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CRITICAL AREAS WILDLIFE AND HABITAT ASSESSMENT

**Washington State Horse Park
City of Cle Elum, Washington**

**April 28, 2026,
Revised July 10, 2026**

RAEDEKE ASSOCIATES, INC.

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Title: Critical Areas Wildlife and Habitat Assessment
Washington State Horse Park, City of Cle Elum,
Washington

Project Number: 2026-015-001

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Date: April 28, 2026, Revised July 10, 2026

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1.0 INTRODUCTION

1.1 PURPOSE

Raedeke Associates, Inc. was retained by Washington State Horse Park to prepare a critical areas wildlife and habitat report to determine if any wetlands, streams, or species of local importance, as identified by the City of Cle Elum Code, are in the vicinity of a proposed fence alignment on the property located at 1202 Douglas Munro Blvd, Cle Elum, in the City of Cle Elum, Washington.

We conducted a site visit on March 25, 2026, to identify and document the presence of wetlands, streams, fish and wildlife species, and their habitats. This report is intended to identify the impacts of the proposed fencing on any of the critical areas identified above and to provide a detailed description of how the project will avoid, minimize, and mitigate impacts from the proposed fence addition.

1.2 PROJECT LOCATION

The Washington State Horse Park property is located at 1202 Douglas Munro Blvd, in the City of Cle Elum, Washington. (Figure 1). The project site totals approximately 112 acres and is identified as Kittitas County Tax Parcel No. 11851. This places the project site within portions of Sections 28, 29, 32, and 33, Township 20 North, Range 15 East, W.M. Parcel maps retrieved online from Kittitas County depict the property boundaries. The location of the project site within the Horse Park property is described in Section 5.0 below.

The project site is bounded to the north, west, and east by Bullfrog Plats, LLC, and to the south by I-90 interstate. The project site is accessed from Douglas Munro Boulevard.

2.0 METHODS

2.1 DEFINITIONS AND METHODOLOGIES

Wetlands and streams are protected by federal law and by state and local regulations. Federal law (Section 404 of the Clean Water Act) prohibits the discharge of dredged or fill material into “Waters of the United States”, including certain wetlands, without a permit from the U.S. Army Corps of Engineers (USACE 2021, 2022). The USACE makes the final determination as to whether an area meets the definition of a wetland and whether the wetland is under its jurisdiction.

The USACE wetland definition was used to determine if any portions of the project area could be classified as a wetland. A wetland is defined as an area “inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (Federal Register 1986:41251).

We based our investigation upon the guidelines of the U. S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory 1987) and subsequent amendments and clarifications provided by the USACE (1991a, 1991b, 1992, 1994), as updated for this area by the regional supplement to the USACE wetland delineation manual for the Western Mountains, Valleys, and Coast Region (USACE 2010). The USACE wetlands manual is required by state law (WAC 173-22-035, as revised) for all local jurisdictions.

Hydrophytic vegetation is defined as “macrophytic plant life growing in water, soil or substrate that is at least periodically deficient in oxygen as a result of excessive water content” (Environmental Laboratory 1987). The U.S. Army Corps of Engineers National Wetland Plant List wetland indicator status (WIS) ratings were used to make this determination (COE 2020). The WIS ratings “reflect the range of estimated probabilities (expressed as a frequency of occurrence) of a species occurring in wetland versus non-wetland across the entire distribution of the species” (Reed 1988:8). Plants are rated, from highest to lowest probability of occurrence in wetlands, as obligate (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), and upland (UPL), respectively. In general, hydrophytic vegetation is present when the majority of the dominant species are rated OBL, FACW, and FAC.

A hydric soil is defined as “a soil that is formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part” (Federal Register 1995: 35681). The morphological characteristics of the soils in the study area were examined to determine whether any could be classified as hydric.

According to the 1987 methodology, wetland hydrology could be present if the soils were saturated (sufficient to produce anaerobic conditions) within the majority of the rooting zone (usually the upper 12 inches) for at least 5% of the growing season, which in this area is usually at least 2 weeks (USACE 1991a). It should be noted, however, that areas having saturation to the surface between 5% and 12% of the growing season may or may not be wetland (USACE 1991b). Depending on soil type and drainage characteristics, saturation to the surface would occur if water tables were shallower than about 12 inches below the soil surface during this time period. Positive indicators of wetland hydrology include direct observation of inundation or soil saturation, as well as indirect evidence such as drift lines, watermarks, surface encrustations, and drainage patterns (Environmental Laboratory 1987). Hydrology was further investigated by noting drainage patterns and surface water connections between wetlands and streams within and adjacent to the project area.

2.2 BACKGROUND RESEARCH

We reviewed existing background maps and information for the project site available from the U.S.D.A. Natural Resource Conservation Service (NRCS 2026) Web Soil Survey, the U.S. Fish and Wildlife (USFWS 2026) National Wetland Inventory (NWI),

and the Kittitas County (2026) Compas map. We also reviewed the Washington Department of Fish and Wildlife (WDFW 2026a, b) Priority Habitat and Species on-line mapper and list to identify any endangered, threatened, or priority species or their habitats within vicinity of the project site prior to our site investigation, as well as species and habitat information from our previous investigations of the adjoining 47° North / Bullfrog Flats SEIS near the project site and supplemental documentation provided to WDFW for preparation of Draft and Supplemental EIS documents (Raedeke Associates, Inc. 2000, 2020, 2021). In addition, we reviewed current and historical aerial photographs (Google Earth 2026) to assist in the definition of existing plant communities, drainage patterns, and land use.

3.0 EXISTING CONDITIONS

3.1 RESULTS OF BACKGROUND INVESTIGATION

The USDA NRCS (2026) Web Soil Survey (Figure 2) identifies Roslyn ashy sandy loam throughout the project site. Roslyn ashy sandy loam series are derived from glacial drift or outwash and are not listed as hydric soils (U.S.D.A. Soil Conservation Service 1991, Federal Register 1995). Roslyn ashy sandy loam soils may contain minor components of Nard, or Volperie, which are also not hydric soils series. Soil series boundaries or mapping units are mapped from aerial photographs with limited field verification. Thus, the location and extent of boundaries between mapping units may not be accurate for a given parcel of land within the survey area.

The USFWS (2026) NWI (Figure 3) does not depict any wetlands, but it does depict an unidentified stream running through the west half of the project site. The NWI also depicts several freshwater forested, shrub, and emergent wetlands located south of the Interstate 90 corridor, outside the study area.

The Kittitas County (2026) Compas map (Figure 4) depicts an unidentified stream running through the west half of the project site. We investigated this feature as part of our EIS studies of the adjoining 47° North / Bullfrog Flats site and found no evidence of a defined channel or bed or overland flow (Raedeke Associates, Inc. 2000, 2020). In addition, this feature was reviewed by Washington Department of Natural Resources in 2010, and they found no evidence of channel or overland flow within the feature. As such, the feature was removed from the WDNR Stream Type database (DNR 2010)

The Washington Department of Fish and Wildlife (2026) Priority Habitat and Species map depict 3 species of concern within the Washington State Horse Park boundaries, as well as 2 habitats of concern. The species and habitats include Northern spotted owl (*Strix occidentalis*), sharp-tailed snake (*Contia tenuis*), elk (*Cervus elaphus Canadensis*), biodiversity area and corridor, and shrub steppe (Figure 5). The biodiversity corridor surrounds the entire parcel of the Washington State Horse Park, extending from Interstate 90 to the north toward Roslyn, Washington. The biodiversity corridor provides passage for small mammals, reptiles, and avian species. For the shrub steppe, the PHS map

occurrence appears to be a county-wide general occurrence, and based on previous and current investigations, there is no shrub steppe habitat on site. The PHS database shows the same stream feature (which was confirmed not to exist) as the NWI and Kittitas County database maps.

The WDFW (2026) PHS map (Figure 5) depicts a large area (shown in purple) of “regular concentration” of elk, a WDFW species of recreational, commercial, and/or tribal importance, within the project boundary. As noted in previous studies, the elk herd found on the 47° North and Suncadia Resort sites is a subherd of the Colockum elk herd which historically ranged between the Columbia River and the Cascade crest. A detailed description of the herd history is given in Raedeke Associates, Inc. (1999 2020).

The northern spotted owl, a federally threatened specie, typically uses old-growth conifer forest habitat, but may also use a wider range of forested types in the eastern Cascades. The edge of a spotted owl management circle (1.8-mile radius) was located at the time of previous studies approximately 2 miles north of the urban growth area 47° North near the Horse Park (Section 9, T20N, R15E). Spotted owl breeding sites and management circles were numerous within forestlands of the Ronald, Cle Elum Lake, Kachess Lake, Teanaway Butte, and Easton quadrangles (Raedeke Associates, Inc. 1999). However, the preferred spotted owl habitat where Douglas fir dominates the stands and canopy closure is dense enough to be conducive to owl use was not found within or in the immediate vicinity of the Horse Park.

The sharp-tailed snake (*Contia tenuis*) was discussed briefly in the 47° North Draft SEIS report and supplemental documentation (Raedeke Associates, Inc. 2020, 2021) as well as in the Mountain Star (now Suncadia) EIS (Raedeke Associates, Inc. 1999). This species may utilize the riparian zones of the Cle Elum River corridor, as well as edges between forested communities and open meadow communities. Sharp-tailed snakes occur in damp conditions and at lower temperatures (50° to 63° F) than most other snake species. This species is listed as a candidate species in Washington state (WDFW 2026b). Both the WDFW (2026a) PHS map and Elizabeth Torrey at WDFW (personal communication 2020) confirmed occurrences of this species near the project site south of I-90, in the complex of wetlands and riparian areas along the Yakima River. With no riparian and wetlands on site this species is not expected to occur at the project site.

3.2 Specific Site Conditions

3.2.1 Current Existing Sitewide Conditions

We visited the project site on March 25, 2026, to document the existing site conditions. Specifically, our investigation focused on the area within 300 feet of the proposed fence alignment along the northern boundary of the project site. During our site investigation, we did not observe any streams, wetlands, or priority fish and wildlife within proximity of the proposed fence alignment.

The biodiversity corridor surrounds the entire horse park property, providing connectivity for wildlife between habitats; however, the existing Bullfrog Flat development has already resulted in a disrupted wildlife movement between the development and the horse park. Currently, the east half of the Washington State Horse Park site is developed and contains indoor and outdoor riding arenas, a forested horse course, administrative buildings, parking areas, and outdoor portable stable facilities. The west half of the site and contiguous 112-acre property remain largely undeveloped. Forested portions of the site contain second-growth conifer forests. During our site visit we did not observe any shrub-steppe habitat on or in the vicinity of the project site.

During our site visit, we did not observe any wetlands or streams on or in the vicinity of the project site. The forested portions of the site contain Ponderosa pine (*Pinus ponderosa*, FACU) and Douglas fir (*Pseudotsuga menziesii*, FACU) dominant coniferous forest, with an understory of dull Oregon grape (*Mahonia nervosa*, FACU), beaked hazelnut (*Corylus cornuta*, FACU), oceanspray (*Holodiscus discolor*, FACU) tall fescue (*Festuca arundinacea*, FAC), Kentucky blue grass (*Poa pratensis*, FAC), spreading bend (*Agrostis stolonifera*, FAC), and bare ground (Sample Plots 1,2,3, and 4).

Soils throughout the project site are not hydric and consist of up to 6 inches of dark brown (10YR 3/3) to very dark brown (10YR 2/1 and 10YR 2/2) sandy loam soils over dark yellowish brown (10YR 3/6 and 10YR 3/4) to brown (7.5YR 4/4) sandy loams without the presence of redoximorphic concentrations in the soil matrix or pore linings. In addition, we did not observe any primary indicators of wetland hydrology, such as saturation or a water table in the upper 12 inches of the soil profile, or any secondary indicators of wetland hydrology (e.g., drift deposits, water-stained leaves, algal mats, etc.) during our site investigation (Sample Plots 1,2,3, and 4).

3.2.2 On-Site Stream

During our site visit, we investigated the mapped stream area identified on the NWI, Kittitas County Compass, and PHS maps. Consistent with previous investigation, based on our current site visit, the feature does not contain a channel with bed and bank or evidence of flowing water. As noted above, this feature was reviewed by WDNR (2010), and it was determined that it did not meet the criteria to be regulated as a stream. We agree with the WDNR (2010) determination that the feature does not meet the criteria to be regulated as a stream.

3.2.3 Wildlife observed on-Site

During our March 25, 2026 field investigation, we directly observed the signs of 12 wildlife species, including 10 bird species and 2 mammal species. Table 1 below summarizes these observed wildlife species.

Table 1. Wildlife species observed during our March 25, 2026, field investigation.

Common Name	Scientific Name
Canada Goose-	<i>Branta canadensis</i>
Common raven-	<i>Corvus corax</i>
Dark-eyed junco-	<i>Junco hyemalis</i>
Evening grosbeak	<i>Hesperiphona vespertina</i>
Mountain chickadee	<i>Poecile gambeli</i>
Northern flicker-	<i>Colaptes auratus</i>
Purple finch-	<i>Haemorhous purpureus</i>
Red-breasted nuthatch-	<i>Sitta canadensis</i>
Red crossbill	<i>Loxia curvirostra</i>
Ruby kinglet	<i>Regulus calendula</i>
Rocky Mountain Elk (scat)-	<i>Cervus elaphus nelsoni</i>
Douglas squirrel	<i>Tamiasciurus douglasii</i>

Of the species listed within Table 1, Elk are the only species that may be directly impacted by the project. Elk use of the Washington State Horse Park property and surrounding vicinity was determined by information gathered from existing WDFW databases. Elk are considered a significant resource. They are regarded for their intrinsic wildlife value, as well as for their status as a big game species. WDFW considers elk a priority species. The herd that uses the Washington State Horse Park property winters along the Cle Elum and Yakima rivers and east to the Teanaway River. This herd was (and still is) a subherd of the Colockum elk herd, which historically ranged between the Columbia River and the Cascade crest (IES 1997).

Cover is an important component of elk wintering and calving habitat. Elk are grazers and concentrate browsing activity on shrubs and small-stature trees when grasses are not available. Elk primarily rely on river bottom, floodplain, riparian, and forested upland habitats for wintering, calving, and migration. The habitat on the horse park property is not associated with river bottom, floodplain, or riparian corridors.

The project site contains several edge habitats (those transitional areas between vegetation communities utilized by wildlife species) that may be used by elk. The most distinct edge habitat on the Washington State Horse Park project site is a section of Ponderosa pine forest habitat on the slope along the property boundary Bullfrog Flats and the Horse Park. While we did observe some evidence of elk on site, the use of the horse property is likely limited due to the use of the property by equestrians (people and horses). As the property is already developed as a horse park and is bounded by the I-90

corridor and the Bullfrog Flats development and provides limited habitat opportunities to sustain resident elk populations.

During our site visit, we observed several snags and downed woody material, which can provide nesting, feeding, and roosting habitat for a variety of wildlife species, including raptors, woodpeckers, amphibians, reptiles, and small mammals. Most of the snags on the project site are located within the steeply sloped areas between Bullfrog Flats and the Washington State Horse Park boundary. During our site visit, we did note an occasional snag with some woodpecker foraging holes, but not large enough cavities for housing any wildlife species occurring within the project area. The highest concentration of snags remains in the steeply sloped areas along the northern property boundary. No snags will be impacted or removed during the installation of the fence.

Endangered, Threatened, Sensitive, and Other Species of Concern

During our site visit, we did not observe any plant or wildlife species listed as endangered, threatened, or species of local concern on the Washington State Horse Park project site. As noted above, our project site is within a mapped biodiversity corridor, and we observed elk scat along the north slope of the parcel boundary between the project site and Bullfrog Flats. As expected from previous studies (Raedeke Associates, Inc. 2020), the adjoining Bullfrog Flats development is already reducing elk habitat and the movement of other small mammals and reptiles within the biodiversity corridor. The clear-cutting on the neighboring site has already reduced available cover and forage, eliminating or altering the natural movement corridors elk use for safe travel between feeding and bedding areas.

4.0 REGULATORY CONSIDERATIONS

Wetlands are protected by Section 404 of the Federal Clean Water Act and other state and local policies and ordinances, including the City of Cle Elum (2026) code. Regulatory considerations pertinent to wetlands identified within the study area are discussed below; however, this discussion should not be considered comprehensive. Additional information may be obtained from agencies with jurisdictional responsibility for, or interest in, the site. A brief review of the U.S. Army Corps of Engineers regulations and the City of Cle Elum policy, relative to wetlands, is presented below.

4.1 FEDERAL CLEAN WATER ACT (U.S. ARMY CORPS OF ENGINEERS)

Federal law (Section 404 of the Clean Water Act) discourages the discharge of dredged or fill material into the nation's waters, including most wetlands and streams, without a permit from the U.S. Army Corps of Engineers (USACE). The USACE makes the final determination as to whether an area meets the definition of "Waters of the U.S." as defined by the federal government (Federal Register 1986:41251), and thus, if it is under their jurisdiction.

We should caution that the placement of fill within wetlands or other “Waters of the U.S.” without authorization from the USACE is not advised, as the USACE makes the final determination regarding whether any permits would be required for any proposed alteration (USACE 2021, 2022). Because the USACE makes the final determination regarding permitting under their jurisdiction, a jurisdictional determination from the USACE is generally recommended before any construction activities, if any modification of wetlands is proposed. A jurisdictional determination would also provide evaluation and confirmation of the wetland delineations by the USACE.

4.2 WASHINGTON STATE

4.2.1 Federal Clean Water Act Section 401 Certification

Under Section 401 of the Clean Water Act, an activity involving a discharge in waters of the U.S. and authorized by the USACE must also receive certification that the federally permitted activity complies with the federal Clean Water Act, state water quality laws, and any other appropriate state laws (such as the Water Resources Act and Hydraulic Code). In Washington State, the certifying agency is usually the Washington Department of Ecology (WDOE). In addition, if the USACE-authorized permit is for actions within the 15 coastal counties, including Kitsap County and the City of Cle Elum, then the WDOE must confirm that the proposed action complies with the Washington Coastal Zone Management Program.

4.2.2 Non-Federal Jurisdictional Wetlands

The WDOE also regulates activities within isolated wetlands under the state Water Pollution Control Act (90.48 RCW) in instances where a wetland is determined to be non-jurisdictional under the federal Clean Water Act by the USACE. The standards of review for issuance of a permit by the WDOE for activities within non-USACE-jurisdictional wetlands are the same as those for Section 401 certifications.

4.3 CITY OF CLE ELUM

The City of Cle Elum (2026) Chapter 18.01 Critical Areas Protection includes regulations for the management of wetlands, riparian corridors, fish and wildlife conservation areas (including those outlined in the WDFW PHS list), frequently flooded areas, and geologically hazardous areas.

5.0 PROPOSED PROJECT

The project proposes to erect a new 8-foot-high 2,500-foot-long fence with visual exclusion slats along the north side of the horse park property, between the Bullfrog Flats development and the horse park access road (see Proposed Site Plans, Appendix B). This portion of the site is currently undeveloped and contains a Ponderosa pine-dominant coniferous forest. The 8-foot fence height is recommended by the Washington Department of Fish and Wildlife because it is high enough to discourage elk and deer from attempting to jump it.

The project will avoid all direct impacts to mature trees to the greatest extent possible. The project would remove some smaller trees for the fence alignment. Any trees and snags larger than 20 inches in diameter at breast height (dbh) along the proposed fence line would be avoided. The proposed fence is needed to protect against any unauthorized pedestrians, pets, or bicyclists from entering the horse park property. The fence is also intended to protect horses and riders from visual distractions from the adjacent property.

6.0 IMPACTS

As noted above, the project involves installing a new fence along the northern boundary of the Washington State Horse Park Property. The fence will be located between the horse park and the new Bullfrog Flats development and is intended to discourage unauthorized people from entering the horse park during equestrian events. The fence will have several gates that will remain open during off-hours to support wildlife movement through the property and minimize impacts on the biodiversity corridor. The discussion of potential impacts from the fence is based on the site plan we received from Washington State Horse Park.

6.1 IMPACTS ON WETLANDS OR STREAMS

No wetlands or streams are on the project site. As such, no impacts to wetlands or streams will result from the project.

6.2 IMPACTS ON VEGETATION

The proposed fence would have a minimal impact on the ponderosa forest. The fence line will extend along the north boundary of the horse park property and would avoid impacts to any large significant trees along the fence line and remove only small trees .

6.3 IMPACTS ON WILDLIFE

The proposed fence would result in minimal displacement of wildlife occupying those habitat areas and minimal changes to current movement patterns within the biodiversity area and corridors. As expected from previous studies (Raedeke Associates, Inc. 2020, 2021) and documented in the SEIS, the Bullfrog Flats project, located immediately north of the project site, has already resulted in a significant displacement of wildlife

movement corridors by constructing a new residential development and infrastructure in this area. The placement of a fence between the Bullfrog Flats development and the horse park property would not further impair wildlife presence or movement in this location. The proposed new fence would include a pair of 12-foot-wide gates with a 24-foot-wide span at three locations, and two single 12-foot-wide single-panel gates. These gates will be open during non-business hours and evenings when horses are not present and during the off-season, allowing elk and other wildlife to pass through unencumbered. The fence design also includes small gaps along the bottom portion of the fence to allow small mammals and reptiles to pass through. When the Horse Park is open, increased human activity is expected to result in wildlife avoiding the area. This would be at the same time as when the gates will be closed for public health and safety, specifically for the safety of horses and riders. Because of the off-site development and the proposed management strategy for the fence and gates, we do not anticipate that the fence will have a significant adverse affect on endangered, threatened, priority, or sensitive species or their habitats.

7.0 MITIGATION

7.1 MITIGATION SEQUENCING

Mitigation has been defined by the State Environmental Policy Act (SEPA) (WAC 197-11-768; cf. Cooper 1987), and more recently in a Memorandum of Agreement between the Environmental Protection Agency and the U.S. Army Corps of Engineers (Anonymous 1989). In order of desirability, mitigation may include:

- ***Avoidance*** - avoiding impacts by not taking action or parts of an action.
- ***Minimization*** - Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts.
- ***Compensatory Mitigation*** - may involve:
 - a) repairing, rehabilitating, or restoring the affected environment.
 - b) replacing or creating substitute resources or environments.
 - c) mitigation banking.

7.1.1 Avoidance of Impacts

Impacts to wildlife habitat and movement within the biodiversity corridors have been avoided to the maximum extent practicable through project design. Further, there are several gates within the fence that will remain open during off-hours, and multiple 1-foot-high by 2-foot-wide openings along the bottom of the fence. Existing vegetation and habitat features are retained wherever feasible with minimal disturbance within the construction zone along the fence.

7.1.2 Minimization of Impacts

Project impacts are minimized through design features, construction practices, and gate operations. The 8-foot-tall fence, with visual exclusion slats, incorporates three openings, each consisting of a pair of 12-foot-wide gates, and two single gates with 12-foot openings for a total of 96 feet of gaps to facilitate elk and deer passage. The fence also includes multiple 1-foot-high by 2-foot-wide ground-level openings to allow small wildlife to pass freely between Bullfrog Flats, the Washington State Horse Park, and off-site properties.

Additional minimization measures include:

- Gate operations:
 - From November 1 to March 31, the Horse Park is not operating, and the gates will be open 24/7
 - In April, September, and October, the Horse Park is operating. The gates would be open nightly after horse activity concludes and closed in the mornings
 - In May, June, July, and August, the Horse Park is operating at peak season. The gates will be closed most of the time. The gates will be open when it works with the Horse Park's schedule and when there is no equestrian activity.
- The small openings will be maintained with weekly inspections of the fence line to remove any debris, to allow small mammals and reptiles to pass freely within the biodiversity corridor.
- Limiting disturbance small equipment will be used to smooth the ground in an approximately 10 foot wide area where the fence will be located. This will be located near the property line to the Horse Park side of the property. Ground disturbance will be minimal.
- Large trees on or close to the property line will be retained by jogging the fence around them.
- Implementing seasonal construction restrictions to avoid elk migration and calving periods between May and June
- Using low-impact construction techniques and restricting equipment to designated areas
- Utilizing BMPs as needed to protect against erosion.

7.1.3 Compensatory Mitigation

The project will meet the requirements outlined in the City of Cle Elum (2026) Code Section 18.01.070.C.1.p.v. Temporary habitat disturbances resulting from the construction of the fence will be self-mitigating, allowing the area to regenerate naturally through volunteer vegetation. Long-term impacts will be further reduced through ongoing preservation and maintenance of habitat features. The fence and gates will be maintained to support wildlife movement, including keeping gates operable and accessible during key movement periods. In addition, invasive species management and

vegetation maintenance will be implemented to sustain habitat quality over time. Monitoring is not needed for this project as no new plantings are proposed at this time.

7.2 MITIGATION APPROACH

The Washington State Horse Park project incorporates mitigation measures consistent with City of Cle-Elum requirements and the mitigation sequencing framework to reduce impacts to wildlife habitat and movement within the biodiversity corridor. Impacts are minimized through the installation of a 8-foot-tall with visual exclusion slats, approximately 2,500-linear-foot fence that does not fully enclose the site and includes three openings, each consisting of a pair of 12 foot wide gates and two single gates with 12-foot openings, for a total of 96 feet of gaps, to facilitate elk and deer movement, as well as multiple 1 foot by 2 feet ground-level openings to allow small wildlife to pass between Bullfrog Flats and the Washington State Horse Park.

The following sections describe the project approach in relation to the proposed fence impacts within the Elk and biodiversity habitat identified by the WDFW (2026) PHS database. The City of Cle Elum (2026b) Code Section 18.01.070.C.1.p.v provides guidance regarding wildlife habitat management and mitigation. These guidelines are:

- A. Establishment of buffer zones
- B. Preservation of critically important plants and trees
- C. Special construction techniques
- D. Implementation of erosion and sediment control measures;
- E. Limitation of access to the habitat conservation area;
- F. Seasonal restriction of construction activities
- G. Habitat enhancement (Fish barrier removal)
- H. Any other requirements and/or recommendations for WDFW's habitat management guidelines
- I. Establishment of a timetable for periodic review of the plan. This includes a program for monitoring construction of the compensation project, and for assessing a completed project. The project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five years; and
- J. Contingency plan if monitoring and evaluation indicates project performance standards are not being met.

Specifically, the project will meet the standards outlined in the City of Cle Elum (2026) Code Section 18.01.070.C.1.p.v through the following:

- A. The project will continue to retain the existing mature trees within the proximity of the proposed fence alignment. The native trees act as a natural buffer zones between the Horse Park and Bullfrog Flats development.

- B. Existing mature trees, snags, will be retained to the maximum extent feasible. Clearly marked exclusion zones and trees will be established prior to construction to prevent disturbance to root zones and canopy structure.
- C. Construction activities will employ low-impact techniques to minimize habitat disturbance. This includes reducing equipment footprint and avoiding sensitive areas wherever possible.
- D. Erosion and sediment control (ESC) BMPs will be established as necessary during construction of the fence and shall be maintained throughout construction and until site stabilization is achieved.
- E. The proposed fence is intended to keep residents and guests of the Bullfrog Flats property from accessing the horse park property without authorization and during equestrian activity and protect horses and riders from visual distractions. The fence will include gates that will be left open during off-hours, as noted above in the gate operation schedule, and multiple small openings along the bottom of the fence to allow wildlife movement. Signage will be used to limit unauthorized entry and reduce long-term disturbance to wildlife when the gates are open.
- F. Construction timing will avoid critical wildlife periods, including elk migration, calving, and winter use.
- G. There are no fish barriers with this project, and it does not apply.
- H. All project components will be considered with recommendations from the Washington Department of Fish and Wildlife. However, the recommendation to use planted native vegetation such as roses and hawthorn instead of fencing to provide a natural barrier is not feasible due to the number of plants required to create and maintain, and the years it would take for the plants to develop into a native vegetation barrier between the Horse Park and Bullfrog Flats. Instead, the proposed fence includes wildlife-friendly fencing and applies adaptive management strategies as needed. The 8-foot fence height is recommended by the Washington Department of Fish and Wildlife because it is high enough to discourage elk and deer from attempting to jump it.
- I. Monitoring and Mitigation Performance Standards do not apply to this project. Monitoring is not needed for this project, as no new planting is proposed. However, the fence will undergo weekly inspections to ensure the bottom openings remain clear of debris, allowing animal passage.
- J. Contingency Plan is not needed for this project; the measures stated above will ensure that project objectives related to habitat function and wildlife connectivity are ultimately achieved.

8.0 LIMITATIONS

We have prepared this report for the exclusive use of Washington State Horse Park and its consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from the Washington State Horse Park.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to critical habitat, the final determination of their boundaries for regulatory purposes is the responsibility of the various agencies that regulate development activities in critical habitat. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field, and prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of the study. No other warranty, expressed or implied, is made.

9.0 LITERATURE CITED

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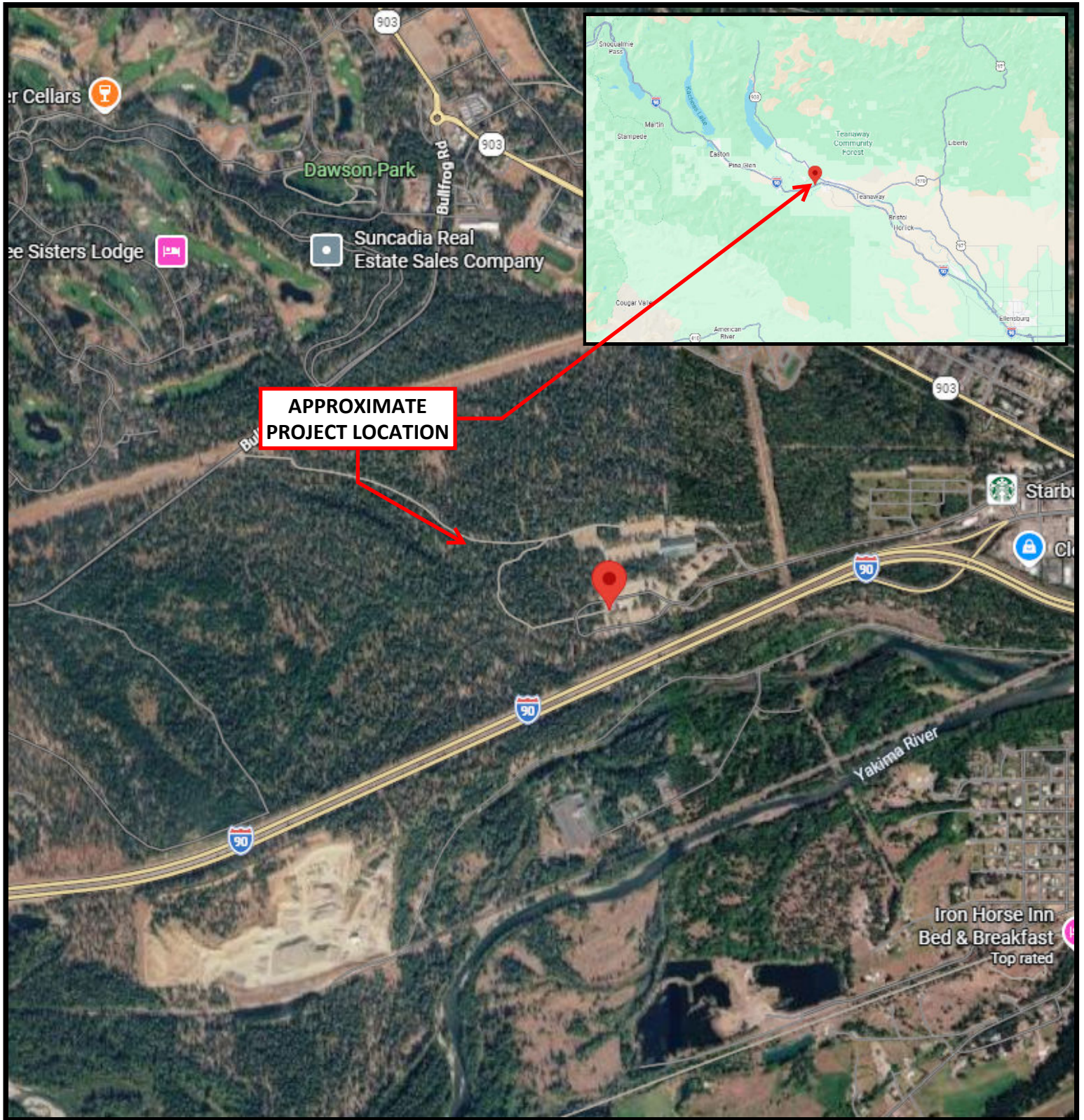


FIGURE 1 Regional and Vicinity Map Washington State Horse Park 1202
 Douglas Munro Blvd, Cle Elum, WA 98922 RAI PROJECT: 2026-015-001 BY: LABP



SOURCE: Snapshot images from Google Maps
<https://www.google.com/maps/> NOT TO SCALE

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Map Unit Symbol	Map Unit Name
137	Dumps, mine
201	Roslyn ashy sandy loam, 0 to 5 percent slopes
205	Xerofluvents, 0 to 5 percent slopes
206	Dystroxerepts, 45 to 65 percent south slopes
238	Racker ashy sandy loam, 0 to 5 percent slopes
W	Water

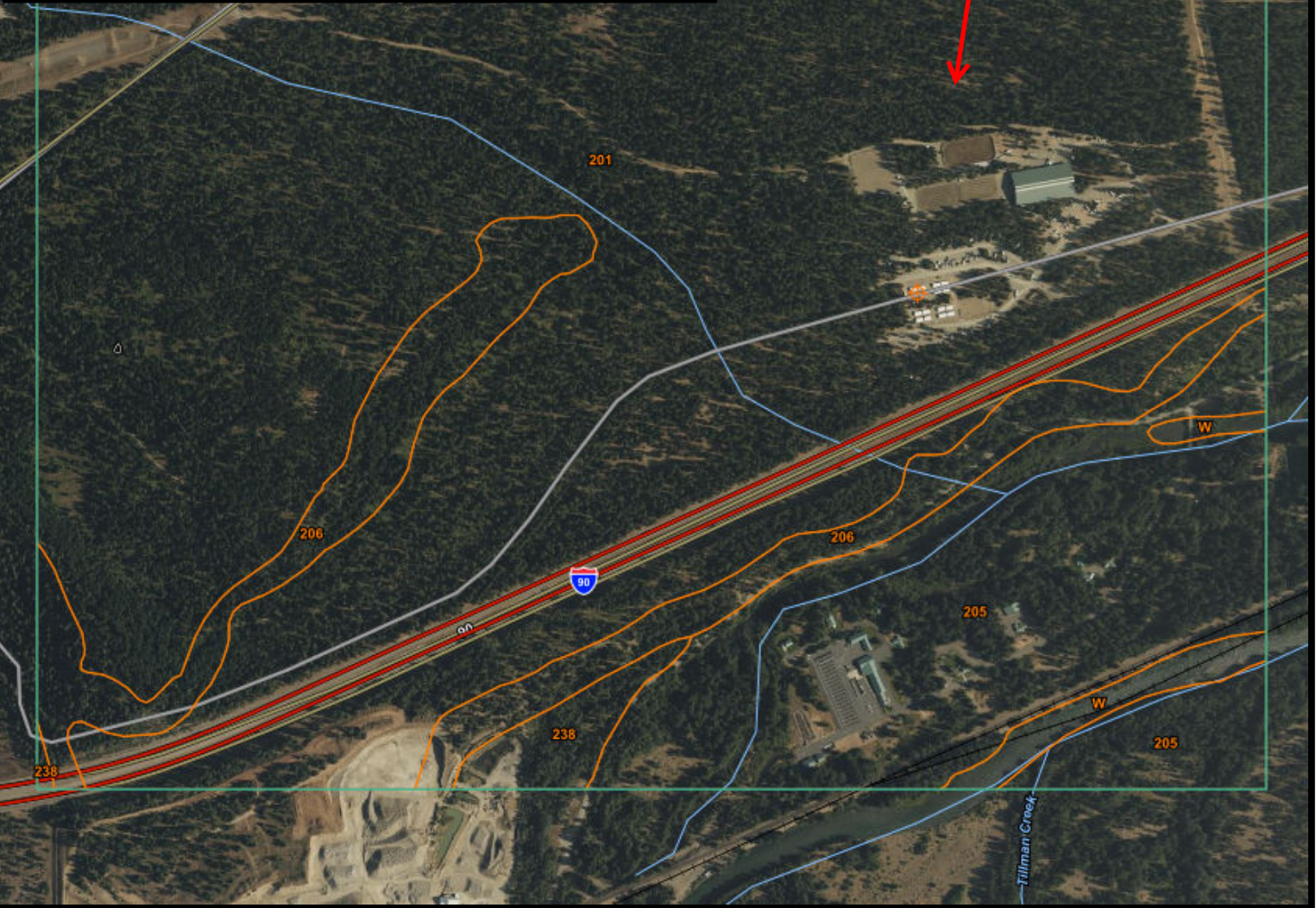


Figure 2 - NRCS Web Soil Survey Map
Washington State Horse Park
1202 Douglas Munro Blvd, Cle-Elum, WA 98922

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Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

USDA Natural Resources Conservation Service

SOURCE: NRCS Web Soil Survey - approximate; soil survey may not be valid at this scale,
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>



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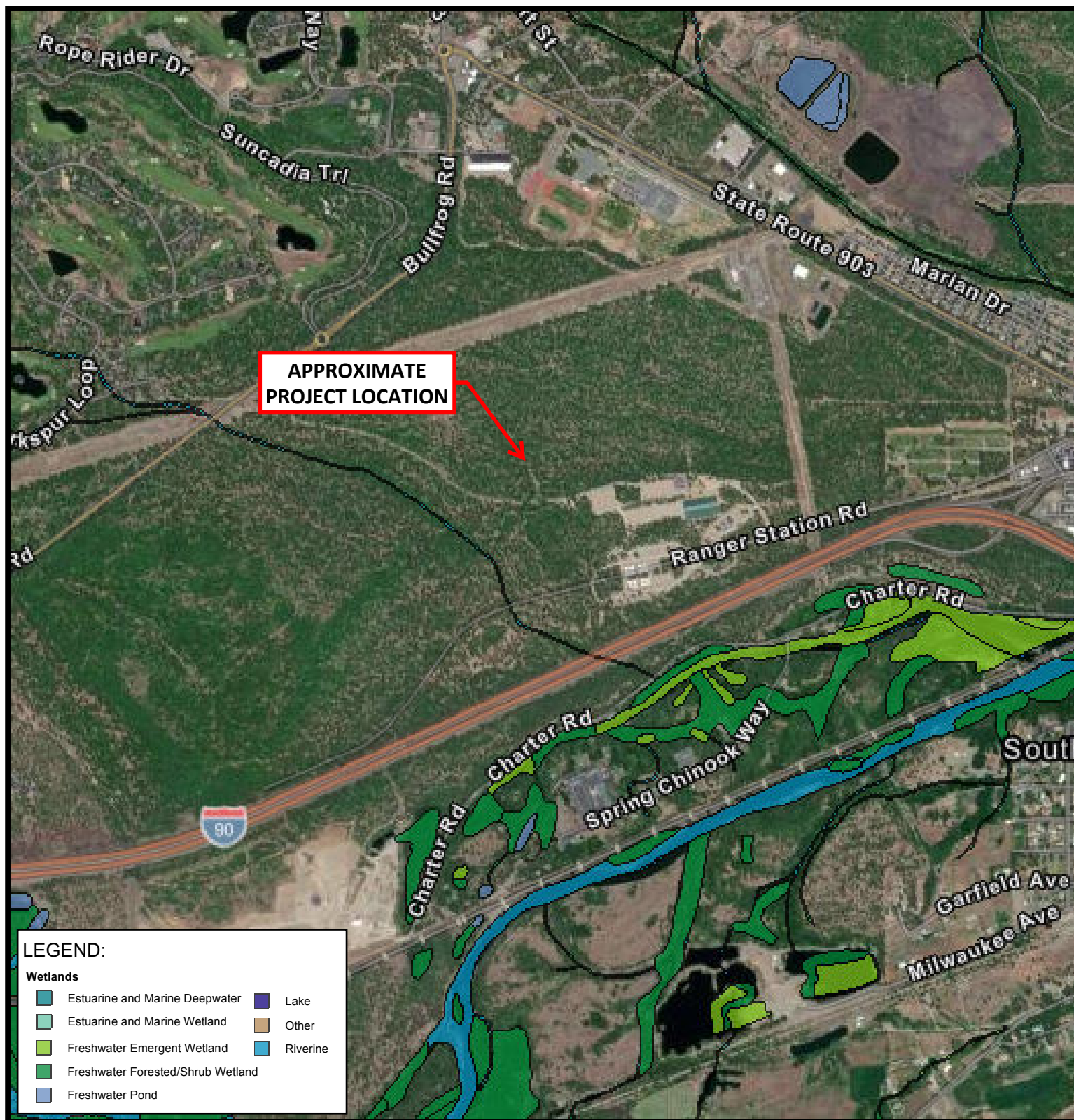


Figure 3 - National Wetland Inventory Map
 Washington State Horse Park
 1202 Douglas Munro Blvd, Cle-Elum, WA 98922



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SOURCE: USFWS National Wetlands Inventory
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

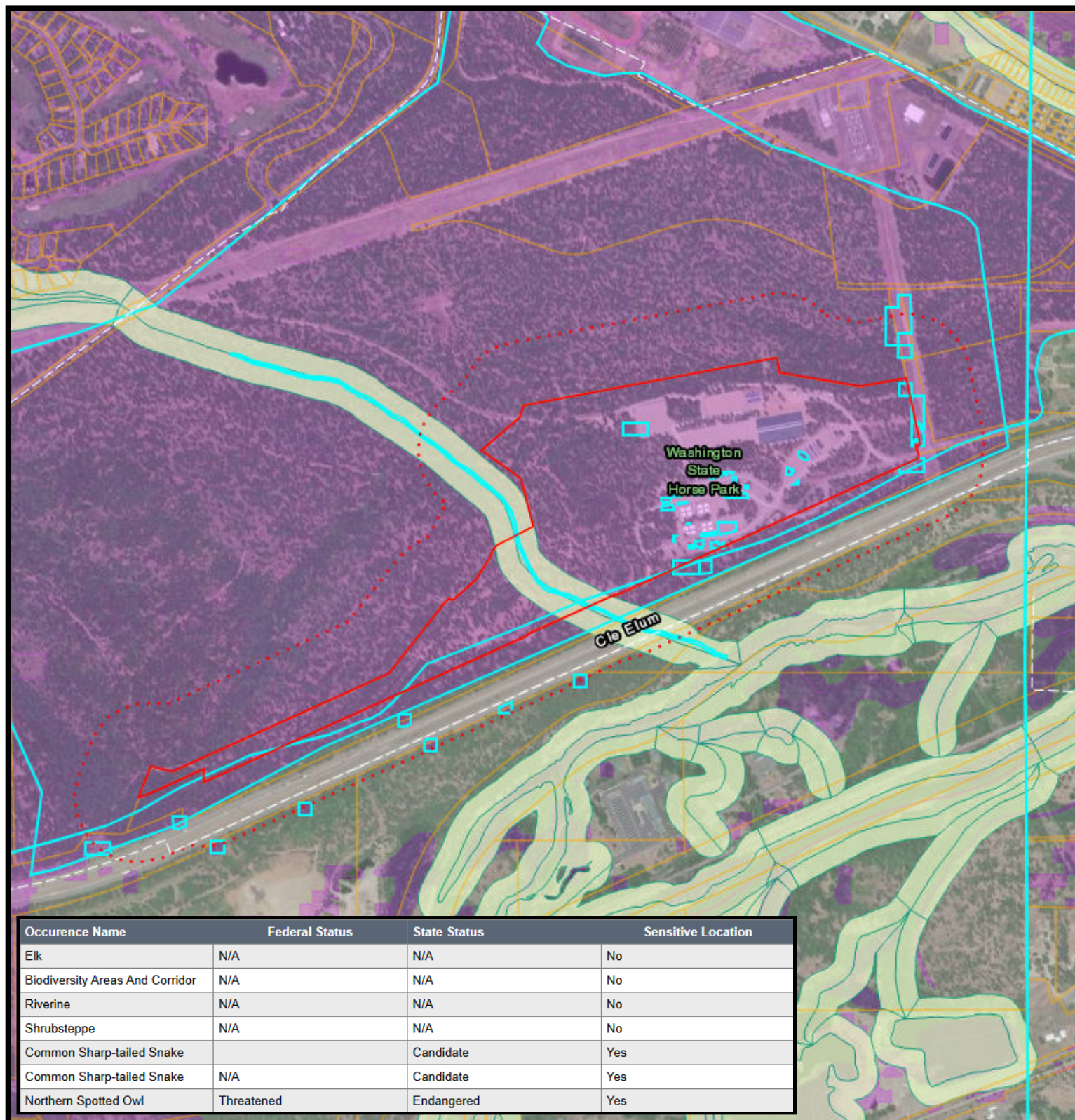


Figure 5 - WDFW Priority Habitat and Species Map

Washington State Horse Park

1202 Douglas Munro Blvd, Cle-Elum, WA 98922

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Legend:

- Mapped Species
- Riparian Management Zone
- 500-ft PHS Area

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SOURCE INFORMATION: Washington Fish and Wildlife Priority Habitats and Species (PHS) tool -
<https://geodataservices.wdfw.wa.gov/hp/phs/>

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APPENDIX A: Sample Plot Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cle-Elum Horse Park City/County: Cle-Elum, Kittitas County Sampling Date: 03/25/2026
 Applicant/Owner: Washington State Horse Park State: WA Sampling Point: SP 1
 Investigator(s): Samantha Pohlman, Kolten Kusters Section, Township, Range: S28, 29, 32, 33, T20N, R15E
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Convex Slope (%): 3-5
 Subregion (LRR): LRR A Lat: 47.19622085634028 Long: -120.97392417667757 Datum: WGS 83
 Soil Map Unit Name: Roslyn ashy sandy loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Sample plot is north of large arena along north boundary	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3</u> (A/B)
1. <u>Pinus ponderosa</u> (Ponderosa pine)	<u>40</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Pseudotsuga menziesii</u> (Douglas-fir)	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>60</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: 3m)				
1. <u>Mahonia nervosa</u> (Cascade Oregon grape)	<u>20</u>	<u>Yes</u>	<u>FACU</u>	Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>30</u> x 3 = <u>90</u> FACU species <u>90</u> x 4 = <u>360</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>120</u> (A) <u>450</u> (B) Prevalence Index = B/A = <u>3.75</u>
2. <u>Pinus ponderosa</u> (Ponderosa pine)	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>30</u> = Total Cover				
Herb Stratum (Plot size: 1m)				
1. <u>Poa pratensis</u> (Kentucky blue grass)	<u>20</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Schedonorus arundinaceus</u> (tall false rye grass)	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>30</u> = Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> = Total Cover				
% Bare Ground in Herb Stratum <u>80</u>				

Remarks: No indicators of hydrophytic vegetation observed.

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SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹			
0-6	10YR	100				S.L.		
6-12+	10YR 3/6	100				S.L.		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: No indicators of hydric soil observed.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)	
Field Observations:			
Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No indicators of wetland hydrology observed,			

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Project/Site: Cle-Elum Horse Park City/County: Cle-Elum, Kittitas County Sampling Date: 03/25/2026
Applicant/Owner: Washington State Horse Park State: WA Sampling Point: SP2
Investigator(s): Samantha Pohlman, Kolten Kosters Section, Township, Range: S28, 29, 32, 33, T20N, R15E
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 3-5
Subregion (LRR): LRR A Lat: 47.19622085634028 Long: -120.97392417667757 Datum: WGS 83
Soil Map Unit Name: 201 Roslyn ashy sandy loam NWI classification: None

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Sample plot is in topographic depression in north-central portion of fence alignment			

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Pinus ponderosa</i> (Ponderosa pine)	50	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
		<u>50</u> = Total Cover		Prevalence Index worksheet: Total % Cover of: OBL species <u>0</u> FACW species <u>0</u> FAC species <u>10</u> FACU species <u>53</u> UPL species <u>0</u> Column Totals: <u>63</u> (A) Multiply by: x 1 = <u>0</u> x 2 = <u>0</u> x 3 = <u>30</u> x 4 = <u>212</u> x 5 = <u>0</u> <u>242</u> (B)
<u>3</u> = Total Cover				
<u>3</u> = Total Cover				
<u>3</u> = Total Cover				
<u>3</u> = Total Cover				
Herb Stratum (Plot size: 1m)				
1. <i>Poa pratensis</i> (Kentucky blue grass)	5	Yes	FAC	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <i>Schedonorus arundinaceus</i> (tall false rye grass)	5	Yes	FAC	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
		<u>10</u> = Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. _____	_____	_____	_____	
		_____ = Total Cover		
% Bare Ground in Herb Stratum <u>90</u>				

Remarks: No indicators of hydrophytic vegetation observed.

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SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 2.1	100					S.L.	
4-12+	7.5Y 4/4	100					S.L.	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: No indicators of hydric soil observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|--|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |
| ☐ High Water Table (A2) | ☐ Salt Crust (B11) |
| ☐ Saturation (A3) | ☐ Aquatic Invertebrates (B13) |
| ☐ Water Marks (B1) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Sediment Deposits (B2) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Drift Deposits (B3) | ☐ Presence of Reduced Iron (C4) |
| ☐ Algal Mat or Crust (B4) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Iron Deposits (B5) | ☐ Stunted or Stressed Plants (D1) (LRR A) |
| ☐ Surface Soil Cracks (B6) | ☐ Other (Explain in Remarks) |
| ☐ Inundation Visible on Aerial Imagery (B7) | |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of wetland hydrology observed.

RECEIVED

By Virgil Amick at
11:54 am, July 23, 2026

Project/Site: Cle-Elum Horse Park City/County: Cle-Elum, Kittitas County Sampling Date: 03/25/2026
Applicant/Owner: Washington State Horse Park State: WA Sampling Point: SP3
Investigator(s): Samantha Pohlman, Kolten Kosters Section, Township, Range: S28, 29, 32, 33, T20N, R15E
Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Convex Slope (%): 1-3
Subregion (LRR): LRR A Lat: 47.19474939338908 Long: -120.97736111273079 Datum: WGS 83
Soil Map Unit Name: Roslyn ashy sandy loam NWI classification: None

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Sample plot is in northwest corner of project site near drainage rill channel			

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Pinus ponderosa</u> (Ponderosa pine)	<u>20</u>	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
		<u>20</u> = Total Cover		Prevalence Index worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>40</u> x 3 = <u>120</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species <u>20</u> x 5 = <u>100</u> Column Totals: <u>110</u> (A) <u>420</u> (B) Prevalence Index = B/A = <u>3.82</u>
Sapling/Shrub Stratum (Plot size: 3m)				
1. <u>Mahonia nervosa</u> (Cascade Oregon-grape)	<u>30</u>	Yes	FACU	
2. <u>Rosa pisocarpa</u> (clustered rose)	<u>10</u>	Yes	FAC	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. _____	_____	_____	_____	
<u>40</u> = Total Cover				
Herb Stratum (Plot size: 1m)				
1. <u>Poa pratensis</u> (Kentucky blue grass)	<u>20</u>	Yes	FAC	
2. <u>Pseudoroegneria spicata</u> (bluebunch wheatgrass)	<u>20</u>	Yes	UPL	
3. <u>Schedonorus arundinaceus</u> (tall false rye grass)	<u>10</u>	Yes	FAC	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
		<u>50</u> = Total Cover		Hydrophytic Vegetation Present? Yes ☐ No ☒
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>50</u>				

Remarks: No indicators of hydrophytic vegetation observed.

By Virgil Amick at
11:54 am, July 23, 2026

SOIL

Sampling Point: SP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	10YR 2/2	100					S.L.	
2-16+	10YR 3/4	100					S.L.	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: No indicators of hydric soil observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|--|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |
| ☐ High Water Table (A2) | ☐ Salt Crust (B11) |
| ☐ Saturation (A3) | ☐ Aquatic Invertebrates (B13) |
| ☐ Water Marks (B1) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Sediment Deposits (B2) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Drift Deposits (B3) | ☐ Presence of Reduced Iron (C4) |
| ☐ Algal Mat or Crust (B4) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Iron Deposits (B5) | ☐ Stunted or Stressed Plants (D1) (LRR A) |
| ☐ Surface Soil Cracks (B6) | ☐ Other (Explain in Remarks) |
| ☐ Inundation Visible on Aerial Imagery (B7) | |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of wetland hydrology observed.

RECEIVED

By Virgil Amick at
11:54 am, July 23, 2026

Project/Site: Cle-Elum Horse Park City/County: Cle-Elum, Kittitas County Sampling Date: 03/25/2026
Applicant/Owner: Washington State Horse Park State: WA Sampling Point: SP4
Investigator(s): Samantha Pohlman, Kolten Kosters Section, Township, Range: S28, 29, 32, 33, T20N, R15E
Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 3-5
Subregion (LRR): LRR A Lat: 47.19028631033657 Long: -120.98244127844221 Datum: WGS 83
Soil Map Unit Name: Roslyn ashy sandy loam NWI classification: None

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Sample plot is in swale in northwest corner of parcel, where parcel narrows along I-90			

<u>Tree Stratum</u> (Plot size: <u>5m</u>)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>															
1. <u>Pinus ponderosa (Ponderosa pine)</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>60</u>	= Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;"><u>Total % Cover of:</u></td> <td style="width: 50%;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>60</u></td> <td>x 3 = <u>180</u></td> </tr> <tr> <td>FACU species <u>100</u></td> <td>x 4 = <u>400</u></td> </tr> <tr> <td>UPL species <u>20</u></td> <td>x 5 = <u>100</u></td> </tr> <tr> <td>Column Totals: <u>180</u></td> <td>(A) <u>680</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.78</u>	<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>60</u>	x 3 = <u>180</u>	FACU species <u>100</u>	x 4 = <u>400</u>	UPL species <u>20</u>	x 5 = <u>100</u>	Column Totals: <u>180</u>	(A) <u>680</u> (B)
<u>Total % Cover of:</u>	<u>Multiply by:</u>																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>60</u>	x 3 = <u>180</u>																	
FACU species <u>100</u>	x 4 = <u>400</u>																	
UPL species <u>20</u>	x 5 = <u>100</u>																	
Column Totals: <u>180</u>	(A) <u>680</u> (B)																	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>3m</u>)																		
1. <u>Pseudotsuga menziesii (Douglas-fir)</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>															
2. <u>Mahonia nervosa (Cascade Oregon-grape)</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
		<u>40</u>	= Total Cover															
<u>Herb Stratum</u> (Plot size: <u>1m</u>)																		
1. <u>Agrostis stolonifera (spreading bent)</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>															
2. <u>Schedonorus arundinaceus (tall false rye grass)</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>															
3. <u>Pseudoroegneria spicata (bluebunch wheatgrass)</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
		<u>80</u>	= Total Cover															
<u>Woody Vine Stratum</u> (Plot size: <u> </u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
		_____	= Total Cover															
% Bare Ground in Herb Stratum <u>20</u>																		
Remarks: No indicators of hydrophytic vegetation observed. RECEIVED By Virgil Amick at 11:54 am, July 23, 2026																		

SOIL

Sampling Point: SP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹			
0-10	10YR 3/3	100				S.L.		
10-18+	10YR 3/6	100				Gr.S.L.		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³: ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8) ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: No indicators of hydric soil observed.

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 By Virgil Amick at
 11:54 am, July 23, 2026

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u>				<u>Secondary Indicators (2 or more required)</u>			
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)					

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of wetland hydrology observed.

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 By Virgil Amick at
 11:54 am, July 23, 2026

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By Virgil Amick at
11:54 am, July 23, 2026

Appendix B: Site Plans

NORTH PROPERTY LINE FENCING
CONSTRUCTION PLANS

for

WASHINGTON STATE HORSE PARK

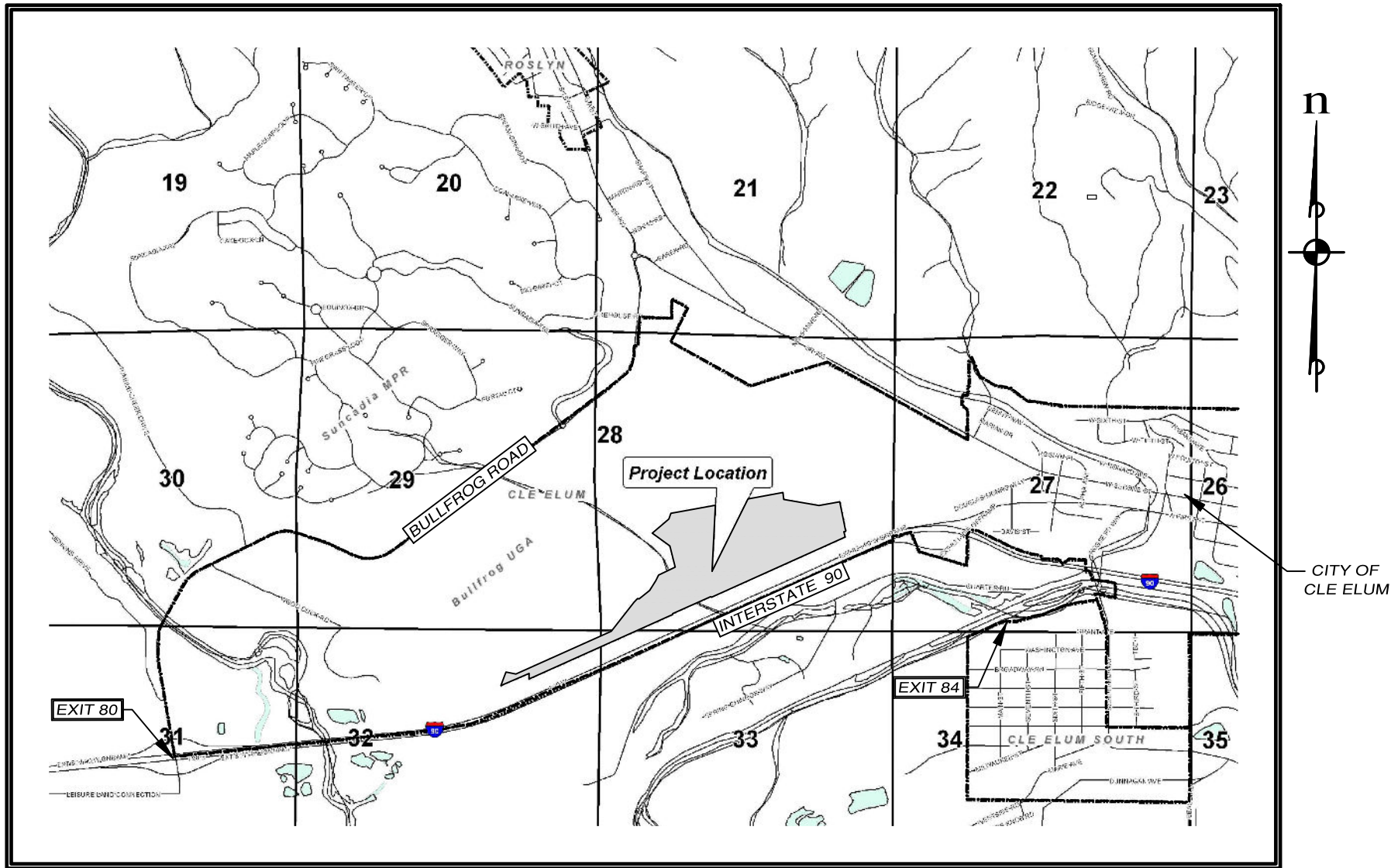
1202 DOUGLAS MUNRO BLVD
CLE ELUM, WASHINGTON 98922

prepared for

WASHINGTON STATE HORSE PARK
P.O. BOX 278, CLE ELUM, WA 98922

Vicinity Map

SCALE: 1"=1500'



prepared by



32001 32nd Ave S, Suite 200
FEDERAL WAY, WASHINGTON 98001
Phone: (253) 838-6113



ESM JOB NO. 1616-001-025

SHEET 1 OF 3

Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	CV-01	COVER SHEET
2	FP-01	FENCING PLAN
3	DT-01	DETAILS

BASIS OF VERTICAL DATUM:

NGVD '29

BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29
LOCATION: SET IN TOP NORTH END OF WEST CURB OF THE
INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903
ELEVATION = 2026.05

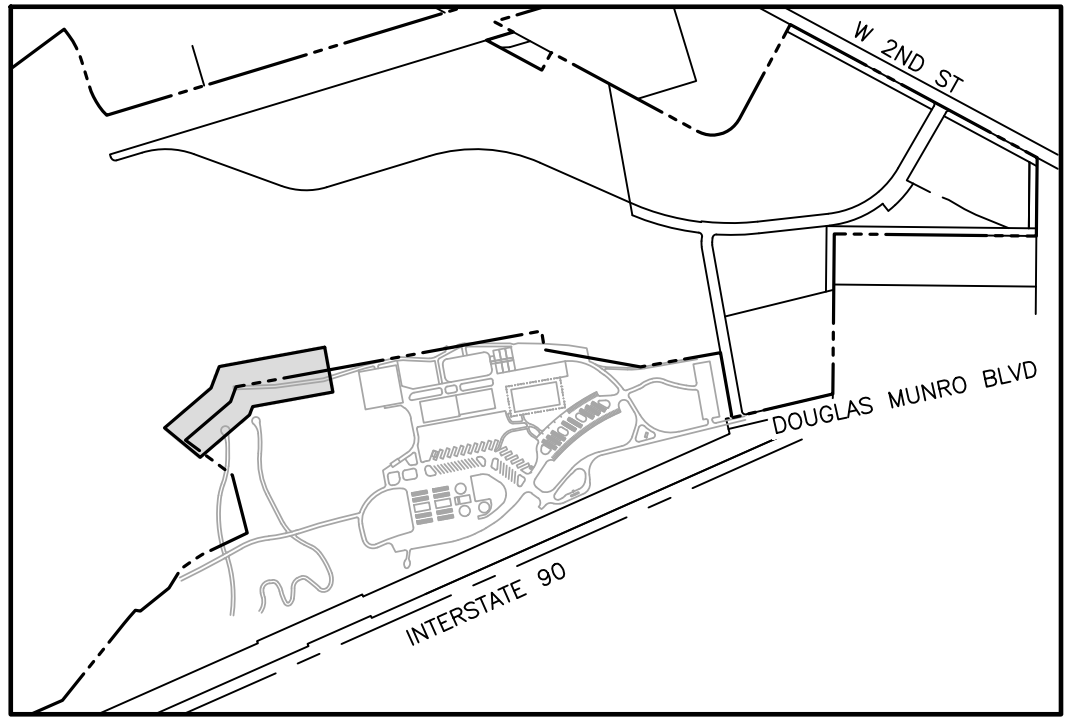
CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

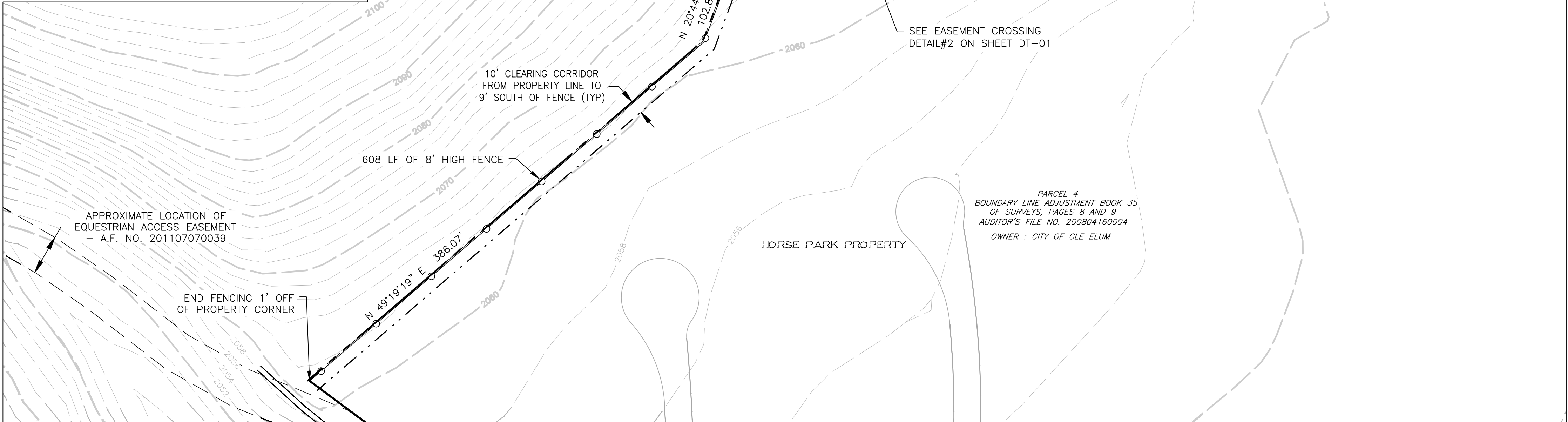
RECEIVED

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11:54 am, July 23, 2026

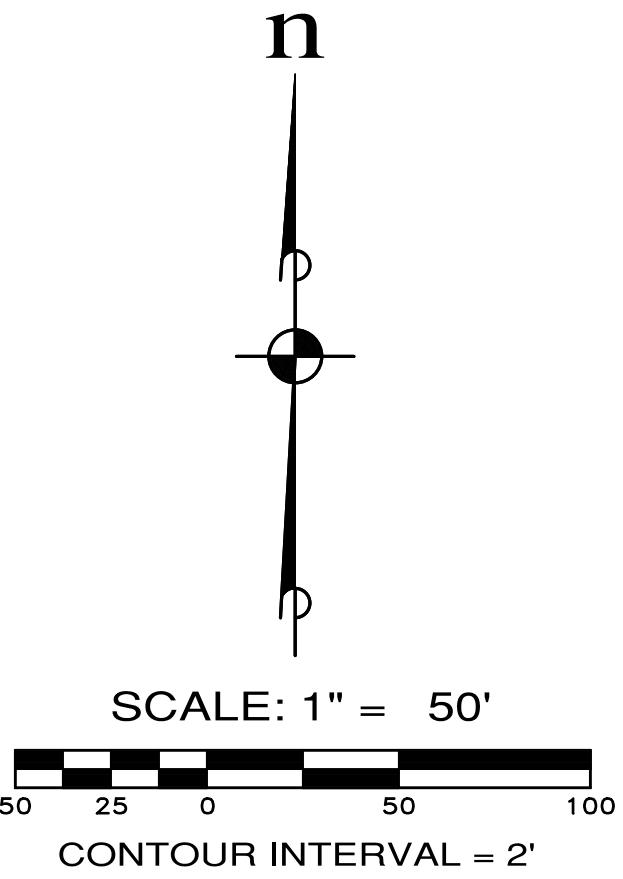
A PORTION OF SECTION 28, 29, 32, AND 33, T. 20 N., R. 15 E., W.M.



KEYMAP
NTS



SEE BELOW FOR CONTINUATION



LEGEND

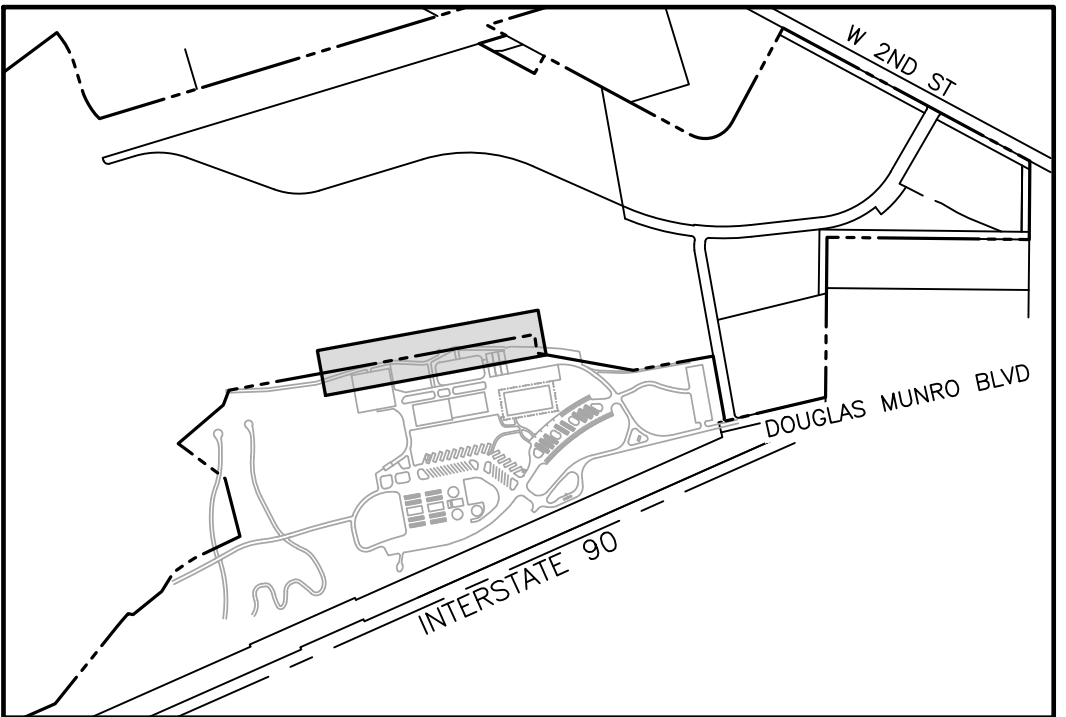
8' HIGH FENCE

NOTES:

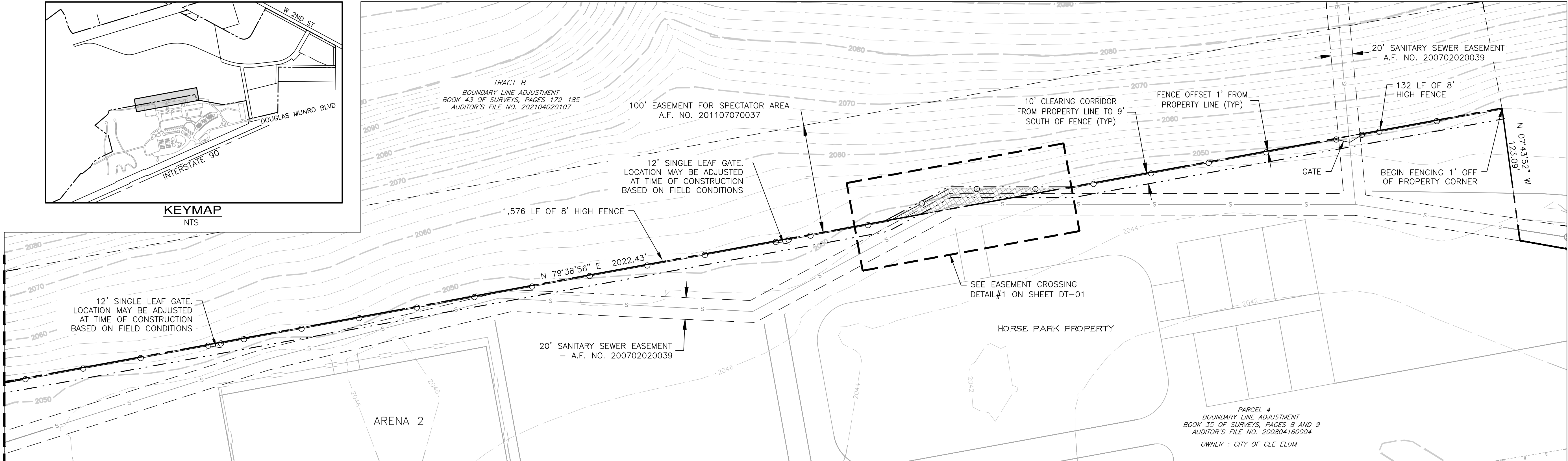
- FENCE MATERIALS TO BE CHAIN LINK WITH PRIVACY SLATS MAXIMUM VIEW OBSTRUCTION, ALL FENCE COMPONENTS TO BE BLACK OR BROWN.
- PROVIDE OPENINGS AT BOTTOM OF FENCE, 1' HIGH x 2' WIDE, 25' ON CENTER AVERAGE, ENTIRE LENGTH OF FENCE.
- LARGE TREES ON OR CLOSE TO THE FENCE LINE ARE TO BE RETAINED, AND THE FENCE SHALL BE JOGGED ON THE HORSE PARK PROPERTY TO GET AROUND THE TREES. APPROXIMATELY 8 LOCATIONS.

RECEIVED

By Virgil Amick at
11:54 am, July 23, 2026



KEYMAP
NTS



SEE ABOVE FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	REVISION 1 2026-04-17	ESM
2	REVISION 2 2026-06-22	ESM



ESM CONSULTING ENGINEERS LLC
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 337-8900

Land Surveying
Project Management
Landscape Architecture

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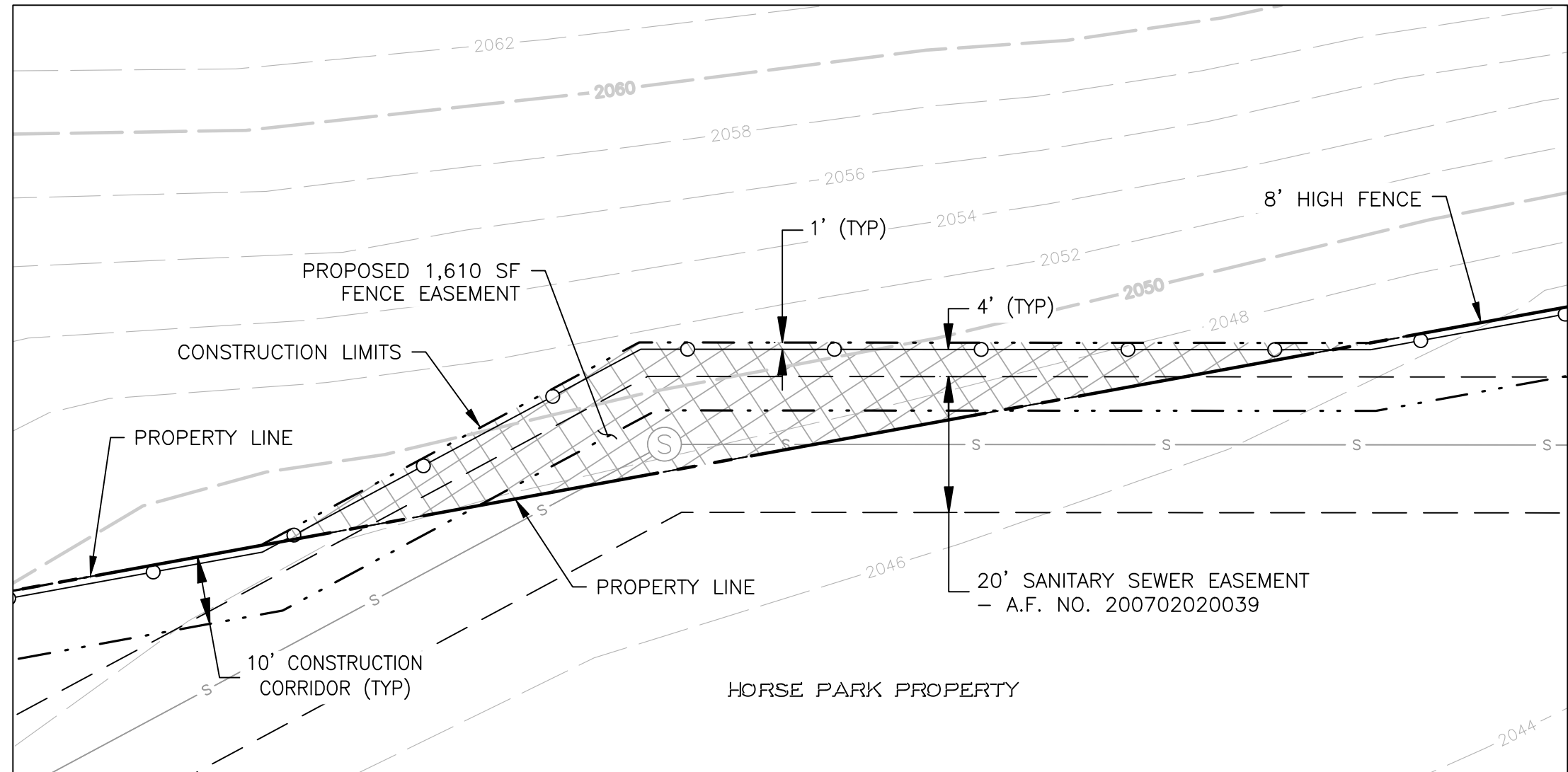
Civil Engineering
Public Works

WASHINGTON STATE HORSE PARK
KITITAS COUNTY
FENCING PLAN
WASHINGTON

JOB NO.:	1616-001-025
DWG. NAME:	FP-01
DESIGNED BY:	LGB
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DATE OF PRINT:	

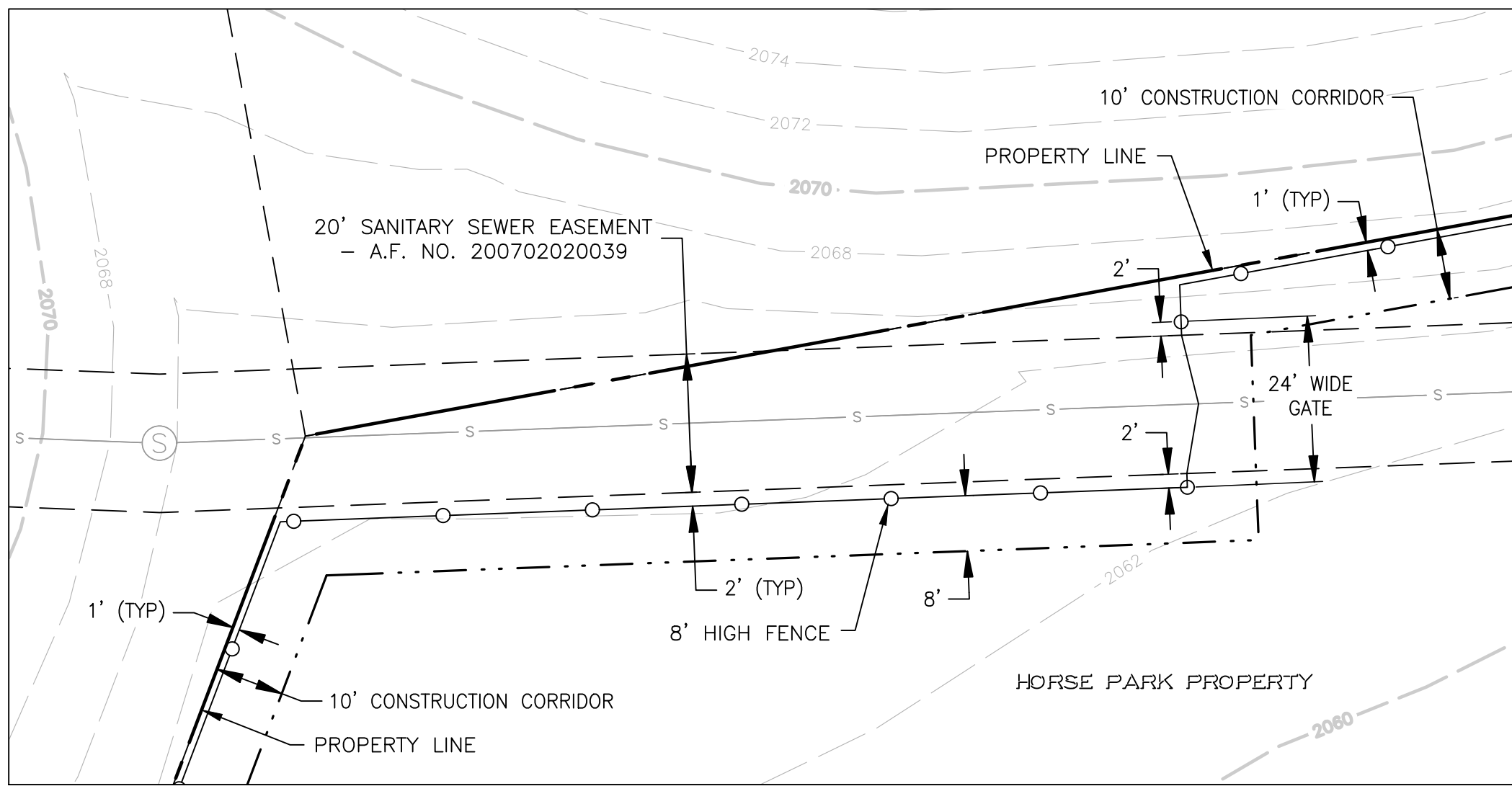
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Plotted By: Cori Roberts



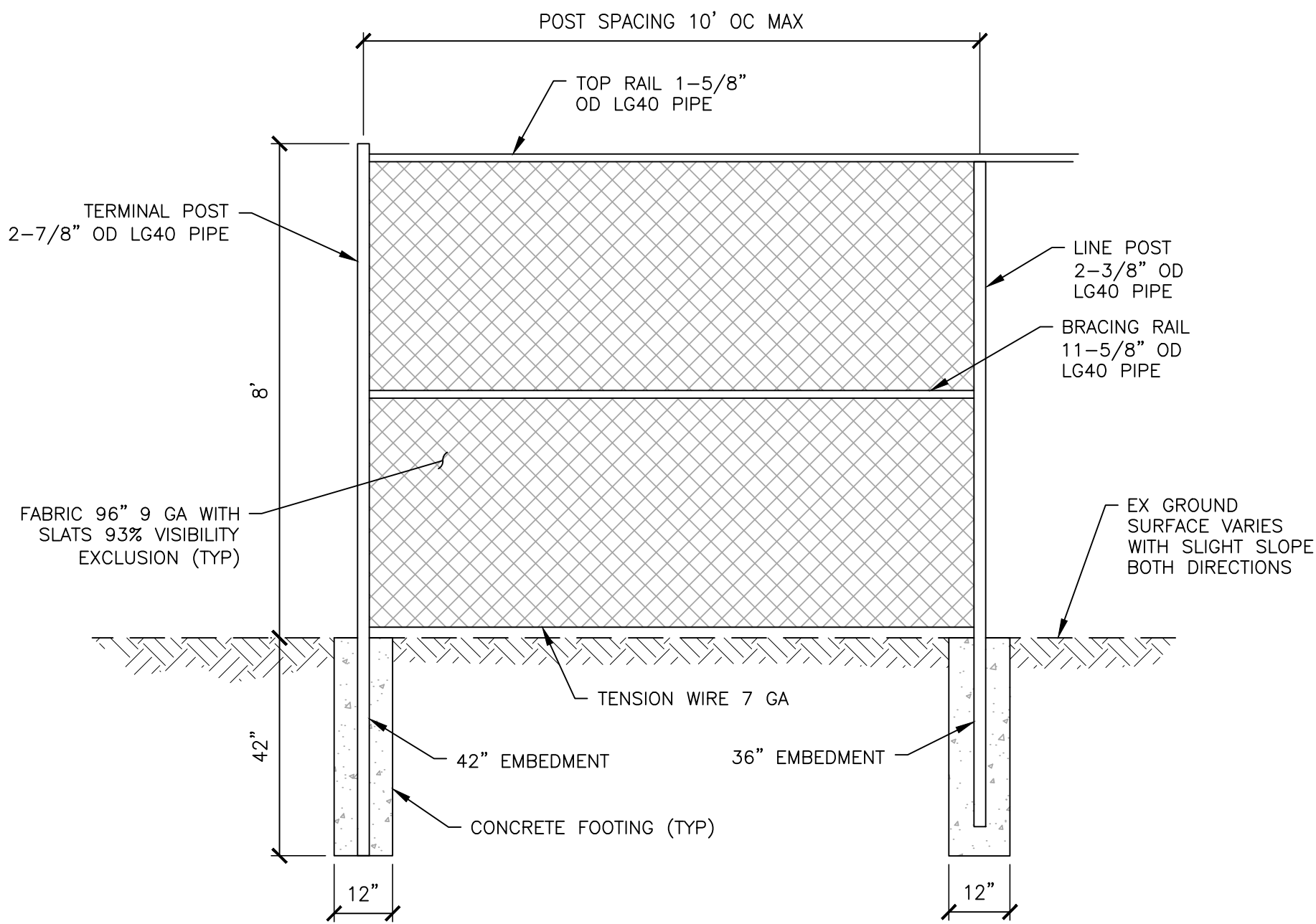
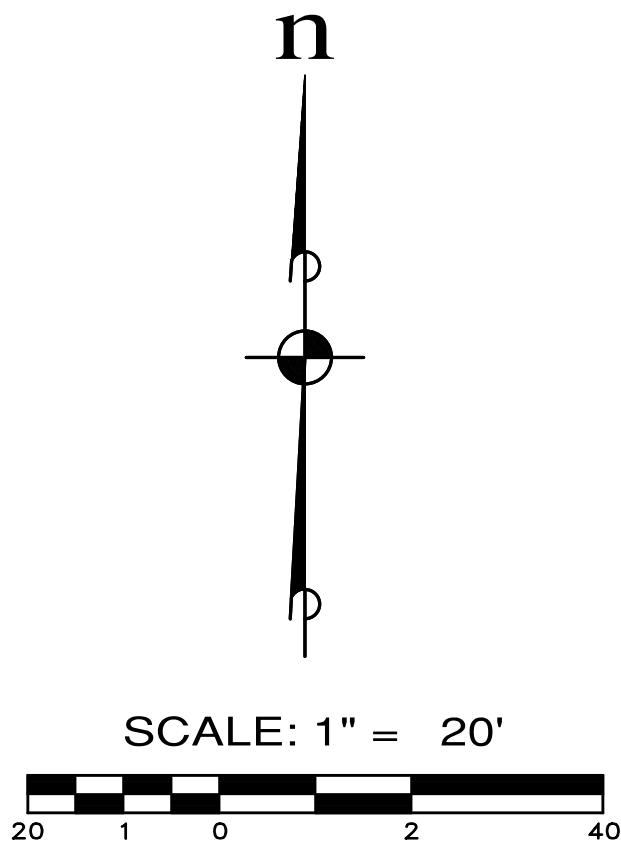
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SCALE: 1"=20'



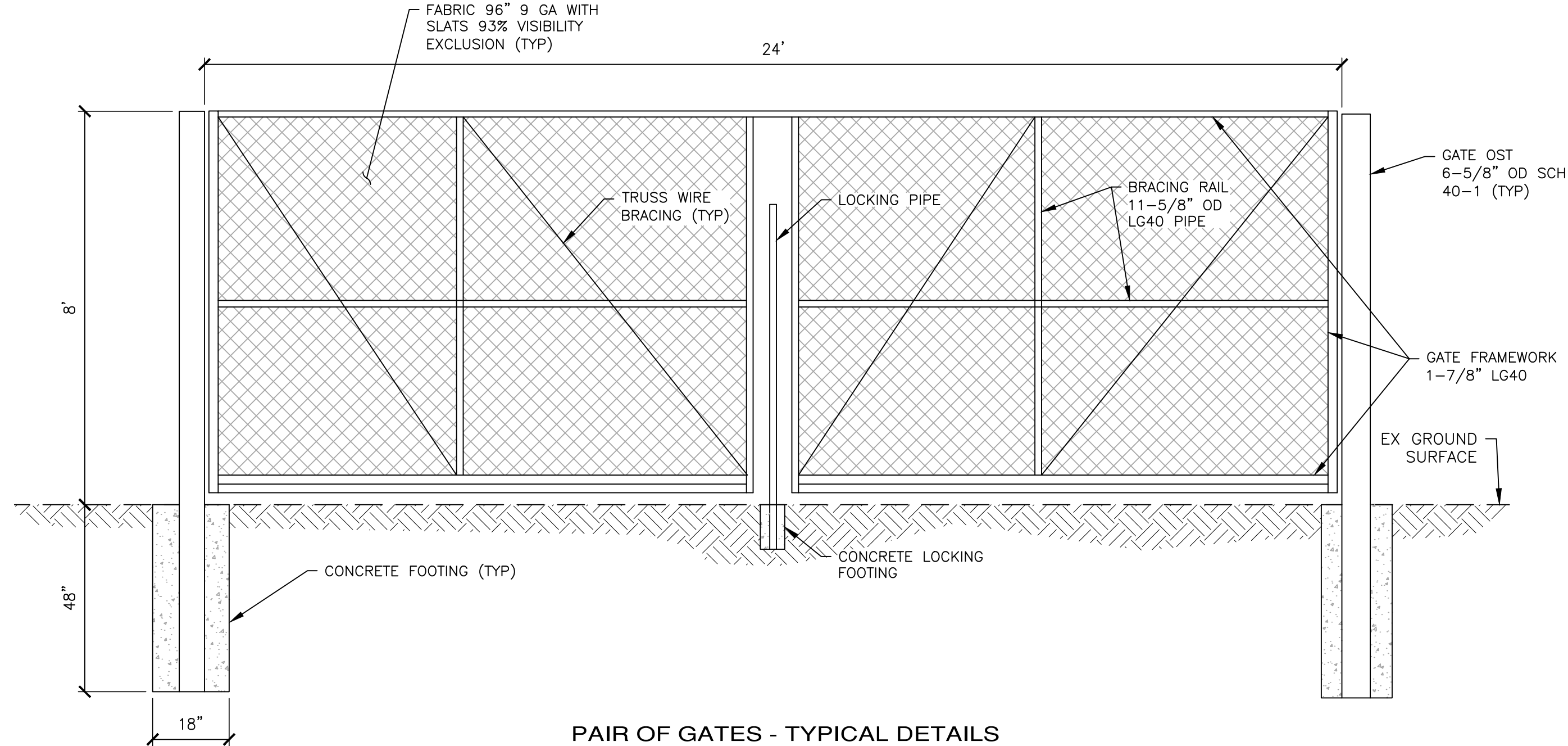
EASEMENT CROSSING DETAIL #2

SCALE: 1"=20'



FENCE DETAIL

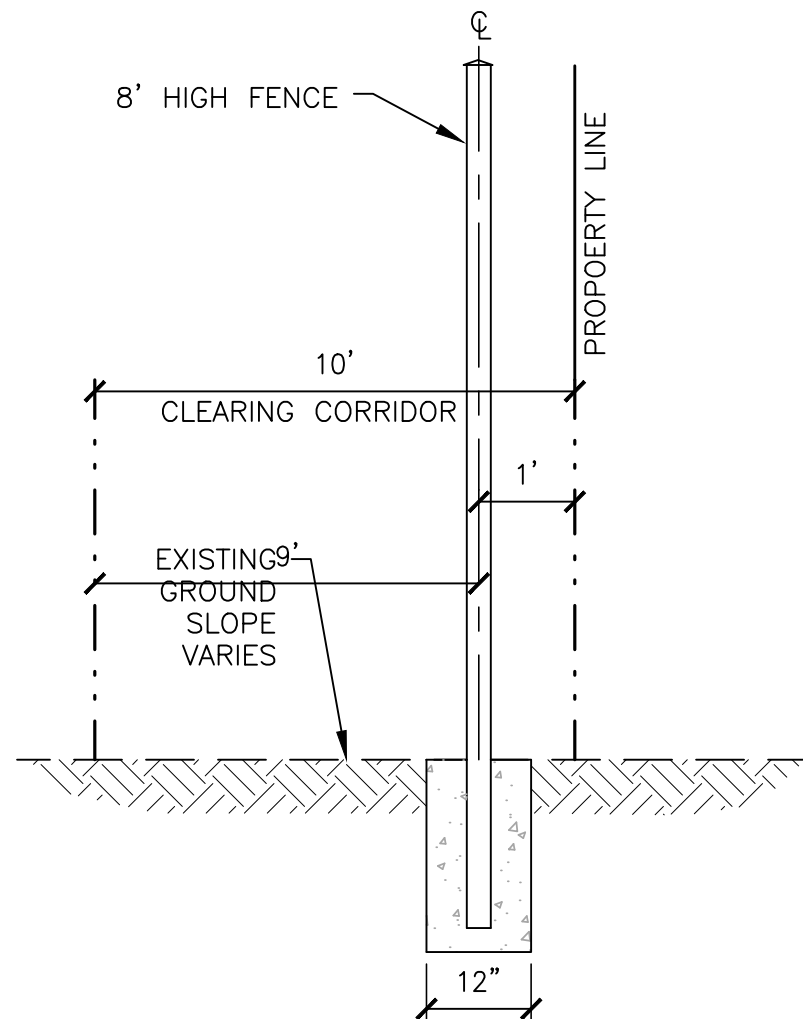
NOT TO SCALE



PAIR OF GATES - TYPICAL DETAILS

SINGLE GATE - SIMILAR DETAILS

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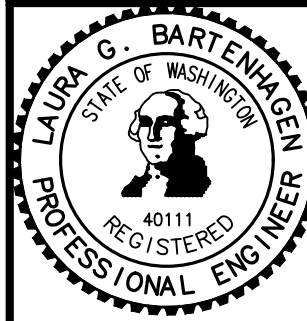
TYPICAL FENCING SECTION

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By Virgil Amick at
11:54 am, July 23, 2026

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	REVISION 1 2026-04-17	ESM
2	REVISION 2 2026-06-22	ESM



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