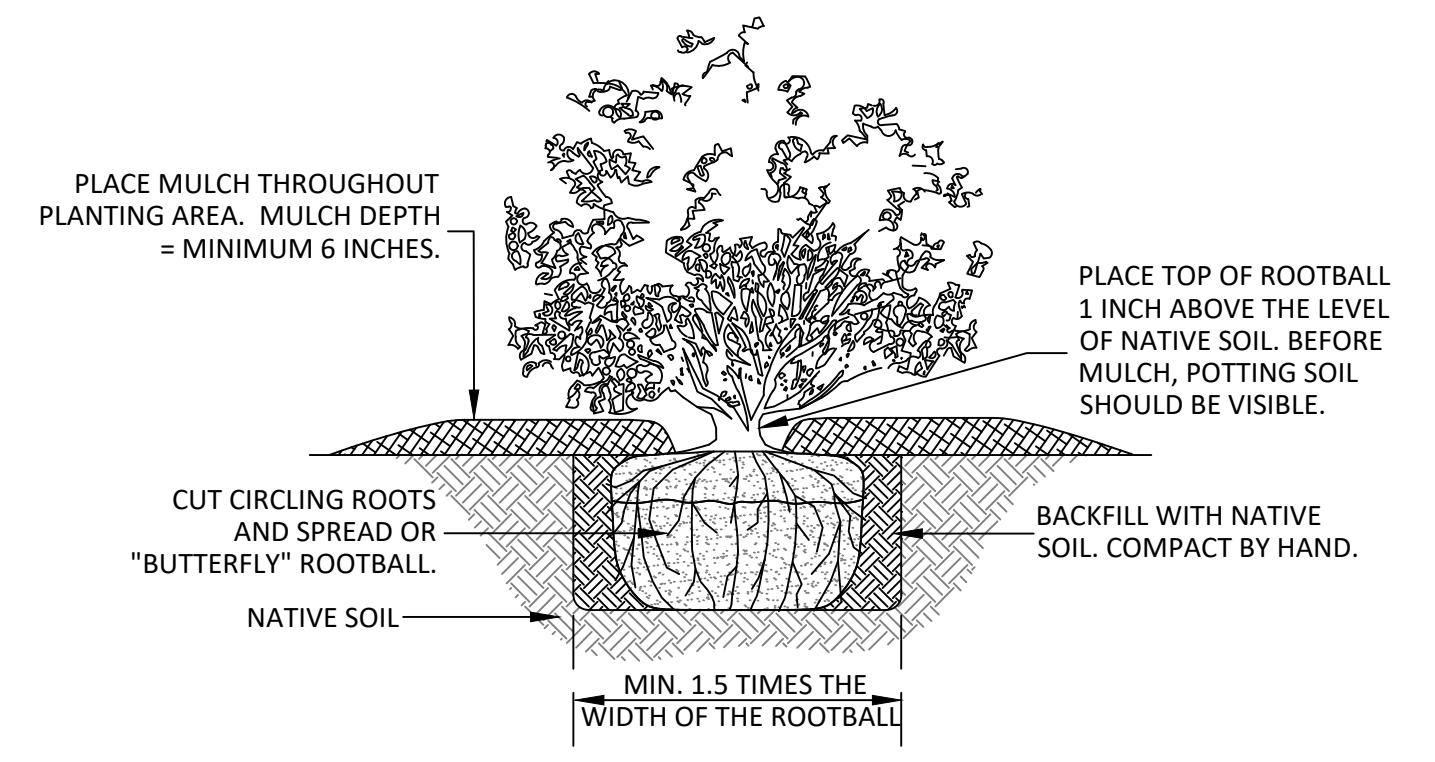
COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	SPACING	QTY
PACIFIC SILVER FIR	<i>ABIES AMABILIS</i>	2 GALLON	9' ON CENTER	15
DOUGLAS FIR	<i>PSUEDOTSUGA MENZIESII</i>	2 GALLON	9' ON CENTER	12
MOUNTAIN HEMLOCK	<i>TSUGA MERTENSIANA</i>	2 GALLON	9' ON CENTER	15
VINE MAPLE	<i>ACER CIRCINATUM</i>	2 GALLON	6' ON CENTER	68
CASCADE HUCKLEBERRY	<i>VACCINIUM DELICIOSUM</i>	2 GALLON	6' ON CENTER	100
RED HUCKLEBERRY	<i>VACCINIUM PARVIFOLIUM</i>	2 GALLON	6' ON CENTER	100
SITKA WILLOW	<i>SALIX SITCHENSIS</i>	4' LIVE STAKE	18" TRIANGULAR	250

TEMPORARY IRRIGATION:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR **TWO (2) GROWING SEASONS** FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF **1 INCH** PER WEEK FROM **JUNE 15** THROUGH **SEPTEMBER 15**. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALY AVAILABLE "**MEDIUM MULCH**" (WWW.PACIFICTOPSOILS.COM; 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES (WWW.DROPCHIP.IN).



MONITORING PLAN:

THE **5 YEAR** MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE LOT OWNER IS RESPONSIBLE FOR SUCCESSFUL COMPLETION OF THE WORK DESCRIBED ON THIS PLAN. IF THE PROPERTY IS SOLD OR PROPERTY OWNERSHIP IS OTHERWISE TRANSFERRED, RESPONSIBILITY FOR ANY REMAINING WORK SHALL BE TRANSFERRED TO THE NEW OWNER AND RECORDED WITH **KITTITAS COUNTY**.

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

GOAL #1 - RESTORE/ENHANCE ON-SITE STREAM BUFFER
OBJECTIVE #1 - INSTALL NATIVE PLANTINGS WITHIN THE BUFFER AREAS SHOWN ON THIS DRAWING
PERFORMANCE STANDARD #1 - PLANT SURVIVAL

YEAR 1 - 100% SURVIVAL
 YEAR 2 THROUGH YEAR 5 - 85% SURVIVAL

THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. THE AS-BUILT SHALL BE SUBMITTED TO **KITTITAS COUNTY** NO LATER THAN **30 DAYS** FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING (5 YEARS)

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF **FIVE (5) YEARS**. UNLESS OTHERWISE ALLOWED BY **KITTITAS COUNTY**, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO **KITTITAS COUNTY** NO LATER THAN **30 DAYS** FOLLOWING EACH MONITORING.

THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE **PLANTING AREAS** PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- PERCENT SURVIVAL.** A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE.

IN ADDITION TO THE ABOVE INFORMATION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO **KITTITAS COUNTY** NO LATER THAN **30 DAYS** FOLLOWING EACH MONITORING.

MAINTENANCE PLAN:

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE:

- RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
- THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
- THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
- THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

CONTINGENCY PLAN:

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH **KITTITAS COUNTY** TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2) EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO **KITTITAS COUNTY** WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY **KITTITAS COUNTY**, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, **KITTITAS COUNTY** MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

Sewall Wetland Consulting, Inc.
 Phone: 253-859-0515
 PO Box 880 - Fall City, Washington 98024

CRITICAL AREA MITIGATION PLAN
- SKI ACRES ESTATES -

811
 Know what's below.
 Call before you dig.

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD CHECKS VERY CAREFULLY AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES
1	02/23/2022	REVISED PER NEW SITE PLAN
2	05/17/2022	REVISED PLANTING PLAN ADDED LWD
3	06/07/2022	ADDED TREES

DATE: 02/21/2022
 JOB NUMBER: 21-202

MITIGATION SITE PLAN, NOTES, & DETAILS