

Central Cascades Forest LLC

74 Wall Street
Seattle, WA 98121

August 12, 2026

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Ranch at Roslyn Ridge Conditional Use Permit Application (CU-26-0003) and Associated SEPA Review

To Whom It May Concern:

Central Cascades Forest LLC ("CCF") appreciates the opportunity to comment on the proposed Ranch at Roslyn Ridge development application.

CCF owns forestland immediately north of the proposed development area and has a direct interest in maintaining reliable access to those lands for ongoing forest management, stewardship, conservation, fire protection, and related activities. For local land management matters concerning CCF properties, including the Central Cascades Forest and Cle Elum Ridge properties, management is conducted by The Nature Conservancy in Washington on behalf of CCF.

CCF's primary concern relates to continued access via Ridgecrest Road and associated access rights serving CCF-owned lands. CCF holds easement interests associated with Ridgecrest Road and requests that any project approvals ensure that existing legal access rights are preserved and that project construction, operation, or future modifications do not impair access to adjacent CCF lands. It has come to our attention that previous developments on adjacent parcels may have involved relocation of Ridgecrest Road, which should have been reflected in a recorded easement amendment. In light of this, CCF further requests that any existing easement alignment issues associated with Ridgecrest Road and the applicant's adjoining projects be promptly addressed and resolved by the applicant, including, if necessary, through the execution and recording of easement amendments or other instruments sufficient to ensure CCF's continued legal access along the existing roadway alignment, as it may otherwise be perceived as a cloud on CCF's title.

In addition, CCF is concerned about the potential for increased unauthorized motorized access onto adjacent conservation and forest lands. Based on the materials provided with the application, proposed internal roads and access points may increase the likelihood of off-road vehicle use extending beyond the development

area and onto neighboring lands. Increased vehicular trespass could create challenges for forest management, conservation objectives, habitat protection, wildfire risk reduction activities, and public safety.

Accordingly, CCF requests that the County evaluate whether additional measures are appropriate to:

- Maintain and protect lawful access rights serving adjacent properties;
- Prevent physical or legal impairment of existing easements and access routes;
- Minimize unauthorized motorized access onto neighboring forest and conservation lands;
- Ensure that future road design, signage, barriers, or access management measures adequately address potential trespass concerns.

CCF appreciates the County's consideration of these comments and looks forward to continuing to work cooperatively with neighboring landowners, Kittitas County, and other stakeholders regarding long-term stewardship and management of this area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Darcy Batura". The signature is fluid and cursive, with the first name "Darcy" and last name "Batura" clearly distinguishable.

Central Cascades Forest LLC

74 Wall Street
Seattle, WA 98121

For local land management inquiries regarding Central Cascades Forest LLC properties, including Cle Elum Ridge, please contact:

Darcy Batura, Director of Forest Partnerships
The Nature Conservancy in Washington
darcy.batura@tnc.org