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Bradley,

My responses below are concerning Majestic Group SEPA Application SE-24-0020 Parcel #778834. While there are several concerns, those that I am responding to align with the fact that this application looks to be an attempt for the owner to put their foot in the door for future development. In looking at their responses, they are surface level at best and do not address many of the concerns that would impact our roads, water, wildlife, flora, recreational use, future residential growth, and emergency services which are a vital part of providing safety for residents, travelers and recreators in and around our community.

Specially:

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The applicant states "Not at this time."

However, in Question 11, the applicant proposes to have a later discussion regarding potentially short platting the property for future use. These responses provide an unclear designation of the intended use of this proper

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. The applicant states: A Drainage Report has been previously completed.

The applicant has not provided any documentation that this report has been completed as such it leaves concern regarding the unknown use of this property and how that unknown use might impact the environment in and around this parcel of land.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Again, the applicant's response is nebulous at best. *There are several questions within this application that directly revolve around the environmental impacts that have not accurately been responded to or considered. These include **Plants Unchecked** on this list include deciduous trees (alder, cottonwood, vine maple. Wet soil plants, buttercup, skunk cabbage, cattail. Wildflower and potentially endangered plant life. Aquilegia Canadensis (wild Columbine), Liliun Columbiana (Tiger Lilly), Xerophyllum Tenax (Bear Grass), are those among the wildflower list for the Cascades that can be found on this property. Other types of vegetation include a variety of berries; blackberry, strawberry, huckleberry, black / red caps or wild raspberries.*

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. Though erosion is possible, it is not likely due to the porous soil conditions and limited slopes. Construction BMP's will be utilized to minimize any erosion that may possibly occur.

If erosion is possible, and it is, then my concerns regarding environmental impact on plants, animals and migratory birds is even of greater concern. Providing a clean and healthy environment for nesting, resting, raising their young and feeding is essential.

Reinforcing strong soil health and the continued capacity of the soil to function as a vital living ecosystem that sustains plants, animals, and humans is necessary and can only be maintained with correct planning for erosion. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes. Soil does all this by performing five essential functions: regulating water, sustaining plant and animal life, filtering and buffering potential pollutants, cycling nutrients, and providing physical stability and support. With out proper erosion control, all five of these essential functions could be destroyed.

a. List any birds or other animals that have been observed on or near the site or are known to be on or near the site.

"None observed at this time, but the site is in an area that provides habitat for many woodland species."

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

No

These responses are inaccurate. The Pacific Flyway a major north-south flyway for migratory birds extends from Alaska to Patagonia. Each year a billion migrate birds travel some or all this distance in both the spring and fall. Heading to breeding grounds and following food sources many of these species stop to rest, nest, and raise their young. The list is long and important and includes: American Crow, American Goldfinch American Robin, American Tree Sparrow, Anna's Hummingbird, Barn Swallow, Band-tailed Pigeon, Black-chinned Hummingbird, Bohemian Waxwing, Brewer's Blackbird, Brown-headed Cowbird, Cassin's Finch, Cedar Waxwing, Chipping Sparrow, Common Redpoll, Dark-eyed Junco, Evening Grosbeak, Fox Sparrow, Golden-crowned sparrow, Hermit Thrush, Hoary Redpoll, Lesser Goldfinch, Merlin, Mountain Chickadee, Northern Flicker, Northern Spotted Owl, Nuthatch, Pine Siskin, Purple Finch, Quail, Red-breasted Nuthatch, Red-winged Blackbird, Ruby-crowned Kinglet, Rufous Hummingbird, Song sparrow, Stellar Jay, Varied Thrush, Violet Green Swallow, Western Meadowlark, Western Screech Owl, White-crowned Sparrow, Yellow-rumped Warbler.

In addition, the forests and waterways of Lake Easton, Lake Kachees, Kachees River and the Yakima River provide habitat and food for many migrating species. These include Bald Eagle, Canadian Goose, Golden Eagle, Goldeneyes, Hooded Merganser, Northern Goshawk, Northern Pintail, Mallard, Osprey, Red-tailed Hawk, Ring-necked Duck, Ruddy Ducks, Sharp-shinned Hawk, Snow goose, Trumpeter Swan, Turkey Vulture, Wood Duck are among those nesting, resting, raising young and feeding in the area that is being proposed for development.

Reservations regarding Majestic Group LLC's application to clear the land on parcel #778834 includes the future use of this area as a year around recreational site. Access to our forested areas will be impacted by the increased use that will come from this development. Unknown answers regarding access to water, wastewater for business use, parking, garbage, policing, personal and animal safety, access to other businesses and to the airport are some of the concerns not yet addressed or even spoken about. The use of this parcel will have a dramatic effect on our community, our road use, emergency access and more. Without a solid approved plan, one that include community support, this project is detrimental to the land, land use, business community and to the residents of Easton.

There are multiple legal issues which have been identified in previous SEPA applications. Responses from the community, including legal findings and reports completed to verify concerns have been submitted in prior response periods to previous SEPA applications. These need to be re-reviewed and taken into consideration prior to any approvals being issued. The property, which is located within a Type 3 LAMIRD, and zoned for General Commercial zoning has specific requirements, many of which are noted within the LAMIRD definition. All of which need to be reviewed prior to any permits being approved.

A complete study of the environmental impact of land, the WSDOT i-90 project impact on traffic and road closure need to be taken into consideration. A plan to address traffic flow, road closure, snow level and one lane road access, emergency egress and response by the Kittitas County Fire District #3, community safety and response time by the Kittitas County Sheriff's Department.

Thank you for reviewing my comments,

Debbie Bogart

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