

PALOMINO FIELDS, DIVISION 5 FINAL APPROVAL	COMPLETED	NOTES	TAB
Transportation			
A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works,	X		SEE TABS C & D
B. The applicant will provide a proportionate share contribution to the improvement at the Reecer Creek Road and University Way intersection according to the approved transportation impact analysis,		This is not required at this time. \$12,450.	
C. The applicant will abide by the conditions as approved under the Palomino Road Variance –08-18 including;	X		
a. Improvements to the Bowers Road and Reecer Creek Road Intersection including a right hand turn lane and acceleration lane.		This has been completed as part of the final plat approval of Palomino Div 1 and approved construction.	SEE TAB J
b. A temporary Cul-de-Sac will be installed at the end of Rowers Road extension.		Road approval has been granted by DPW with road beign constructed in fall/winter of 2018. As part of Palomino Division 1 there was a temporary cul de sac which was included under the approved bond. Palomino Div 1 is approved and constructed. The bond is still established with the County with a remaining balance. Palomino Division 2 reflected a new location for the temporary cul de sac and is considered under the existing bond.	SEE TAB A
c. The applicant will guarantee a thru route from Reecer Creek Road to Faust Road, to be built with future development,	X	Agreed, as we move through the development in phases and division that will occur.	
d. A temporary access at Bender Road gill be built. gated and for emergency use only,	x	Access exist now. Gate is being designed.	
Air			

<p>A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology, Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.</p>	<p>X</p>	<p>Do not foresee any burning.</p>	
<p>Water & Septic</p>			
<p>A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NTDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan, it is the applicant's responsibility to contact the Department of Ecology regarding this requirement</p>	<p>X</p>	<p>See WAR303696.</p>	<p>SEE TAB C</p>
<p>B. Prior to any grading, clearing or construction, erosion control measures shall be in place and shall be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff, The erosion control sediment plan shall be a part of the Stormwater Prevention Plan, as referenced in item A.</p>	<p>X</p>	<p>SWPPP BMPs have been installed per the WAR 303696 along with stormwater designed approved by KC DPW.</p>	<p>SEE TAB C & D</p>

<p>C. The applicant will develop a Group A Water System for the project. The Group A Water System shall be designed by a licensed engineer and approved by the Washington State Department of Health. The Group A water system shall be approved prior to final plat approval. The Group A water system may be built in phases as provided for in the approved Group A Comprehensive Water System Plan as required by DOH, pursuant to WAC 2415. Demonstration of adequate water rights in relation to development of a Group A Water System shall be completed prior to final approval. Except for the existing exempt well that currently serves the property no other exempt wells shall be developed to service the project. Any deviations to the water system requirements shall undergo further environmental and plat review.</p>	X	<p>A water transfer has been completed and approved providing domestic water to the Palomino Fields 120 lot plat. See G4-35739.</p>	SEE TABS F & G
<p>D. The applicant will provide sewage treatment through in-ground Community Septic Systems or metered Large On-Site Septic Systems pursuant to WAC 246-27213 "Large-On-Site Septic System Regulations". The type of meters used on the project will be as prescribed by Kittitas County. The initial phases of the project will be served by Community Septic Systems or Large On-Site Septic Systems designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department, pursuant to KCC 13 or by the Washington State Department of Health pursuant to WAC 246. These Community Septic Systems or Large On-Site Septic Systems shall be located on an adjacent parcel of land, for a seamless transition into a possible Class A Reclaimed Water System Facility.</p>	X	<p>Community septic Permit issued (OS-19-00029)</p>	SEE TAB H

<p>E. Prior to final approval, identification of community septic areas along with completed site evaluations will be required by the Kittitas County Environmental Health Department</p>	<p>X</p>	<p>SEE OS-19-00029septic permit</p>	<p>SEE TAB H</p>
<p>F. If a Large On-Site Septic System (LOSS) system is pursued, the appropriate approval documents from the Washington State Department of Health will be required prior to final approval by the Kittitas County Environmental Health Department.</p>		<p>Not Applicable (N.A.)</p>	
<p>G. Class A Reclaimed Water Facility: Pursuant to WAC 173-240-050 & RCW 90.46, a Class A Reclaimed Water Facility may be developed and approved by the Washington State Department of Health and Washington State Department of Ecology. The system, located on an adjacent parcel of land, will contain the following trigger points:</p>		<p>N.A.</p>	
<p>a. When the effluent volume reaches a monthly average of 8,000 gallons per day the applicant will be required to start the planning process for this facility. AO additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the planning process for the facility has started,</p>		<p>N.A.</p>	

<p>b, When the effluent volume reaches a monthly average of 10,000 gallons per day the applicant will be required to have completed the planning process for the facility, in addition the applicant will be required to start creating engineering and construction drawings for the facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the planning process for the facility has been completed and that the applicant has started the engineering and construction drawings.</p>	<p>N.A.</p>		
<p>c, When the effluent volume reaches a monthly average of 12,000 gallons per day the applicant will be required to have completed the engineering and construction plans for this facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the engineering and construction plans for the facility have been completed.</p>	<p>N.A.</p>		
<p>d. When the effluent volume reaches a monthly average of 14,000 gallons per day the applicant will be required to have obtained a building permit for the facility and to have started the construction of the facility. No additional building permits will be issued until the Kittitas County Building Department has confirmed that a building permit for the facility has been issued and that construction has started.</p>	<p>N.A.</p>		

<p>e. When the effluent volume reaches a monthly average of 15,000 gallons per day the applicant will be required to have completed and have an operational reclaimed facility. Vu additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology, has confirmed that the facility is operational.</p>		N.A.	
<p>f. The applicant will record and provide to Community Development Service the recorded meter readings for each Community Septic System or Large On Site Septic System on a quarterly basis.</p>		N.A.	
<p>H. If the applicant wishes to access city systems in the future, it will be recommended that all improvements be developed to current city standards,</p>		The Palomino Fields Plat is not within the City of Ellensburg UGA therefore this condition is N.A.	
<p>I. Metering shall be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements. (Memorandum of Agreement between Kittitas County and Washington State),</p>	X	All residential structures will have metering required and installed at the time of connection to the water system	
<p>J. The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division, The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.</p>	X	See Permit G4-35739	SEE TAB E

<p>K. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.</p>		OK	
Historic and Cultural Preservation			
<p>A. Prior to any ground breaking activity on the subject property, the applicant shall consult with the Yakima Nation regarding an archaeological survey of the subject property due to a high potential for cultural resource sites at the proposed subdivision. Documentation shall be submitted to Community Development Services to be maintained in the project file.</p>		Study Completed and already submitted early on in the review process. On file with County	
Light and Aesthetics			
<p>A. All outdoor lighting shall be shielded and directed downward to minimize the effect on nearby residential properties</p>	X	Agreed. See Draft Set of CC&R's specifically on page 17, Section 10.2.15	SEE TAB I
Noise			
<p>A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.</p>	X	Agreed	
Land and Shoreline Use			
<p>A. Wetland and Wildlife study will be required, prior to Final approval. establishing the appropriate buffers regarding sensitive areas. as determined by the consultant.</p>	X	Study Completed, site visit with DOE completed. Furthermore there are no wetlands identified on this proposed Palomino Fields Division 5 Plat. Study already submitted early on in the process. On file with County	

<p>B. One hundred foot buffers will be established along Currier Creek and shown on the final mylars.</p>	<p>X</p>	<p>100' buffers requirement along Currier Crk. Shown on preliminary plat map. Currier Creek is not adjacent or located on this proposed Division 5.</p>	
<p>C. A riparian management plan that would incorporate signage for Currier Creek will be completed prior to final approval.</p>	<p>X</p>	<p>Riparian Mngmt Plan for Currier Creek submitted as part of the Development Agreement process reviewed and approved by BOCC in 2016. "Completed" On file with County</p>	
<p>D. All waterways/waters/ditches located on the subject property, regardless of their designation of intermittent, perennial or ephemeral, shall be delineated and shown on the final mylars, improvements to such water features shall not impact on-site and off-site use,</p>	<p>X</p>	<p>Completed and was required at preliminary plat stage. Furthermore the Ellensburg Water Canal is identified on the Division 5 final plat map but is not directly adjacent to this plat.</p>	<p>TAB J</p>
<p>E. A Hydraulic Project Approval (HPA) from the Department of Fish & Wildlife shall be required for all work affecting watercourses, including those that do not flow year-round. This includes, but is not limited to, work associated with construction of bridges, culverts, drainage facilities, outfalls and other construction affecting lie bed, bank or flow of watercourses.</p>		<p>Agreed. This will occur when crossing Currier Creek.</p>	
<p>F. The applicant shall consult with the Department of Fish & Wildlife to determine the appropriate size of culvert needed for the crossing any stream or watercourse on the subject property, Prior to final approval the applicant will provide documentation that said crossings meet the proposed standards,</p>		<p>This will occur when crossing currier creek.</p>	
<p>Public Safety</p>			

<p>A. The applicant shall consult with the local school district and provide for and depict on the final plat a safe location for a bus stop.</p>	<p>X</p>	<p>Per phone discussion on 2-28-19 with Ellensburg School District Transportation Dept. the bus stop is already established at the entrance of the new Bowers Road Ext and Reecer Creek Road intersection as you enter into Palomino Fields Division 1 Plat.</p>	
<p>B. Any future development shall comply with the International Fire Code (IFC) and its Appendices and Referenced Standards, Kittitas County Code, and Kittitas County Road Standards and shall adhere to the strictest of said standards.</p>	<p>X</p>	<p>Palomino Fields Plat Division 1 was approved with Sprinklers in homes per Fire Marshall. This is the same requirement for the whole</p>	
<p>Parks and Recreation</p>			
<p>A. The proposal will include 4-5 pocket parks spaced throughout the platted development. The pocket parks shall be dedicated as open space in perpetuity.</p>	<p>X</p>	<p>Parks will not be within this Palomino Fields Plat Division 5. Parks will eventually be identified within the future platting of the project therefore this doesn't apply</p>	
<p>B. The applicant shall add 120 trees that shall be placed sporadically through the development. The trees shall serve as a buffer along the John Wayne Trail, "The applicant shall replace any trees that die within the first three years.</p>		<p>120 tree planting is not part of this division approval. As the location along the John Wayne trail is being reviewed for additional stormwater scenarios and more importantly irrigation hasn't been constructed that will increase the survival rate of these trees.</p>	