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**KITTITAS CO CDS
RECEIVED
02/18/2026**

September 23, 2025

Majestic Group
26304 203rd Place SE
Covington, Washington 98042

RE: Critical Area Report – Parcel #778834
Unincorporated Kittitas County, Washington
SWC Job #25-154

This report describes our observations of any jurisdictional wetlands or streams and/or buffers on or within 200’ of Parcel #778834 located on the northeast side of West Sparks Road in the Easton area of unincorporated Kittitas County, Washington (the “site”).



Above: Vicinity Map of the site

The site consists of an irregularly shaped 16.51 acre parcel, located within the SE ¼ of Section 2, Township 20 North, Range 13 East of the W.M.



Above: 2024 aerial photograph of the site from Kittitas Taxsifter website

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on August 19, 2025. The site was reviewed using methodology described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990).

Wetlands in Kittitas County are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update*, dated June 2014 Publication No. 14-06-018.

The ordinary high water mark (OHWM) of any streams was located based upon the criteria described in the Washington Department of Ecology publication *Determining The Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (WADOE Publication 16-06-029, March 2010 revised October 2016).

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas County TaxSifter website, National Wetland Inventory Map and the NRCS Soil Survey online mapping and Data and the WADNR Fpars stream type mapping website.

National Wetland Inventory

According the NWI mapping of the site, there are no wetlands or streams on or near the site.



The wetlands and deepwater habitats in this area were photo interpreted using 1:58,000 scale, color infrared imagery from 1984.

Above: National Wetland Inventory Map of the site.

Kittitas County Taxsifter Website

The Kittitas County Taxsifter website with wetland, stream and floodplain layers activated depicts no features on the site.



Above: Kittitas County TaxsiFTER website with wetland and stream layers.

WADNR Fpars Stream Type Mapping

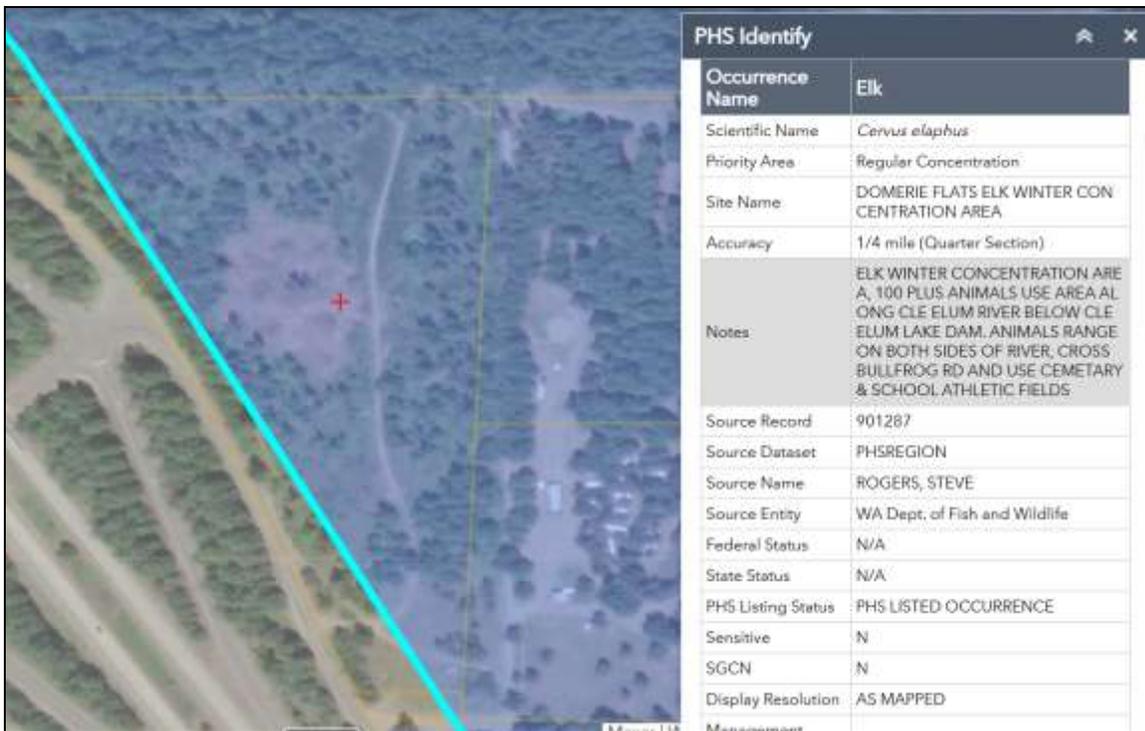
According to the WADNR Fpars Stream Type mapping website, there are no streams or waterbodies on or near the site.



Above: WADNR Fpars water type mapping of the site.

Washington Department of Fish and Wildlife Priority Habitats Data Search

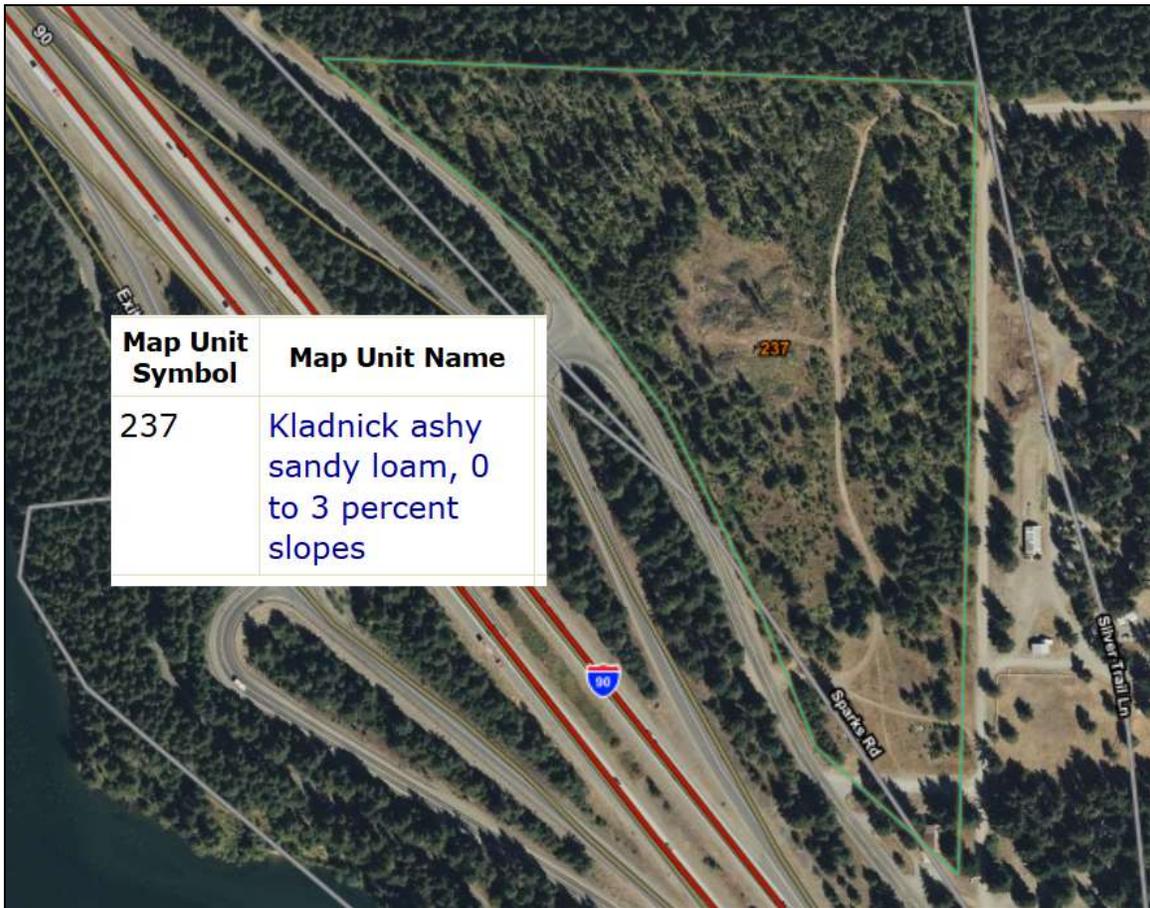
According to the WDFW Priority Habitat Website with Public access layers activated, the majority of the site is noted as being located within the Domerie Flats winter concentration area for elk, as well as in a Township in which the Yuma myotis, little brown bat and northern spotted owl occur.



Above: WDFW Priority Habitats and Species Map of the area of the site.

NRCS Soil Mapping Website

According to the NRCS soil mapping of the site, the site is mapped as Kladnick ashy, sandy loam soils. These are well drained soils formed in glacial outwash. Kladnick soils are not considered wetland or “hydric soils, according to the USDA SCS publication No. 1491 “*Hydric Soils of the United States*”.



Above: NRCS Soil Survey Map of the site

Field observations

The site is an irregularly shaped parcel bordered by West Parks Road on the southwest, Silver Trail Lane on the east, and state forest land dominated by douglas fir to the north.

The site has been logged and is generally shrub and sapling dominated. The dominant tree species is shore pine with scattered third growth douglas fir and several ponderosa pines. A large clearing is found in the center of the site and scattered logging roads and atv trails cross the site. What appears to be the foundation and remnants of an old well were observed on the south corner of the site. Piles of concrete debris and other old trash were also observed on the south end of the site. Slash piles area also evident near the center of the site.

Shrub and herbaceous species observed on the site were xeric species include hazelnut, oceanspray, Oregon grape, snowberry, mountain ash, Kinnick Kinnick, vine maple, rose, bracken fern knapweed, bentgrass, and fescue.

Soil pits excavated throughout the site revealed dry, cobbly sandy loams with a soil color of 10YR 3/3-3/4 with no hydric indicators nor evidence of wetland hydrology

Wetlands

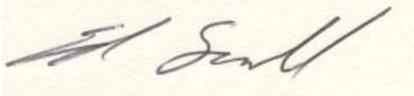
No wetlands or buffers of wetlands are found on or near the site.

Streams

No streams or buffers of streams were found on or near the site.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in black ink on a light yellow background, appearing to read "Ed Sewall".

Ed Sewall
Senior Wetlands Ecologist PWS #212

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

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