



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships -- Building Communities"

LONG PLAT AMENDMENT APPLICATION

(For proposed alteration or vacation, per KCC Title 16)

A **preapplication conference is REQUIRED** if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☐ Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

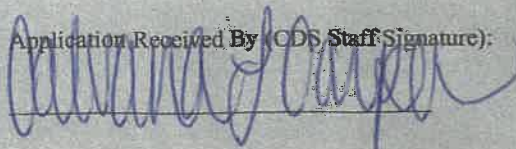
- ☐ Certificate of Title (Title Report)
- ☐ Computer lot closures

***Final plat application and associated fees **will be required** at time of request for final plat processing. Please see the final plat application for current fees.

APPLICATION FEES:

\$4,840.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$630.00	Kittitas County Department of Public Works
\$524.00	Kittitas County Fire Marshal
\$970.00	Kittitas County Public Health
\$6,964.00	Total fees due for this application submittal (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 12/4/18	RECEIPT #: 00-18-02937	RECEIVED DEC 04 2018 Kittitas County CDS DATE STAMP IN BOX
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 07-18-2018

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: See Attachment A

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group Inc. Chad Bala

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum WA 98922

Day Time Phone: 509-607-0617

Email Address: bala.ce@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: See attachment A

City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

See Plat Map & Attachment B

6. Tax parcel number: See Attachment A

7. Property size: Total Acres estimated at 8 (acres)

8. Land Use Information:

Zoning: A-5

Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. See Attachment C
10. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle)
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?** Reecer Creek Road & W. Bowers Road

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X

Chel Be

Date:

11-29-18

Signature of Land Owner of Record
(Required for application submittal):

X

(DR. HATOW)

Date:

11/30/18

PROJECT NARRATIVE
(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

RECEIVED
DEC 04 2018
Kittitas County, WA

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. See Attachment C
10. **Are Forest Service roads/easements involved with accessing your development?** Yes ☐ No ☒ (Circle)
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?**
Reecer Creek Road & W. Bowers Road

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Chad Bal

Date:

11-29-18

Signature of Land Owner of Record
(Required for application submittal):

X Fred Niemi

Date:

12-2-18 lot #1

Carrie h. Niemi

12-2-2018 lot #1

Betty Balcom

12-2-2018 lot #4

Monty Balcom 12.2.18 lot #4

Lea 12/2/18 lot #6

Erin McNeil 12/2/18 lot #6

Sherry Finch 12-2-2018 lot #7

William A. Finch 12-2-2018 lot #7

John 12/2/18 lot #5

Mackenzie Stenkel 12/2/18 lot #5

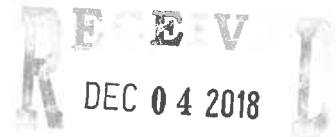
Jeffery Jansen 12/2/18

Keith W. 12/2/2018

Wendy L. Roman 12/2/18 lot #8

ATTACHMENT LIST

Attachment A.	Names, Addresses, and Parcel Numbers of Palomino Fields Division 1 Lot owners.
Attachment B.	Updated Subdivision Guarantee includes previously recorded plat maps.
Attachment C.	Narrative/Project Description.
Attachment D.	New Plat Alteration Map
Attachment E.	Palomino Fields Water System Approval
Attachment F.	Septic Permits
Attachment G.	Existing SEPA MDNS



Kittitas County CDS

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Attachment A.

Kititas County CDS

Names, Addresses, and Parcel Numbers

<u>Land Owners</u>	<u>Addresses</u>	<u>Lot</u>	<u>Parcel Numbers</u>
Carie and Fred NEMI	1714 W Bowers Rd Ellensburg WA 98926	1	960258
Randal Larsen / Tiffany Love	1710 W Bowers Rd Ellensburg WA 98926	2	960259
SSHI LLC	11241 Slater Ave NE, Suite 200 Kirkland, WA 98033	3	960260
Monty and Betty BALCOM	1702 W Bowers Rd Ellensburg WA 98926	4	960261
Ethan and Mackenzie Sterkel	1614 W Bowers Rd Ellensburg WA 98926	5	960262
Joseph and Erin McNeil	1610 W Bowers Rd Ellensburg WA 98926	6	960263
William S (SR) and Sherry Joe Finch	1606 W Bowers Rd Ellensburg WA 98926	7	960264
Wendy Kernan	1602 W Bower Rd Ellensburg WA 98926	8	960265

Attachment B.

Updated Subdivision Guarantee includes previously recorded plat maps.



Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568917

Updated GUARANTEE

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DEC 04 2018

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 16, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

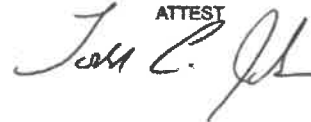


By:



President

ATTEST



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46568917

SUBDIVISION GUARANTEE

Order No.: 265324AM
Guarantee No.: 72156-46568917
Dated: November 13, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: Palomino Fields

Assured: Pat Deneen

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lots 1 through 8, PALOMINO FIELDS PLAT - DIVISION 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 201 through 205 and amended under Book 12 of Plats, pages 237 through 241, records of said County.

Title to said real property is vested in:

Frederick J. Niemi and Carrie L. Niemi, husband and wife, as to Lot 1, Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman, who are described as joint tenancy with rights of survivorship on the document in which title vests, as to Lot 2, SSHI LLC, a Delaware limited liability company, as to Lot 3, Monty Balcom and Betty Balcom, husband and wife, as to Lot 4, Ethan Sterkel and Mackenzie Sterkel, husband and wife, as to Lot 5, Joseph McNeil and Erin McNeil, husband and wife, as to Lot 6, William S. Finch and Sherry J. Finch, husband and wife, as to Lot 7 and Wendy Kernan, an unmarried woman, as to Lot 8

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568917

(SCHEDULE B)

Order No: 265324AM
Policy No: 72156-46568917

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960258 (Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

7. Tax Year: 2018
Tax Type: Irrigation
Subdivision Guarantee Policy Number: 72156-46568917

Total Annual Tax: \$55.00
Tax ID #: 960258 (Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$127.76
Tax ID #: 960259 (Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.88
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

9. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960259 (Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 30, 2018

10. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$129.24
Tax ID #: 960260 (Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$64.62
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$64.62
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

11. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00

Subdivision Guarantee Policy Number: 72156-46568917

Tax ID #: 960260 (Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

12. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960261 (Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

13. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960261 (Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

14. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960262 (Lot 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

15. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960262 (Lot 5)
Taxing Entity: Kittitas County Treasurer

Subdivision Guarantee Policy Number: 72156-46568917

First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

16. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$127.76
Tax ID #: 960263 (Lot 6)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.88
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

17. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960263 (Lot 6)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

18. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$126.03
Tax ID #: 960264 (Lot 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.01
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

19. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960264 (Lot 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid

Subdivision Guarantee Policy Number: 72156-46568917

First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

20. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$119.72
Tax ID #: 960265 (Lot 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$59.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$59.86
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
21. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960265 (Lot 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
22. Liens, levies and assessments of the Palomino Fields Homeowners Association.
23. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
24. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Kittitas County Short Plat No. 77-12
Recorded: November 15, 1977
Book: A of Short Plats Page: 22
Instrument No.: 418140
Fact(s): Surveyor's Note: "Legal description for the Don Herr property doesn't close by 3"
25. Agreement and the terms and conditions contained therein
Between: Kittitas County
And: Don Herr by Executor Lanaya R. Herr
Purpose: Irrigation Franchise
Recorded: March 14, 2003
Instrument No.: 200303140034
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-46568917

Purpose: Irrigation
Recorded: January 16, 2004
Instrument No.: 200401160010
Affects: Portion of said premises

27. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in Declaration Palomino Fields Drainfield Restrictive Covenant
Recorded: March 29, 2016
Instrument No.: 201603290030
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Palomino Fields Plat - Division 1,
Recorded: August 15, 2017 and June 25, 2018
Volume: 12 of Plats Page: 201 through 205 and 12 of Plats, pages 237 through 241
Instrument No.: 201708150016 and 201806250042
Matters shown:
a) Location of fencelines in relation to property boundaries
b) All notes contained thereon
c) Surveyor's Narrative contained thereon
d) Dedication contained thereon
e) Easements contained thereon
29. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: January 10, 2018
Instrument No.: 201801100036
30. Bargain & Sale Mineral Deed:
Grantor: SSHI LLC, a Delaware limited liability company
Grantee: DRH Energy, Inc., a Colorado corporation
Recorded: January 10, 2018
Auditor's File No.: 20180100038
31. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Palomino Fields, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 14, 2018
Instrument No.: 201806140040
32. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: June 27, 2018
Instrument No.: 201806270016
Affects: Lots 7 and 8
33. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$200,000.00

Subdivision Guarantee Policy Number: 72156-46568917

Trustor/Grantor: Wendy Kernan, an unmarried woman
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: June 20, 2018
Recorded: June 29, 2018
Instrument No.: 201806290029
Affects: Lot 8

34. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: August 24, 2018
Instrument No.: 201808240020
Affects: Lots 1 and 2
35. Agreement and the terms and conditions contained therein
Between: SSHI LLC, a Delaware limited liability company (dba, D.R. Horton)
And: Ronald D. and Deborah L. Kuhn
Purpose: Revocable License
Recorded: August 28, 2018
Instrument No.: 201808280037
Affects: Lots 2, 3, 6 and 7
36. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$441,745.00
Trustor/Grantor: Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman as joint tenancy with rights of survivorship
Trustee: Scott R. Valby
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Cornerstone Home Lending, Inc.
Dated: August 27, 2018
Recorded: September 4, 2018
Instrument No.: 201809040036
Affects: Lot 2
37. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$384,995.00
Trustor/Grantor: Frederick J. Niemi and Carrie L. Niemi, husband and wife
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: September 7, 2018
Recorded: September 10, 2018
Instrument No.: 201809100025
Affects: Lot 1

38. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$419,995.00
Trustor/Grantor: William S. Finch Sr and Sherry J. Finch, husband and wife
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: September 20, 2018
Recorded: September 21, 2018
Instrument No.: 201809210035
Affects: Lot 7
39. Declaration of Drainfield and Drainfield Reserve Area Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: October 4, 2018
Instrument No.: 201810040015
Affects: Lots 3 and 4
40. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: October 4, 2018
Instrument No.: 201810040016
Affects: Lots 5 and 6
41. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$308,699.00
Trustor/Grantor: Monty Balcom and Betty Balcom, husband and wife
Trustee: Nextitle, a Title and Escrow Co.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Bay Equity LLC
Dated: October 3, 2018
Recorded: October 4, 2018
Instrument No.: 201810040036
Affects: Lot 4
42. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Subdivision Guarantee Policy Number: 72156-46568917

Amount: \$339,996.00

Trustor/Grantor: Ethan Sterkel and Mackenzie Sterkel, husband and wife

Trustee: NexTitle, a Title and Escrow Co.

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership

Dated: October 1, 2018

Recorded: October 12, 2018

Instrument No.: 201810120041

Affects: Lot 5

43. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$339,495.00

Trustor/Grantor: Joseph McNeil and Erin McNeil, husband and wife

Trustee: NexTitle, a Title and Escrow Company

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership

Dated: October 26, 2018

Recorded: October 30, 2018

Instrument No.: 201810300030

Affects: Lot 6

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Subdivision Guarantee Policy Number: 72156-46568917

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 1 through 8, PALOMINO FIELDS PLAT - DIVISION 1, Book 12 of Plats, pgs 201-205 amended under Book 12 of Plats, pages 237-241.

Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

9/27/2018 03:12:07 PM V: 12 P: 237 201806250042
Kittitas County Auditor
Kittitas County Engineer



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I approve this plat.

Dated this 25th Day of JUNE A.D., 2018
Maks R. Cole
Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Department.

Dated this 25th Day of JUNE A.D., 2018
Sharon MD
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.

Dated this 25th Day of JUNE A.D., 2018
Dwight M. Spill
Kittitas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are correct for the preceding years and for this year the plat is now to be filed. Parcel No. 471093.

Dated this 25th Day of JUNE A.D., 2018
Dwight M. Spill
Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find the property to be in an acceptable condition for platting. Parcel No. 471093.

Dated this 25th Day of JUNE A.D., 2018
Dwight M. Spill
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 25th day of JUNE A.D., 2018.

BOARD OF COUNTY COMMISSIONERS

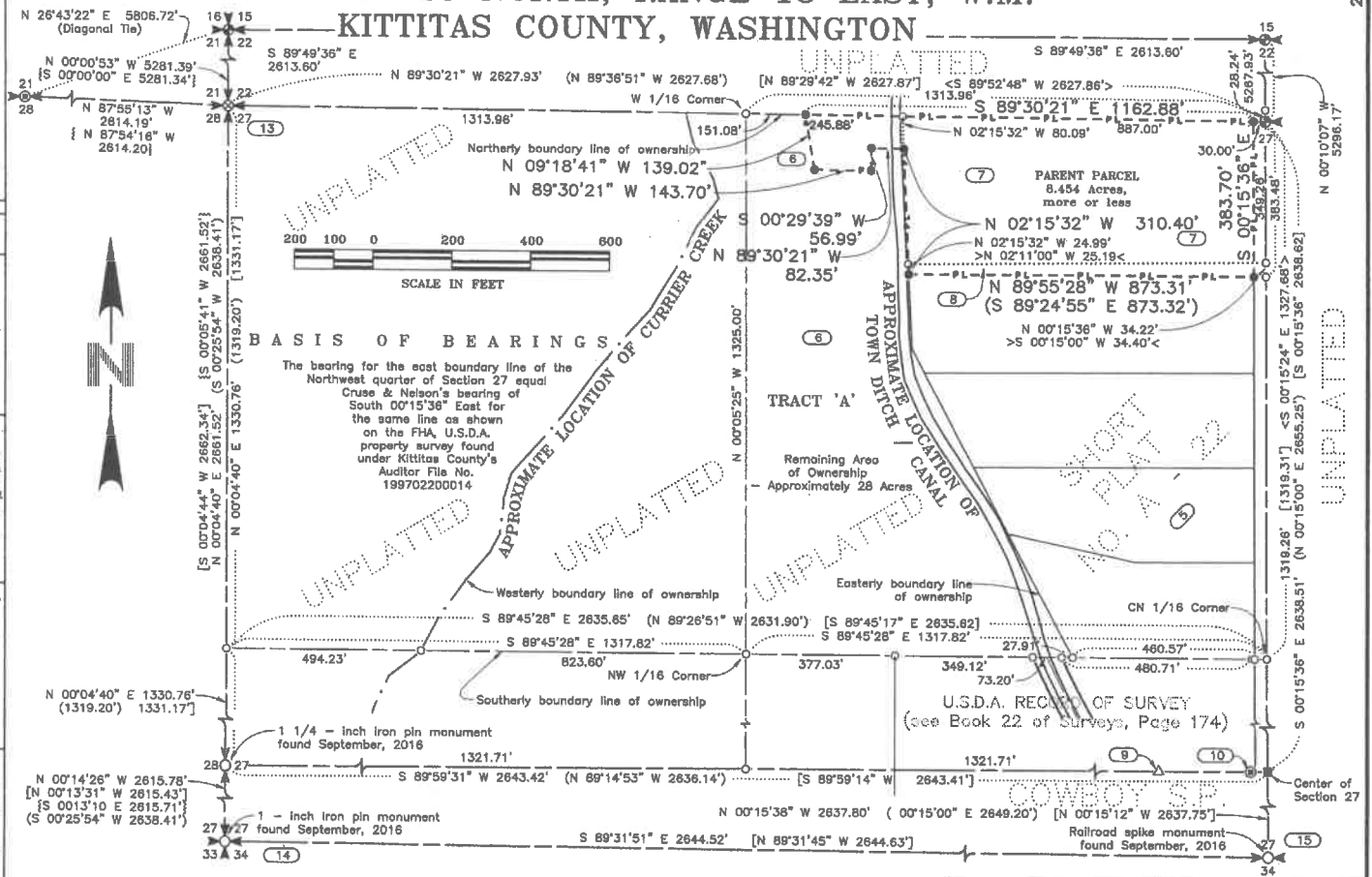
By [Signature]
Chairperson
Attest:
[Signature]
Clerk of the Board

PALOMINO FIELDS PLAT-DIVISION I

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITTITAS COUNTY, WASHINGTON

Receiving No. 201806250042
LP - 07 - 31



SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division I plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.



Frederick C. Skinner
Frederick C. Skinner, P.E./P.L.S.
Washington Land Surveyor No. 12491
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

DEC 04 2018

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners this 25th day of JUNE, 2018, at 12 minutes past 3 o'clock P. M., and recorded in Volume 12 of Plats, at Page (s) 237 records of Kittitas County, Washington.

RECEIVING NO. 201806250042

Dwight M. Spill
Kittitas County Auditor
By Deputy Auditor

INSTRUMENT USED Trimble R10 GPS Receivers		INDEXING DATA S27 T18N R18E	
Traverse Closure Meets Standards Per WAC 332-130-090		WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
LCU			
A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I			
Surveyed by LMH	Date 04-16	Scale 1" = 200'	Sheet 1 of 6 Project No. 15169
Drawn by Tml/FCS	Date 06-18		
Checked by FCS	Date 06-18		

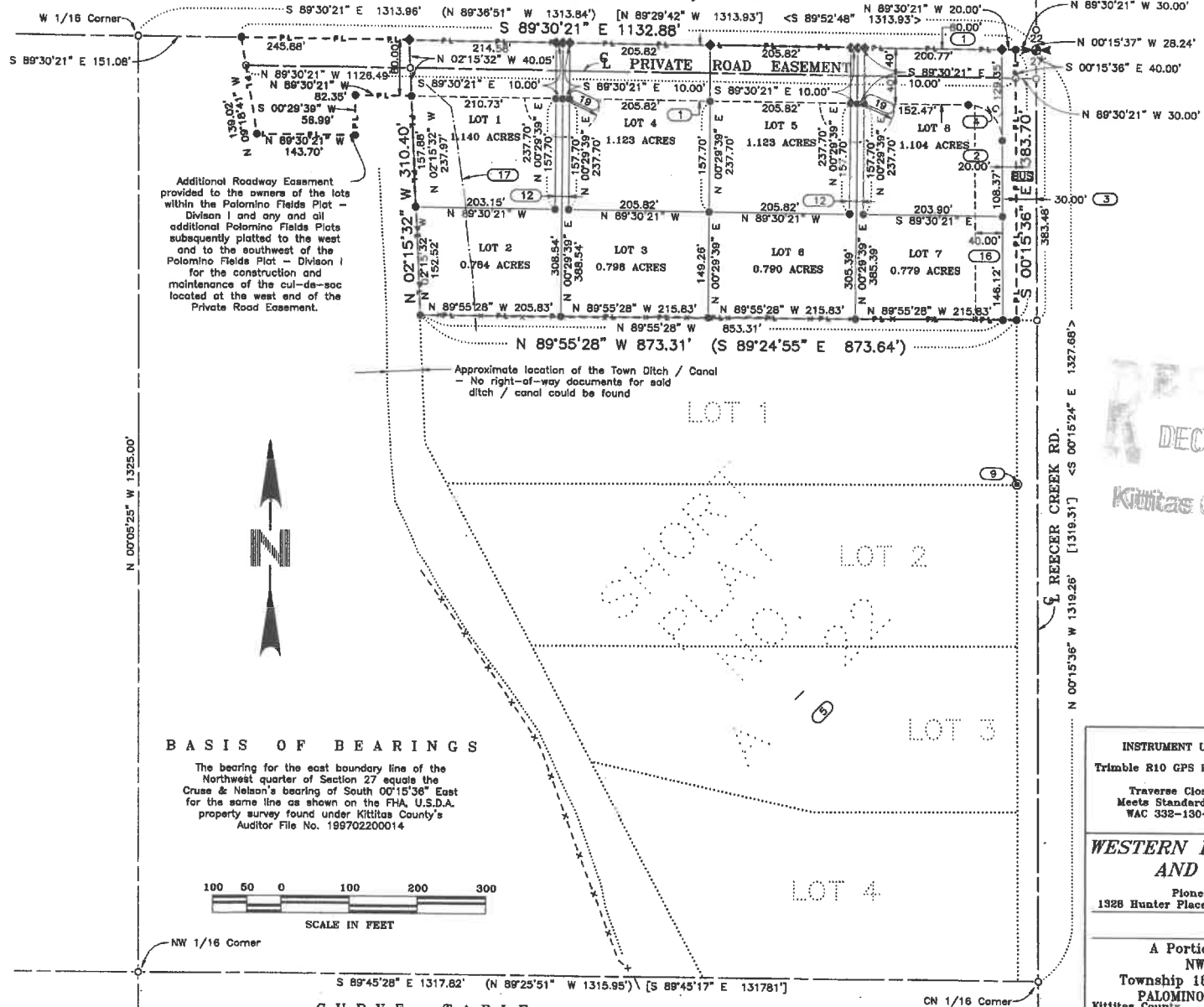
06/27/2018 03:12:07 PM V: 12 P: 238 201806250042
 KITTITAS COUNTY, WASHINGTON
 PALOMINO FIELDS PLAT - DIVISION I

File --- Project Desc.: S:\0180\01808 MP22.pro (Plotted - Jun 25, 2018) --- PROJ. NO. 15169 - AMENDED PALOMINO - DIV.

Receiving No. 201806250042
 LP - 07-31

271818

PALOMINO FIELDS PLAT - DIVISION I A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY, WASHINGTON

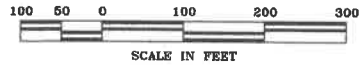


Additional Roadway Easement provided to the owners of the lots within the Palomino Fields Plat - Division I and any and all additional Palomino Fields Plats subsequently platted to the west and to the southwest of the Palomino Fields Plat - Division I for the construction and maintenance of the cul-de-sac located at the west end of the Private Road Easement.

Approximate location of the Town Ditch / Canal
 - No right-of-way documents for said ditch / canal could be found

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equals the Cruise & Nelson's bearing of South 00°15'36" East for the same line as shown on the F&A, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°14'45"	77.88'	49.35'	N44°52'39"W	70.24'

RECEIVED
 DEC 04 2018
 Kittitas County CTS



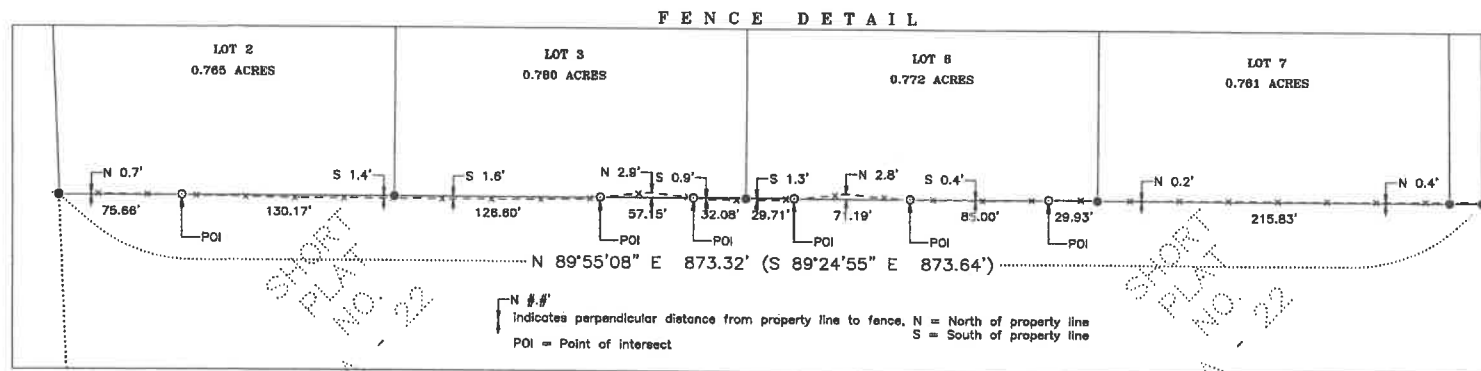
INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090		INDEXING DATA S27 T18N R18E	
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)785-1023 Moses Lake, Wash.			
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I Kittitas County, Washington			
Surveyed by LMH Drawn by Tml/FCS Checked by PCS	Date 04-18 Date 05-18 Date 06-18	Scale 1" = 100' Sheet 2 of 5 Project No. 16169	

PALOMINO FIELDS PLAT-DIVISION I A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY, WASHINGTON

Receiving No. 201806250042

LP - 07-31

271818



LEGEND

- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set December, 2017
- 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017 and visited December, 2017
- ⊙ 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped 'Kittitas County' found September, 2016
- ⊗ 3 - inch brass cap monument stamped 'LS 14746' found September, 2016
- △ 5/8 - inch iron pin with surveyor's cap stamped '12491' monument found September 2016
- ▲ 5/8 - inch iron pin with surveyor's cap stamped '18092' monument found September 2016
- ⊖ 5/8 - inch iron pin with no surveyor's cap monument found September 2016
- 1 - inch iron pin with no surveyor's cap monument found September 2016
- Railroad spike monument found September 2016
- Calculated point only
- no monument found or set
- ⊞ Approx. bus stop location

LEGEND (continued)

- () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as 'Kittitas Co. Short Plat No. 77-12', as found under Kittitas County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- Ⓢ Note - See Sheet 4 of 5

--- P.L. --- Parent Parcel - Parcel boundary as contained in 'PROPERTY DESCRIPTION AS RESULT OF SURVEY'

DEC 04 2018
 Kittitas County CDS



INSTRUMENT USED Trimble R10 GPS Receivers	INDEXING DATA S27 T18N R18E
Traverse Closure Meets Standards Per WAC 332-130-090	
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington	
Surveyed by LMH Date 04-18 Drawn by Tml/FCS Date 05-18 Checked by FCS Date 06-18	Scale 1" = N/A Sheet 3 of 5 Project No. 15169

PALOMINO FIELDS PLAT-DIVISION I

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITITAS COUNTY, WASHINGTON

Receiving No. 201806250042
 LP - 07-31

271818

PLAT NOTES :

1. Eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.
2. Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
3. Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
4. This fillet area for the fifty-foot (50.00') radius curve shall be included with the eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.
5. The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITITITAS CO. SHORT PLAT NO. 77-12", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
6. Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
7. Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
8. Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
9. Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property corner.
10. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
11. Found a 5/8-inch iron pin with surveyor's cap monument stamped '12491' a distance of 0.2' south of the calculated position of the property line.
12. Twenty-foot (20.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat. The twenty-foot (20.00') wide Private Road Easement strip shall also provide a common joint use for adjacent property owners to be used as a common access driveway.
13. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
14. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
15. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.
16. Forty-foot (40.00') wide Berm Maintenance Easement.
17. East boundary line of the wetlands designated area.
18. The Palomino Fields Division I plat was originally recorded under Receiving No. 201708150006. This plat division is being recorded again to correct scrivener errors that were discovered after the original recording.
19. A 55.00-foot radius Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.

SURVEYOR'S NARRATIVE

1. Historically two different location of the north quarter corner of Section 27 Township 18 North, Range 18 East, W.M. have been used. In 1977 via the short plat recorded under Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
2. The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this line had the fewest apparent negative impacts, while the property immediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991, have relied on this monument as the location of the north quarter corner.
3. However the 1977. monument location was held for the purposes of locating the following three parcels:
 Kittitas Co. Short Plat No. A-22 recorded under AFN 418140
 Tract 1 of Statutory Warranty Deed recorded under AFN 201410160051
 Tract 2 of Statutory Warranty Deed recorded under AFN 201410160051
 In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
4. The west quarter corner of section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.
5. The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road.
 After contacting Kittitas County and doing independent records research we found no specific description of said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined in the northeast quarter of the northwest quarter of said section 27 as coincident with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.

GENERAL NOTES

1. As Per RCW 17.10.140, landowners are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
2. Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road standards prior to issuance of a building occupancy permit for any proposed lots.
3. An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall abut the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
4. Subdivision Guarantee No. 72156-44948147, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

RIGHT TO FARM NOTICE

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 35.70A.060). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.305).

WATER NOTES

On February 6, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this or even define said ditch other than the surveyed location shown on this survey.



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 532-130-090	INDEXING DATA <table border="1" style="width: 100%; text-align: center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> S27 T18N R18E																									
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Surveyed by LMH Date 04-18 Scale 1" = N/A Drawn by Tml/FCS Date 05-18 Sheet 4 of 5 Checked by FCS Date 06-18 Project No. 15169																										

06/25/2018 03:12:07 PM V: 12 P: 241 201806250042
Kittitas County, Washington

File --- Project Desc.: S:\51589\51589 AMP Line (Plotted) - Jun 20, 2018 --- PROJ. NO. 15169 - AUGMENTED PALOMINO - DIV.

PALOMINO FIELDS PLAT-DIVISION I

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITKITAS COUNTY, WASHINGTON

Receiving No. 201806250042

LP - 07-31

271818

ORIGINAL PROPERTY DESCRIPTION

TRACT 1:
That portion of the Northwest Quarter of the Northwest Quarter lying East of the center line of the channel of Reecer Creek, as located in October 3, 1967, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington:

AND

The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27; and running thence South 15' West, 1,321.5 feet; thence North 89°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 0°2' West, 879 feet; thence North 59°50' East, 79.8 feet; thence East 853.76 feet; thence South 334.09 feet to the point of commencement.

The right of way of the canal of the Ellensburg Water Company (Town Ditch).

TRACT 4:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of said quarter section and running thence South 0°15' West along the East boundary line of said quarter of quarter section 377.5 feet; thence West 304.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89°39' East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 903.64 feet; thence North 02°11'00" West a distance of 25.19 feet; thence South 90°00'00" East a distance of 904.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

PROPERTY DESCRIPTION AS RESULT OF SURVEY

That portion of the Northeast quarter of the Northwest quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as delineated and described on the PALOMINO FIELDS PLAT - DIVISION I drawing prepared by Western Pacific Engineering and Survey, Inc., dated August, 2017, and as described as follows:

Commencing at the 3 - inch brass cap monument found in a monument case marking the northeast corner of the Northwest quarter of said Section 27; thence North 89°30'21" West, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 30.00 feet to the west right-of-way boundary line of the county road known as Reecer Creek Road and to the POINT OF BEGINNING; thence South 00°15'36" East, coincident with the west right-of-way boundary line of said County Road, a distance of 383.70 feet, said course being

PROPERTY DESCRIPTION AS RESULT OF SURVEY (continued)

parallel with and 30.00' west of the west boundary line of the Northwest quarter of said Section; thence North 89°55'28" West a distance of 873.31 feet; thence North 02°15'32" West a distance of 310.40 feet; thence North 89°30'21" West a distance of 82.35 feet; thence South 00°29'39" West a distance of 58.99 feet; thence North 89°30'21" West a distance of 143.70 feet; thence North 09°18'41" West a distance of 139.02 feet to the north boundary line of the Northwest quarter of said Section 17; thence South 89°30'21" East, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 1132.88 feet to the POINT OF BEGINNING;

Containing 8.454 ACRES, more or less.

DEDICATION

The owners of the land described herein in fee simple are CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and SSHI LLC, a Delaware Limited Liability Company, dba D.R. Horton, by: SHLR of Washington, a Washington Corporation, its Manager. The owners hereby declares this major plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or percuting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

Patrick Daneen, Manager
CLE ELUM PINES EAST, LLC
6-21-18
Date

Patrick Daneen, Manager
CLE ELUM PINES WEST, LLC
6-21-18
Date

By: Kevin A. Spodis
DIVISION PRESIDENT, SHLR of Washington, Inc.
6-21-18
Date

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF King... } SS

On this day 21st of June A.D., 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER ANN REINER
My Appointment Expires July 20, 2019

WITNESS My hand and official seal the day and year first written.
Notary Public in and for the State of Washington,
residing at Monroe, WA

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF King... } SS

On this day 21st of June A.D., 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER ANN REINER
My Appointment Expires July 20, 2019

WITNESS My hand and official seal the day and year first written.
Notary Public in and for the State of Washington,
residing at Monroe, WA

STATE OF Washington }
COUNTY OF King... } SS

On this day 21st of June A.D., 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the Division President of SHLR OF WASHINGTON, a Washington Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER ANN REINER
My Appointment Expires July 20, 2019

WITNESS My hand and official seal the day and year first written.
Notary Public in and for the State of Washington,
residing at Monroe, WA



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA <table border="1"><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> S27 T18N R18E																									

**WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.**

Pioneer Way Professional Center
1326 Hunter Place (509)765-1023 Moses Lake, Wash.

LCU

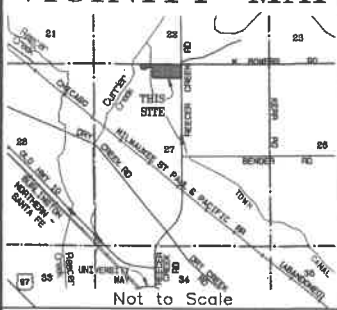
A Portion of the NE 1/4 of the
NW 1/4 of Section 27,
Township 18 North, Range 18 East, W.M.
PALOMINO FIELDS PLAT - DIVISION I

Grant County	Washington
Surveyed by LMH	Date 04-18
Drawn by Tml/FCS	Date 05-18
Checked by FCS	Date 08-18
Scale 1" = N/A	Sheet 5 of 5
Project No. 15169	

1000
12 1/2

08/15/2017 11:39:42 AM V: 12 P: 201 201708150616
File No. 1 of 2
Kittitas County Auditor

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I approve this plat.

Dated this 10th Day of August, A.D., 2017
Lucas Arch
Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept.

Dated this 14th Day of August, A.D., 2017
M. Peterson, MD
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.

Dated this 14th Day of August, A.D., 2017
Dan Carlson, AICP
Kittitas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed. Parcel No. 471033.

Dated this 15th Day of August, A.D., 2017
De. Volume
Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find the property to be in an acceptable condition for platting. Parcel No. 471033.

Dated this 11th Day of August, A.D., 2017
Dennis Hunk
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 15th day of August, A.D., 2017.

BOARD OF COUNTY COMMISSIONERS

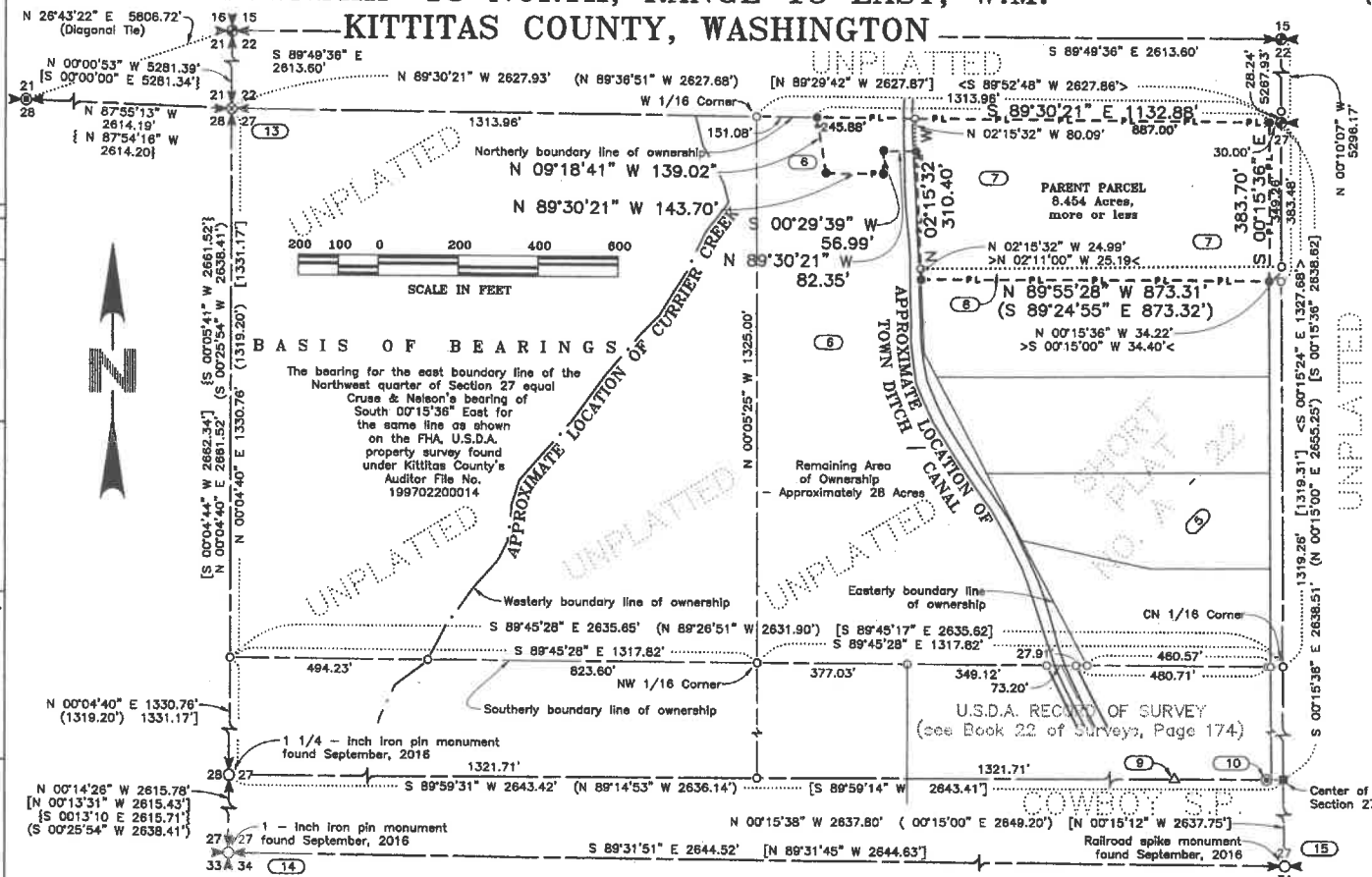
By: [Signature]
Chairperson
ATTN: [Signature]
Clerk

PALOMINO FIELDS PLAT - DIVISION I

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITTITAS COUNTY, WASHINGTON

Receiving No. 201708150616
LP - 07 - 31



SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division I plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.



Bradley J. Bowers
Bradley Bowers, P.L.S.
Washington Land Surveyor No. 49273
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

AUDITOR'S CERTIFICATE

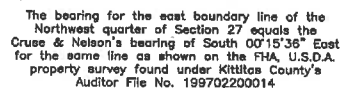
Filed for record at the request of the Kittitas County Board of Commissioners this 15th day of August, 2017, at 39 minutes past 11 o'clock P.M., and recorded in Volume 201-205 of Plats, at Page(s) 201-205, records of Kittitas County, Washington.

RECEIVING NO. 201708150616

Serail V. Pettit
Kittitas County Auditor
By Deputy Auditor

INSTRUMENT USED Trimble R10 GPS Receivers		INDEXING DATA S27 T18N R18E	
Traverse Closure Meets Standards Per WAC 332-130-090			
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.			
Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.			
LCU			
A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I			
Kittitas County Washington			
Surveyed by	LMH	Date 04-16	Scale 1" = 200'
Drawn by	Tml/FCS	Date 01-17	Sheet 1 of 5
Checked by	BJB	Date 07-17	Project No. 15169

08/15/2017 11:39:02 AM V: 12 P: 202 201708150016
Page 2 of 5



100 50 0 100 200 300

SCALE IN FEET

C U R V E T A B L E						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°44'45"	77.88'	49.35'	N44°52'39"W	70.24'
C2	275.00'	9°48'14"	47.06'	23.59'	N85°35'32"E	47.00'

NOTICE

This is a Boundary Line Survey and as such is not
intended to show, nor does it purport to show,
all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.



INSTRUMENT USED

Trimble R10 GPS Receivers

**Traverse Closure
Meets Standards Per
WAC 332-130-080**

INDEXING DATA



S27 T18N R18E

**WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.**

Pioneer Way Professional Center
1328 Hunter Place (509)765-1023 Moses Lake, Wash.

LCU

A Portion of the NE 1/4 of the
NW 1/4 of Section 27,
Township 18 North, Range 18 East, W.M.
Palomino Fields Plat - Division I

Surveyed by	LMH	Date	04-16	Scale	1" = 100'
Drawn by	Tml/FCS	Date	01-17	Sheet	2 of 5
Checked by	BJB	Date	07-17	Project No.	15189

via 7203

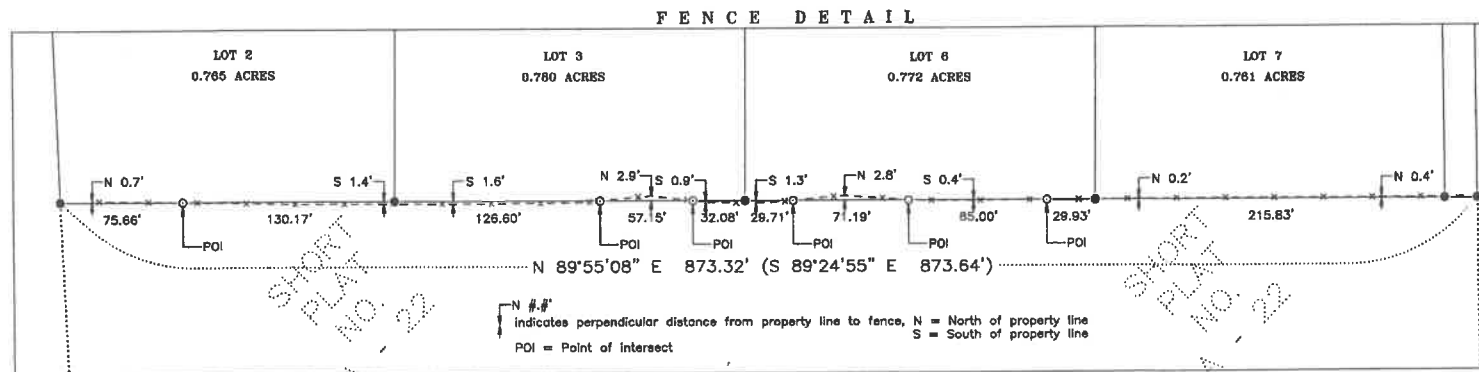
98/15/2017 11:39:02 AM V: 12 P: 203 2017060916
 2149.00
 2149.00
 Kittitas County Auditor

Receiving No. 2017060916

LP - 07-31

271818

PALOMINO FIELDS PLAT - DIVISION I A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY, WASHINGTON



LEGEND

- 5/8 - Inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
- ⊙ 3 - Inch brass cap monument found September, 2016
- 5/8 - Inch aluminum surveyor's cap monument stamped "Kittitas County" found September, 2016
- ⊗ 3 - Inch brass cap monument stamped "LS 14748" found September, 2016
- △ 5/8 - Inch iron pin with surveyor's cap stamped "12491" monument found September 2016
- ▲ 5/8 - Inch iron pin with surveyor's cap stamped "18092" monument found September 2016
- ⊙ 5/8 - Inch iron pin with no surveyor's cap monument found September 2016
- 1 - Inch iron pin with no surveyor's cap monument found September 2016
- ⊙ Railroad spike monument found September 2016
- Calculated point only
 - no monument found or set
- BUS Approx. bus stop location
- () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as "Kittitas Co. Short Plat No. 77-12", as found under Kittitas County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014

LEGEND (continued)

- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- Ⓢ Note - See Sheet 3 of 5

--- PL --- Parent Parcel - Parcel boundary as contained in "PROPERTY DESCRIPTION AS RESULT OF SURVEY"

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA S27 T18N R18E
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)785-1023 Moses Lake, Wash.	
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I Kittitas County Washington	
Surveyed by LMH Date 04-16 Scale 1" = N/A Drawn by Tml/FCS Date 01-17 Sheet 3 of 5 Checked by BJB Date 07-17 Project No. 15169	



PALOMINO FIELDS PLAT - DIVISION I
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

Receiving No. 271818
LP - 07-31

PLAT NOTES:

1. Forty-foot (40.00') wide County Road Right-of-Way dedicated to Kittitas County via this plat.
2. Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
3. Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
4. The fillet for the fifty-foot (50.00') easement curve dedicated to Kittitas County for County Road Right-of-Way.
5. The short plat name is shown on top of the short plat description by Mr. Larry J. Prewett in November, 1977, to be KITITAS CO. SHORT PLAT NO. 72-127. The County Return is this same short plat is shown as "SHORT PLAT 72-127" filed under the Kittitas County Auditor's File Number as 47808.
6. Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
7. Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
8. Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
9. Found a 5/8-inch iron pin at 17'02" E of distance of 0.78' from the calculated position of the property corner.
10. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.2' from the calculated position of the property line.
11. Found a 5/8-inch iron pin with surveyor's cap southeast corner 120° at a distance of 0.2' south of the calculated position of the property line.
12. A twenty-foot (20.00') wide strip of property to be used as a common driveway.
13. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 1906130004.
14. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 1906130005.
15. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 1906130006.
16. Fifty-five feet (55.00') radius easement centered on the common property line one foot (1.00') north of the south county right-of-way boundary line. Said easement is provided by a 50:10:1 ratio of easement to be constructed as per the Kittitas County 1906 Road Standards Water to Section 12.01.001 for modification.

WATER NOTES

On February 9, 1917 Chicago Title and Insurance Water Company was selected to file any information regarding the location and ownership of the "Water Right" in the line and condition were made to provide for information to the public. The Water Company believes there is at least a prescriptive easement for said ditch and we do not have any determination to prove that or even desire need ditch when the surveyor location shown on this survey.

SURVEYOR'S NARRATIVE

1. Forty-foot (40.00') wide County Road Right-of-Way dedicated to Kittitas County via this plat.
2. Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
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15. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 1906130006.

RIGHT TO FARM NOTICE

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not consistent with residential development. The purpose of this notice is to inform the public that the property is being used for agricultural purposes in accordance with county, state and federal laws and is not subject to legal action as public nuisances per 7.42.000.

GENERAL NOTES

1. As per RCW 37.12.140, landowner are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Board may require landowner to prevent or remove noxious weeds. The proliferation of noxious weeds.
2. Compensation of noxious weeds will require obtaining an order permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road Standards prior to issuance of a building occupancy permit for any proposed site.
3. An easement of ten feet (10') is reserved along all survey plat lines. The easement shall be the exterior plat boundaries and shall be shown five feet from each of the interior plat lines. Said easement shall be for public utilities, gas, irrigation, and cattle trespass.
4. Rodent Control Ordinance No. 7210-6806142, as provided by Kitsap Title Insurance Company. All easements from said Rodent Control Ordinance have been reviewed, those with a distalable location have been shown on face of plat.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it appear to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate herein. Said findings have not related to any unnamed person without an expressed representation by the Surveyor reading said survey.



CONTINUED FROM	BOOKING DATA
Traverse Closure State Standards for S&L 200-130-000	1011
	NEW YORK STATE

WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.
Please See Professional Center
1200 Hunter Place, (509)760-1000, Seattle, Wash.

LCU
A Portion of the NE 1/4 of the
NW 1/4 of Section 27,
Township 18 North, Range 18 East, W.M.
Palomino Fields Plat - Division I

Surveyed by: ERM Date 8-18 Scale: 1" = 400'
Drawn by: TML/PCB Date 01-17 Sheet: 4 of 8
Checked by: ERM Date 07-17 Project No. 18140

PALOMINO FIELDS PLAT - DIVISION I

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No. 2017081500316
 LP - 07-31

271818

ORIGINAL PROPERTY DESCRIPTION

TRACT 1:
 That portion of the Northwest Quarter of the Northwest Quarter lying East of the center line of the channel of Reecer Creek, as located in October 3, 1967, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

AND

The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27; and running thence South 15° West, 1,324.5 feet; thence North 89°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 0°2' West, 879 feet; thence North 89°50' East, 79.8 feet; thence East 853.76 feet; thence South 334.09 feet to the point of commencement.

The right of way of the canal of the Ellensburg Water Company (Town Ditch).

TRACT 4:
 That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of said quarter of quarter section and running thence South 0°15' West along the East boundary line of said quarter of quarter section 377.5 feet; thence West 904.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89.39° East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
 That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 903.64 feet; thence North 02°11'00" West a distance of 25.19 feet; thence South 90°00'00" East a distance of 904.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.



PROPERTY DESCRIPTION AS RESULT OF SURVEY

That portion of the Northeast quarter of the Northwest quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as delineated and described on the PALOMINO FIELDS PLAT - DIVISION I drawing prepared by Western Pacific Engineering and Survey, Inc., dated August, 2017, and as described as follows:

Commencing at the a 3 - inch brass cap monument found in a monument case marking the northeast corner of the Northwest quarter of said Section 27, thence North 89°30'21" West, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 30.00 feet to the West right-of-way boundary line of the county road known as Reecer Creek Road and to the POINT OF BEGINNING; thence South 00°15'36" East, coincident with the west right-of-way boundary line of said County Road, a distance of 383.70 feet, said course being parallel with and 30.00' west of the west boundary line of the Northwest quarter of said Section; thence North 89°55'28" West a distance of 873.31 feet; thence North 02°15'32" West a distance of 310.40 feet; thence North 89°30'21" West a distance of 82.35 feet; thence South 00°29'39" West a distance of 56.99 feet; thence North 89°30'21" West a distance of 143.70 feet; thence North 09°18'41" West a distance of 139.02 feet to the north boundary line of the Northwest quarter of said Section 17; thence South 89°30'21" East, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 1132.88 feet to the POINT OF BEGINNING;

Containing 8.454 ACRES, more or less.

DEDICATION

The owner of the land described herein in fee simple is CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company. The owner hereby declares this plat and dedicates to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this day 10th of August, A.D., 2017.

Patrick Densen
 Patrick Densen, Manager
 CLE ELUM PINES EAST, LLC

DEDICATION

The owner of the land described herein in fee simple is CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company. The owner hereby declares this plat and dedicates to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this day 10th of August, A.D., 2017.

Patrick Densen
 Patrick Densen, Manager
 CLE ELUM PINES WEST, LLC

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF KITITAS)

On this day 10th of August, A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.



WITNESS My hand and official seal the day and year first written.
Patrick Densen
 Notary Public in and for the State of Washington,
 residing at Cle Elum, WA

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF KITITAS)

On this day 10th of August, A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.



WITNESS My hand and official seal the day and year first written.
Patrick Densen
 Notary Public in and for the State of Washington,
 residing at Cle Elum, WA

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA <table border="1" style="width: 100%; text-align: center;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> S27 T18N R18E																
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)755-1023 Moses Lake, Wash.																	
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I Grant County Washington																	
Surveyed by LMH Date 04-16 Scale 1" = N/A Drawn by Tml/PCS Date 01-17 Sheet 5 of 5 Checked by BJB Date 07-17 Project No. 15169																	

Lots 1-8 Palomino Fields Plat

12630

846233

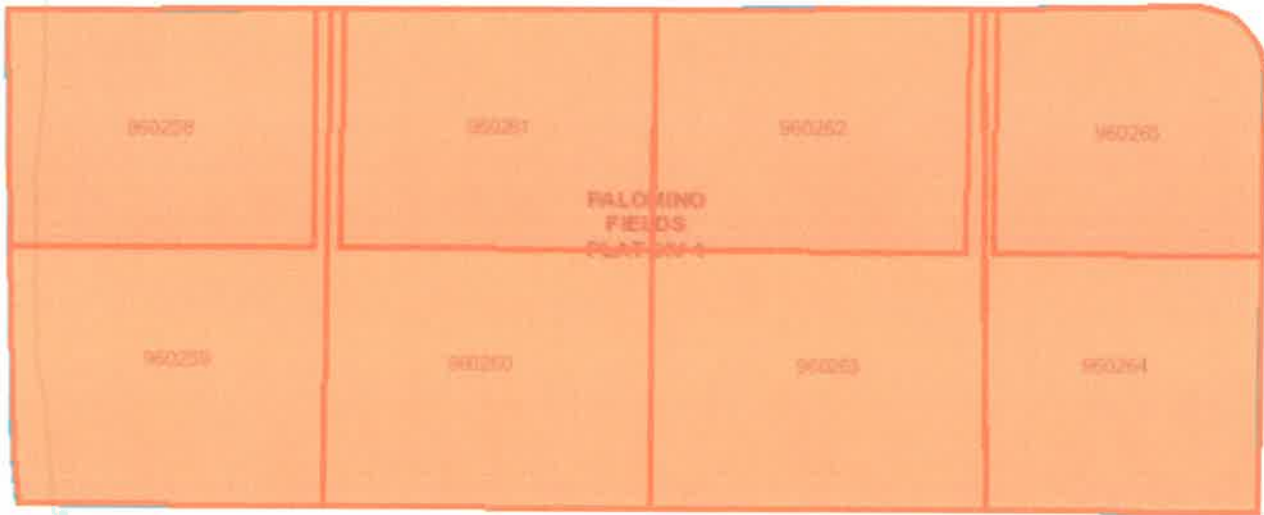
RECEIVED
DEC 04 2018

Kittitas County CDS

REECER CREEK

REECER CREEK RD

REECER CREEK RD



871033

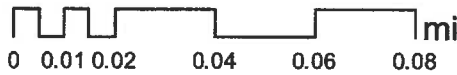
881033

Date: 10/23/2018

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:

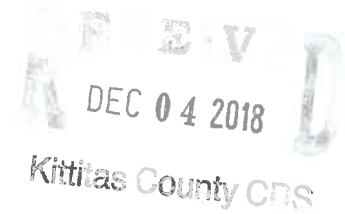
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Attachment C.

Narrative/Project Description.





November 29, 2018

Kittitas County Community Development Services Department
Lindsey Ozbolt, Planning Official
411 North Ruby Street
Ellensburg, WA 98926

RE: Palomino Plat (P-07-31), Division 1 Plat Alteration Request & Narrative

Dear Ms. Ozbolt

I would like to submit this letter requesting a Plat Alteration to the previously recorded Palomino Fields Division 1 Plat. The following narrative will provide background information on how we have arrived at this point and a plat description addressing the required plat amendment application questions. Since Kittitas County does not have a Plat Alteration application form, as directed by the Kittitas County Community Development Services Department, I have provided the Plat Amendment application form for this proposal.

Background:

The Palomino Fields Plat (P-07-31) was established under Resolution 2008-160 approving a 120-lot subdivision with an issued mitigated determination of non-significance (mdns) with no appeals filed. Please adopt by reference the mdns and sepa checklist as provided in Attachment G. On June 7th, 2016 Resolution 2016-073, approving the Palomino Fields Development Agreement, established a phasing concept for the Palomino Fields Plat. On May 2nd, 2017 Resolution 2017-081 was approved amending the original development agreement (Res. 2016-073) allowing the divisions to occur within the phasing, and an extension of timing therefore allowing flexibility in dealing with stormwater scenarios. The Palomino Fields Division 1 plat was recorded on August 15, 2017 (AFN 201708150016) with a dedicated county road right of way along the northern boundary line of the plat. After further consideration the County and Developer decided that it would be preferable to keep said access a private road necessitating a re-plat, which was recorded on June 25, 2018 (AFN 201806250042) along with correcting scrivener errors.

Palomino Fields Plat Division 1 description:

The Palomino Fields Plat Division 1 includes 8 platted lots (See Attachment A regarding project size and location). Palomino Fields Plat Division 1 is currently served by the Palomino Fields Group A water system. This water system is already approved by the WA ST Dept. of Health and currently in operation providing domestic water to the Palomino Fields Division 1 eight lots (See Attachment E). Community drain fields approved by the Kittitas County Public Health Department are already serving the Palomino Fields Div. 1 plat (See Attachment F). These 8 lots already contain single-family residences already built on all but one lot.

509.607.0617
www.terradesigngroup.net

P.O. Box 686
Cle Elum, WA 98922

LAND USE CONSULTANTS



Request:

After further consideration, between the Developer and Kittitas County Department of Public Works regarding the private road access, it was decided that a county road dedicated to Kittitas County would better service the area west and southwest of this area. This specific request is proposing to change the existing platted private road, serving the Palomino Fields Division 1 plat, located off of Bowers Road Extension on the west side of Reecer Creek Road, back to a public road.

If you have any additional inquiries please do not hesitate to contact me.

Regards,


Chad Bala, Authorized Agent

cc: Landowners

509.607.0617
www.terradesigngroup.net

P.O. Box 686
Cle Elum, WA 98922

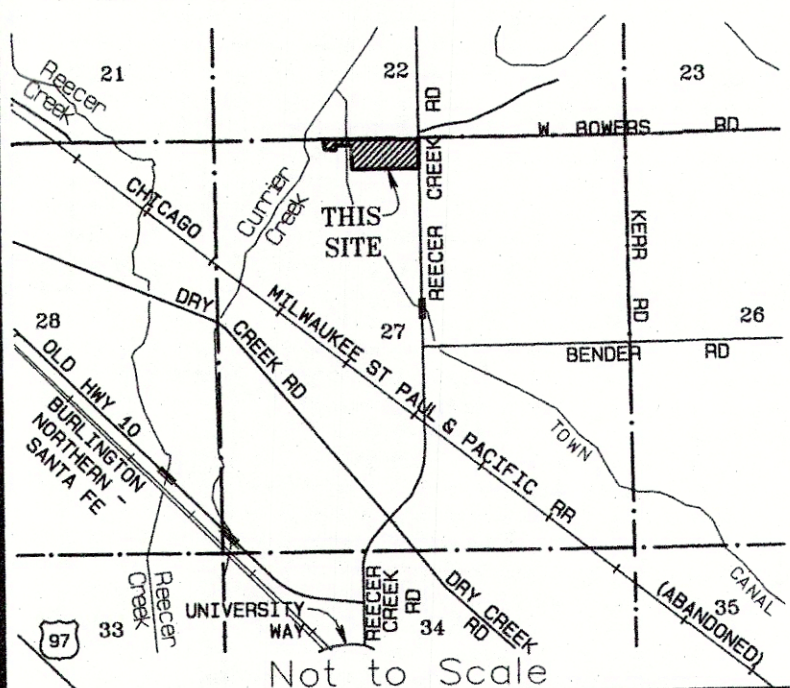
LAND USE CONSULTANTS

Attachment D.

New Plat Alteration Map

RECEIVED
DEC 04 2018
Kittitas County CDS

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I approve this plat.

Dated this Day of A.D., 2018

Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Department.

Dated this Day of A.D., 2018

Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.

Dated this Day of A.D., 2018

Kittitas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed. Parcel No. 471033.

Dated this Day of A.D., 2018

Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find the property to be in an acceptable condition for platting. Parcel No. 471033.

Dated this Day of A.D., 2018

Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this day of A.D., 2018.

BOARD OF COUNTY COMMISSIONERS

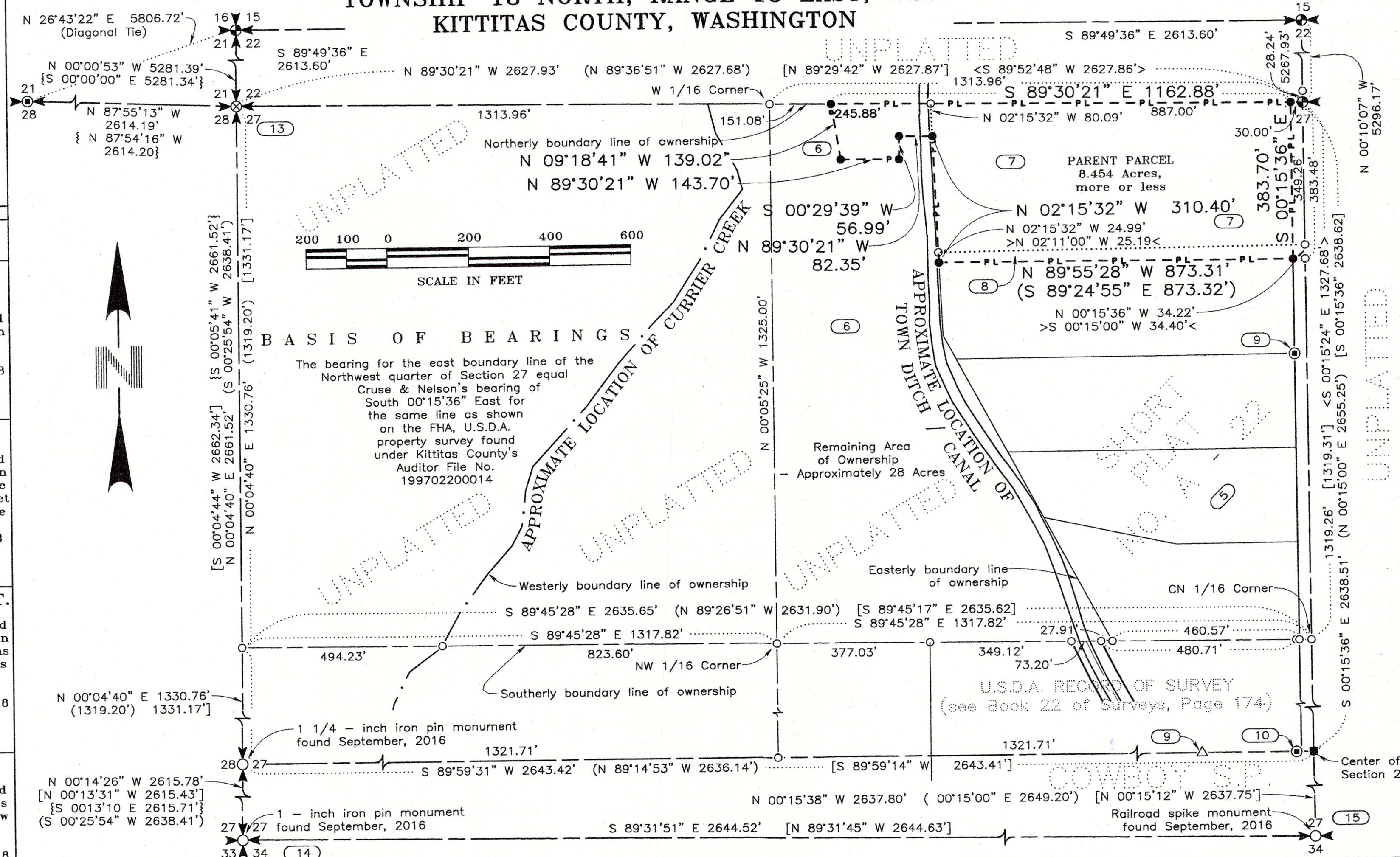
By
Chairperson

ATTEST:

Clerk of the Board

AMENDED PALOMINO FIELDS PLAT-DIVISION I

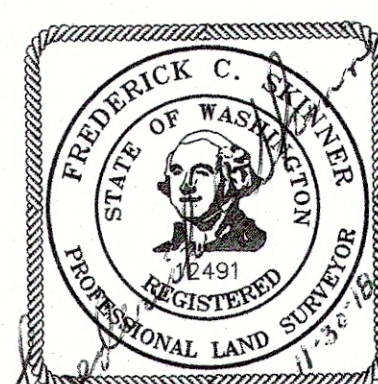
A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON



SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Palomino Fields Plat - Division I is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.

Dated this day of November 30, A.D., 2018.



Frederick C. Skinner
Frederick C. Skinner, P.E./P.L.S.
Washington Land Surveyor No. 12491
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners this day of 2018, at minutes past o'clock M., and recorded in Volume of Plats, at Page(s) records of Kittitas County, Washington.

RECEIVING NO.

Kittitas County Auditor

By Deputy Auditor

INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure
Meets Standards Per
WAC 332-130-090

INDEXING DATA
S27 T18N R18E

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.

Pioneer Way Professional Center
1328 Hunter Place (509)765-1023 Moses Lake, Wash.

LCU

A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M.
AMENDED PALOMINO FIELDS PLAT - DIVISION I
Kittitas County Washington

Surveyed by LMH Date 04-16 Scale 1" = 200'
Drawn by Tml/FCS Date 10-18 Sheet 1 of 6
Checked by FCS Date 10-18 Project No. 15169

271818

W. BOWERS RD.

REECER CREEK RD.

LOT 1
0.749 Acres,
more or less

LOT 2
0.765 Acres,
more or less

LOT 3
0.780 Acres,
more or less

LOT 4
0.745 Acres,
more or less

LOT 5
0.745 Acres,
more or less

LOT 6
0.772 Acres,
more or less

LOT 7
0.761 Acres,
more or less

LOT 8
0.722 Acres,
more or less

Basis of Bearings:
S 89°30'21" E 1313.96' (N 89°36'51" W 1313.84') [N 89°29'42" W 1313.93'] <S 89°52'48" 1313.93">
S 89°30'21" E 1132.88'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°14'45"	77.88'	49.35'	N44°52'39"W	70.24'

Additional Roadway Easement provided to the owners of the lots within the Polomino Fields Plat - Division I and any and all additional Polomino Fields Plats subsequently platted to the west and to the southwest of the Polomino Fields Plat - Division I for the construction and maintenance of the cul-de-sac located at the west end of the Private Road Easement.

Approximate location of the Town Ditch / Canal - No right-of-way documents for said ditch / canal could be found

Curve Table:

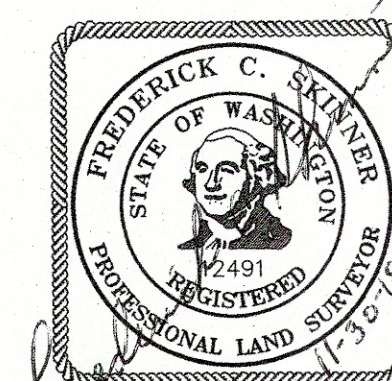
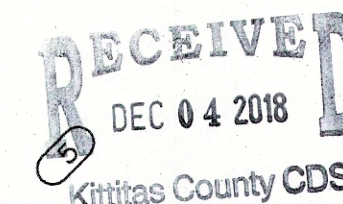
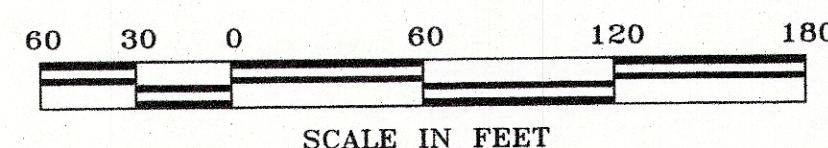
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°14'45"	77.88'	49.35'	N44°52'39"W	70.24'

The bearing for the east boundary line of the Northwest quarter of Section 27 equals the Cruse & Nelson's bearing of South 00°15'36" East for the same line as shown on the FHA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014

C U R V E T A B L E						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°14'45"	77.88'	49.35'	N44°52'39"W	70.24'

S27 T18N R18E

Surveyed by	LMH	Date	04-16	Scale	1" = 60'
Drawn by	Tml/FCS	Date	10-18	Sheet	2 of 6
Checked by	FCS	Date	10-18	Project No.	15169



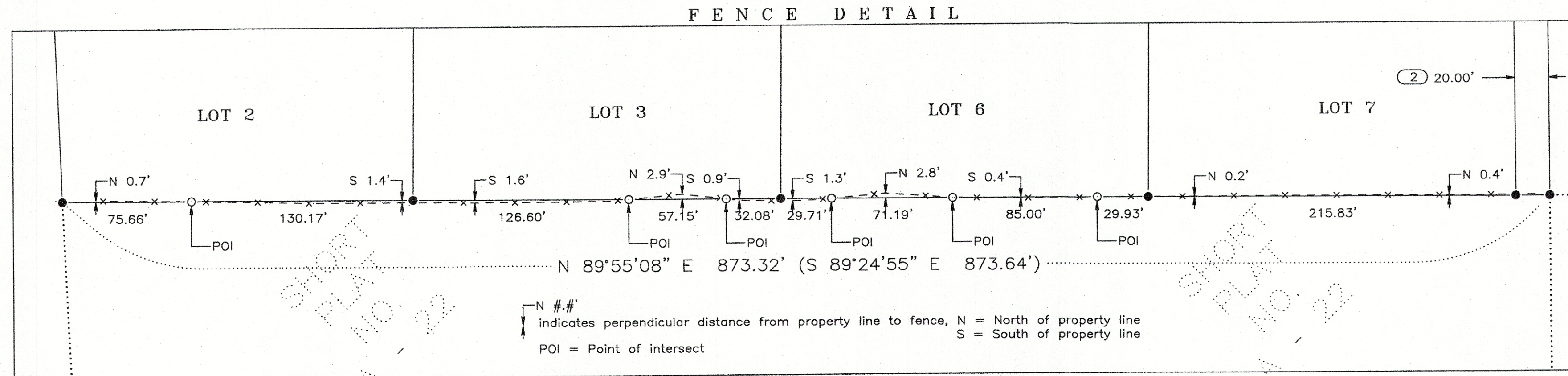
AMENDED PALOMINO FIELDS PLAT-DIVISION I

Receiving No.

LP - 07-31

181827

A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set December, 2017 for the Palomino Fields Plat - Division I filed June, 2018, as found under Kittitas County's AFN 2018065250042, but removed October 2018 in conformance with this plat
- 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017 and visited December, 2017
- ⊕ 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped 'Kittitas County' found September, 2016
- ⊗ 3 - inch brass cap monument stamped 'LS 14746' found September, 2016
- △ 5/8 - inch iron pin with surveyor's cap stamped '12491' monument found September 2016
- ▲ 5/8 - inch iron pin with surveyor's cap stamped '18092' monument found September 2016
- ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September 2016
- 1 - inch iron pin with no surveyor's cap monument found September 2016
- Railroad spike monument found September 2016
- Calculated point only - no monument found or set
- BUS Approx. bus stop location

LEGEND (continued)

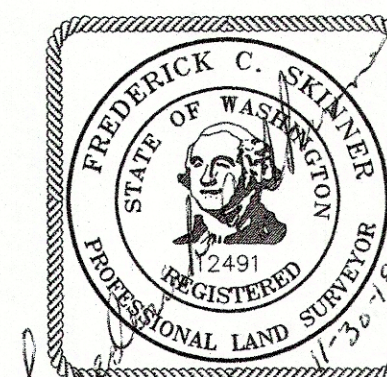
- () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as 'Kittitas Co. Short Plat No. 77-12', as found under Kittitas County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- Note - See Sheet 4 of 6
- PL --- Parent Parcel - Parcel boundary as contained in 'PROPERTY DESCRIPTION AS RESULT OF SURVEY'

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this or even define said ditch other than the surveyed location shown on this survey.

INSTRUMENT USED		INDEXING DATA	
Trimble R10 GPS Receivers			
Traverse Closure Meets Standards Per WAC 332-130-090		S27 T18N R18E	
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.			
Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.			
LCU			
A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. AMENDED PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington			
Surveyed by	LMH	Date	04-16
Drawn by	Tml/FCS	Date	10-18
Checked by	FCS	Date	10-18
Scale	1" = N/A	Sheet	3 of 6
Project No.	15169		

RECEIVED
DEC 04 2018
Kittitas County CDS



AMENDED PALOMINO FIELDS PLAT-DIVISION I

A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITKITAS COUNTY, WASHINGTON

Receiving No.
LP - 07-31

271818

PLAT NOTES:

- Eighty-foot (80.00') wide, forty feet (40.00') each side of the centerline, County Road Right-of-Way dedicated to Kittitas County via this plat.
- Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- The fillet for the fifty-foot (50.00') radius curve dedicated to Kittitas County for County Road Right-of-Way.
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITKITAS CO. SHORT PLAT NO. 77-12", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
- Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property corner.
- Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
- Found a 5/8-inch iron pin with surveyor's cap monument stamped '12491' a distance of 0.2' south of the calculated position of the property line.
- A twenty-foot (20.00') wide Private Driveway Easement. Said strip of property shall be used as a common driveway shared with adjacent property owners.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.
- Forty-foot (40.00') wide Berm Maintenance Easement.
- East boundary line of the wetlands designated area.

SURVEYOR'S NARRATIVE

- Historically two different location of the north quarter corner of Section 27 Township 18 North, Range 18 East, W.M. have been used. In 1977 via the short plat recorded under Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
- The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this line had the fewest apparent negative impacts, while the property immediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991, have relied on this monument as the location of the north quarter corner.
- However the 1977. monument location was held for the purposes of locating the following three parcels:

Kittitas Co. Short Plat No. A-22 recorded under AFN 418140

Tract 1 of Statutory Warranty Deed recorded under AFN 201410160051

Tract 2 of Statutory Warranty Deed recorded under AFN 201410160051

In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
- The west quarter corner of section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road.

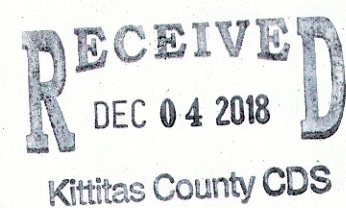
After contacting Kittitas County and doing independent records research we found no specific description of said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined in the northeast quarter of the northwest quarter of said section 27 as coincident with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
- Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 201 through 205 under Kittitas County's AFN 201708150016 dedicated a county road right-of-way along the north boundary line of said plat. After considering the dedication, the County and the Developer decided that it would be preferable to keep said access a private road, necessitating a re-plat, which was attempted with the filing of the Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 237 through 241, under Kittitas County's AFN 201806250042. After further consideration and the filing of the version of Palomino Fields Plat showing the private road access, it was decided that a county road dedicated to Kittitas County would better service the area west and southwest of this area, so this platting process was necessary.

GENERAL NOTES

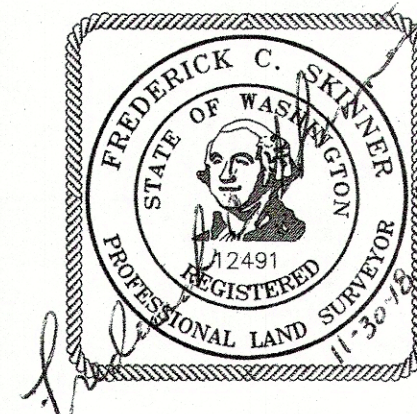
- As Per RCW 17.10.140. landowners are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
- Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road standards prior to issuance of a building occupancy permit for any proposed lots.
- An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall abut the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-44948147, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

RIGHT TO FARM NOTICE

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.305).



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090		INDEXING DATA <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table> S27 T18N R18E																			
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash. LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. AMENDED PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington <table><tr><td>Surveyed by</td><td>LMH</td><td>Date</td><td>04-16</td><td>Scale</td><td>1" = N/A</td></tr><tr><td>Drawn by</td><td>Tml/FCS</td><td>Date</td><td>10-18</td><td>Sheet</td><td>4 of 6</td></tr><tr><td>Checked by</td><td>FCS</td><td>Date</td><td>10-18</td><td>Project No.</td><td>15169</td></tr></table>				Surveyed by	LMH	Date	04-16	Scale	1" = N/A	Drawn by	Tml/FCS	Date	10-18	Sheet	4 of 6	Checked by	FCS	Date	10-18	Project No.	15169
Surveyed by	LMH	Date	04-16	Scale	1" = N/A																
Drawn by	Tml/FCS	Date	10-18	Sheet	4 of 6																
Checked by	FCS	Date	10-18	Project No.	15169																



File --- Project Desc: S:\15169\15169 AMP-pro (Plotted - Nov 30, 2018) --- PROJ. NO. 15169 - AMENDED PALOMINO - DIV.

AMENDED PALOMINO FIELDS PLAT-DIVISION I

A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

Receiving No.

LP - 07-31

271818

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that do hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

The owners of the land described herein in fee simple are Frederick J. Niemi and Carrie L. Niemi, husband and wife, as to Lot 1, Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman, who are described as joint tenancy with rights of survivorship on the documents in which title vests, as to Lot 2, SSIH, LLC, a Delaware limited liability company, as to Lot 3, Monty Balcom and Betty Balcom, husband and wife, as to Lot 4, Ethan Sterkel and Mackenzie Sterkel, husband and wife, as to Lot 5, Joseph McNeil and Erin McNeil, husband and wife, as to Lot 6, William S. Finch and Sherry J. Finch, husband and wife, as to Lot 7, and Wendy Kernan, an unmarried woman, as to Lot 8.

IN WITNESS WHEREOF, we have hereunto set our hands and seal.

Frederick J. Niemi	Date
Carrie L. Niemi	Date
Randall W. Larsen	Date
Tiffany M.W. Love	Date
Manager, SSIH LLC	Date
Monty Balcom	Date
Betty Balcom	Date
Ethan Sterkel	Date
Mackenzie Sterkel	Date
Joseph McNeil	Date
Erin McNeil	Date
William S. Finch	Date
Sherry J. Finch	Date
Wendy Kernan	Date

ORIGINAL
PROPERTY DESCRIPTION

TRACT 1:
That portion of the Northwest Quarter of the Northwest Quarter lying East of the center line of the channel of Reecer Creek, as located in October 3, 1967, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington:

AND

The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27; and running thence South 15° West, 1,321.5 feet; thence North 89°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 0°2' West, 879 feet; thence North 59°50' East, 79.8 feet; thence East 853.76 feet; thence South 334.09 feet to the point of commencement.

The right of way of the canal of the Ellensburg Water Company (Town Ditch).

TRACT 4:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of said quarter of quarter section and running thence South 0°15' West along the East boundary line of said quarter of quarter section 377.5 feet; thence West 904.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89.39' East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 903.64 feet; thence North 02°11'00" West a distance of 25.19 feet; thence South 90°00'00" East a distance of 904.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

ACKNOWLEDGEMENTS

For Acknowledgements Refer
to Sheet 6 of 6

PROPERTY DESCRIPTION
AS RESULT OF SURVEY

That portion of the Northeast quarter of the Northwest quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as delineated and described on the PALOMINO FIELDS PLAT - DIVISION I drawing prepared by Western Pacific Engineering and Survey, Inc., dated August, 2017, and as described as follows:

Commencing at the a 3 - inch brass cap monument found in a monument case marking the northeast corner of the Northwest quarter of said Section 27; thence North 89°30'21" West, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 30.00 feet to the west right-of-way boundary line of the county road known as Reecer Creek Road and to the POINT OF BEGINNING; thence South 00°15'36" East, coincident with the west right-of-way boundary line of said County Road, a distance of 383.70 feet, said course being parallel with and 30.00' west of the west boundary line of the Northwest quarter of said Section; thence North 89°55'28" West a distance of 873.31 feet; thence North 02°15'32" West a distance of 310.40 feet; thence North 89°30'21" West a distance of 82.35 feet; thence South 00°29'39" West a distance of 56.99 feet; thence North 89°30'21" West a distance of 143.70 feet; thence North 09°18'41" West a distance of 139.02 feet to the north boundary line of the Northwest quarter of said Section 17; thence South 89°30'21" East, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 1132.88 feet to the POINT OF BEGINNING;

Containing 8.454 ACRES, more or less.

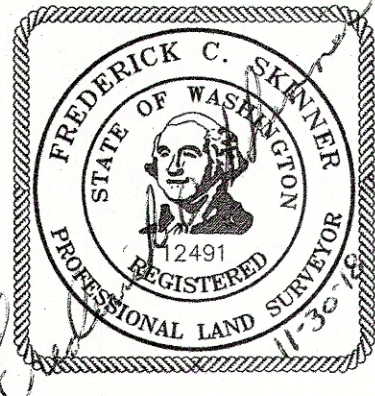
Said parcel also being described as follows:

Lots 1 through 8, Palomino Fields Plat - Division I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 201 through 205 and amended under Book 12 of Plats, pages 237 through 241, records of said County.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.



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INSTRUMENT USED Trimble R10 GPS Receivers	INDEXING DATA S27 T18N R18E
Traverse Closure Meets Standards Per WAC 332-130-090	
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. AMENDED PALOMINO FIELDS PLAT - DIVISION I Grant County Washington	
Surveyed by LMH Date 04-16	Scale 1" = N/A
Drawn by Tml/FCS Date 10-18	Sheet 5 of 6
Checked by FCS Date 10-18	Project No. 15169

Attachment E.

Palomino Fields Water System Approval

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STATE OF WASHINGTON
DEPARTMENT OF HEALTH
EASTERN DRINKING WATER REGIONAL OPERATIONS
16201 E Indiana Avenue, Suite 1500, Spokane Valley, Washington 99216-2830
TDD Relay 1-800-833-6388

December 22, 2016

REV
DEC 04 2018

Kittitas County CDS

Clint Perry, Manager
Palomino Fields
PO Box 394
Cle Elum, WA 98922

Subject: Palomino Fields Water System; PWS ID #AD362; Kittitas County
Source Approval; DOH Project #15-0420; APPROVAL

Dear Mr. Perry:

The source approval for the above project received in this office November 23, 2015 together with various updates received by both email and postal mail, has been reviewed and, in accordance with the provisions of WAC 246-290, is hereby APPROVED.

Please Note:

1. This approval only applies to Source Approval for the two sources, S01 and S02, identified by well tags BIN651 and BIN652, respectively.
2. This approval does not provide approval for any connections. To gain approved connections, it is a two-part process:
 - You will need to complete your planning document and its associated Capacity Analysis to identify the capacity that can be served by your system.
 - You will then submit distribution system, and other components, design to DOH for approval. No change will be made to the number of approved connections until such time as the distribution system and other required water system components are constructed and certification of the completed construction is submitted to the Office of Drinking Water at the address shown above.

As required in WAC 246-290-040 – Within sixty days following the completion of, and prior to the use of the above project or portions thereof, the attached Construction Report must be completed by a professional engineer and returned to this department.

WAC 246-290-120 provides if the certification of completion has not been submitted within two years of the date of this letter, this approval will become null and void unless you take action at that time to arrange for an extension of the approval period in the manner prescribed.

In addition, you are required to submit a revised Water Facilities Inventory (WFI) at the time of certification in order that these new sources may be properly listed on your WFI

Clint Perry
December 22, 2016
Page 2

WAC 246-290-990 authorizes a schedule of fees to be implemented for review of planning, engineering, and construction documents. The Department of Health's (DOH) total cost to review the source approval is \$382.00. An invoice is enclosed.

No change will be made to the number of approved connections until such time as the project is constructed and certification of the completed construction is submitted to the Office of Drinking Water at the address shown above.

Please note that the water system is expected to permit additional new connections in a manner consistent with this project or your approved water system plan, or both, so that physical capacity and water rights are not exceeded.

DOH Disclaimer: The department's approval of your water system design does not confer or guarantee any right to a specific quantity of water. The approved number of service connections is based on your representation of available water quantity. If the Washington Department of Ecology, a local planning agency, or other authority responsible for determining water rights and water system adequacy determines that you have use of less water than you represented, the number of approved connections may be reduced commensurate with the actual amount of water and your legal right to use it. A letter provided from the Department of Ecology indicates that a trust water right can be transferred to these two wells once your planning document is approved by DOH.

If you have any questions please feel free to contact me at (509) 329-2116.

Sincerely,



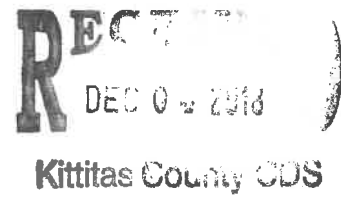
Russell Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Division of Environmental Public Health

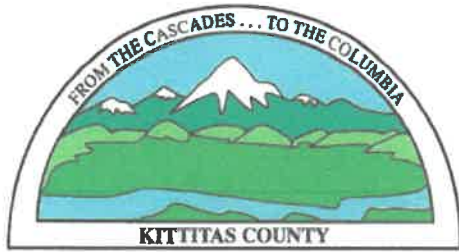
Enclosures: Invoice
Construction Completion Report

cc: Kittitas County Health Department
Nathan Nofziger, PE, Western Pacific Engineering, Inc
Alyssa Gersdorf, DOH WFI Coordinator

Attachment F.

Septic Permits





KITITITAS COUNTY PUBLIC HEALTH DEPARTMENT
Environmental Health Division
507 N Nanum St Suite 102
Ellensburg, WA 98926 (509) 962-7698

Eden Permit # OS-17-00103

Permit # 2017-12479

ON SITE SEWAGE INSTALLATION PERMIT

Parcel #

18-18-27020-0001 & 0002

Type of Permit: New ☒ Repair ☐ Renewal ☐ Privy ☐ Type of System: Gravity ☐ Pressure ☒ Alternative ☐

Description

First Name

Last Name

CLE ELUM PINES EAST LLC

Subdivision

PALOMINO FIELDS

Division

Block

Lot

Site Address

XXX BOWERS RD

Parcel Size

No of Bedrooms

Other

8

Square Feet of Drainfield

Septic Tank Capacity

Pump Chamber Capacit

Application Rate

960

2X1000

2000

0.6

State Licensed Designer/PE

MARK NELSON

Installation Contractor

CENTRAL CASCADE CONSTRUCTION

Issued By

REBECCA STRATIS

Date Issued

7/12/2017

This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation.

Seventy-two hours (3 business days) advance notice is required for inspections.

Inspected By

Date Approved

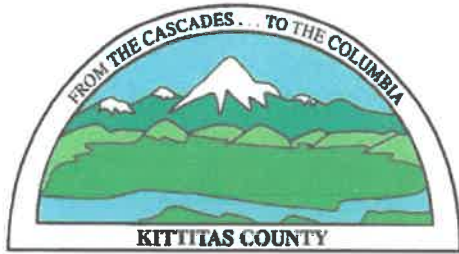
Comments

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
ALWAYS WORKING FOR A SAFER AND
HEALTHIER KITITITAS COUNTY



18-18-27020-0001 & 0002



KITITITAS COUNTY PUBLIC HEALTH DEPARTMENT
Environmental Health Division
507 N Nanum St Suite 102
Ellensburg, WA 98926 (509) 962-7698

Eden Permit # OS-17-00100

Permit # 2017-12476

ON SITE SEWAGE INSTALLATION PERMIT

Parcel #

18-18-27020-0003 & 0004

Type of Permit: New ☒ Repair ☐ Renewal ☐ Privy ☐ **Type of System:** Gravity ☐ Pressure ☒ Alternative ☐

Description

First Name

Last Name

CLE ELUM PINES EAST LLC

Subdivision

Division

Block

Lot

PALOMINO FIELDS

Site Address

Parcel Size

XXX BOWERS RD

No of Bedrooms

Other

8

Square Feet of Drainfield

Septic Tank Capacity

Pump Chamber Capacit

Application Rate

960

2X1000

2000

0.6

State Licensed Designer/PE

MARK NELSON

Installation Contractor

CENTRAL CASCADE CONSTRUCTION

Issued By

Date Issued

REBECCA STRATIS

7/12/2017

This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation.

Seventy-two hours (3 business days) advance notice is required for inspections.

Inspected By

Date Approved

Comments

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
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HEALTHIER KITITITAS COUNTY

18-18-27020-0003 & 0004



KITITITAS COUNTY PUBLIC HEALTH DEPARTMENT
Environmental Health Division
507 N Nanum St Suite 102
Ellensburg, WA 98926 (509) 962-7698

Eden Permit # OS-17-00101

Permit # 2017-12477

ON SITE SEWAGE INSTALLATION PERMIT

Parcel #

18-18-27020-0005 & 0006

Type of Permit: New ☒ Repair ☐ Renewal ☐ Privy ☐ **Type of System:** Gravity ☐ Pressure ☒ Alternative ☐

Description

First Name

Last Name

CLE ELUM PINES EAST LLC

Subdivision

Division

Block

Lot

PALOMINO FIELDS

Site Address

Parcel Size

XXX BOWERS RD

No of Bedrooms

Other

8

Square Feet of Drainfield

Septic Tank Capacity

Pump Chamber Capacit

Application Rate

960

2X1000

2000

0.6

State Licensed Designer/PE

MARK NELSON

Installation Contractor

CENTRAL CASCADE CONSTRUCTION

Issued By

REBECCA STRATIS

Date Issued

7/12/2017

This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation.

Seventy-two hours (3 business days) advance notice is required for inspections.

Inspected By

Date Approved

Comments

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
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HEALTHIER KITITITAS COUNTY

18-18-27020-0005 & 0006



KITITITAS COUNTY PUBLIC HEALTH DEPARTMENT
Environmental Health Division
507 N Nanum St Suite 102
Ellensburg, WA 98926 (509) 962-7698

Eden Permit # OS-17-00102

Permit # 2017-12478

ON SITE SEWAGE INSTALLATION PERMIT

Parcel #

18-18-27020-0007 & 0008

Type of Permit: New ☒ Repair ☐ Renewal ☐ Privy ☐ **Type of System:** Gravity ☐ Pressure ☒ Alternative ☐

Description

First Name

Last Name

CLE ELUM PINES EAST LLC

Subdivision

Division

Block

Lot

PALOMINO FIELDS

Site Address

Parcel Size

XXX BOWERS RD

No of Bedrooms

Other

8

Square Feet of Drainfield

Septic Tank Capacity

Pump Chamber Capacit

Application Rate

960

2X1000

2000

0.6

State Licensed Designer/PE

MARK NELSON

Installation Contractor

CENTRAL CASCADE CONSTRUCTION

Issued By

Date Issued

REBECCA STRATIS

7/12/2017

This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation. Seventy-two hours (3 business days) advance notice is required for inspections.

Inspected By

Date Approved

Comments

18-18-27020-0007 & 0008

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
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Attachment G.

Existing SEPA MDNS

RECEIVED
DEC 04 2018
Kittitas County CDS



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
City of Ellensburg
Ellensburg School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas Valley Fire and Rescue
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: September 8, 2008

Subject: **SEPA NOTICE OF ACTION-SCHEDULE OF PUBLIC HEARING: Palomino Fields Preliminary Plat (P07-31)**
Application from Terra Design Group Inc., authorized agent for Cle Elum Pines West, Cle Elum Pines East and Michael Corder, landowners, for a 120-lot plat on 120.80 acres of land that is zoned Urban Residential (Suburban), located north of Dry Creek Road and west of Reece Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R. 18E., W.M. in Kittitas County Tax parcel number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on June 29, 2007. The project was renoticed on January 28, 2008 and July 10, 2008 for an additional comment period. If you did not receive any of these documents, or require additional information, please contact our office. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 19, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

An open record hearing is scheduled before the Kittitas County Hearings Examiner on October 9th, 2008 at 6:00 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS prior to attending.

If you have any questions please do not hesitate to contact us.

Please retain all enclosed materials.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Palomino Fields Preliminary Plat (P-07-31)
- Description:** A 120 lot preliminary plat on approximately 120.08 acres of land zoned Urban Residential (Suburban).
- Proponent:** Terra Design Group
PO Box 686
Cle Elum, WA 98332
Authorized agent for: Cle Elum Pines West
- Location:** The project is located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County. Specific map number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. 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 Reecer Creek Road and University Way intersection according to the approved transportation impact analysis.
- 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 Road intersection including a right hand turn lane and acceleration lane.
 - b. A temporary Cul-de-Sac will be installed at the end of Bowers Road extension.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

- c. The applicant will guarantee a thru route from Reece Creek Road to Faust Road, to be built with future development.
- d. A temporary access at Bender Road will be built, gated and for emergency use only.

II. 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 fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

III. Water & Septic

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES 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.
- 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.
- 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 DCH, pursuant to WAC 246. 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.
- D. The applicant will provide sewage treatment through metered Community Septic Systems or metered Large On-Site Septic Systems pursuant to WAC 246-272B "Large-On-Site Septic System Regulations". The type of meters used will be 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.
- 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.
- 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.
- F. 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:

- 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. 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 started.*
- 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.*
- 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.*
- 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.*
- 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. 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 facility is operational.*
- f. *The applicant will record and provide to Community Development Services the recorded meter readings for each Community Septic System or Large On Site Septic System on a quarterly basis.*
- G. *If the applicant wishes to access city systems in the future, it will be recommended that all improvements be developed to current city standards.*
- H. *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).*
- I. *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.*
- J. *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.*

V. Historic and Cultural Preservation

- A. *Prior to any ground breaking activity on the subject property, the applicant shall consult with the*

Yakama 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.

VI. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

VII. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.

VIII. 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.
- B. One hundred foot buffers will be established along Currier Creek and shown on the final mylars.
- C. A riparian management plan that would incorporate signage for Currier Creek will be completed prior to final approval.
- 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.
- 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 the bed, bank or flow of watercourses.
- F. The applicant shall consult with the Department of Fish & Wildlife to determine the appropriate size of culvert needed for the crossing of any stream or watercourse on the subject property. Prior to final approval the applicant will provide documentation that said crossings meet the proposed standards.

IX. Public Safety

- A. The applicant shall consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.
- 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.

x. Parks and Recreation

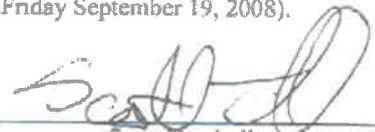
- A. The proposal will include 4-5 pocket parks spaced throughout the platted development. The pocket parks shall be dedicated as open space for perpetuity.

- 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.

X. SEPA Review

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Friday September 19, 2008).

**Responsible
Official:**


Scott Turnbull

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 4, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 19, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

DEC 04 2018

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impact of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal, to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions based on your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don't know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Provide additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to provide your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "affected geographic area" respectively.

FOR STAFF USE

A. BACKGROUND

Proposed timing or schedule (including phasing, if applicable):

It is proposed that this plat would be effective immediately upon approval, with a build out time period to be phased over 5 years As the market determines.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

At this time there is no plans for expansion of this proposal.

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

There is floodplain associated with Currier Creek. B-12 Wetlands Consultants completed a wetland assessment of the subject property. There is also a soils map included. Also a SEPA environmental review has been completed through the Kittitas County Comprehensive Plan 2006 process as this property has been approved and included into the Ellensburg Urban Growth Area.

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4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The subject property was recommended for inclusion into the Ellensburg UGA by the city of Ellensburg. The expansion of the Ellensburg UGA has been approved through the Kittitas County Comprehensive Plan amendment process of 2006. There is also a Notice of Intent to annex this property in the City limits of Ellensburg and is currently going through the process.

5. List any government approvals or permits that will be needed for your proposal, if known.

As part of this plat proposal there is the possibility of access permits, building permits etc. needed from Kittitas County.

It is the intent for this proposal to be served with urban services from the City of Ellensburg through an outside utility agreement.

If an outside utility extension agreement cannot be reached with the City of Ellensburg then there could possibly be individual or community septic approvals needed from Kittitas County Environmental Health Department or the WA State Department of Health. Also the possibility of getting permits for a Group A Water system through the WA State Department of Health and from the WA State Dept. of Ecology. There also could be the need for a Class A Reclaimed Water facility issued by both the Department of Health and the Department of Ecology.

A stormwater permit would be required by the WA Dept. of Ecology.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.
Flat

b. What is the steepest slope on the site (approximate percent slope)?
The property is flat ground with approximately a 0 to 1% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

This site contains the following soils according to NRCS map:

480: Nanum ashy loam, 0 to 2 percent slope;

580: Woldale clay loam, 0 to 2 percent slope;

601: Brickmill gravelly ashy loam, 0 to 2 percent slope;

The property has been used for farm land in the past.

See attached soils map

d. Are there surface indications or history of unstable soils in the immediate vicinity?

There are some small steep banks along certain portions of Currier Creeks but no other history of unstable slopes in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will be necessary for the construction of access to the proposed plat. Some filling and grading will need to occur in order to create the internal transportation system, which could be in excess of 10,000 cubic yards. There could be the use of excess on-site material for grading from the creation of possible utility trenches, possible community septic systems, individual septic systems, storm water retention facilities, building sites, stormwater retention ponds and roads. If these sources do not provide adequate quantities of material or if the material does not meet correct specifications, then the fill will be imported from off site permitted sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

When development occurs and during the course of construction, erosion could occur. Necessary storm water erosion controls will be incorporated to alleviate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be utilized addressing storm water and erosion control. A storm water permit will be obtained from the WA State Dept. of Ecology.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
35 percent or more

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As part of the Washington State Department of Ecology's storm water permit, the applicant is required to develop a storm water pollution prevention plan (swpp) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events. Regarding the long-term impact to the earth the applicant will re-vegetate with native vegetation as needed. Beyond native plants other types of trees and ground cover will be used as required.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. The normal construction work would cause a certain amount of emissions to the air. During construction phase, best management procedures will be used for dust abatement. When the project is complete, the only emissions would be automobile exhaust, possible wood smoke from fire stoves and fireplaces and/or other home emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There could be the possibility of off site emissions affecting the subject property from the traffic from Reecer Creek Road and construction from adjacent developments that are currently ongoing at this time and those that are proposed.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of the

measures to control emissions.

3. WATER

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Currier Creek flows through this property eventually flowing into the Yakima River.

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This project may require numerous footbridge crossings in order to facilitate trail connectivity throughout the platted development. There could also be an additional transportation access crossings in order to facilitate an internal road network. The appropriate permits would be obtained for these types of crossings correlating and being consistent with the Floodplain Development and Critical Areas regulations of Kittitas County. Outside of these crossing the riparian areas associated with these two creeks will be preserved along with a riparian management plan created to sustain these types of sensitive areas currently and into the future. Parts of the existing riparian areas of Currier Creeks have been over used and farmed to the edge of the high water marks. Working with the appropriate jurisdictional agencies work within 200 feet of the high water marks of the creeks will be required.

- 3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

Filling and dredging could occur within the riparian areas and within the waters described above. A riparian area management plan will be adopted by the applicant with input and comments from the appropriate agencies. The appropriate permits, HPA's, flood development permits etc will be appropriately obtained for the riparian area work and the possible construction of footbridge crossing and other traffic crossings.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No new surface water withdrawals or diversions will be required as long as the City of Ellensburg agrees to enter into an outside utility extension agreement with the applicant for the property, providing urban services to serve this proposal.

If these types of agreements do not occur, then a Group A water system will be used on this property, which has confirmed water rights. These water rights have been used and will continue to be used as they have been historically for the purposes described within the confirmed water rights. In addition it is anticipated that the irrigation water rights will continued to be used on the property after it is developed to supply irrigation water. A surface to ground water right change application could be submitted to change a portion of the existing surface water right to a ground water right. This request would change the purpose of use from irrigation to year round domestic supply. Place of use, point of diversion, season of use, type of use and other changes to water rights may be applied for in the future as allowed by the State of Washington.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

There is a portion of this subject property that contains floodplain areas that are associated with Currier Creek. Development is allowed within the 100 year floodplain as long as requirements of the Kittitas County Flood Development Code

are met.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No discharges of waste materials to surface waters will occur if urban services are supplied by the City of Ellensburg via an outside utility extension agreement. It is the intent of the landowner to use the urban services provided by the City of Ellensburg if possible.

If this does not happen then the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems as well as individual septic systems will be used to treat the initial needs of the development. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated wastewater in the amount allowed by Washington State law.

Further if the City of Ellensburg declines to enter into a utility extension agreement with the applicant the applicant will entered into a agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46. The Class A reclaimed water system will be constructed once there is adequate volume, approximately 10,000 gallons per day, the Class A Reclaimed Water System will be constructed. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.
There will be no ground water withdrawal or water discharged to surface waters if the City of Ellensburg approves an outside utility extension.

If this doesn't happen then the applicant will development a Group A water system to serve this proposal, which will require the withdrawal of ground water. This action will require a water right change from a surface seasonal water right to a year around ground water withdrawal for domestic use.

Applicant Development of Group A Water System as an Alternative to City Of Ellensburg Water Service: If the City of Ellensburg declines to provide the project with water service, the applicant, who owns a number of senior water rights associated with the proposed project, will develop a Group A water system to serve the property. One of the senior water rights would be converted from a surface water right to a ground water right and used to serve the domestic water required for this proposal. This water right would then be used as the basis to form a Group A water system which would be approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc, an approved Satellite Management Agency approved by the DOH and Kittitas County. Irrigation water would be provided through the other existing rights. This Group A water system would require the withdrawal of approximately 125 acre feet water from a well annually.

Applicant Development of Class A Reclaimed Water System as an Alternative to City Of Ellensburg Sewer Services: The applicant will enter into an agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46 if the City of Ellensburg declines to serve the proposal with sewer collection service. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility. This Class A Reclaimed Water facility could use the treated water to augment in stream flow, aquifer recharge, or any or all uses allowed by Washington State Law. Approximately 120 acre feet of reclaimed water could be produced by the Calls A Reclaimed Water facility.

- 2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
- It is intended that urban services will be supplied by the City of Ellensburg via an outside utility extension agreement.

If this does not happen then the landowner is prepared to provide his own services through the creation of a Group A Water System, Individual or Community Septic systems, and the development of a Class A Reclaimed Water System. The use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems as well as individual septic systems will be used to treat the initial needs of the development with discharges to the ground as allowed by Washington State Law. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated wastewater in the amount allowed by Washington State law.

Option 1: Applicant Development of Group A Water System as an Alternative to City Of Ellensburg Water Service: If the City of Ellensburg declines to provide the project with water service, the applicant, who owns a number of senior water rights associated with the proposed project, will develop a Group A water system to serve the property. One of the senior water rights would be converted from a surface water right to a ground water right and used to serve the domestic water required for this proposal. This water right would then be used as the basis to form a Group A water system which would be approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc, an approved Satellite Management Agency approved by the DOH and Kittitas County. Irrigation water would be provided through the other existing rights.

Option 2: Applicant Development of Class A Reclaimed Water System as an Alternative to City Of Ellensburg Sewer Services: The applicant has an agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46 if the City of Ellensburg declines to serve the proposal with sewer collection service. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed

for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility.

The Class A Reclaimed Water Facility will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. The existing community drain fields may be used within the design of the Class A Reclaimed Water Facility. This reclaimed water facility will be operated by a qualified operating entity and will serve the property included within this proposal. That service area will be compatible with the service area of LCU, Inc.'s Group A Water System that will be also serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water requirements. These requirements are the highest standards recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, fire fighting/protection, aquifer recharge, and stream enhancement. The standards for Class "A" Reclaimed Water established by the Department of Health and the Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that which is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

Initially the early phases of the development will be served by community septic systems. This type of treatment will continue until the volume of effluent generated by the development reaches an adequate level (approximately 10,000 gallons per day) to sustain the operation of the Class A Reclaimed Water Facilities. As the volume of effluent approaches the needed flows to operate the Class A Reclaimed Water Facility the facility will be designed and constructed and take over the treatment of the effluent generated by the proposed development.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group A Water system that would serve this property. Construction of this reclaimed water facility will include a central treatment facility, underground collection and distribution systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class A Reclaimed Water plan for this project.

c. Water Runoff (including storm water):

- 1.) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

A stormwater permit will be obtained from the Washington State Department of Ecology and a stormwater pollution prevention plan will be developed implementing measures to reduce and control stormwater onsite.

- 2.) Could waste materials enter ground or surface waters? If so, generally describe. Waste materials, excluding sewage, are not expected to enter the ground or surface waters. (See questions above in reference to sewage and septic uses.)

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As this proposal is planned and developed, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology storm water permit. This will include sediment and erosion control measures to address any runoff water impacts.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattails, buttercup,
- ☐ bulrush, skunk cabbage, other water
- ☐ plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

The existing agricultural vegetation will be removed from the existing agricultural ground that is in it's current use. 100% of the current farm crops may be removed and replaced with grasses, trees, road development, and residential development. Farming may be continued on portions of the property until stages of development begins.

c. List threatened or endangered species known to be on or near the site.

To our knowledge there are no threatened or endangered species known to be on or near the site.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As part of this proposal, the property will be covered by protective covenants that will control housing aesthetics that will occur along with allowed uses within these CC&R's for individual lots. There will be a requirement of a 100 foot buffer of land to remain in open space, on both sides, associated with Currier Creek. The use of native plants mixed with other plants will be required by the project's protective covenants.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

____ birds: hawk, heron, eagle, songbirds, other:
____ mammals: deer, bear, elk, beavers, other:
____ fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
To our knowledge there are no known threatened or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain.
Not that we know of.

- d. Proposed measures to preserve or enhance wildlife, if any.
The habitat along Currier Creek will be enhanced and preserved, the riparian/shoreline areas will be within the designated open space area and protected from residential building but not excluded from being a portion of lots. A stream habitat enhancement plan will be developed and managed by the applicant for portions of Currier Creek that travel through this proposed plat.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs?
Describe whether it will be used for heating, manufacturing, etc.
Electricity and gas will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
There will be no effect on neighboring solar energy uses by this project.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The covenants will include provisions for energy conservation.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe
We anticipate no environmental health hazards with this project. An Environmental Hazard assessment has been conducted on this property prior to Purchasing of property.

1) Describe special emergency services that might be required.
Emergency services related to Police, Fire and Medical will be provided for through the County 911 service. The City of Ellensburg's Police, and Fire Department Services will be used if this property is annexed into city limits. Medical facilities would be utilized within the County, specifically within the City of Ellensburg and it's local hospital. The proposal is also within Fire District # 2 jurisdiction.

2) Proposed measures to reduce or control environmental health hazards, if any.
There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted,

whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department, City of Ellensburg or the Department of Ecology.

b. Noise

- 3) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise could affect this proposal from Reecer Creek and Bender Roads and possible aircraft traffic, associated with Bower Field Airport located to the east.

- 4) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site. These noises typically would be from dawn to dusk. On a long term basis, there would be automobile noise from homeowners and other noise associated with platted residential development.

- 5) Proposed measures to reduce or control noise impacts, if any.

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to 7 pm.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The current use of the property is agriculture and vacant land. The adjacent properties are residential homes, agriculture and smaller parcels.

- b. Has the site been used for agriculture? If so, describe.

Yes, portions of the property are currently used as farm ground. Other portions of the property have been used for agricultural and is currently vacant land with riding arena facilities and some vacant structures.

- c. Describe any structures on the site.

There are irrigation structures throughout the property. There are existing structures such as the an abandoned Building (formerly known as the Highway Grill) on the property off of Reecer Creek Road. Also there is a meeting center building and radio station located on the property. Along with existing riding arena and associated structures.

- d. Will any structures be demolished? If so, what?

Most of the existing structures will be demolished. The appropriate permits will be obtained prior to demolition occurring.

- e. What is the current zoning classification of the site?

Suburban zoning

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the site is Ellensburg Urban Growth Area.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable as there is no shoreline designations associated with the subject property.

h. Has any part of the site been classified as an: environmentally sensitive area?
No. Currier Creek travels through the property and there are some associated floodplain and riparian areas.

i. Approximately how many people would the completed project displace?
No people will be displaced.

j. Approximately how many people would reside or work in the completed project?
At the completion of this plat there would be 240-260 (2.3 to 2.5 persons per home) people residing in this platted development at completion/full build-out.

k. Proposed measures to avoid or reduce displacement impacts, if any.
There will be no displacement therefore no measures are required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
This proposal is consistent with the Kittitas County Comprehensive Plan Designation since the subject property has been included into the Ellensburg Urban Growth Area, which allows for a variety of urban residential densities. It is also compatible with the existing residential development in the area, which is also within the Ellensburg UGA. The measures that are allowed under the county's Suburban zoning code provide for the ability to develop land accordingly at urban densities. It must be noted that prior to being included into the Ellensburg Urban Growth Area this property was already zoned Suburban for quite some time. Whether this property is within or outside of the urban growth area this proposed plat is consistent with the existing suburban zone that the property falls under. Those associated uses, such as permitted and conditional uses and lot sizes requirements that are allowed within the Suburban zone are consistent and compatible with this proposal whether inside or outside of the urban growth area.

9. HOUSING

a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing.
This proposed platted development will include a 117 one acre lots as allowed in the Suburban Zone. There could be a mixture of income housing such as low, middle or high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

**There are existing structures located on the subject properties that will be demolished as mentioned earlier.
There are no existing housing units on the subject property.**

c. Proposed measures to reduce or control housing impacts, if any.

The proponent will develop CC& R's in order to reduce or control housing impacts.

10. **AESTHETICS**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed residential structure would be 45 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be altered or obstructed as this proposal is within the Ellensburg Urban Growth Area, which is where urban types of densities should occur.

c. Proposed measures to reduce or control aesthetic impacts, if any.
The protective covenants of the project would control aesthetic impacts.

11. **LIGHT AND GLARE**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed platted development would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. The wattage of all lighting would be controlled by the protective covenants.

c. What existing off-site sources of light or glare may affect your proposal?

There could be the possibility of light or glare from existing residences and developments adjacent to plat development, which could affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

The protective covenants would require downward facing outdoor lighting on residences and yards with no large halogen yard lights. The wattage of

all lighting would be controlled by the protective covenants.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Some recreational activities in the area are the John Wayne Trail, fishing, horseback riding, hiking, snowmobiling, hunting, etc.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. As this proposal is on private property, there will be no displacement of any recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
As part of this proposal, we will incorporate recreational activities, such as trails throughout a portion of the proposal. These trails will meander along Currier Creek connecting to small parks adjacent to the creek.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None that we know of.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None that we know of.
- c. Proposed measures to reduce or control impacts, if any.
No measures are needed that we know of.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
This property is accessed off of Reecer Creek Road with possible future access over to Faust Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
This site is not served by public transportation. The closest public transit would be located at the West Interchange where there is a Greyhound Bus stop.
- c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have the normal amount of parking spaces associated with residences. It is estimated that there will be approximately 210-235 parking spaces associated with residential structures. It is estimated that each residential unit will contain two parking spaces (driveways associated with the garage)

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

There will be a new road system that will meet the Kittitas County Private Road Standards.

There could be improvements associated with access points for the proposed plat . It is anticipated that these roads will be private roads under Kittitas County Standards.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

To the northeast of this proposed plat development is the Bowers Field Airport. This airport conducts pilot training associated with Central Washington University and allows for small private airplane activity. Also to the south is the Burlington Northern Santa Fe Rail Road, which transports products. There is no water transportation in the immediate vicinity of this proposal. The project is not expected to use any of these facilities

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. It is anticipated that there would be between 1000 & 1,170 trips generated by the completed project. Peak volumes would occur between 6 am to 10 am and 3 pm to 6:30 pm. This would further be analyzed by the applicant commissioning a traffic study. This traffic study would provide the nexus, of this proposal, determining what traffic improvements, if any, specifically relate to this proposed plat.

g. Proposed measures to reduce or control transportation impacts, if any. No measures are proposed at this time. The applicant will commission a traffic study to identify any impacts that might occur due to this project.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This proposed plat would result in an increased need for public services. Throughout the life of this proposal the additional tax revenue that is received to either the county or city will be divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposed plat is proposed to connect to urban services supplied by the City of Ellensburg. If urban services are not supplied by the City of Ellensburg then a private Group Water System and Class A Reclaimed Water System will be developed to serve this proposal. Both of the aforementioned items reduces and controls direct impacts on public services. Also, a proposed traffic study, addressing the transportation needs, will help control the direct impacts on public services.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

Water and Sewer utilities are located adjacent to the subject property. As part of the Proposed Blackhorse at Whiskey Creek Planned Unit Development east of this proposal, has extended utilities, such as water from Water Street along Bender Road to Reecer Creek Road & sewer, which is currently located at the east end of this proposal along the western side of Reecer Creek Road.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

It is intended that urban service utilities such as water and sewer will be developed and supplied by the City of Ellensburg via an outside utility extension agreement.

If this does not happen, then the applicant will development a Group A water system to serve this proposal and also the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Individual or Community Septic Systems.

C. SIGNATURE

00491

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Ch. B. L.

Date: 5-25-07

CDS/FORMS/PLANNING/UPDATED FLOOD DEVELOPMENT PERMIT: 03/21/05

00492

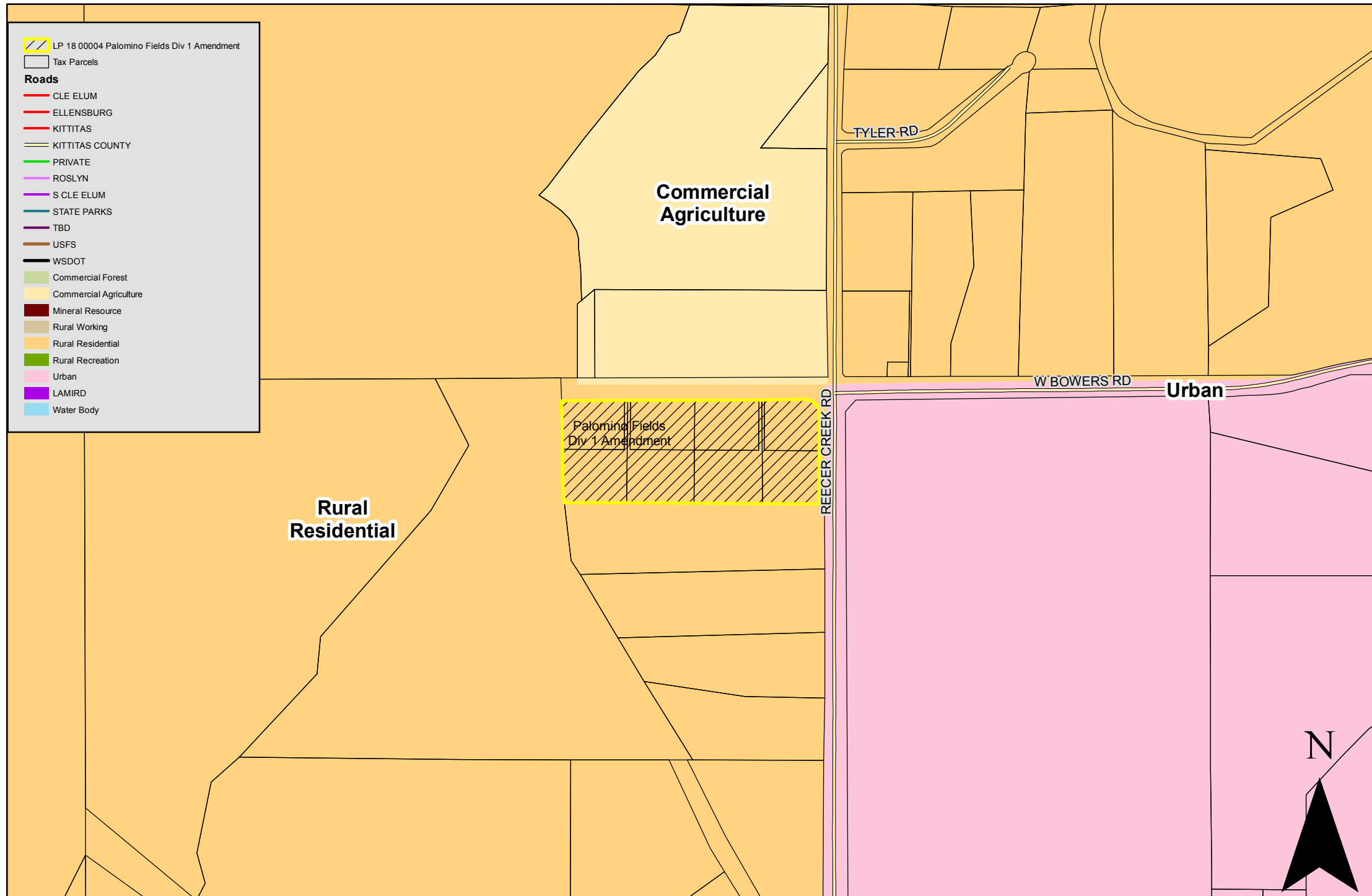
LP-18-00004 Amended Palomino Fields Div. 1



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Aerial View

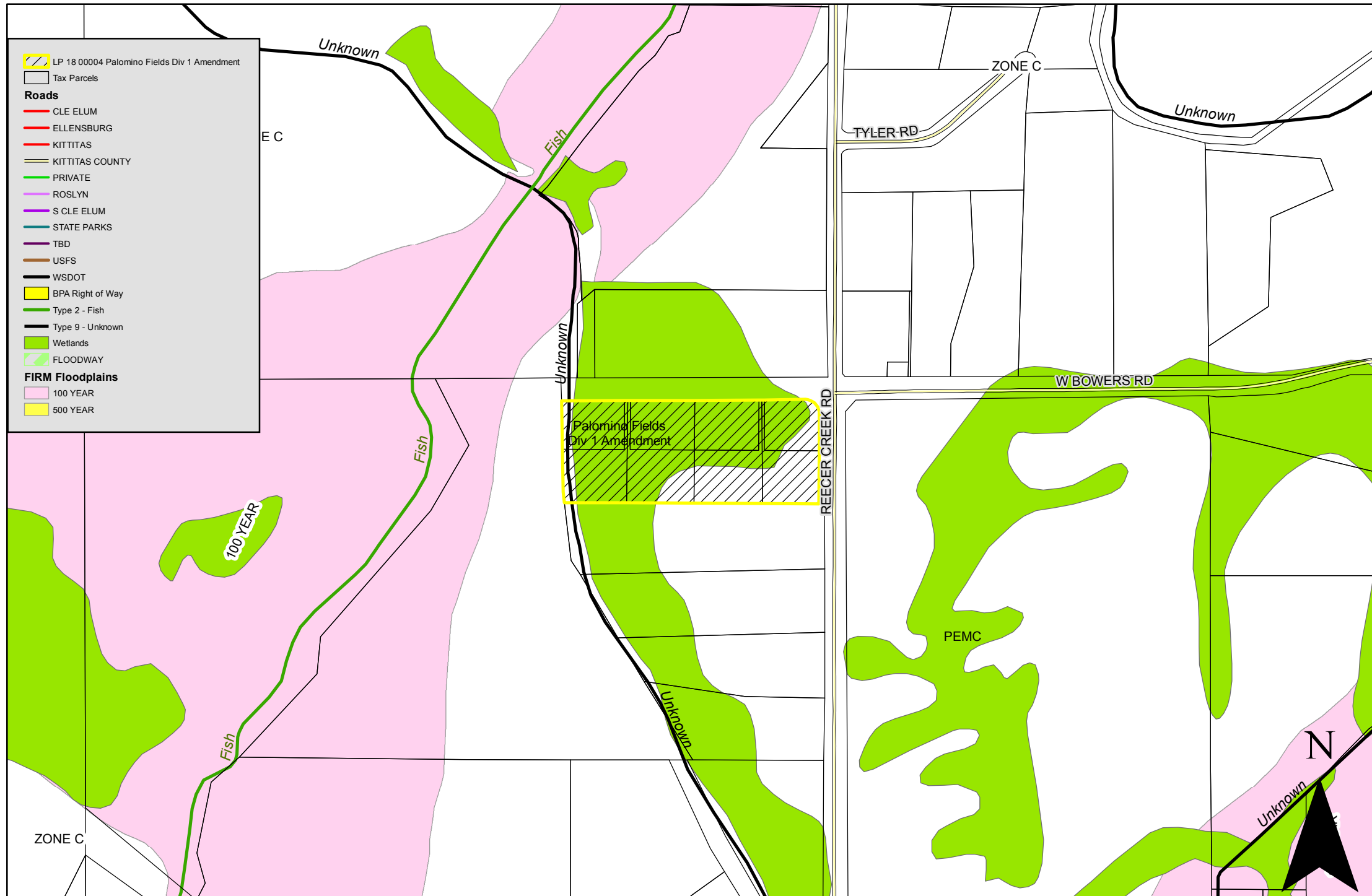
LP-18-00004 Amended Palomino Fields Div. 1



1:5,000

Comprehensive Plan Land Use

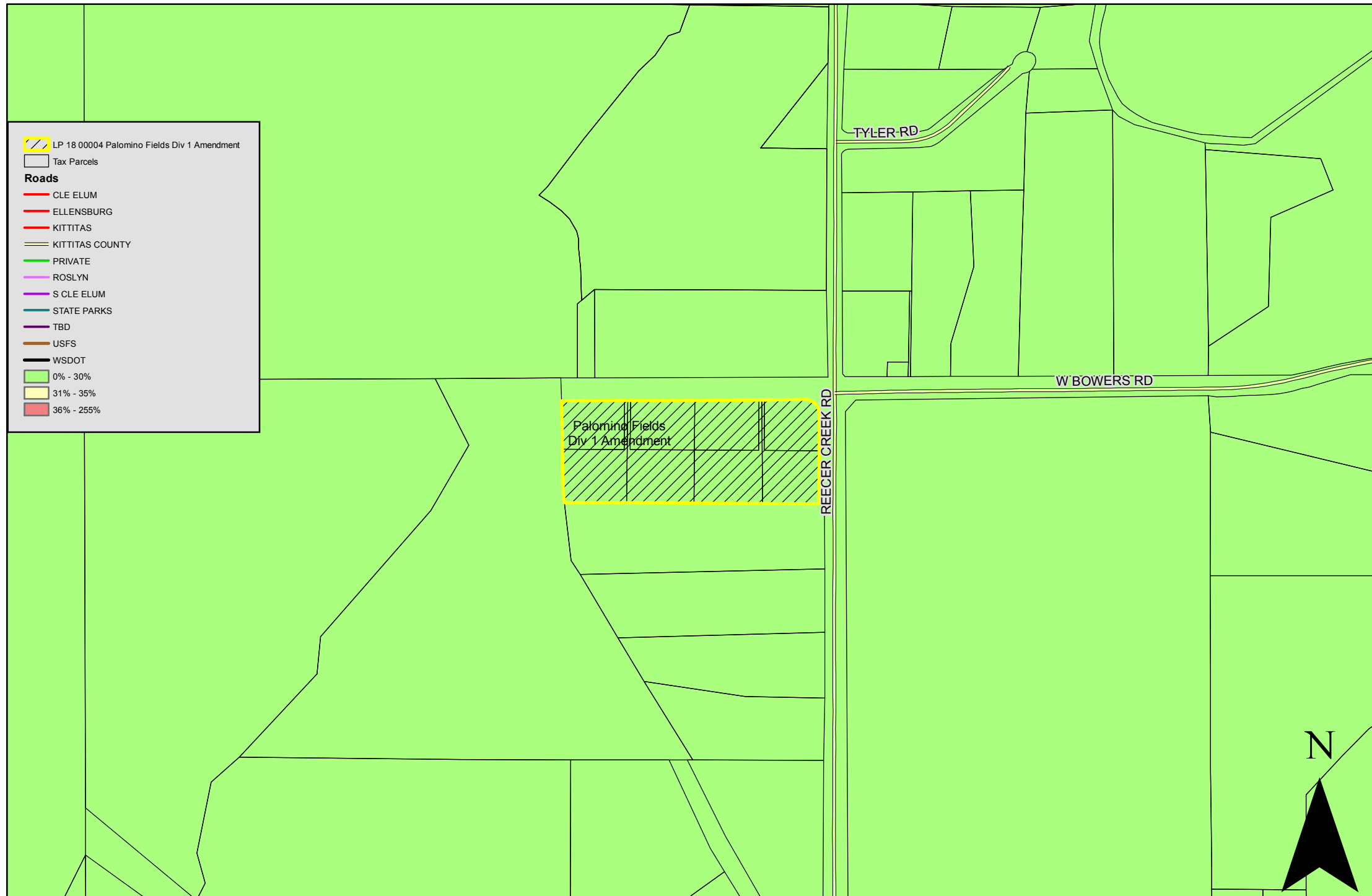
LP-18-00004 Amended Palomino Fields Div. 1



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Critical Areas

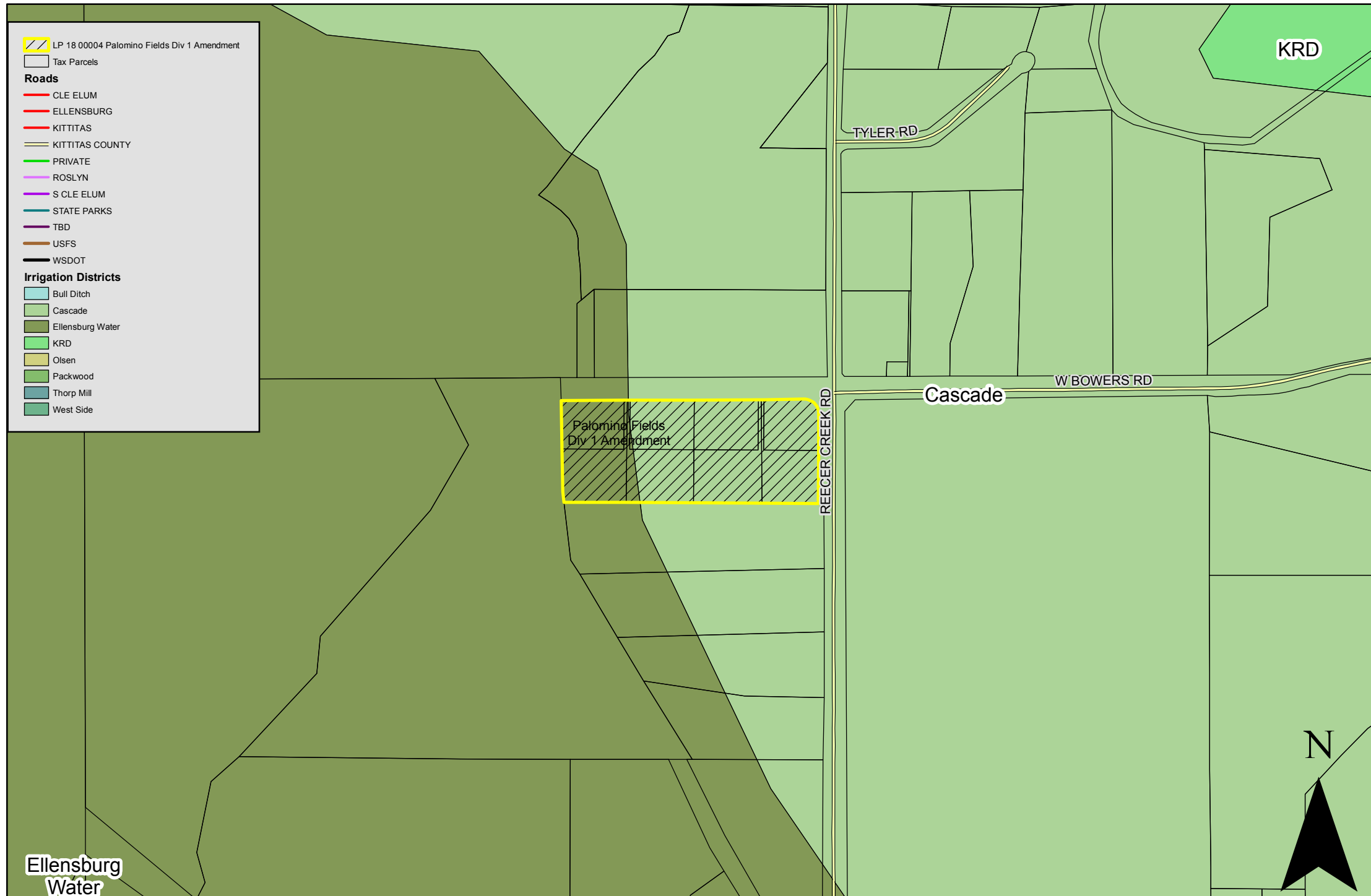
LP-18-00004 Amended Palomino Fields Div. 1



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Hazardous Slopes

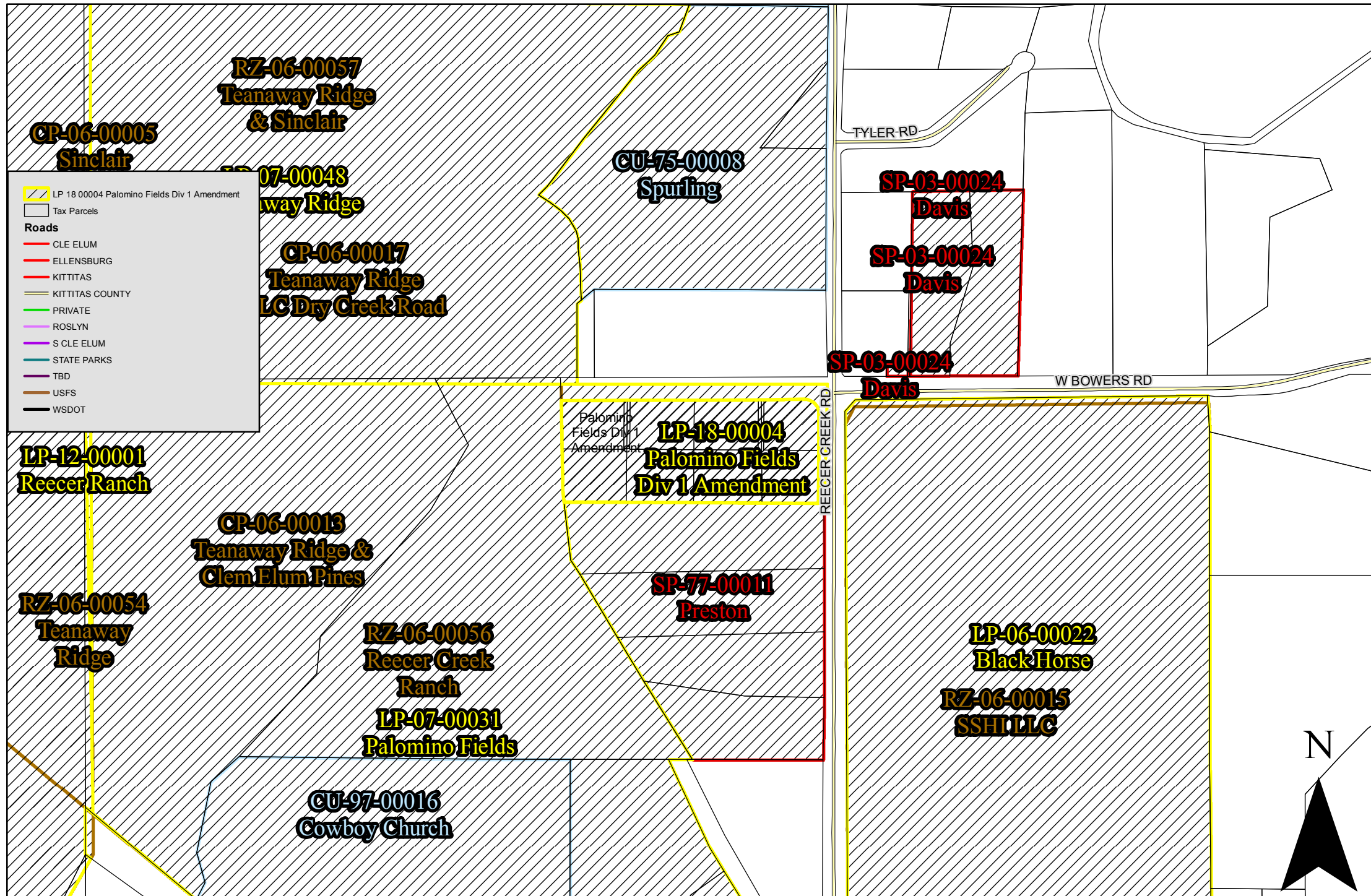
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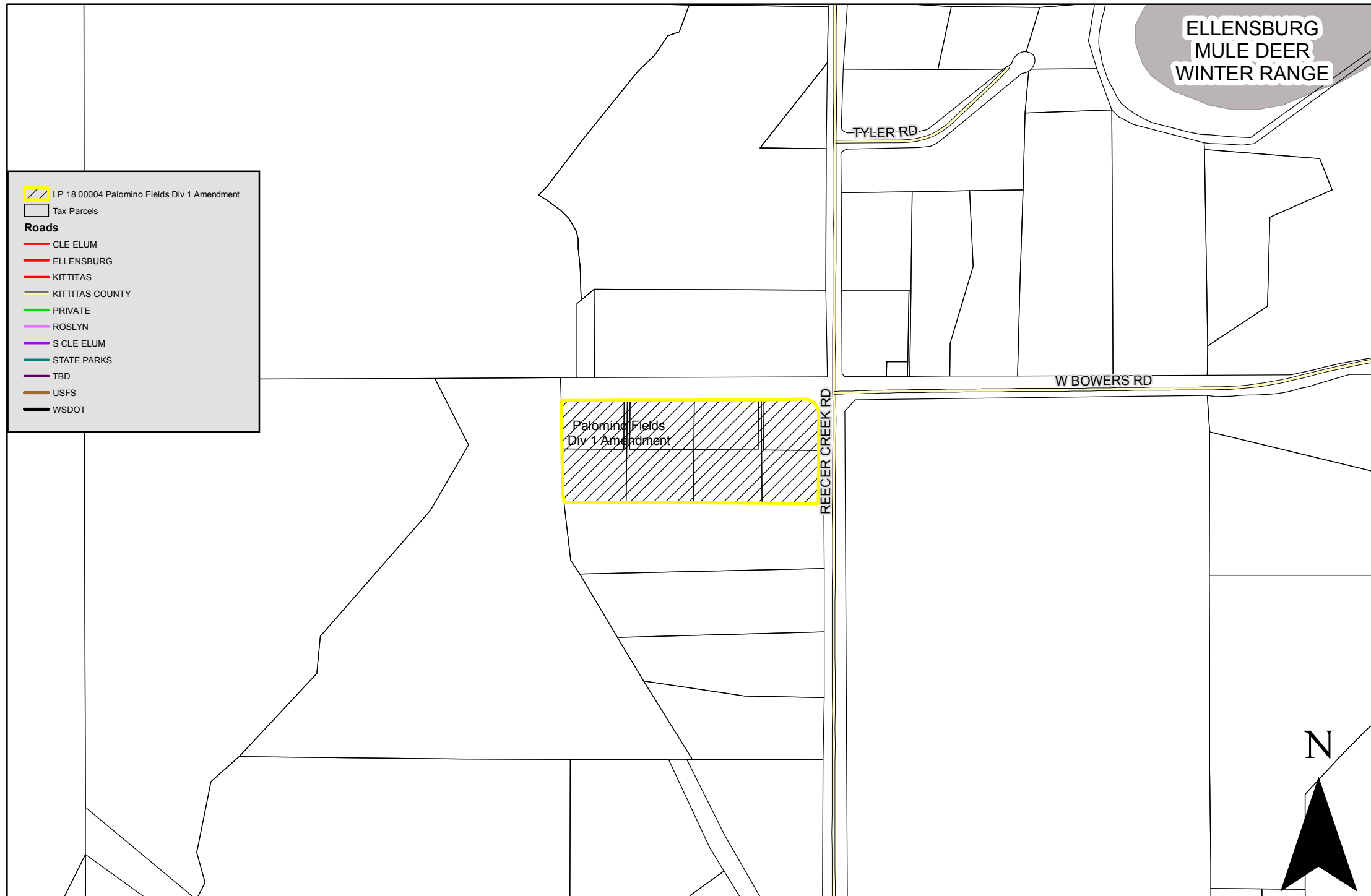
Irrigation Districts

LP-18-00004 Amended Palomino Fields Div. 1



Land Use Projects

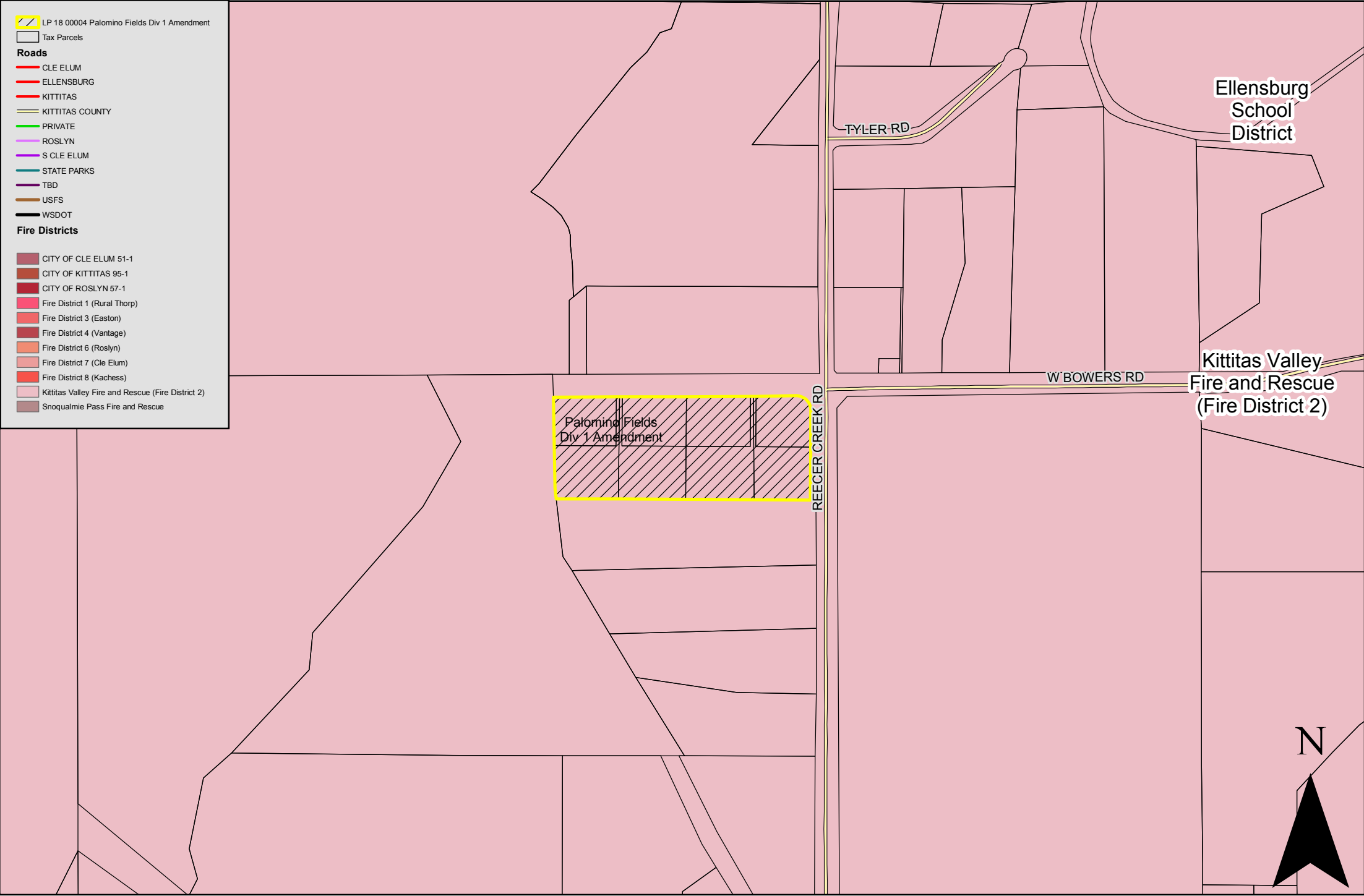
LP-18-00004 Amended Palomino Fields Div. 1



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Priority Habitat Species

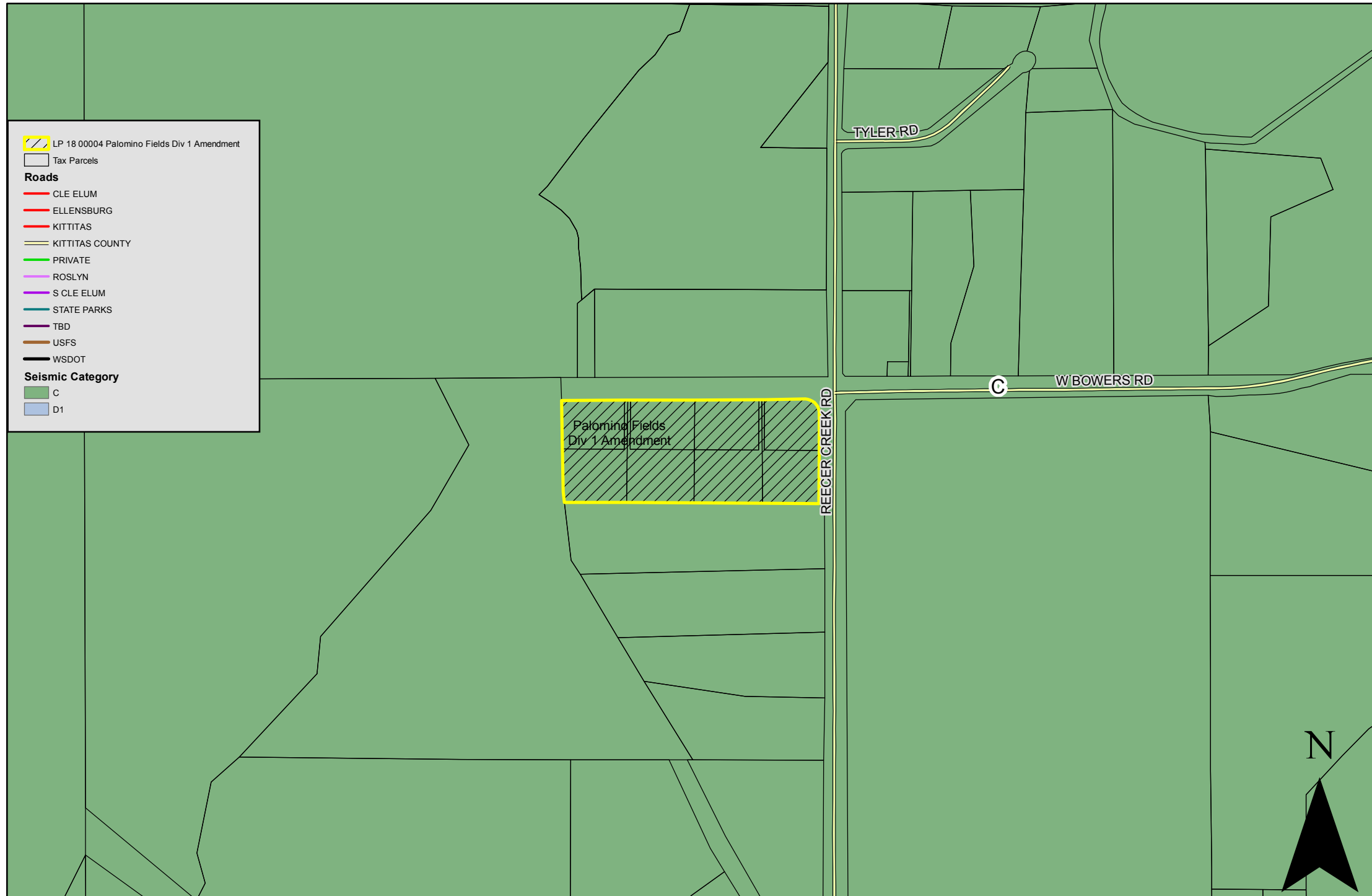
LP-18-00004 Amended Palomino Fields Div. 1



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School and Fire Districts

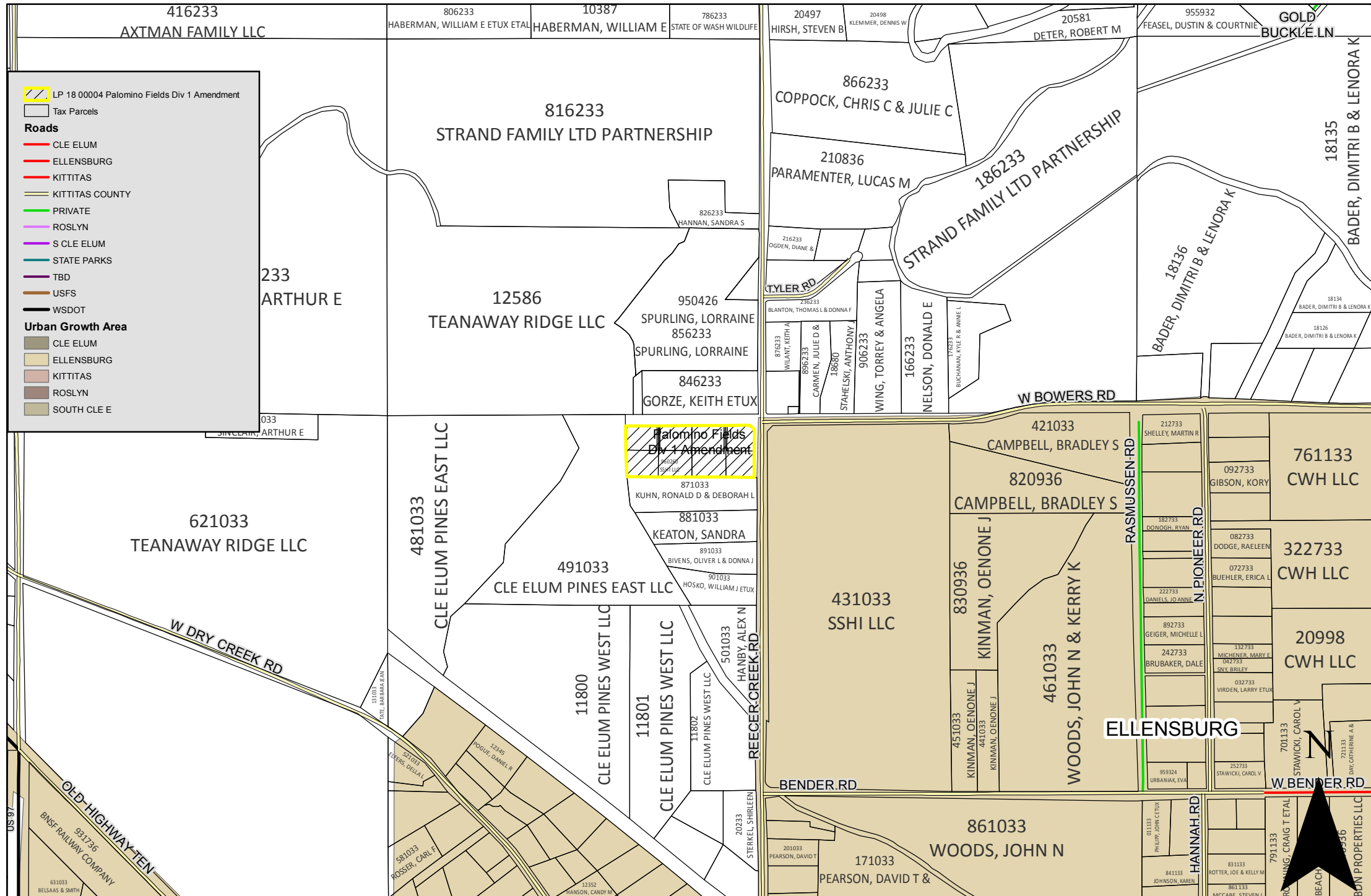
LP-18-00004 Amended Palomino Fields Div. 1



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Seismic Category

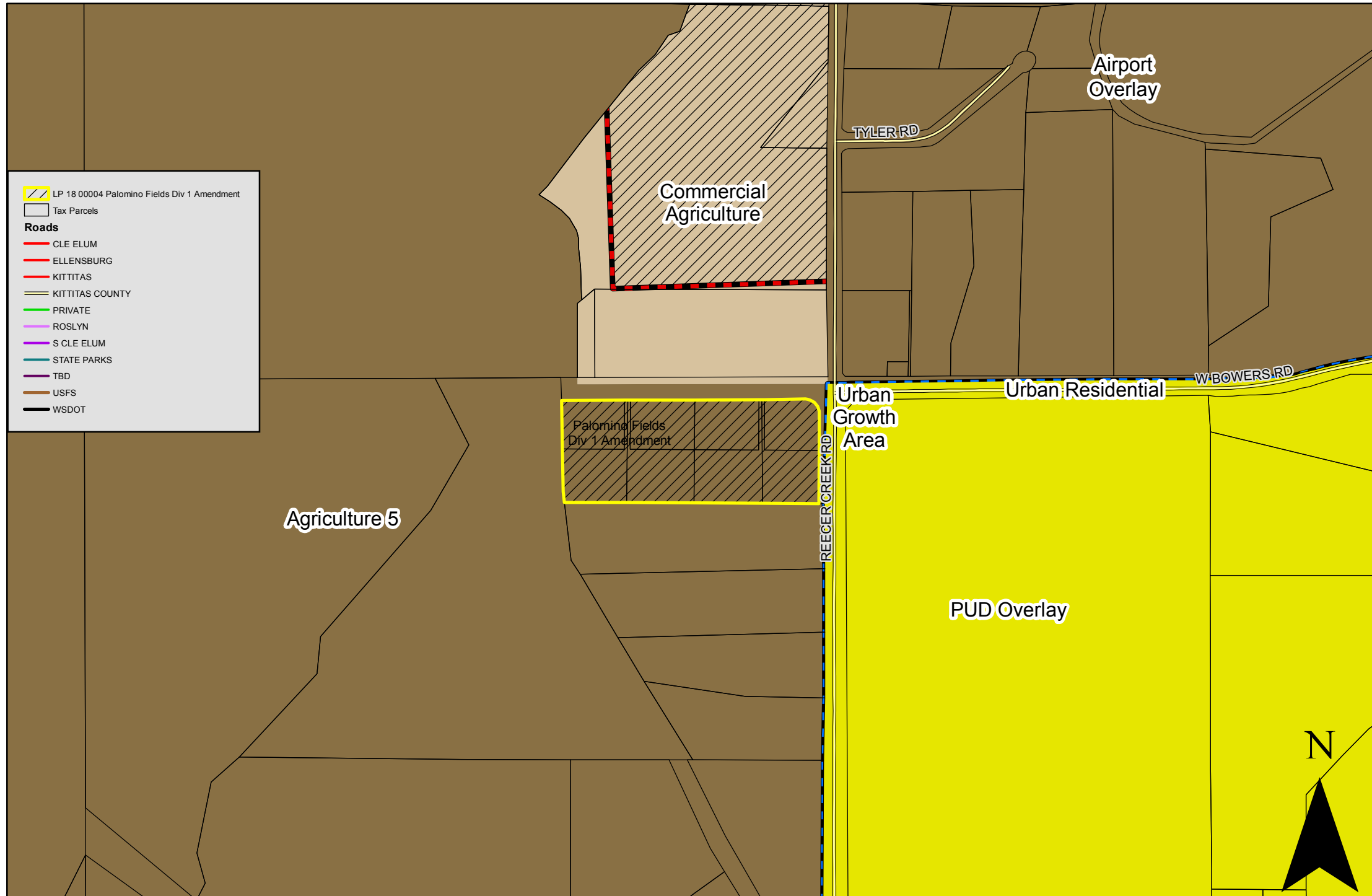
LP-18-00004 Amended Palomino Fields Div. 1



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Vicinity

LP-18-00004 Amended Palomino Fields Div. 1



1:5,000

Zoning



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 17, 2018

Chad Bala, Authorized Agent
Terra Design Group, Inc.
Cle Elum WA 98922

RE: Amended Palomino Fields Div. 1 (LP-18-00004)

Dear Mr. Bala,

The application for a Road Easement Amendment for the Palomino Fields Long Plat located in Section 27, T. 18, R18, was received on December 4, 2018. Your application has been determined complete as of December 17, 2018.

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of your application. Continued processing of your application will include, but not be limited to the following actions:

1. According to RCW 58.17.215 a Notice of Application will be sent to all Plat Parcel Landowners, Kittitas County departments, non-County governmental agencies and adjoining landowners inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. If requested by any person(s) receiving notice, an open-record hearing will be scheduled before the Kittitas County Board of Commissioners (BOCC).
4. A final decision will be rendered by the BOCC.

If you have any questions regarding this matter, please contact me at (509) 962-7079, or by e-mail at dusty.pilkington@co.kittitas.wa.us.

Sincerely,

Dusty Pilkington
Staff Planner

FINCH, WILLIAM S SR & SHERRY J
1606 W BOWERS RD
ELLENSBURG WA 98926

MCNEIL, JOSEPH & ERIN
1610 W BOWERS RD
ELLENSBURG WA 98926-9813

SSHI LLC
11241 SLATER AVE NE SUITE 200
KIRKLAND WA 98033-8826

LARSEN, RANDALL W
1710 W BOWERS RD
ELLENSBURG WA 98926

NIEMI, FREDERICK J & CARRIE L
1714 W BOWERS RD
ELLENSBURG WA 98926-

STERKEL, ETHAN & MACKENZIE
1614 W BOWERS RD
ELLENSBURG WA 98926-9813

BALCOM, MONTY & BETTY
1702 W BOWERS RD
ELLENSBURG WA 98926

KERNAN, WENDY
1602 W BOWERS RD
ELLENSBURG WA 98926



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
City of Ellensburg
Ellensburg School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas Valley Fire and Rescue
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: September 8, 2008

Subject: **SEPA NOTICE OF ACTION-SCHEDULE OF PUBLIC HEARING: Palomino Fields Preliminary Plat (P07-31)**
Application from Terra Design Group Inc., authorized agent for Cle Elum Pines West, Cle Elum Pines East and Michael Cordner, landowners, for a 120-lot plat on 120.80 acres of land that is zoned Urban Residential (Suburban), located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County. Tax parcel number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on June 29, 2007. The project was renoticed on January 28, 2008 and July 10, 2008 for an additional comment period. If you did not receive any of these documents, or require additional information, please contact our office. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before **September 19, 2008 at 5:00 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

An open record hearing is scheduled before the Kittitas County Hearings Examiner on October 9th, 2008 at 6:00 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS prior to attending.

If you have any questions please do not hesitate to contact us.

Please retain all enclosed materials.

00396

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Palomino Fields Preliminary Plat (P-07-31)
- Description:** A 120 lot preliminary plat on approximately 120.08 acres of land zoned Urban Residential (Suburban).
- Proponent:** Terra Design Group
PO Box 686
Cle Elum, WA 98332
Authorized agent for: Cle Elum Pines West
- Location:** The project is located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County. Specific map number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. 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 Reecer Creek Road and University Way intersection according to the approved transportation impact analysis.
- 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 Road intersection including a right hand turn lane and acceleration lane.
 - b. A temporary Cul-de-Sac will be installed at the end of Bowers Road extension.

00397

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

- c. The applicant will guarantee a thru route from Reecer Creek Road to Faust Road, to be built with future development.
- d. A temporary access at Bender Road will be built, gated and for emergency use only.

II. 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 fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

III. Water & Septic

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES 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.
- 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.
- 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 246. 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.
- D. The applicant will provide sewage treatment through metered Community Septic Systems or metered Large On-Site Septic Systems pursuant to WAC 246-272B "Large-On-Site Septic System Regulations". The type of meters used will be 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.
- 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
- E. 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.
- F. 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:

- 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. 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 started.*
 - 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.*
 - 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.*
 - 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.*
 - 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. 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 facility is operational.*
 - f. *The applicant will record and provide to Community Development Services the recorded meter readings for each Community Septic System or Large On Site Septic System on a quarterly basis.*
- G. If the applicant wishes to access city systems in the future, it will be recommended that all improvements be developed to current city standards.
- H. 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).
- I. 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.
- J. 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.

V. Historic and Cultural Preservation

00399

- A. Prior to any ground breaking activity on the subject property, the applicant shall consult with the

Yakama 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.

VI. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

VII. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.

VIII. 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.
- B. One hundred foot buffers will be established along Currier Creek and shown on the final mylars.
- C. A riparian management plan that would incorporate signage for Currier Creek will be completed prior to final approval.
- 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.
- 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 the bed, bank or flow of watercourses.
- F. The applicant shall consult with the Department of Fish & Wildlife to determine the appropriate size of culvert needed for the crossing of any stream or watercourse on the subject property. Prior to final approval the applicant will provide documentation that said crossings meet the proposed standards.

IX. Public Safety

- A. The applicant shall consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.
- 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.

x. Parks and Recreation

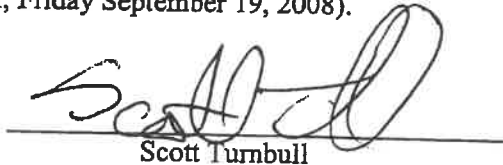
- A. The proposal will include 4-5 pocket parks spaced throughout the platted development. The pocket parks shall be dedicated as open space for perpetuity.

- 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.

X. SEPA Review

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Friday September 19, 2008).

**Responsible
Official:**



Scott Turnbull

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 4, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 19, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

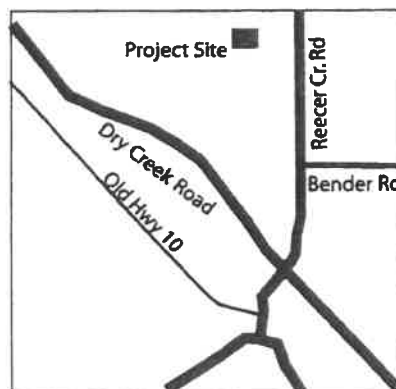
Notice of SEPA Action/Public Hearing Palomino Fields Preliminary Plat

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on September 8, 2008 make a Determination of Mitigated Non-Significance (MDNS) on an application from Terra Design Group Inc., authorized agent for Cle Elum Pines West, Cle Elum Pines East and Michael Cordner, landowners. for a 120-lot plat on 120.80 acres of land that is zoned Urban Residential (Suburban), located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County. Tax parcel number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 19, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (P-07-42) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Scott Turnbull.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearings Examiner has been scheduled for Thursday, October 9, 2008 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: September 4, 2008 Publish: September 8 and September 15, 2008 Daily Record





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION AND ADOPTION OF EXISTING SEPA DOCUMENT

Publish: December 19, and 26, 2018

Application Received: December 4, 2018

Application Deemed Complete: December 17, 2018

Project Name (File Number): Amended Palomino Fields Div. 1 (LP-18-00004)

Applicant: Chad Bala, authorized agent for Palomino Fields Div. 1 property owners.

Location: 8 parcels, located just west of Ellensburg, located in section 27, TWN. 18, RGE. 18, in Kittitas County, parcel numbers 960258, 960259, 960260, 960261, 960262, 960263, 960264, 960265.

Proposal: Chad Bala, authorized agent for property owners, has submitted a plat amendment application to dedicate an existing road easement to Kittitas County as a public easement shown on the plat with no new lots to be created, per KCC Title 16 Subdivisions. The subject property is currently zoned Agriculture 5 and has a land use designation of Rural Residential.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and navigating to "Long Plats", followed by the project number. Phone: (509) 962-7506

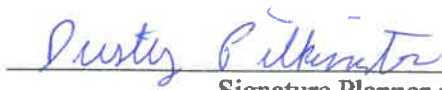
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on January 2nd, 2019. Any person has the right to comment on the application and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

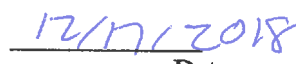
Public Hearing: If requested by any person notified of the proposed action, a public hearing will be scheduled before the Board of County Commissioners pursuant to RCW 58.17.215.

Environmental Review (SEPA): Pursuant to WAC 197-11-600(4)(a) the County has adopted the SEPA MDNS issued on September 4th, 2008 as part of the Palomino Fields Preliminary Plat Approval. A copy of the threshold determination may be obtained from the county.

The following development regulations will be used for project mitigation and consistency: Kittitas County Critical Areas Ordinance Title 17A and Kittitas County zoning code Title 17.

Designated Permit Coordinator (staff contact): Dusty Pilkington Staff Planner: (509) 962-7079; email at: dusty.pilkington@co.kittitas.wa.us


Signature Planner of Record


Date

Community Planning
Enforcement

Building Inspection

Plan Review

Administration

Permit Services

Code

NOTICE OF APPLICATION AND ADOPTION OF EXISTING SEPA DOCUMENT

Project Name (File Number): Amended Palomino Fields Div. 1 (LP-18-00004)

Applicant: Chad Bala, authorized agent for Palomino Fields Div. 1 owners.

Location: 8 parcels, located just west of Ellensburg, located in section 27, TWN. 18, RGE. 18, in Kittitas County, parcel numbers 960258, 960259, 960260, 960261, 960262, 960263, 960264, 960265.

Proposal: Chad Bala, authorized agent for property owners, has submitted a plat amendment application to dedicate an existing road easement to Kittitas County as a public easement shown on the plat with no new lots to be created, per KCC Title 16 Subdivisions. The subject property is currently zoned **Agriculture 5** and has a land use designation of **Rural Residential**.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and navigating to “Long Plats”, followed by the project number. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on January 2nd, 2019.** Any person has the right to comment on the application and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Public Hearing: If requested by any person notified of the proposed action, a public hearing will be scheduled before the Board of County Commissioners pursuant to RCW 58.17.215.

Environmental Review (SEPA): Pursuant to WAC 197-11-600(4)(a) the County has adopted the SEPA MDNS issued on September 4th, 2008 as part of the Palomino Fields Preliminary Plat Approval. A copy of the threshold determination may be obtained from the county.

The following development regulations will be used for project mitigation and consistency: Kittitas County Critical Areas Ordinance Title 17A and Kittitas County zoning code Title 17.

Designated Permit Coordinator (staff contact): Dusty Pilkington Staff Planner: (509) 962-7079; email at: dusty.pilkington@co.kittitas.wa.us

Publish:	December 19, and 26, 2018
Application Received:	December 4, 2018
Application Deemed Complete:	December 17, 2018



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Amended Palomino Fields Div. 1 (LP-18-00008)

NOTIFICATION OF: Notice of Application and Adoption of Existing SEPA Document

NOTIFICATION MAIL DATE: December 19th, 2018

I certify that the following documentation:

- Notice of Application and Adoption of Existing SEPA Document (LP-18-00008)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

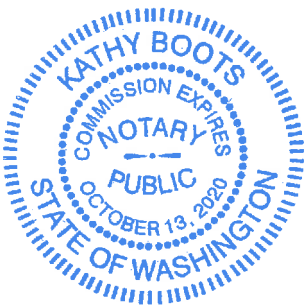
Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this December 19, 2018

Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2020

Signature



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WILEY, MARC R
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