

EXHIBIT 4

Additional Doc for Shorelines Permit

Additional Sheet for Wallace Ranch Shoreline Substantial Development Permit Application

16. Wallace Ranch is proposed to be a Conservation Plat development of approximately 58 lots within 6-8 phases on 1163.7 acres located six mile downriver (southeast) of Cle Elum. The site is bounded on the west by the Thorpe Prairie Road and on the east by the foothills of Lookout Mountain. It is bisected by the Yakima River, the John Wayne Trail (west side of the river) and the BN railroad and Highway 10 (east side of the river). The project will cluster the residential lots and most amenities into three concentrated areas that can be served by public water systems and that are relatively flat, avoiding steep slopes, wetlands and other sensitive areas. Individual lot sizes will vary from two to five acres. The retention of 70 to 80% permanent open space will preserve a rural feel and retain existing, traditional agricultural uses of the property. We would like to reserve the ability to make revisions to the preliminary plat by shifting density between the development areas proposed in order to accommodate the market and any design restraints. Any changes are expected to be minor, but in no case will the total number of lots increase.

Two of the lot clusters are located above and set back from the bluff on the southwest side of the Yakima River, outside of the shoreline area. The third cluster is located within the 100-year floodplain but outside the floodway on the northeast side of the Yakima River. Riverfront lots will be located within the shoreline area but homesites will be set back more than 100 feet from the OHWM. All amenity development will either utilize existing structures (barns and other agricultural outbuildings) or be located outside of the shoreline environment.

This shoreline permit application is for the relocation and clustering of existing residential lots, only 18 of which are inside the designated shoreline environment, and the construction of associated access roads and utilities. The construction of homes will be pursuant to individual building permit applications following final plat approval.

See associated preliminary plat application for more details about the project development.

35. The proposed development is consistent with both the policies of RCW 90.58.020 and the Kittitas County Shoreline Master Program as follows:

Low-density, clustered residential development, especially lot sizes from two to five acres and the retention of 70 to 80% open space, is a reasonable and appropriate use of the shoreline areas adjacent to the Yakima River. The proposed residential plat and amenities will promote and enhance the public interest by protecting the shoreline environment of the river and preserving its character, minimizing the construction of roads and the drilling of individual wells, protecting public health through licensed and managed drinking water systems, preserving open space and existing agricultural uses, preserving the natural character of the shoreline, including fish habitat, native shoreline vegetation, critical areas and wildlife areas, and protecting public rights of navigation.

Specifically, the project is consistent with the county Kittitas County shoreline master program by complying with the Rural Conservancy Environment policies and development standards as follows:

4.5.A. Purpose. The project protects ecological functions, natural resources and historic/cultural areas by clustering low-density residential development and preserving 70 to 80% open space for active and passive agricultural and recreational uses, and by preserving shoreline areas and recreational use of the river.

4.5.B Management Policies:

1. Clustered low intensity residential development and associated recreational amenities preserves the most open space and allows preservation of historic agricultural uses of the shoreline and adjacent upland properties.

2. No uses are proposed that would degrade ecological functions or natural character of the river shoreline area.

3. Commercial and industrial uses are not proposed, except that historic low-intensity ranch-style agricultural use of the property will be preserved and continue as an amenity for the low-density rural residential uses.

4. Recreational use of the river and shoreline area will be encouraged by preserving an existing private boat launch, incorporating wildlife viewing trails in the common areas, and reducing agricultural uses in closest proximity to the river. Future residents of the Wallace Ranch lots will be able to access the river for swimming, fishing, and boating.

5. Mining. Not applicable.

6. No structural shoreline stabilization or flood control works are proposed or required. Residential construction will avoid the floodway and be consistent with floodplain development permitting requirements per KCC Chapter 14.08.

7. Residential development standards will be consistent with the Shoreline Development Regulations, KCC 17B.05.050, and chapter 17B.06, which will preserve the existing character of the shoreline, conserve natural vegetation, and ensure no net loss of shoreline ecological functions.

8. Vegetation removal and management will be limited to incidental brush clearing and the preservation of native shoreline vegetation to ensure protection of natural shoreline functions.

9. The development, including shoreline access for lot owners, will not substantially degrade or permanently deplete the biological resources of the area.