

Bradley Gasawski

From: Shawn Hebert <hebertshawn35@gmail.com>
Sent: Monday, July 15, 2024 1:12 AM
To: Bradley Gasawski
Subject: Majestic Group SEPA Application (SE-24-00020)Parcel #'s: 778834

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Bradley Gasawski

Planner I
Kittitas County Community Development Services 411 N Ruby St # 2, Ellensburg, WA 98926

Required Permits: SEPA, Grading Permit

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at

bradley.gasawski@co.kittitas.wa.us.

RE: Majestic Group SEPA Application (SE-24-00020)

Parcel #'s: 778834

I would like to voice my concern with the application to clear and grade the land on

parcel#'s: 778834. This proposal for action is vague and under researched. The undertones of surreptitious intent are discomfoting, due to previous attempts to develop this parcel into (in my opinion) undesirable and irresponsible use, placing an area within a Critical Aquifer Recharge Area at unnecessary risk of degradation. The proposed activity would result in: removal of current wildlife (including migration of wolf pack in this specific location 2017), rural character, native plants, historical use of Native American Peoples as well as settlers locating summit passes, native plants and ability for water filtration through plants into the Aquifer.

simple grading is proposed to level the ground surface after tree and stump removal. No excavation is proposed.

6. 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.

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

Approximately 0.26 acres will be covered in crushed rock for the access road. This represents 1.6% of the site that will be impervious after the proposal is completed.

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

Maintaining existing ground cover vegetation as much as possible, silt fencing, seeding, and covering of exposed soils will be utilized. BMP's will be updated as required.

2. Air

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to the air may occur from equipment exhaust and/or dust created from the clearing operations and road construction

- 2.

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 stream or river it flows into.

Fails to identify Kachess river.

Does not propose solution to impacts of ground or well water from removal of vegetation (see 4a)

4. Plants

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

Trees and Brush will be removed from the majority of the parcel excluding a 50' perimeter buffer. Grasses and similar vegetation will be encouraged to be established.

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

Lack of knowledge or research of impacts to species.

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

Native Grasses and similar small vegetation will be encouraged to grow on the site.

This is not a Proposed Landscaping or enhancement

5. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be on or near the site.

shows lack of investigation.

5. Animals

1. List any birds and 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.

Shows lack of investigation.

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

No threatened or endangered species are known to be on or near the site.

Shows lack of investigation.

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

3. No.

Shows lack of investigation

List any invasive animal species known to be on or near the site.

4. None known at this time.

Shows lack of investigation.

b. Noise

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

A 20' wide buffer of trees and vegetation around the entire perimeter of the parcel will remain untouched to provide a buffer which will help dampen the construction noise.

Inconsistent statement according to above (20' buffer)

8. Land and shoreline use

1. What is the current use of the site and adjacent properties? Will the proposal affect

current land uses on nearby or adjacent properties? If so, describe.

The site is currently not used and is triangular in shape. The adjacent properties consist of Washington State land that is Easton State Airport on one side. Interstate-90 on the second side, and Silver Creek Ranch on the third. This proposal will not affect those lands.

Shows lack of investigation: Dust, noise, impact to casual use trails existing for 20+ years ...

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tillage, and harvesting? If so, how?

No

Shows lack of investigation.

c. Describe any structures on the site.

None

Shows lack of investigation. Current well head exists on site.

10. Aesthetics

1. Proposed measures to reduce or control aesthetic impacts, if any:

A 20' buffer of trees and vegetation will be maintained around the entire perimeter of the parcel to reduce and control aesthetic impacts.

Again, inconsistent statement.

12. Recreation

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

The site borders State land and the Silver Ridge Ranch, both of which have multiple recreational uses, such as hiking, camping, horse riding, snowmobiling, etc.

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

There is no existing permitted recreation use associated with the property.

Shows lack of investigation.

13. Historic and cultural preservation

1. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None have been observed.

Shows lack of investigation.