

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

December 27, 2006

Encompass Engineering & Surveying
108 E. Second Street
Cle Elum, WA 98922

RE: Sieber Short Plat (SP-06-93)

Dear Dave Nelson:

The Kittitas County Community Development Services Department has determined that the Sieber Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-93.
2. All future development must comply with International Fire Code (IFC) and appendices.
3. The subject property has an existing approved approach permit from the Washington State DOT. No additional approaches will be allowed. Please see the attached DOT comments.
4. Mr. Sieber will need to apply for and adhere to the Construction Stormwater General Permit offered by the Washington State DOE. Please see the attached comments.
5. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.
6. Withdrawals of groundwater on the subject property shall be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
7. This project shall comply with all noise ordinances. See KCC 9.45 (Noise).
8. Withdrawals of ground water on the subject property shall be subject to the rules and regulations adopted and administered by Washington State DOE.
9. Mr. Sieber will need to comply with the Washington State DOE Air Quality Fugitive Dust Control Plans prior to any harvesting or grading.
10. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.
11. Road grades shall not exceed 12%.
12. All Kittitas County road standards must be met. Attached you will find comments from Kittitas County Public Works. Please contact Christina Wollman at 962-7051 regarding all road standards and access questions.
13. Attached you will find comments from Kittitas County Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Approval of the Sieber Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 calendar days, and shall accordingly be eligible for final administrative approval after January 5, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

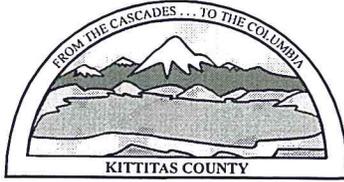
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 5, 2006 at 5:00p.m.

Sincerely,

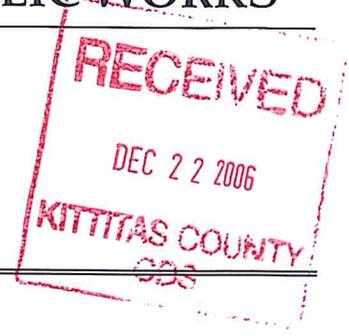


Noah Goodrich,
Staff Planner
Kittitas County Community Development Services Department
(509) 962-7024

CC: Required parties (KCC 15A)



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**



MEMORANDUM

TO: Noah Goodrich, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 20, 2006
SUBJECT: Sieber Short Plat

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the residences within the proposed plat.
2. Private Road Improvements: Roads serving the Sieber Short Plat are paved, which exceed the surface conditions currently required for this development. Current conditions require a gravel surface. Roads must meet all additional minimum requirements of a high-density private road that serves no more than 14 tax parcels. These conditions are shown below. Any further subdivisions may result in increased standards. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".

- d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
3. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least one hundred ten feet at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Easement 'P': The following are conditions of Easement 'P'.
- a. The width of Easement 'P' shall be shown on the face of the plat.
 - b. Easement 'P' appears to serve three or more lots. Roads serving three or more lots are required to be built to the minimum standards of a high-density private road. These standards are shown above in condition #2.
 - c. Easement 'P' is has a paved roadway width of approximately 15'. The roadway width for a private road serving three or more lots is 20' with 1' shoulders for a total width of 22'. Easement 'P' shall be widened to meet the minimum design standards required for this road type.
5. Driveway – Single Access: Individual lots may be accessed through single-use driveways. A single-use driveway shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway width shall be 8' with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- 6. Plat Notes: Plat notes shall reflect the following:
 - a. Remove the reference to KCC Section 12.05 from plat note #9. The second sentence of the note shall read: See Kittitas County Road Standards.
- 7. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and design standards before beginning construction.
- 8. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

- 9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 12. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

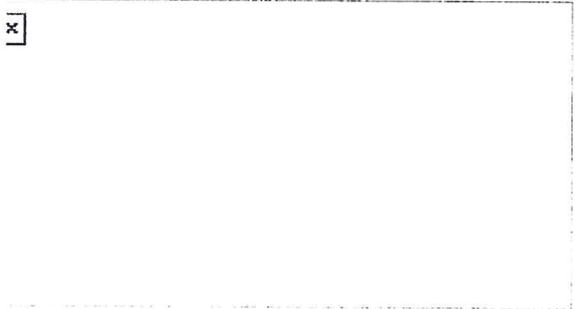
1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.

Noah Goodrich

From: Holly Duncan
Sent: Friday, December 01, 2006 8:17 AM
To: Noah Goodrich
Subject: SPPLANNING



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

**Community Health Services
Health Promotion Services**
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, S
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

November 30, 2006

Noah Goodrich, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Sieber Short Plat (SP-06-93)

Dear Mr. Goodrich,

Thank you for the opportunity to comment on the above referenced project. The applicant states on the face of the plat map that a Group B water system will be used to serve the four proposed lots. In March of this year I approved a Group B water system to serve eight lots in the same area for Mr. Sieber. It appears that the configuration of the lots has changed from the time I approved the Sieber water system. At this point there is some confusion as to the well that will serve these proposed lots. He could be planning to add these four lots onto the existing system. If that is not the case a source site inspection needs to be performed by Environmental Health to approve the placement of the well that is to serve these four lots,(WAC 246-291). Our records indicate that both soil and water availability information is needed.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

RECEIVED

NOV 20 2006

KITTITAS COUNTY
CDS

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 16, 2006

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Noah Goodrich, Staff Planner

Subject: SP-06-93; Otto Sieber/4-Lot Short Plat (20 Acres Total)
Parcels 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036
SR 821, MP 8.27 Right (Roza View Drive intersection – Private) Vicinity

We have reviewed the proposed plat and have the following comments.

1. The project is not adjacent to State Highway 821, but access to the site is via SR 821. This segment of SR 821 is a Class 3 with a posted speed limit of 45 miles per hour. Access to the site will be via Roza View Drive (privately-maintained). The property has an existing approved approach permit. No additional approaches to SR 821 will be allowed.
2. The Short Plat Application (item #10) indicates the property will be accessed from SR 97. This is incorrect. The access will be via SR 821.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #3, SR 821
Don Wherry, Area 2 Maintenance Superintendent

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Noah Goodrich

From: CDS User
Sent: Tuesday, November 14, 2006 11:17 PM
To: Noah Goodrich
Cc: Darryl Piercy
Subject: FW: SEPA review - OTTO SIEBER -Application for a 4-lot short plat (SP-06-93)

Please see below.

Allison Kimball, Assistant Director
Community Development Services
allison@co.kittitas.wa.us

411 N. Ruby St., Suite 2 Tel: 509-962-7695
Ellensburg, WA 98926 Fax: 509-962-7682

From: Neet, Bryan [<mailto:bnee461@ECY.WA.GOV>]
Sent: Tuesday, November 14, 2006 9:11 PM
To: CDS User
Cc: Clear, Gwen; Merz, Jonathan
Subject: SEPA review - OTTO SIEBER -Application for a 4-lot short plat (SP-06-93)

Mr. Noah Goodrich, Staff Planner

This is in response to the notification dated November 6, 2006 about Mr. Otto Sieber requesting a short plat on Tax Parcel Numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036.

For this site, as well as the surrounding area that has been disturbed Mr. Sieber will need to apply for and adhere to the needs of the Construction Stormwater General Permit offered by the Department of Ecology.

Thanks

Bryan Neet
Non-Point Inspector
Water Quality Program
Department of Ecology
(W) 509-575-2808
(C) 509-654-4953
(F) 509-575-2809
[*bnee461@ecy.wa.gov*](mailto:bnee461@ecy.wa.gov)

11/15/2006



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

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NOV 27 2006

KITTITAS COUNTY
CDS

November 22, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the pre-threshold determination for the division of approximately 20 acres into 4 lots, proposed by Otto Sieber [SP-06-93]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Individual site development within a subdivision may be required to have coverage under the NPDES Construction Stormwater General Permit prior to starting construction. This is identified in the NPDES permit as Condition S1.B.1.a *Common Plan of Development*. In order to be covered by a permit the site must be either included in the Stormwater Pollution prevention Plan for the whole site or have coverage transferred to another Operator/permittee by submitting a Transfer of Coverage form to the Department of Ecology. Please contact Ray Latham (509) 575-2807 with questions about this permit.

Water Resources

No water right records associated with this property were found in the Central Regional Office.

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.



Mr. Goodrich
Page 2 of 3
November 22, 2006

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

Environmental review of a zone designation should analyze the likely impacts of the development allowed within that zone. The more specific the analysis is at the non-project stage, the less environmental review needed when a project permit application is submitted. Since the Local Project Review Act prohibits reconsideration of the type of land use allowed in the development regulations and/or comprehensive plan, this will be the only opportunity to evaluate the appropriateness of the proposed zoning at a specific site.

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will reside in the proposed development. The proposed development may not be classified as a Group B water system at build out if 25 or more people are being served. It is likely that over 25 people will live in this proposed development. Ecology recommends that the County coordinate with the Washington State Department of Health on the requirements of a Group A water system, which will include water conservation requirements, an operators certificate, a water system plan,

Mr. Goodrich
Page 3 of 3
November 22, 2006

and other elements.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Air Quality

The proponent plans to harvest and transport timber, as well as build roads. Due to drought conditions predicted for our region, we are reminding people that extra efforts are needed to control blowing dust and dirt.

Prior to beginning harvesting or construction activities, the proponent should prepare a project-specific Fugitive Dust Control Plan (FDCP), and then follow the plan for the duration of activities that generate dust.

The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points
- Assign dust control methods
- Determine the frequency of application
- Record all dust control activities
- Train personnel in the FDCP
- Shut down during windy conditions
- Follow the FDCP and monitor dust control efforts

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or for assistance in creating a FDCP, please feel free to call Maureen McCormick at (509) 454-7660.

Sincerely,

Gwen Clear by Johani Teynan

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED
NOV 22 2006
KITITAS COUNTY
CDS

November 16, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the pre-threshold determination for the division of approximately 20 acres into 4 lots, proposed by Otto Sieber [SP-06-93]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Individual site development within a subdivision may be required to have coverage under the NPDES Construction Stormwater General Permit prior to starting construction. This is identified in the NPDES permit as Condition S1.B.1.a *Common Plan of Development*. In order to be covered by a permit the site must be either included in the Stormwater Pollution prevention Plan for the whole site or have coverage transferred to another Operator/permittee by submitting a Transfer of Coverage form to the Department of Ecology. Please contact Ray Latham (509) 575-2807 with questions about this permit.

Water Resources

No water right records associated with this property were found in the Central Regional Office.

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.



On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

Environmental review of a zone designation should analyze the likely impacts of the development allowed within that zone. The more specific the analysis is at the non-project stage, the less environmental review needed when a project permit application is submitted. Since the Local Project Review Act prohibits reconsideration of the type of land use allowed in the development regulations and/or comprehensive plan, this will be the only opportunity to evaluate the appropriateness of the proposed zoning at a specific site.

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will reside in the proposed development. The proposed development may not be classified as a Group B water system at build out if 25 or more people are being served. It is likely that over 25 people will live in this proposed development. Ecology recommends that the County coordinate with the Washington State Department of Health on the requirements of a Group A water system, which will include water conservation requirements, an operators certificate, a water system plan,

Mr. Goodrich
Page 3 of 3
November 7, 2006

and other elements.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



Central Regional Office
15 W Yakima Avenue, Ste 200
Yakima WA 98902-3452

Reception 509-575-2490
Fax 509-575-2809

Fax

To: Noah Goodrich
 Kittitas Co Community Development

From: Gwen Clear

Fax: (509) 962-7682

Pages: 1 of 4

Phone:

Date: November 22, 2006

Re:

CC:

Please accept our comments for the Sieber division. The original letter will be mailed to you today.

Thank you.

RECEIVED
 NOV 27 2006
 Kittitas County
 CDS



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

November 22, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the pre-threshold determination for the division of approximately 20 acres into 4 lots, proposed by Otto Sieber [SP-06-93]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Individual site development within a subdivision may be required to have coverage under the NPDES Construction Stormwater General Permit prior to starting construction. This is identified in the NPDES permit as Condition S1.B.1.a *Common Plan of Development*. In order to be covered by a permit the site must be either included in the Stormwater Pollution prevention Plan for the whole site or have coverage transferred to another Operator/permittee by submitting a Transfer of Coverage form to the Department of Ecology. Please contact Ray Latham (509) 575-2807 with questions about this permit.

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Mr. Goodrich
Page 2 of 3
November 22, 2006

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All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

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The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will reside in the proposed development. The proposed development may not be classified as a Group B water system at build out if 25 or more people are being served. It is likely that over 25 people will live in this proposed development. Ecology recommends that the County coordinate with the Washington State Department of Health on the requirements of a Group A water system, which will include water conservation requirements, an operators certificate, a water system plan,

Mr. Goodrich
Page 3 of 3
November 22, 2006

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If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Air Quality

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- Assign dust control methods
- Determine the frequency of application
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- Shut down during windy conditions
- Follow the FDCP and monitor dust control efforts

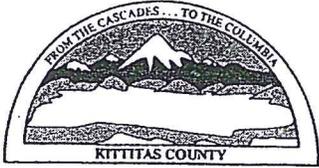
Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or for assistance in creating a FDCP, please feel free to call Maureen McCormick at (509) 454-7660.

Sincerely,

Gwen Clear by Johui Syman

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



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: Kittitas County Sheriff's Dept.
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Washington State DOT
Washington State DOE
Yakima Nation DNR
Washington State DNR
Encompass Engineering & Surveying
Adjacent Property Owners
Applicant

*Bill + Ginny George
"Answers!"*

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: November 6, 2006

Subject: **APPLICATION FOR A 4-LOT SHORT PLAT (SP-06-93):**
Otto Sieber, landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned Ag-5, located South of the City of Ellensburg, east of SR 821 off of Rosa View Drive, Yakima, WA 98901 located in the NE & NW 1/4 of Section 21 & 22, T.15N. R.19E, W.M., in Kittitas County. Tax Parcel numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036.

Please find attached the Short Plat application and SEPA application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by November 21, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Noah Goodrich.

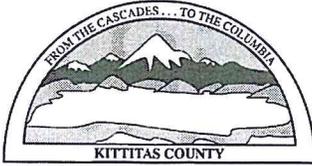
Conditional preliminary approval may be granted based on timely comments received prior to November 21, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

[Handwritten signature]

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Applicant

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: November 6, 2006

Subject: APPLICATION FOR A 4-LOT SHORT PLAT (SP-06-93):
Otto Sieber, landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned Ag-5, located South of the City of Ellensburg, east of SR 821 off of Rosa View Drive, Yakima, WA 98901 located in the NE & NW 1/4 of Section 21 & 22, T.15N. R.19E, W.M., in Kittitas County. Tax Parcel numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036.

Carla Borro
859-2319

Please find attached the Short Plat application and SEPA application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by November 21, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Noah Goodrich.

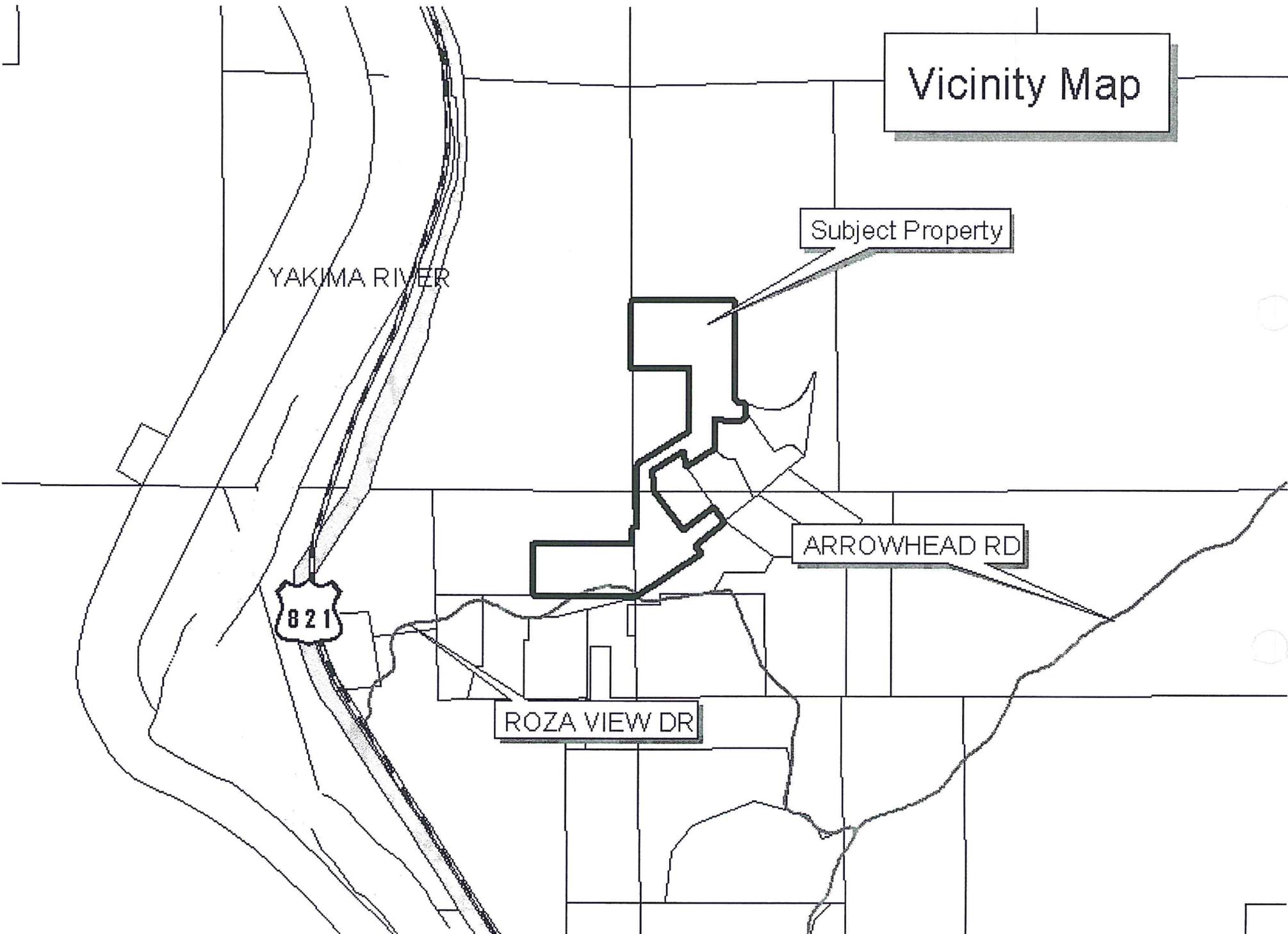
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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Vicinity Map



Subject Property

YAKIMA RIVER

821

ARROWHEAD RD

ROZA VIEW DR

November 16, 2006

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Noah Goodrich, Staff Planner

Subject: SP-06-93; Otto Sieber/4-Lot Short Plat (20 Acres Total)
Parcels 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036
SR 821, MP 8.27 Right (Roza View Drive intersection – Private) Vicinity

We have reviewed the proposed plat and have the following comments.

1. The project is not adjacent to State Highway 821, but access to the site is via SR 821. This segment of SR 821 is a Class 3 with a posted speed limit of 45 miles per hour. Access to the site will be via Roza View Drive (privately-maintained). The property has an existing approved approach permit. No additional approaches to SR 821 will be allowed.
2. The Short Plat Application (item #10) indicates the property will be accessed from SR 97. This is incorrect. The access will be via SR 821.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #3, SR 821
Don Wherry, Area 2 Maintenance Superintendent

p:\planning\devrev\sr821\kittco_sieber_sp.doc

November 18, 2006

To: Kittitas County Sheriff's Dept.
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Washington State DOT
Washington State DOE
Yakima Nation DNR
Washington State DNR
Encompass Engineering & Surveying
Adjacent Property Owners
Applicant

In response to a letter written to us concerning a proposed 4-Lot Short Plat (SP-06-93) Subdivision on 20 acres of land that is now zoned Ag-5, located South of the City of Ellensburg, east of SR821 off of Roza View Drive, Yakima, WA 98901 located in the NE & NW 1/4 of Section 21 & 22, T.15N. R. 19E, W.M.. in Kittitas County. Tax Parcel numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036 we have the following comments to make:

1 B-ENVIRONMENTAL ELEMENTS

f. Could erosion occur as a result of clearing, construction, or use? Answer - NO.

In our opinion, any time the top soil is exposed to weather you get a certain amount of erosion either by rain, snow or wind. Proper preparation of the exposed soil can cut down on the amount of erosion. Dust abatement should be a priority in keeping the air clean.

h. Proposed measures to reduce or control erosion, or impacts to the earth, if any:
Answer -None necessary!

What about re-seeding to keep the soil stable? Also, culverts help to control runoffs.

2 AIR

a. What types of emissions to the air would result from the proposal during construction and when the project is completed? Answer - unknown

When Otto strips all vegetation from the soil, there is a massive amount of dust stirred up and blown by the wind. Water trucks would help to control this from happening.

3. WATER

b. Ground

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Answer--none Site in desert region

We have had many examples of water runoff problems in the Canyon. A few years back we had mud slides reaching SR 821 as a result of a bad storm.

One method of controlling the flow of water would be to place culverts in runoff areas.

4. PLANTS

B. What kind and amount of vegetation will be removed or altered? Answer--Some sagebrush.

Otto removes all vegetation.

5. ANIMALS

We sometimes also see sheep in the area.

7. ENVIRONMENTAL HEALTH

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?

2. Proposed measures to reduce or control ENVIRONMENTAL health hazards, if any?

Answer-- none

There is no reseeding to keep the dust down as well as no dust abatement program planned for this area.

Noise

2. What types and levels of noise would be created by or associated with the project on a short-term basis. Indicate what noise would come from this site.

Answer-- Normal home building sounds from 8a.m to 6p.m.

Page 3 Proposal

2.

Otto runs his heavy equipment many times until 10:00 p.m. This has been quite irritating to us. It is totally dark outside and he is still running his equipment. This issue should be strictly enforced so that this doesn't happen ever again.

We are requesting that the Sheriff's Department be informed of the proposed hours of construction from 8a.m-6p.m.

14. TRANSPORTATION

Selah is the closest public transit and this is approximately 13 miles from the site.

In closing, we hope you will take our comments under consideration. Also, what portion of Mr. Sieber's subdivision is set aside for wildlife habitat? According to his first proposal to subdivide it was our understanding that this particular land was set aside for wildlife habitat.

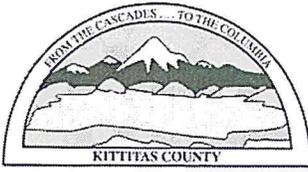
Bill C. George
Bill C. George

Virginia A. George
Virginia A. George

575-0714

540 Roza View Drive

Yakima, Washington 98901



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X T. Swenberg

9.22.06

018336

DATE STAMP
HERE

NOTES:

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

Name: OTTO SIEBER
Mailing Address: 470 ROZA VIEW DRIVE
City/State/ZIP: YAKIMA, WA 98901
Day Time Phone: (509) 497-0652
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Contact person for application (select one):**

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. **Street address of property:**

Address: ROZA VIEW DRIVE
City/State/ZIP: YAKIMA, WA 98901

5. **Legal description of property:**

SEE ATTACHED LEGAL DESCRIPTION

6. **Tax parcel number(s):** 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036

7. **Property size:** 20.00 (acres)

8. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

SHORT PLAT THE ABOVE TAX PARCEL (3 PARCEL NUMBERS DUE TO THE PROPERTY BEING WITHIN 3 DIFFERENT SECTIONS) INTO 4 LOTS

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

10. What County maintained road(s) will the development be accessing from?

S1297

11. 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.

Signature of Authorized Agent:

Date:

X _____

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

Date:

X 

09/15/06

SIEBER SHORT PLAT

A PORTION OF SECTION 15, 21, AND 22,
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS

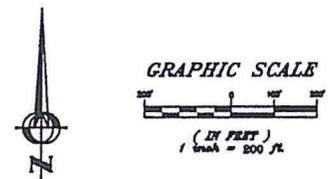
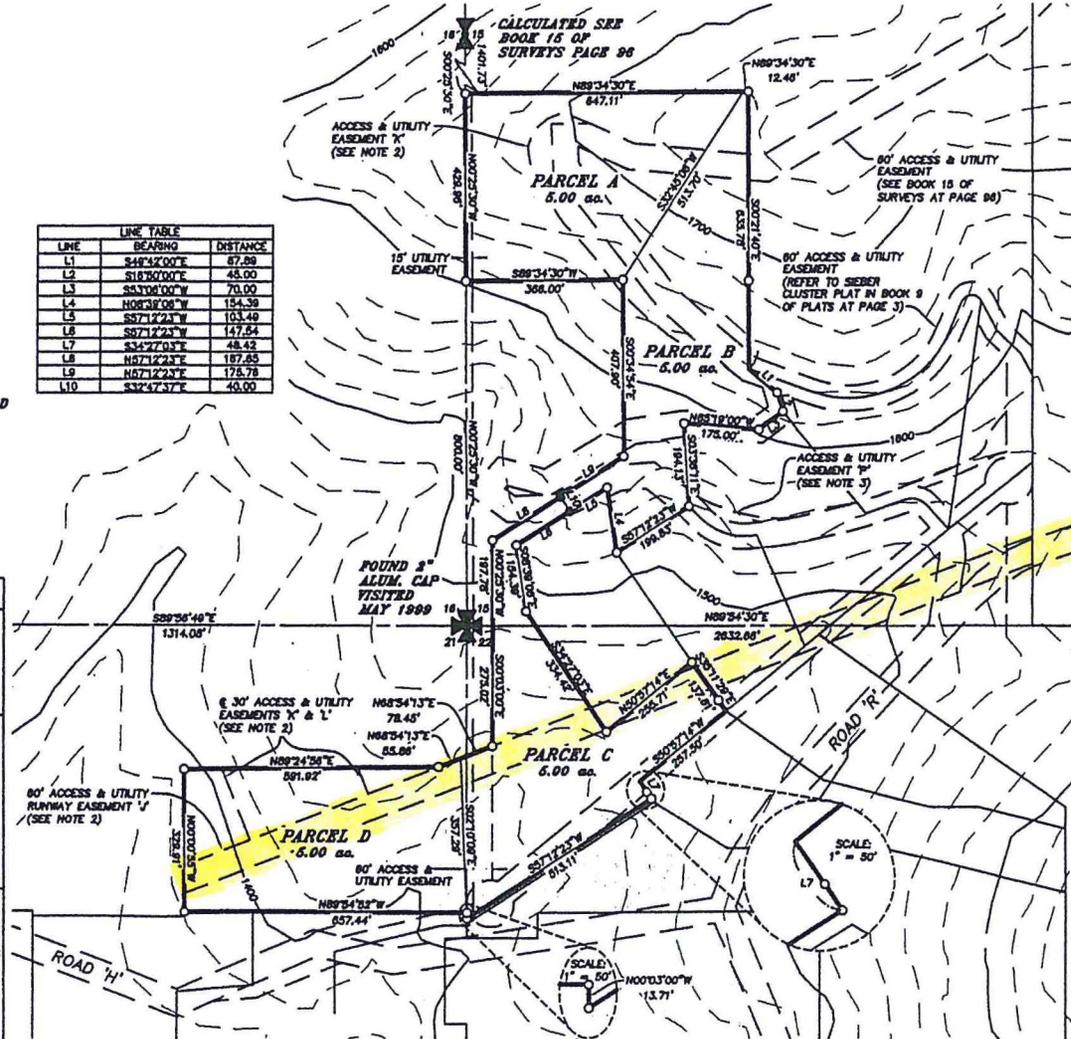
OWNER:

OTTO SIEBER
470 ROMA VIEW DR.
YAKIMA, WA 98901

TAX PARCEL 15-10-15000-0007
15-10-21000-0084
15-10-22000-0038

ACREAGE: 20.00 ACRES
WATER SOURCE: CLASS B
SEWER SOURCE: SEPTIC & DRAINFIELD
SOILS: R-6

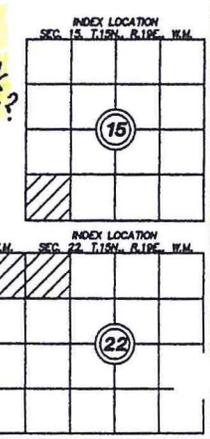
LINE	BEARING	DISTANCE
L1	S48°42'00"E	87.88
L2	S18°50'00"E	48.00
L3	S63°08'00"W	70.00
L4	N08°31'00"W	154.39
L5	S87°12'21"W	103.49
L6	S87°12'21"W	147.84
L7	S34°27'03"E	48.42
L8	N87°12'23"E	187.65
L9	N67°12'23"E	178.78
L10	S32°47'37"E	40.00



LEGEND

- ✠ SECTION CORNER COMMON TO FOUR SECTIONS
 - ⌘ QUARTER CORNER COMMON TO TWO SECTIONS
 - FOUND REBAR & CAP
 - SET REBAR & CAP LS#18092
- THE CONTOURS SHOWN HEREON WERE APPROPRIATED FROM THE TEANAYAT, WA PROVISIONAL EDITION 1986 USGS SURVEY QUAD MAP. CONTOUR INTERVAL-TWENTY FEET. VERTICAL DATUM: NAD83

Airstrip
res. setback requirement?



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS _____ DAY OF _____ A.D., 200__

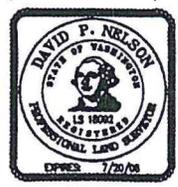
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SIEBER SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY 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. 15-10-15000-0007, 15-10-21000-0084, 15-10-22000-0038.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of OTTO SIEBER in SEP 7, 2008.

DAVID P. NELSON DATE
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____, WA
in book _____ of _____ at page _____ at the request of
DAVID P. NELSON
Surveyor & Notary

JERALD V. PETTIT
County Auditor

Encompass
ENGINEERING & SURVEYING

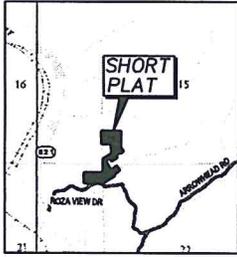
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 874-7433
FAX: (509) 874-7419

SIEBER SHORT PLAT
A PTH. OF SEC. 15, 21, AND 22, T.15N, R.19E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY M.FAIOLA	DATE 09/2008	JOB NO. 08037
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 OF 2

SIEBER SHORT PLAT

A PORTION OF SECTION 15, 21, AND 22,
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.,
KITITITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS

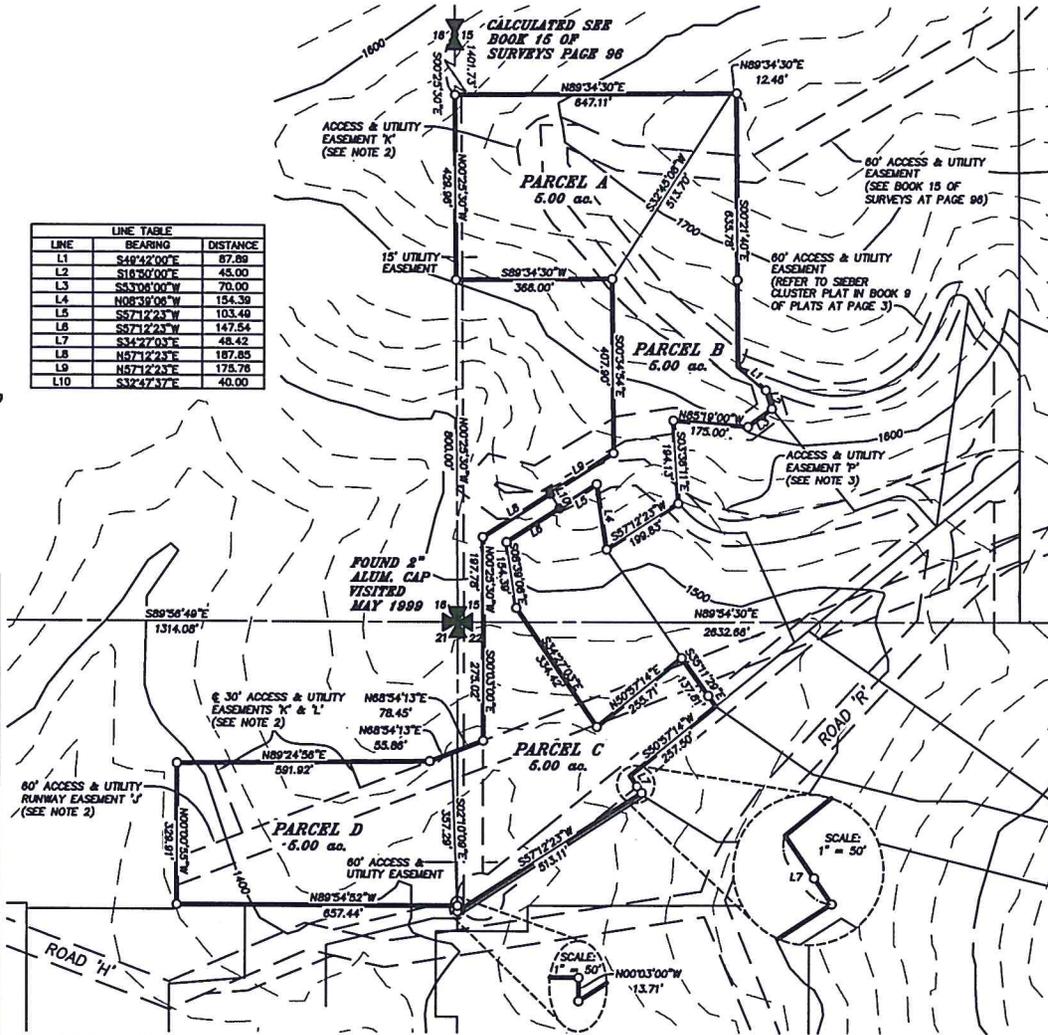
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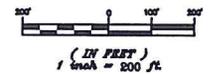
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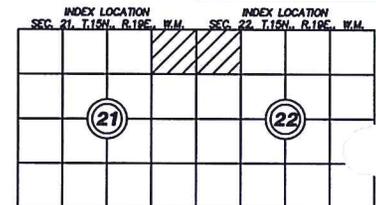
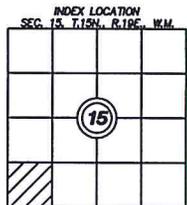
GRAPHIC SCALE



LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS
- QUARTER CORNER COMMON TO TWO SECTIONS
- FOUND REBAR & CAP
- SET REBAR & CAP
LS#18092

THE CONTOURS SHOWN HEREON WERE APPROXIMATED FROM THE YEARAWAY, WA PROVISIONAL EDITION 1985 USGS SURVEY QUAD MAP. CONTOUR INTERVAL-TWENTY FEET. VERTICAL DATUM: NAD83



APPROVALS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITITAS COUNTY HEALTH DEPARTMENT
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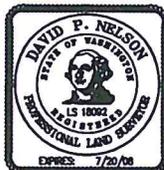
KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SIEBER SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS COUNTY 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. 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY TREASURER



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...**OTTO SIEBER**... in...**SEPT.**...2006.

DAVID P. NELSON DATE
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this...day of...20...at...M in book...of...at page...at the request of

DAVID P. NELSON
Surveyor's Name
JERALD V. PETTIT
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

SIEBER SHORT PLAT

A PTH. OF SEC. 15, 21, AND 22, T.15N., R.19E., W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

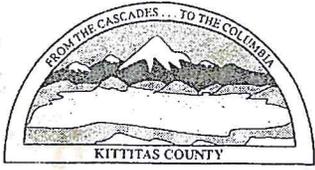
DWN BY M.FAIOLA	DATE 09/2006	JOB NO. 06037
CRD BY D.NELSON	SCALE 1"=200'	SHEET 1 OF 2

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22 ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°25'30" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 15, 800.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 00°25'30" WEST, ALONG SAID WEST BOUNDARY LINE OF SAID SECTION 15, 429.96 FEET; THENCE NORTH 89°34'30" EAST 659.58 FEET; THENCE SOUTH 00°21'40" EAST 635.78 FEET; THENCE SOUTH 49°42'00" EAST 87.89 FEET; THENCE SOUTH 16°50'00" EAST 45.00 FEET; THENCE SOUTH 53°06'00" WEST 70.00 FEET; THENCE NORTH 85°19'00" WEST 175.00 FEET; THENCE SOUTH 03°36'11" EAST 194.13 FEET; THENCE SOUTH 57°12'23" WEST 199.83 FEET; THENCE NORTH 08°39'06" WEST 154.39 FEET; THENCE SOUTH 57°12'23" WEST 251.03 FEET; THENCE SOUTH 08°39'06" EAST 154.39 FEET; THENCE SOUTH 34°27'03" EAST 334.42 FEET; THENCE NORTH 50°57'14" EAST 255.71 FEET; THENCE SOUTH 35°11'29" EAST 137.81 FEET; THENCE SOUTH 50°57'14" WEST 257.50 FEET; THENCE SOUTH 34°27'03" EAST 48.42 FEET; THENCE SOUTH 57°12'23" WEST 513.11 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF SAID SECTION 22; THENCE NORTH 00°03'00" WEST, ALONG SAID WEST BOUNDARY LINE OF SAID SECTION 22, 13.71 FEET; THENCE NORTH 89°54'52" WEST 657.44 FEET; THENCE NORTH 00°00'55" WEST 329.91 FEET; THENCE NORTH 89°24'56" EAST 591.92 FEET, MORE OR LESS; THENCE NORTH 68°54'13" EAST 134.30 FEET; THENCE NORTH 00°03'00" WEST 275.02 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 15; THENCE NORTH 00°25'30" WEST 197.78 FEET; THENCE NORTH 57°12'23" EAST 363.61 FEET; THENCE NORTH 00°34'54" WEST 407.90 FEET; THENCE SOUTH 89°34'30" WEST 366.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 20.00 ACRES



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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RECEIVED

OCT 30 2006

Kittitas County
CDS

SEPA ENVIRONMENTAL CHECKLIST

FEE \$200.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts 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 (and 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 or your proposal are significant, requiring preparation if 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 from 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 not 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. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain 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," "proposer" and "affected geographic are" respectively.

FOR STAFF USE

A. BACKGROUND

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

upon approval

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

NO

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

NONE

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

yes, explain.

NONE KNOWN

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

NONE KNOWN

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

mountainous

b. What is the steepest slope on the site (approximate percent slope)?

12%

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.

Clay, Gravel, Sand, BASALT

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

NO

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

NONE

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

NO

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

LESS THAN 1%

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

NONE NECESSARY

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.

UNKNOWN

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

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

NONE

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.

NONE

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.

NONE

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.

NONE

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

NONE

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

NO

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

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.

Domestic Well

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.

*Domestic Septic System
One per STACKERS
LOT*

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.

NONE KNOWN

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

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

4. PLANTS

NONE - site is in desert region.

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?

SOME SAGE BRUSH

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

NONE

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

NONE - most native vegetation would remain

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.

NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any.

NONE NEEDED

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Solar, electric & LP gas for domestic Energy Need - primarily for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

NO

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.

use of solar cells

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.

NO

1) Describe special emergency services that might be required.

NONE

2) Proposed measures to reduce or control environmental health hazards, if any.

NONE

b. Noise

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

NO NO - EXCEPT INITIAL Home Construction Noise

2) 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.

Normal home building sounds from 8-6 P.M.

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

only work 8-6 P.M.

8. LAND AND SHORELINE USE

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

VACANT LAND

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

NO

c. Describe any structures on the site.

NONE

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

NONE

HL-5

e. What is the current zoning classification of the site? Agi Five

f. What is the current comprehensive plan designation of the site?
RURAL

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as an:
 environmentally sensitive area?
NO

i. Approximately how many people would the completed project displace?
NONE

j. Approximately how many people would reside or work in the completed project?
four families - 16-20

k. Proposed measures to avoid or reduce displacement impacts, if any. PERSON MAX
NONE

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. CCTR requirements

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
one home per site
a total of 4 middle income homes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
NONE

c. Proposed measures to reduce or control housing impacts, if any.
CCTR restriction on style, material color, size etc.

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?
height not to exceed two stories or code
principal material will be wood, stone & glass

b. What views in the immediate vicinity would be altered or obstructed?
NONE

c. Proposed measures to reduce or control aesthetic impacts, if any.
CCTR restrictions on color & style

11. LIGHT AND GLARE

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

b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO

c. What existing off-site sources of light or glare may affect your proposal?
NONE

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

CC+R Glare Lighting prohibited by

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

hiking, fishing, hunting, cycling

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Path, On site hiking trails/site

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.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

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

NONE

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.

State Rt 821 - there is private road system thru site + AN AIRSTRIP

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO - 25 MILES

c. How many parking spaces would the completed project have? How many would the project eliminate?

only Private home parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe

NO

(indicate whether public or private).

None required.

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

the site HAS AN FAA Approved Runstrip # W N 45

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

3/4 Trip MAX per day

per household

g. Proposed measures to reduce or control transportation impacts, if any.

None

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.

No

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

private security systems, contracted fire protection, on site water reservoir

16. UTILITIES

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

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.

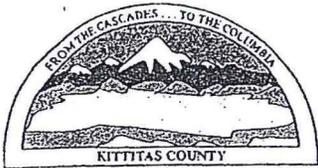
All utilities are underground AND AT OR ADJACENT TO EACH LOT

C. SIGNATURE

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: 

Date: *Oct 30/05*



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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RECEIVED

OCT 30 2006

SEPA ENVIRONMENTAL CHECKLIST

FEE \$200.00

Kittitas County
CDS

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts 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 (and 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:

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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 from 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 not 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. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain 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," "proposer" and "affected geographic area" respectively.

FOR STAFF USE

A. BACKGROUND

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

(CIPSA APPROVAL) - is starting on it now and has been all summer.

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

Adjacent area for NO - has already developed

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

(NONE) being investigated now by Dept. of Ecology.

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

yes, explain. (None known) He has to get DOE permits it's under investigation now.

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

(None known) permit need from the department of Ecology. Under investigation now.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?

12% This is true

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.

(Clay, Gravel, Sand, Basalt)
This is true

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

No This is true

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

(None) site is mountainous. Has to cut + fill for homes?
Material from site + adjacent sites

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

No - yes. fills are unstable. No compaction and are subject to erosion, by wind and water being investigated.

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

LESS THAN 1% - ? - We don't know what Otto is going to do. What is in plan?

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

None necessary

Should have to control dust, weeds, run off. This is also being investigated.

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.

UNKNOWN - This dust is very bad, pollen, insects are really bad. Wind from NW prevails toward neighbors and causing health problems. (complaints have been filed before to county)

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

3. WATER
a. ^{NONE} should have dust control and reseeding of disturbed area to control weeds. Note adjacent areas + current problems.

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.

NONE Spring and ponds on adjacent Property (Sieber's) Yakima river within 1/4 mile.

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.

NONE Yes - Siebers own ponds.

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.

NONE He has changed pond area and configuration several times. Not within boundary of this project but adjacent.

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

NONE

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

NO

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

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.

Domestic Well Has application with DOE for irrigation permit.

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.

Domestic Septic System 000 per STACKS 50T

c. Water Runoff (including storm water):

NO provision for storm water?

There are occasional storms of significant rainfall.

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.

NONE KNOWN

Drinking water wells. Mahre recreation lake. Yakima River.

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

Yes. Uphill from ponds + river and wells

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

NONE - site is in

4. PLANTS

desert region. with possibility of significant rainfall.

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?

SOME SAGE BRUSH

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

NONE
Whitetail Jackrabbit. Sage Grouse

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

NONE - most native vegetation would remain

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: bighorn sheep, rabbits
- fish: bass, (salmon, trout), herring, shellfish, other: _____

Current projects have been taken over by cosid(?) and other weeds with no control measures.

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

NONE NO investigation done to determine this

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any.

None needed

None has been done on previous projects. No investigation to determine if needed.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Solar, electric & LP gas for domestic Energy Need - primarily for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

NO blowing dirt

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.

use of solar cells

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.

NO Increase of fire from uncontrolled weed

1) Describe special emergency services that might be required.

NONE Fire protection

2) Proposed measures to reduce or control environmental health hazards, if any.

NONE

b. Noise

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

NO NO - EXCEPT INITIAL HOME CONSTRUCTION NOISE

Increased Auto Traffic Airplane, Helicopter & ATV.

2) 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.

Normal home building sounds from 8-6 P.M.

Currently operates from Dawn to Dusk. several noise complaints with sheriff's Dep.

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

only work 8-6 P.M.

same as #2. NO regard for neighbors even on Sunday & holidays

8. LAND AND SHORELINE USE

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

VACANT Land, Has cluster subdivision or adjacent property (Sieber's) and homes on 3 sides.

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

NO

c. Describe any structures on the site.

NONE

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

NONE

- e. What is the current zoning classification of the site? Agi Five ? AG-5
- f. What is the current comprehensive plan designation of the site? Ag 20
- g. If applicable, what is the current shoreline master program designation of the site? RURAL Forest, Range

N/A

- h. Has any part of the site been classified as an:
 environmentally sensitive area?
NO NO investigation done.

- i. Approximately how many people would the completed project displace?
NONE

- j. Approximately how many people would reside or work in the completed project?
four families 16-20

- k. Proposed measures to avoid or reduce displacement impacts, if any. PERSON THAT
NONE

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. CCTR requirements

9. HOUSING

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

one home per site
a total of 4 middle income homes High Income

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

NONE

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

CCTR restriction on style, material color, size etc.

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?

height not to exceed two stories or code
Principal material will be wood, stone & glass

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

NONE Neighbors View of Yakima River & Roza

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

CCTR restrictions on color & style

11. LIGHT AND GLARE

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

GLARE Lighting Prohibited

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

NO Neighbors views

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

NONE

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

CC+R Glare Lighting prohibited by

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

hiking, fishing, hunting, cycling

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

On site hiking trail/site

Path - Project is on Area Designated on previous cluster plat for wild life - recreation. No trail was done on it.

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.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None - Native American evidence in area. No investigation done

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

None

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.

State Rt 821 - there is private road. Road is currently ingress + egress for landowners. not "private" road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO - 25 miles

c. How many parking spaces would the completed project have? How many would the project eliminate?

only

Private home parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe

NO

?

(indicate whether public or private).

None required.

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

THE SITE HAS AN FAA APPROVED AIRSTRIP # W N 45

private airstrip not for use by public.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

3/4 TRIP MAX per day

per household

g. Proposed measures to reduce or control transportation impacts, if any.

None

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.

No Increase in activity necessitates increase in fire protection for neighbors. Nearest fire dept. is Selah which responds only if guaranteed payment.

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

private security systems, contracted fire protection, on site water reservoir in water section of application. No water in area. contracted fire protection from? Planning to gate access for neighbors? Stated

16. UTILITIES

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

electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

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.

All utilities are underground and AT or adjacent to each lot.

PUD has not approved conduit or system already buried.

C. SIGNATURE

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:

[Handwritten Signature]

Date:

Oct 30/05

05?

Vicinity Map

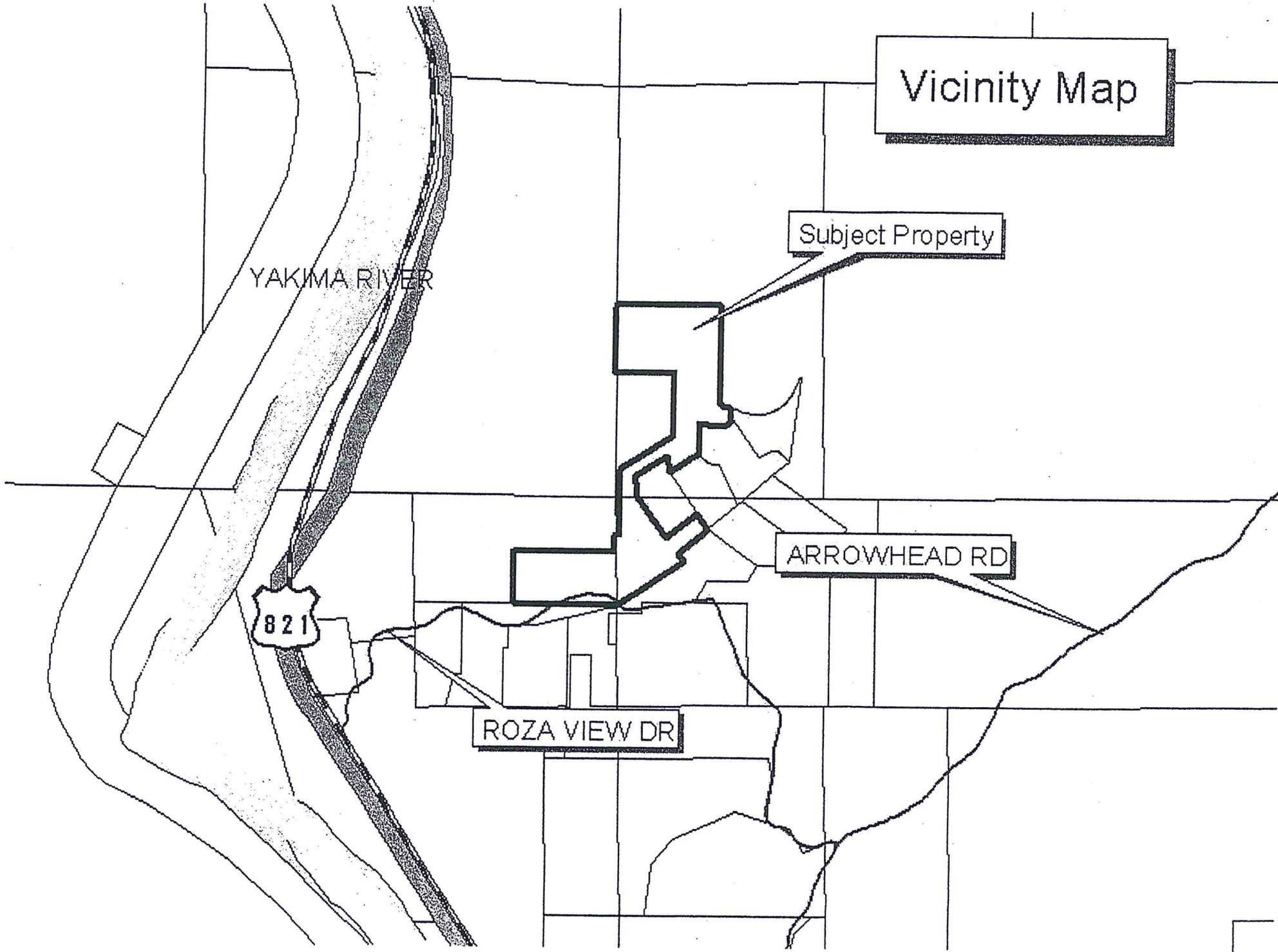
YAKIMA RIVER

Subject Property

ARROWHEAD RD

821

ROZA VIEW DR



Encompass Engineering & surveying
 108 East 2nd Street, Cle Elum, Washington 98922
 Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL

TO KITITAS COUNTY PLANNING
ELLENSBURG, WA

DATE	9-22-06	JOB NO.	06037
ATTENTION	PLANNING DEPT.		
RE:	SIEBER SHORT PLAT (PRELIMINARY)		

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
5		2	5 COPIES W/CONTOURS
1		5	APPLICATION
1		7	CLOSURES
1		10	SUB-DIVISION GUARANTEE
1		1	COUNTY FEES
1		2	8 1/2 X 11 MAP
1		5	ADJACENT OWNERS

THESE ARE TRANSMITTED: as checked below:

- For approval Approval as submitted Resubmit _____ copies for distribution
- For your use Approval as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 20_____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Mil Fiato

If enclosures are not as noted, kindly notify us at once.

15-19-21000-0009
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-22000-0036
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-22000-0037
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-22051-0001
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-21000-0024
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-22000-0018
GEORGE, WILFORD C. ETUX
540 ROZA VIEW DRIVE
YAKIMA WA 98901

15-19-21000-0010
SIEBER, OTTO V. ETUX
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-21000-0023
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-21000-0019
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-15050-0006
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-15000-0007
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-15000-0013
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-15050-0003
SPIESS, PETER S ETUX
6830 176TH ST SW
EDMONDS WA 98026

15-19-15050-0002
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-15050-0001
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-21000-0009
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-22051-0003
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-22051-0002
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-22000-0036
SIEBER, OTTO
470 ROSA VIEW DR
YAKIMA WA 98901

15-19-22000-0037
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

ADJACENT OWNERS

300' Radius for parcels surrounding property owned by Otto Sieber in Township 15,
Range 19, Sections 15, 16, 21 and 22

15-19-16000-0001 (A)
USA (BLM)
C/O SCHURGER, BILL
915 WALLA WALLA
WENATCHEE WA 98801

15-19-15000-0009 (B)
USA (BLM)
C/O SCHURGER, BILL
915 WALLA WALLA
WENATCHEE WA 98801

15-19-15000-0002 (C)
USA (BLM)
C/O SCHURGER, BILL
915 WALLA WALLA
WENATCHEE WA 98801

15-19-16000-0005 (D)
USA (BLM)
C/O SCHURGER, BILL
915 WALLA WALLA
WENATCHEE WA 98801

15-19-15050-0004 (F)
GRIFFIN, RODNEY H
PO BOX 1264
ELLENSBURG WA 98926

15-19-15000-0013 (E)
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-15050-0003 (G)
SPIESS, PETER S ETUX
6830 176TH ST SW
EDMONDS WA 98026

15-19-15050-0002 (H)
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-15050-0001 (J)
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-15050-0005 (L)
LINTON, WILLIAM A
19125 94TH AVE W
EDMONDS WA 98020-020-

15-19-21000-0009 (W)
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-22051-0005 (M)
LINTON, WILLIAM A
19125 94TH AVE W
EDMONDS WA 98020-020-

15-19-22051-0004 (Z)
SPIESS, PETER S ETUX
6830 176TH ST SW
EDMONDS WA 98026

15-19-22051-0003 (I)
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-22051-0002 (K)
HURON PROPERTIES LLC
23816 231ST PL SE
MAPLE VALLEY WA 98038-038-

15-19-22000-0037 (Y)
ROBERT, ROBIN D. TRUSTEE
1521 WAUTOMA RD
SUNNYSIDE WA 98944

15-19-22051-0006 (N)
BURKE, LIZA ETAL
1801 24TH AVE

SEATTLE WA 98122-122-

15-19-22000-0029 (P)
AFEAKI, SAU ETUX
701 ROZA VIEW DR
YAKIMA WA 98901

15-19-22000-0018 (Q)
GEORGE, WILFORD C. ETUX
540 ROZA VIEW DRIVE
YAKIMA WA 98901

15-19-21000-0022 (V)
FITZGERALD, MICHAEL P ETUX
6921 40TH AVE SW
SEATTLE WA 98136-136-

15-19-21000-0011 (U)
MAHRE, PHILLIP F ETUX
70 ROZA VIEW DRIVE
YAKIMA WA 98901

15-19-21000-0017 (S)
MAHRE, STEVEN I.
100 MC CORMICK RD.
YAKIMA WA 98908

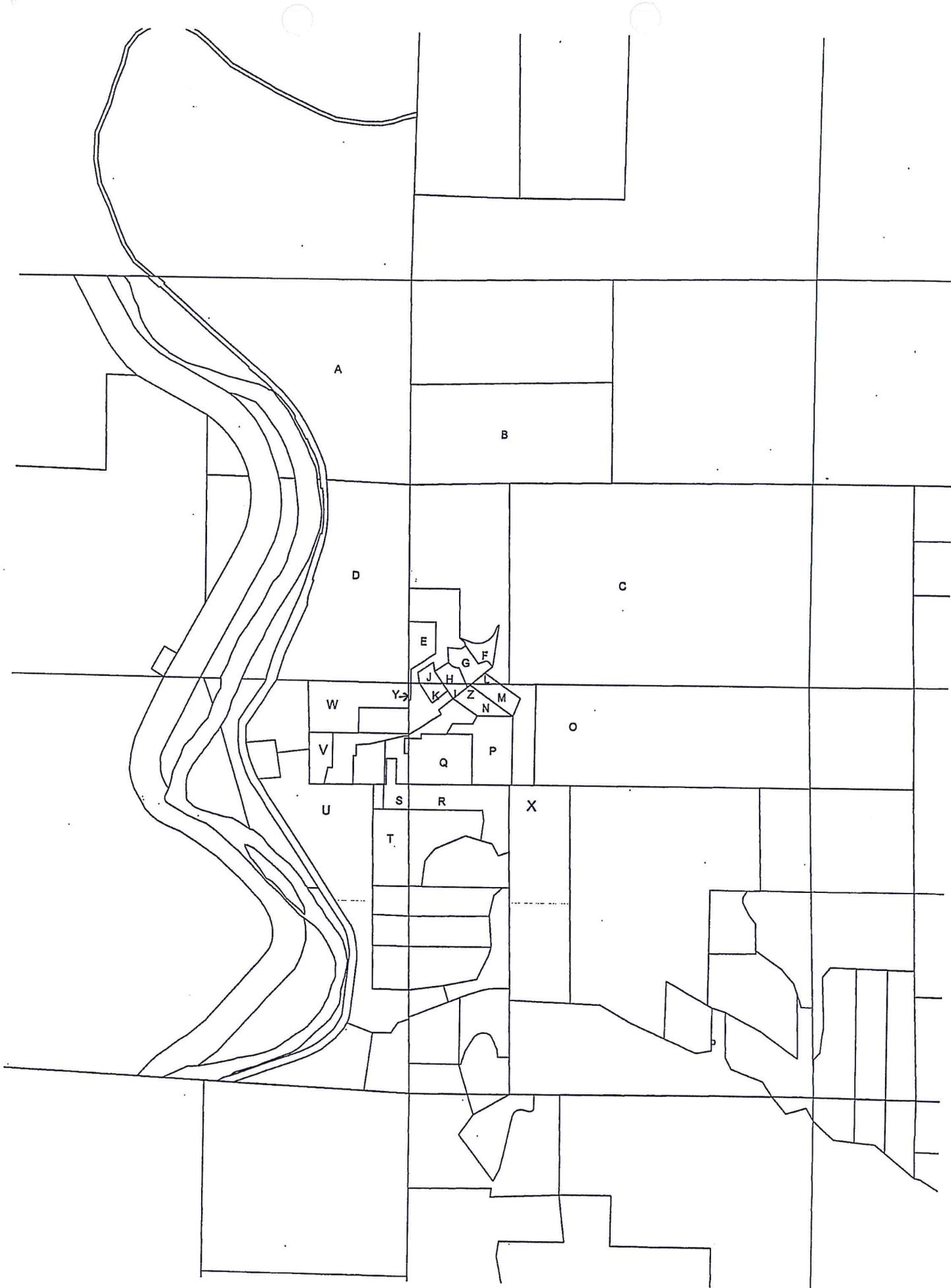
15-19-22000-0016 (R)
CLEMENSON, WINFRED G ETUX
1331 ROZA VIEW DR
YAKIMA WA 98901

15-19-21000-0016 (T)
MAHRE, STEVEN I
100 MC CORMICK RD
YAKIMA WA 98908

15-19-22000-0017 (O)
USA (BLM)
C/O SCHURGER, BILL
915 WALLA WALLA
WENATCHEE WA 98801

15-19-22000-0003 (X)
LARSON ORCHARDS INC

PO BOX 70
SELAH WA 98942



06037 PARENT

Point # 1						10000.000	10000.000
N	89	34	30	E		659.580	
Point # 2						10004.892	10659.562
S	0	21	40	E		635.780	
Point # 3						9369.125	10663.569
S	49	42	0	E		87.890	
Point # 4						9312.279	10730.600
S	16	50	0	E		45.000	
Point # 5						9269.207	10743.631
S	53	6	0	W		70.000	
Point # 6						9227.178	10687.653
N	85	19	0	W		175.000	
Point # 7						9241.466	10513.238
S	3	36	11	E		194.130	
Point # 8						9047.720	10525.438
S	57	12	23	W		199.830	
Point # 9						8939.489	10357.455
N	8	39	6	W		154.390	
Point # 10						9092.122	10334.231
S	57	12	23	W		251.030	
Point # 11						8956.161	10123.208
S	8	39	6	E		154.390	
Point # 12						8803.527	10146.432
S	34	27	3	E		334.420	
Point # 13						8527.761	10335.613
N	50	57	14	E		255.710	
Point # 14						8688.844	10534.208
S	35	11	29	E		137.810	
Point # 15						8576.221	10613.629
S	50	57	14	W		257.500	
Point # 16						8414.010	10413.644
S	34	27	3	E		48.420	
Point # 17						8374.083	10441.036
S	57	12	23	W		513.110	

9/18/2006

Point # 18						8096.175	10009.701
N	0	3	0	W		13.710	
Point # 19						8109.885	10009.690
N	89	54	52	W		657.440	
Point # 20						8110.867	9352.250
N	0	0	55	W		329.910	
Point # 21						8440.777	9352.162
N	89	24	56	E		591.920	
Point # 22						8446.814	9944.051
N	68	54	13	E		134.310	
Point # 23						8495.158	10069.360
N	0	3	0	W		275.020	
Point # 24						8770.178	10069.120
N	0	25	30	W		197.780	
Point # 25						8967.952	10067.652
N	57	12	23	E		363.610	
Point # 26						9164.889	10373.313
N	0	34	54	W		407.900	
Point # 27						9572.768	10369.172
S	89	34	30	W		366.000	
Point # 28						9570.053	10003.182
N	0	25	30	W		429.960	
Point # 29						10000.001	9999.993

AREA = 871,312.58 sf (20.0026 acres)

LENGTH = 7941.55

NORTHING ERROR = +0.001

EASTING ERROR = -0.007

LINEAR ERROR = N 83 2 16 W 0.007

06070 PARCEL A

Point # 1						10000.000		10000.000
	N	89	34	30	E		647.110	
<hr/>								
Point # 2						10004.800		10647.092
	S	32	45	8	W		513.700	
<hr/>								
Point # 3						9572.769		10369.177
	S	89	34	30	W		366.000	
<hr/>								
Point # 4						9570.054		10003.187
	N	0	25	30	W		429.960	
<hr/>								
Point # 5						10000.002		9999.998

AREA = 217,797.68 sf (4.9999 acres)

LENGTH = 1956.77

NORTHING ERROR = +0.002

EASTING ERROR = -0.002

LINEAR ERROR = N 44 40 51 W 0.003

06070 PARCEL B

Point # 1						10000.000		10000.000
N	32	45	8	E		513.700		
Point # 2						10432.031		10277.915
N	89	34	30	E		12.460		
Point # 3						10432.123		10290.375
S	0	21	40	E		635.780		
Point # 4						9796.356		10294.382
S	49	42	0	E		87.890		
Point # 5						9739.510		10361.413
S	16	50	0	E		45.000		
Point # 6						9696.438		10374.444
S	53	6	0	W		70.000		
Point # 7						9654.408		10318.467
N	85	19	0	W		175.000		
Point # 8						9668.697		10144.051
S	3	36	11	E		194.130		
Point # 9						9474.951		10156.251
S	57	12	23	W		199.830		
Point # 10						9366.720		9988.268
N	8	39	6	W		154.390		
Point # 11						9519.353		9965.044
S	57	12	23	W		103.490		
Point # 12						9463.301		9878.047
N	32	47	37	W		40.000		
Point # 13						9496.926		9856.383
N	57	12	23	E		175.760		
Point # 14						9592.121		10004.131
N	0	34	54	W		407.900		
Point # 15						10000.000		9999.990

AREA = 217,909.43 sf (5.0025 acres)

LENGTH = 2815.33

NORTHING ERROR = +0.000

EASTING ERROR = -0.010

LINEAR ERROR = S 87 37 34 W 0.010

9/18/2006

06070 PARCEL C

Point # 1						10000.000	10000.000
N	57	12	23	E		187.850	
Point # 2						10101.742	10157.912
S	32	47	37	E		40.000	
Point # 3						10068.117	10179.576
S	57	12	23	W		147.540	
Point # 4						9988.207	10055.550
S	8	39	6	E		154.390	
Point # 5						9835.574	10078.775
S	34	27	3	E		334.420	
Point # 6						9559.807	10267.956
N	50	57	14	E		255.710	
Point # 7						9720.891	10466.550
S	35	11	29	E		137.810	
Point # 8						9608.268	10545.971
S	50	57	14	W		257.500	
Point # 9						9446.057	10345.987
S	34	27	3	E		48.420	
Point # 10						9406.129	10373.378
S	57	12	23	W		513.110	
Point # 11						9128.222	9942.044
N	0	3	0	W		13.710	
Point # 12						9141.932	9942.032
N	2	10	9	W		357.290	
Point # 13						9498.966	9928.508
N	68	54	13	E		78.450	
Point # 14						9527.203	10001.700
N	0	3	0	W		275.020	
Point # 15						9802.223	10001.460
N	0	25	30	W		197.780	
Point # 16						9999.997	9999.993

9/18/2006

AREA = 217,798.52 sf (5.0000 acres)

LENGTH = 2999.00

NORTHING ERROR = -0.003

EASTING ERROR = -0.007

LINEAR ERROR = S 67 44 28 W 0.007

06070 PARCEL D

Point # 1		10000.000	10000.000
N 89 24 56 E		591.920	
Point # 2		10006.038	10591.889
N 68 54 13 E		55.860	
Point # 3		10026.144	10644.005
S 2 10 9 E		357.290	
Point # 4		9669.110	10657.529
N 89 54 52 W		657.440	
Point # 5		9670.092	10000.089
N 0 0 55 W		329.910	
Point # 6		10000.002	10000.001

AREA = 217,796.76 sf (4.9999 acres)

LENGTH = 1992.42

NORTHING ERROR = +0.002

EASTING ERROR = +0.001

LINEAR ERROR = N 42 12 18 E 0.002

UPDATED
SUBDIVISION GUARANTEE

Office File Number : 0102367
Guarantee Number : 48 0035 72030 6275
Dated : September 8, 2006, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

SEP 19 2006

Your Reference : OTTO SIEBER

Name of Assured: ENCOMPASS ENGINEERING

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:

That portion of the Southwest Quarter of Section 15 and that portion of the Northeast Quarter of Section 21 and that portion of the Northwest Quarter of Section 22 all in Township 15 North, Range 19 East, W.M., Kittitas County, State of Washington, which is bounded by a line described as follows:

Commencing at the Southwest corner of said Section 15;
thence North 00°25'30" West, along the West boundary line of said Section 15, 800.00 feet to the true point of beginning of said line;
thence continuing North 00°25'30" West, along said West boundary line of said Section 15, 429.96 feet; thence North 89°34'30" East 659.58 feet; thence South 00°21'40" East 635.78 feet;
thence South 49°42'00" East 87.89 feet; thence South 16°50'00" East 45.00 feet;
thence South 53°06'00" West 70.00 feet; thence North 85°19'00" West 175 feet;
thence South 03°36'11" East 194.13 feet; thence South 57°12'23" West 199.83 feet;
thence North 08°39'06" West 154.39 feet; thence South 57°12'23" West 251.03 feet;
thence South 08°39'06" East 154.39 feet; thence South 34°27'03" East 334.42 feet;
thence North 50°57'14" East 255.71 feet; thence South 35°11'29" East 137.81 feet;
thence South 50°57'14" West 257.50 feet; thence South 34°27'03" East 48.42 feet;
thence South 57°12'23" West 513.11 feet, more or less, to the West boundary line of said Section 22;
thence North 00°03'00" West, along said West boundary line of said Section 22, 13.71 feet;
thence North 89°54'52" West 657.44 feet; thence North 00°00'55" West 329.91 feet;
thence North 89°24'56" East 591.92 feet; thence North 68°54'13" East 134.30 feet;
thence North 00°03'00" West 275.02 feet, more or less, to the South boundary line of said Section 15;
thence North 00°25'30" West 197.78 feet; thence North 57°12'23" East 363.61 feet;
thence North 00°34'54" West 407.90 feet; thence South 89°34'30" West 366.00 feet, more or less, to the true point of beginning and terminus of said line.

Title to said real property is vested in:

OTTO SIEBER, A MARRIED MAN AS HIS SEPARATE ESTATE, AS TO A PORTION OF SAID PREMISES, AND OTTO SIEBER, A MARRIED MAN PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE RUIXUE SIEBER, AS TO A PORTION OF SAID PREMISES.

END OF SCHEDULE A

(SCHEDULE B)

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. General taxes and assessments for the year 2006 have been paid.
 Amount : \$232.62
 Tax Parcel No. : 15-19-15000-0007 (864133)
 Affects : A portion of said premises
- 5. General taxes and assessments for the year 2006 have been paid.
 Amount : \$56.35
 Tax Parcel No. : 15-19-21000-0024 (21940)
 Affects : A portion of said premises
- 6. Delinquent general taxes and assessments for the year 2006.
 Amount : \$46.51, plus interest and penalty
 Tax No. : 15-19-22000-0036 (17141)
 Affects : A portion of said premises
- 7. Reservations, affecting that part of the North Half of the Northeast Quarter of Section 21, Township 15 North, Range 19 East, W.M., East of the Yakima River, as contained in deed from the Northern Pacific Railway Company, recorded in Book 12 of Deeds, page 47, as follows:

"Reserving and excepting from said lands such as are now known or shall hereafter be ascertained, to contain minerals of any nature whatsoever, including coal and iron, and also the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted lands, for the purpose of exploring, developing and working the same; the use of such surface ground and the right of access herein reserved to be for the use and benefit of said party of the first part, its successors and its assigns of the lands hereby excepted; the lands hereby granted being subject, however, to an easement in the public for any public road or roads, heretofore laid out or established and now existing over and across any part of said described land."

Affects: That portion of said premises in Section 21

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 8. Reservations affecting Section 15, Township 15 North, Range 19 East, W.M., and other land, as contained in deed from the Northern Pacific Railway Company to George Jackson, dated June 4, 1915, and recorded in Book 32 of Deeds, page 401, as follows:

"Excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same, but the grantor, its successors and assigns, shall pay to the grantee, or to his heirs or assigns, the market value at the time mining operations are commenced of such portion of the surface as may be used for such operations or injured thereby, subject, however, to an easement in the public for any public roads heretofore laid out or established and now existing over and across any part of the premises."

Affects: That portion of said premises in Section 15

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 9. Mineral Right and Royalty Transfer dated February 1, 1952, recorded February 4, 1952, under Auditor's File No. 228046, from Yakima Sheep Company, an Oregon corporation, to Arthur R. Bohoskey, Donald A. Bohoskey, and Woodward Bohoskey.

Said document provided in part as follows:

"To have and to hold the said interest in all of the said oil, gas and other minerals in, on and under said land, together with all and singular the rights and appurtenances thereto in any wise belonging with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever; and granted herein for himself and his heirs, executors and administrators hereby agrees to warrant and forever defend all and singular the said interest in said minerals, unto the said grantee, his heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof."

Affects: That portion of said premises in Section 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 10. Agreement, and the terms and conditions thereof, covering the above described property and other land.

First Party	:	Yakima Mineral Lease Company
Second Party	:	Yakima Sheep Company
Purpose	:	Established rights as to existing structures and payment if the surface is used in the exercise of the mineral rights.
Dated	:	May 20, 1958
Recorded	:	May 21, 1958 in Volume 102 of Deeds, page 298
Auditor's File No.	:	270246
Affects	:	Said premises and other land

11. Terms and conditions contained in instruments wherein all minerals of any kind were conveyed by deeds recorded in Books 88 and 92 of Deeds, pages 462 and 278, respectively.
12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on May 14, 1976, under Kittitas County Auditor's File No. 404704.
 In favor of : Emile L. Robert, Jr., individually and as Executor of the Estate of Anna Mae Robert, and Victor E. Robert and Martha H. Robert, husband and wife
 For : Easement for roads over the same existing roadway which passes through the Southerly portion of the above described property
 Affects : That portion of said premises in Section 21
13. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on January 8, 1979, under Kittitas County Auditor's File No. 429180.
 In favor of : Emile L. Robert, Jr., as his separate estate, and Victor B. Robert and Martha H. Robert, husband and wife
 For : Access to land in Section 15
 Affects : Northwest Quarter of the Northwest Quarter of said Section 22.
- No representation is made as to the current ownership of said interest.
15. Agreement executed by and between the parties herein named upon the conditions therein provided.
 Between : Public Utility District No. 1 of Kittitas County and Burbank Creek, Limited
 Dated : December 14, 1978
 Recorded : January 25, 1979
 Auditor's File No.: 429579, 429580, 429581, 429582, 429583, and 429584
 Providing : Purchase of power
 Affects : That portion of said premises in Sections 21 and 22
16. Easement for Road "I" as delineated on that certain Survey recorded August 28, 1980, in Book 7 of Surveys, Page 61, under Auditor's File No. 444803.
17. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 6, 1981, in under Kittitas County Auditor's File No. 450140.
 In favor of : Emile L. Robert, Jr. and Victor E. Robert, Burbank Creek Limited Partnership, and those parties who have purchased tracts within the Burbank Creek Project or Over and through which the existing roadways pass
 For : Access and utilities
 Affects : That portion of said premises in Sections 15 and 22

(EXCEPTION NO. 17 CONTINUED)

And as amended by Amendment to Access and Utilities Easements-Burbank Creek Project dated December 31, 1982, recorded January 25, 1983 under Kittitas County Auditor's File No. 467244.

- 18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 6, 1981, in under Kittitas County Auditor's File No. 450142.

In favor of : Pacific Northwest Bell Telephone Company, a Washington corporation
 For : Underground communication lines with wires, cables, fixtures and appurtenances attached thereto, together with right of ingress and egress
 Affects : That portion of said premises in Section 22

- 19. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 10, 1981, under Kittitas County Auditor's File No. 455423.

In favor of : Pacific Northwest Bell Telephone Company
 For : A perpetual easement with the right, privilege and authority to place, construct, maintain, inspect, reconstruct, repair, replace, remove and keep obstacles including trees and shrubbery clear from Grantee's facilities consisting of communication and power lines and other appurtenances and also a right of way therefore to construct, install, and maintain communication and associated facilities over, across, upon and under said premises
 Affects : That portion of said premises in Section 21

- 20. Sixty-foot access Utility Easement (existing road), as delineated on survey recorded September 21, 1987, in volume 15 of Surveys, page 96, under Auditor's File No. 507855.

Affects: That portion of said premises in Section 15

- 21. Agreement for Purchase of Power, and the terms and conditions thereof, by and between Public Utility District No. 1, and of Kimberly Beeson:

Dated : October 5, 1995
 Recorded : December 29, 1995, Volume 372, page 1307
 Auditor's File No. : 588145
 Affects : That portion of said premises in Section 22

- 22. Oil and Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated April 30, 2002, recorded August 13, 2002, under Kittitas County Auditor's File No. 200208130021.

Term : Five years
 Lessor : Bernice Bohoskey
 Lessee : Piney Creek Land and Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 23. Matters disclosed on that certain Survey recorded December 12, 2002, Book 28 of Surveys, Page 125, under Auditor's File No. 200212120036, that certain Survey recorded October 28, 2002, Book 28 of Surveys, Page 56, under Auditor's File No. 200210280079, and that certain Survey recorded October 4, 2002, Book 28 of Surveys, Page 34, under Auditor's File No. 200210040043, including but not limited to the following:
 - a) 60-foot access and utility easement

- 24. Mineral Deed, and the terms and conditions thereof, executed by and between the parties herein named:
 - Between : Michael J. Bohoskey, Grantor, and Bohoskey L.L.C., Grantee
 - Dated : May 5, 2003
 - Recorded : May 13, 2003
 - Auditor's File No. : 200305130001
 - Affects : That portion of said premises in Section 22

- 25. Oil and Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated July 1, 2002, recorded August 5, 2003, under Kittitas County Auditor's File No. 200308050038.
 - Term : Five years
 - Lessor : Sam F. Henderson
 - Lessee : Petrocasa Energy Inc.
 - Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 26. Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated July 1, 2002, recorded October 20, 2003, under Kittitas County Auditor's File No. 200310200105.
 - Term : Five years
 - Lessor : Robert A. Gentry
 - Lessee : Petrocasa Energy Inc.
 - Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 27. Declaration of Protective Covenants, Conditions, and Restrictions for "Take Five", recorded October 26, 2004, under Kittitas County Auditor's File No. 200410260050, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.

Affects: That portion of said premises in Sections 15 and 22

28. Declaration of Water Users' Agreement for "Take Five", and the terms and conditions thereof, executed by and between the parties herein named:
 Between : Otto Sieber, a married man as his separate estate, and Lot Owners as defined therein
 Dated : October 26, 2004
 Recorded : October 26, 2004
 Auditor's File No. : 200410260051
 Affects : That portion of said premises in Sections 15 and 22

29. Declaration of Non-Exclusive Easement and Road Maintenance Agreement for "Take Five", and the terms and conditions thereof, executed by and between the parties herein named:
 Between : Otto Sieber, a married man as his separate estate, and Lot Owners as defined therein
 Dated : October 26, 2004
 Recorded : October 26, 2004
 Auditor's File No. : 200410260052
 Affects : That portion of said premises in Sections 15 and 22

30. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 26, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280012.
 Term : Ten Years
 Lessor : Katherine Barr
 Lessee : Piney Creek Land & Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

31. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated August 28, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280013.
 Term : Ten Years
 Lessor : Bernice Bohoskey
 Lessee : Piney Creek Land & Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

32. Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 16, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280014.
 Term : Ten Years
 Lessor : Constance Koch
 Lessee : Piney Creek Land & Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 33. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 16, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280015.
Term : Ten Years
Lessor : Charles W. Bohoskey
Lessee : Piney Creek Land & Royalty Company
Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 34. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated August 20, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280016.
Term : Ten Years
Lessor : Bohoskey LLC
Lessee : Piney Creek Land & Royalty Company
Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 35. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated August 30, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280017.
Term : Ten Years
Lessor : Constance Luciano
Lessee : Piney Creek Land & Royalty Company
Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 36. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated August 20, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280018.
Term : Ten Years
Lessor : Arthur Schade
Lessee : Piney Creek Land & Royalty Company
Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 37. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 3, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280019.
Term : Ten Years
Lessor : Gratia Ruth Brown
Lessee : Piney Creek Land & Royalty Company
Affects : That portion of said premises in Sections 21 and 22

(EXCEPTION NO. 37 CONTINUED)

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 38. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 3, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280020.

Term : Ten Years
 Lessor : Susan April Stovall
 Lessee : Piney Creek Land & Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 39. Ratification and Amendment of Oil And Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated September 3, 2003, recorded February 28, 2005, under Kittitas County Auditor's File No. 200502280021.

Term : Ten Years
 Lessor : Stephanie Jo Ann Lindahl
 Lessee : Piney Creek Land & Royalty Company
 Affects : That portion of said premises in Sections 21 and 22

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 40. Matters disclosed on the Sieber Cluster Plat recorded September 29, 2003 in Book 9 of Plats, Pages 3 and 4, under Auditor's File No. 200309290112, including but not limited to the following:

- a) 60-foot access and utility easement
- b) 55-foot radius access and utility easement

Affects: That portion of said premises in Sections 15 and 22

- 41. Matters disclosed on the Survey recorded November 10, 2005 in Book 32 of Surveys, Pages 2 and 3, under Auditor's File No. 200511100051, including but not limited to the following:

- a) 60-foot access and utility runway easement—affects that portion of said premises in Sections 21 and 22
- b) 30-foot access and utility easements "K and "L"—affects that portion of said premises in Section 15
- c) 60-foot access and utility easement—affects that portion of said premises in Sections 15 and 22
- d) Easement and radial easement—affects that portion of said premises in Section 22
- e) 15-foot utility easement—affects that portion of said premises in Section 15
- f) Access and utility easement "K" affecting that portion of said premises in Section 15

END OF EXCEPTIONS

Notes:

- 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.

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

AW/rcc

CASH RECEIPT

Date 9-22-06

048336

Received From Otto Seiber

Address 470 Roza View Dr

Yakima, WA 98901

Dollars \$ 920.00

For Short Plat App - Sieber SP

\$450 CDS \$240 FH \$230 PW

ACCOUNT

HOW PAID

AMT. OF ACCOUNT			CASH		
AMT. PAID	920	00	CHECK	920	00
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By T. Swenberg

KITITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926