EXHIBIT 22 SPRINGTREE RANCH CRITICAL AREAS REPORT



Sewall Wetland Consulting, Inc.

PO Box 880 Fall City, WA 98024 Phone: 253-859-0515

August 30, 2021

Pat Deneen Springtree Ranch LLC 1890 Nelson Siding Road Cle Elum, Washington 98922

RE: Critical Area Report – Portions of Parcels #376334 & #396334 Unincorporated Kittitas County, Washington SWC Job #21-127

Dear Pat,

This report describes our review of north end of Parcels #376334 & #396334, located at 1890 Nelson Siding Road, in unincorporated Kittitas County, Washington (the "site").



Above: Kittitas County Taxsifter tax parcel location map. Area in red is the area reviewed in this study.

The site consists of a single family home and outbuilding gravel access driveway, and a sand covered riding area. A horse barn and several paddock areas are to the south of the general study area.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on April 16, 2021. The site was reviewed using methodology described in the **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region** (Version 2.0) (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the **Munsell Soil Color Charts** (Kollmorgen Instruments Corp. 1990.

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas County Taxsifter website, National Wetland Inventory Map and the NRCS Soil Survey online mapping and Data and the WDNR Fpars stream mapping website.

Kittitas County Taxsifter Website

The Kittitas County Taxsifter website with wetland and stream layers activated indicates a "wetland" in the location of the northwest corner of the site (identified as an unconsolidated bottom excavated feature – PUBx), and an emergent wetland near the southwest portion of the study area.



Above: Kittitas Taxsifter mapping with wetland and stream layers. Ellensburg Power Canal shown as an excavated riverine feature (R2UBHx).

Soil Survey

According to the NRCS Soil Mapper, the site is as Kladnick ashy loam, a well-drained soil formed in glacial outwash. Kladnick soils are not considered a wetland or hydric soil.



Above: USDA Soil Survey Map of the site

National Wetlands Inventory (NWI)

According to the NWI map for the site the same wetlands shown on the County Taxsifter website are present. These wetlands were identified by US Fish and Wildlife through aerial photographs interpretation from a 1983 aerial photograph with no ground truthing.



The wetlands and deepwater habitats in this area were photo interpreted using **1:58,000** scale, **color infrared** imagery from **1983**.

Above: National Wetlands Inventory Map of the site.

Field observations

The area depicted as wetland on the northwest corner is an old irrigation pond. This area is no longer fed by any irrigation water. This area has some sparse pasture grasses such as tall fescue and orchard grass. Soils within this feature consists of a cobbly loam with a soil color of 10YR 3/3 and no evidence of any wetland hydrology.

The other area of inventoried wetland is shown as an emergent wetland on the southeast portion of the study area. This area is actively grazed horse pasture and farm buildings. This area has a mix of pasture grasses and a compact cobbly loam with a soil color ranging from 10YR 3/2-3/3. No evidence of wetland hydrology was found in this area.

The remainder of the study area is a sand riding area with no evidence of wetland hydrology, soils or any vegetation.

Conclusion

There are no wetlands, streams or buffers on the site. The wetlands identified in the County wetland layer are not accurate and no wetlands exist in these areas.

Sincerely,

Sewall Wetland Consulting, Inc.

Ed Sewall

Senior Wetlands Ecologist PWS #212

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Kittitas County Municipal Code

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

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USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/site: Springtree Rash	City	County K,	thies	Sampling Date: 4-16-7
Applicant/Owner:	U.,	roomity.	State: WA	Sampling Point: DP#)
Investigator(s): Id Send	Ser	tion Township Ra	noe.	
Landform (hillstope, terrace, etc.):				
Subsection (I RR):	Lat		l ona.	Datum:
Subregion (LRR):			NWI classifi	eation:
Are climatic / hydrologic conditions on the site typical for t	his time of smar?	Vas No	(If no evoluin in f	Pemarks)
Are Vegetation, Soil, or Hydrology		urbad? Are 1	"Mormal Circumstances"	present? YesNo
Are Vegetation, Soil, or Hydrology			seded, explain any answe	
SUMMARY OF FINDINGS - Attach site ma				
Hydrophytic Vegetation Present? Yes Hydric Soil Present? Yes Wetland Hydrology Present? Yes Remarks: \$\text{\$\alpha\$} \text{\$\gamma\$} \text{\$\gamma\$} \text{\$\left\$} \text{\$\left\$} \text{\$\left\$}	No		nd? Yes	
VEGETATION				V 244
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Tree Stratum (Use scientific names.) 1	***************************************	Paratas - Paratas	Number of Dominant S That Are OBL, FACW.	pecies or FAC: (A)
2.				
3.			Total Number of Domis Species Across All Stra	_
4.			Percent of Dominant S	necies
	er:			or FAC: (A/B)
Sapling/Shrub Stratum 1.			Prevalence Index wo	ksheet:
2			Total % Cover of:	Multiply by:
3			OBL species	x1=
4.			FACW species	*2=
5			FAC species	U x3= 90
Total Cov	rer:		FACU species	3 x4= 120
Herb Stratum	34	FA-(x 5 =
1. Festica andrews 2. Dach 1.6 Jumerak	- 3-	FACE	Column Totals:	D (A) 710 (B)
			Prevalence Index	= B/A =
3.			Hydrophytic Vegetati	
5.			Dominance Test is	>50%
6.			Prevalence Index	s ≤3.0¹
7.			Morphological Ada	ptations ¹ (Provide supporting
8.				s or on a separate sheet)
	ver:		Problematic Hydro	phytic Vegetation ¹ (Explain)
Woody Vine Stratum			Indicators of hurbin on	il and wetland hydrology must
1.			be present.	and wednesd sydiology must
2			Hydrophytic	
	rer: rer of Biotic Crust		Vegetation	s No
	e, acons creat		1	
Remarks:				
				4

Sampling Point: DP+1

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To Committee Debuter Diffe	Deduced Matrix 21 continue Dt -Dorn Lie	ning, RC=Root Channel, M=Matrix.
Type: C=Concentration, D=Depletion, RM= lydric Soli indicators: (Applicable to all	i RRe uniose ofbarraise notari)	Indicators for Problematic Hydric Soils ³ :
• • • • • • • • • • • • • • • • • • • •		1 cm Muck (A9) (LRR C)
Histosol (A1)	Sandy Redox (S5) Stripped Matrix (S6)	2 cm Muck (A10) (LRR B)
Histic Epipedon (A2)	Loemy Mucky Mineral (F1)	Reduced Vertic (F18)
Black Histic (A3)	Loamy Gleyed Metrix (F2)	Red Parent Material (TF2)
Hydrogen Sulfide (A4) Stratified Layers (A5) (LRR C)	Depleted Matrix (F3)	Other (Explain in Remarks)
1 cm Muck (A9) (LRR D)	Redox Dark Surface (F6)	
Depleted Below Dark Surface (A11)	Depleted Dark Surface (F7)	
Thick Dark Surface (A12)	Redox Depressions (F8)	
Sandy Mucky Mineral (S1)	Vernal Pools (F9)	³ Indicators of hydrophytic vegetation and
Sandy Gleyed Matrix (S4)		wetland hydrology must be present.
Restrictive Layer (if present):		
(VDe:		1
Type:		Hydric Soil Present? Yes No
Depth (inches):		No indicating
Depth (inches):		
Depth (inches):		No indicating
Depth (inches): Zemarks: YDROLOGY Vetland Hydrology Indicators:	rient)	No indicators (2 or more required)
Depth (inches): Remarks: YDROLOGY Vetland Hydrology Indicators: Primary Indicators (any one indicator is suffice.)		Secondary indicators (2 or more required) Water Marks (B1) (Riverine)
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WETLAND DETERMINATION DATA FORM - Arid West Region

ojecusite: Springtru	Rush		City/County	. Ki	thirs		Sampling Date:	4-16-
pplicant/Owner:					State:	wh	Sampling Point:	DP#
oplicant/Owner:	W		Section, To	wnship, Ra	nge:			
andform (hillstope, terrace, etc.):								pe (%):
brasion (LOD):		Lads						
nii Map Unit Name: Klack	rich				N	IVII classifi	cation:	
e climatic / hydrologic conditions on the site	e typical for this	time of ver	n? Yes	No	(If no,			
e Vegetation Soil or Hydro	Norw &	innificantly	dishurbed?	Are *			present? Yes	No
e Vegetation, Soil, or Hydro							ers in Remarks.)	
UMMARY OF FINDINGS - Attack				,	•		-	etures, et
			T-					
lydrophytic Vegetation Present? Y	es N	<u>-</u>	ls th	s Sampled	Area			
tydric Soil Present? Your Your Soil Present? You	95 N		with	in a Wetlar	nd?	Yes	No	-
Instation								
agricultural			de let un the a					
POT 11 11011		Absolute	Dominant	Indicator	Dominance	Test wor	ksheet:	
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					That Are Q	BL, FACW,	or FAC:	(A)
					Total Numb	er of Domi	nent —	
					Species Act	roes All Str	ola:	(B)
		·			Percent of C	Dominant S	ipecies / A	u
Sapling/Shrub Stratum	Total Cover	• • 			That Are Of	BL, FACW,	or FAC:	(A/E
Saparty Grade Grades					Prevalence	Index wo	rksheet:	
					Total %	Cover of:	Multipl	y by:
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torb Stratum		70		FAC	1		x 5 =	
Phlengalm		20		FAC	Column Tot	ais:	(A)	(8
					Preval	ence Inde	c = B/A =	
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					1		s or on a separate physic Vegetation ^t	
	Total Cover	•			Product	nauo riyor	prijac vegetation	(cylanu)
Noody Vine Stratum					¹ Indicators o	of hydric sc	il and wetland hydi	clory must
-					be present.	n nyana sa	ii ara wakana nya	deally mater
2	Total Cover				Hydrophyti			
					Vegetation			
6 Bare Ground in Herb Stratum	% Cover	of Biotic C	rust		Present?	Ye	s No	
Remarks:								
Action no.	1							
917200	1							

US Army Corps of Engineers

Arid West - Version 11-1-2006

Sampling	Point:	Dp#~

Profile Description: (Describe to the depl Depth Matrix	Redox Festures	
(inches) Color (moist) %	Color (moist) % Type Lo	oc ² Texture Remarks
14 104N 3/3		cubby In

	2	
Type: C=Concentration, D=Depletion, RM=		ing, RC=Root Channel, M=Matrix.
lydric Soil Indicators: (Applicable to all L	.RRs, unless otherwise noted.)	Indicators for Problematic Hydric Solls*:
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	Vernal Pools (F9)	³ Indicators of hydrophytic vegetation and
Sandy Mucky Mineral (S1)		welland hydrology must be present.
Sandy Gleyed Matrix (S4)		wottere reperced trace of product.
testrictive Layer (if present):		
Туре:		
Dopth (inches):		Hydric Soll Present? Yes No No
lemarks:		
YDROLOGY		No indi-atus
YDROLOGY Vetland Hydrology Indicators:		Secondary indicators (2 or more regulated)
YDROLOGY Yetland Hydrology Indicators: Primary Indicators (any one indicator is suffic		Secondary indicators (2 or more reculired) Water Marks (B1) (Riverine)
YDROLOGY Vetland Hydrology Indicators:	ient)Salt Crust (B11)	Secondary indicators (2 or more reculired) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine)
PDROLOGY Verland Hydrology Indicators: vimary indicators (any one indicator is suffic		Secondary Indicators (2 or more reculred) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Drift Deposits (B3) (Riverine)
YDROLOGY Vetland Hydrology Indicators: trimary Indicators (any one indicator is sufficSurface Water (A1)	Salt Crust (B11)	Secondary Indicators (2 or more reculired) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine)
YDROLOGY Vetland Hydrology Indicators: trimery indicators (any one indicator is suffic Surface Water (A1) High Water Table (A2)	Salt Crust (B11) Blotic Crust (B12)	Secondary Indicators (2 or more reculred) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Drift Deposits (B3) (Riverine)
YDROLOGY Yetland Hydrology Indicators: rimery Indicators (any one indicator is suffic Surface Water (A1) High Water Table (A2) Saturation (A3)	Salt Crust (B11) Blotic Crust (B12) Aquatic Invertebrates (B13) Hydrogen Sutfide Odor (C1)	Secondary Indicators (2 or more reculired) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Drift Deposits (B3) (Riverine) Drainage Patterns (B10)
YDROLOGY Yetland Hydrology Indicators: rimary Indicators (any one indicator is suffic Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) (Nonriverine) Sediment Deposits (B2) (Nonriverine)	Salt Crust (B11) Blotic Crust (B12) Aquatic Invertebrates (B13) Hydrogen Sutitide Odor (C1) Oxidized Rhizospheres along Living	Secondary Indicators (2 or more reculared) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Drift Deposits (B3) (Riverine) Drainage Patterns (B10) Dry-Season Water Table (C2) g Roots (C3) Thin Muck Surface (C7)
YDROLOGY Vetland Hydrology Indicators: rimary Indicators (any one indicator is suffic Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) (Nonriverine) Sediment Deposits (B2) (Nonriverine) Drift Deposits (B3) (Nonriverine)	Salt Crust (B11) Blotic Crust (B12) Aquatic Invertebrates (B13) Hydrogen Sutfide Odor (C1) Oxidized Rhizospheres along Living Presence of Reduced Iron (C4)	Secondary Indicators (2 or more reculired) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Drift Deposits (B3) (Riverine) Drainage Patterns (B10) Dry-Season Water Table (C2) g Roots (C3) Thin Muck Surface (C7) Crayfish Burrows (C8)
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