PALOMINO FIELDS, DIVISION 4 FINAL APPROVAL Transportation A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works. B. The applicant will provide a proportionate share contribution to the improvement at the Recerc Creek Road and University Way intersection according to the approved transportation impact analysis. C. The applicant will alloke by the conditions as approved under the Palomino Road Variance—08-18 including: a. Improvements to the Bowers Road and Recerc Creek Road intersection including a right hand turn lane. b. A temporary Cul-de-Sac will be installed at the end of Recerc Creek Road extension. c. The applicant will guarantee a thru route from Recerc Creek Road extension. c. The applicant will guarantee a thru route from Recerc Creek Road extension. c. The applicant will guarantee a thru route from Recerc Creek Road extension. d. A temporary access at Bender Road gill be built. gated and for emergency use only. AIr AIr AIr A the applicant shall obtain a burn permit from the Department of Ecology, Only natural unprocessed wegetation may be burned in an outdoor tire. It is the applicant of the paper of the final plat that the property, the applicant of the standard the Department of Ecology only natural unprocessed expension. A temporary be burned in an outdoor tire, it is the applicant of Ecology only natural unprocessed the paper of the paper of the final plat that the paper of the final plat that the paper of the final plat that the paper of the final plat the paper of the final plat that the paper of the final plat the final plat the paper of the final plat the final plat the paper of the final plat the final plat the paper of the final plat th				
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Water & Septic	Ecology regarding this permit.	×	Do not forsee any burning.	
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pide I Calcas.	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. Ihe 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 iii WAC 2415. Demonstration of adequate 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 lhe project. Any deviations to the water system requirements shall undergo further environmental and	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 storniwater runoff, The erosion control sediment plan shall be a part of the Stormwater Prevention Plan, as referenced in item A.	A. Aciivitics 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
	×	×	×
	Completed	SWPPP BMPs have been installed per the WAR 303696 along with stormwater designed approved by KC DPW.	See WAR303696.
	SEE TABs F & G	SEE TAB C & D	SEE TAB C

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PALOMINO FIELDS, DIVISION 8 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,	×		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;	×		
a. Improvements to the Bowers Road and Reecer Creek		This has been completed as part of the final plat	
Road Intersection including a right hand turn lane and		approval of Palomino Div 1 and approved	
acceleration lane.		construction.	
b. A temporary Cul-de-Sac will be installed at the end of		Dapple Gray Way has been approved by Kittitas	
Rowers Road extension.	×	County	SEE TAB D
c. The applicant will guarantee a thru route from			
Reeccr Creek Road to Faust Road, to be built with future		Agreed, as we move through the development in	
development,		phases and divisison that will occur.	
d. A temporary access at Bender Road gill be built.			
gated and for emergency use only,	×	Access exist now. Gate is being designed.	
Air			
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 tire. It is the			
Ecology regarding this permit	<		
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Water & Septic			

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. Ihe 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 iii 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 lhe project. Any deviations to the water system requirements shall undergo further environmental and plat review.	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 storniwater runoff, The erosion control sediment plan shall be a part of the Stormwater Prevention Plan, as referenced in item A.	A. Aciivitics 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
Completed	SWPPP BMPs have been installed per the WAR 303696 along with stormwater designed approved by KC DPW.	See WAR303696.
SEE TABs F & G	SEE TAB C & D	SEE TAB C

	N.A.		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 Deptartment of Health and Washington State Department of Ecology. The system, located on an adjacent parcel of land, will contain the following trigger points:
	Not Appilcable (N.A.)		F. If a Large On-Site Septic System (LOSS) system is pursued, the appropnate approval documents from the Washington State Department of Health will be required prior to final approval by the Kittitas County Environmental Health Department.
SEE TAB H	Community septic Permit issued (OS-21-00002)	×	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
SEE TAB H	Community septic Permit issued (OS-21-00002)	×	inetercd 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 will be prescribed by Kittitiir County. The initial phases of the project will he 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.
			וחe applicant will provide sewage treatment through

N.A.	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. , Vo additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecolo, g has confirmed that the engineering and construction plans for the facility have been completed.	c, When the effluent volume reaches a monthly average of 12,000 gallons per day the applicant will be required have completed the engineering and construction plans for this facility. ,Vo additional building permits will be issued until the Washington State Department of Health the Washington State Department of Ecolo,g has confirmed that the engineering and construction plans the facility have been completed.
N.A.	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 Stare 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.	b, When the effluent volume reaches a monthly average of 10,000 gallons per day the applicant will be required 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. Note additional building permits will be issued until the Washington Stare 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.
N.A.	a. When the effluent volume reaches a monthly average of 8,000 gallons per day the applicant will he required to start the planning process fur 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,	a. When the effluent volume reaches a monthly average of 8,000 gallons per day the applicant will he required to start the planning process fur this facility. AO additional building permits will be issued until the Washington Stat Department of Health or the Washington State Department ofEcology has confirmed that the planning process for the facility has started,

All residential structures will have metering required and installed at the time of connection to the water system	×	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),
The Palomino Fields Plat is not within the City of Ellensburgs UGA therefore this condition is N.A.		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,
N.A.		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 u quarterly basis.
N.A.		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 Stare Department of Ecolok., has confirmed that the facility is operational.
N.A.		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 *Wry has been issued and that construction has started.

A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall he from 7:00am to 7:00pm. X	Noise	A. Alloutdoor lighting shall be shielded and directed downward to minimize the effect io nearby residential properties X	Light and Aesthetics	A. Prior to any ground breaking activity on the subject property, the applicant shall consult with the Yakaina 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. X in	Historic and Cultural Preservation	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.	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.
Agreed		Agreed and will be in the CC&R's.		Study Commpleted and already submitted early on in the review process. On file with County		OK	See Permit G4-35739
		SEE TAB I					SEE TAB E

Land and Shoreline Use			
A. Wetland and Wildlife study will be required, prior to Final approval. establishing the appropriate buffers regarding sensitive areas, as determined by the consultant	×	Study Completed, site visit with DOE completed. Furthemore there are no wetlands identified on this proposed Palomino Fields Division 7 Plat. Study already submitted early on in the process. On file with County	
B. One hundred foot buffers will be established along Currier Creek and shown on the final mylars.	×	100' buffers requirement along Currier Crk. Shown on preliminary plat map.	
C. A riparian management plan that would incorporate		Riparian Mngmt Plan for Currier Creek submitted as	
signage for Currier Creek will be completed prior to final approval.	×	reviewed and approvd by BOCC in 2016. "Completed" On file with County	
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 oft-site use,	×	Completed and was required at preliminary plat stage. Furthermoe the Ellensburg Water Canal is only identified on Division 2 & Division 3 final plat maps.	
E. A Hydraulic Project Approval (HPA) from. ihe Department of Fish & Wildlife shall he 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 affecling llie bed, bank or flow of watercourses.		Agreed. This will occurr if & when crossing Currier Creek.	

	120 trees planted on March 18 & 19th, 2021		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, "I'he applicant shall replace any trees that die within the first three years.
See Tab A	3 Park areas (used for anything) are currently established as follows: Tract L (containing 2 park areas, one on east side of Roan Drive and the other on south and west side of roan drive), Tract I is the 3rd park area (between lot 10 & 11 of Division 4	×	A. The proposal will include 4-5 pocket parks spaced throughout the platted development. The pocket parks shall he dedicated as open space in perpetuity.
			Parks and Recreation
	Palomino Fields Plat Division 1 was approved with Sprinklers in homes per Fire Marshall. This is the same requriement for the complete develpment	×	B. Any future development shall comply with the Inernational 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.
	Per phone discussion on 2-28-19 with Ellensburg School District Transporation 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.	×	A. The applicant shall consult with the local school district and provide for and depict on the final rnylars a safe location for a bus stop.
			Public Safety
	This will occur if & when crossing currier creek.		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 ilie applicant will provide documentation that said crossings meet the proposed standards,