# EXHIBIT 22

# SPRINGTREE RANCH CRITICAL AREAS REPORT

**Sewall Wetland Consulting, Inc.**
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

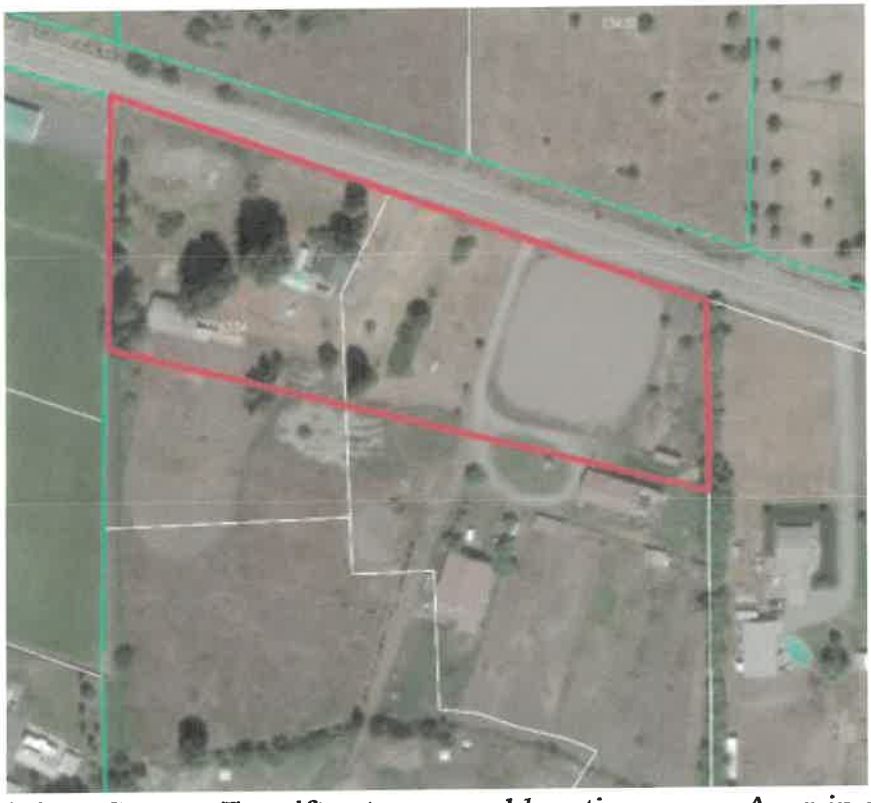
August 30, 2021

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.

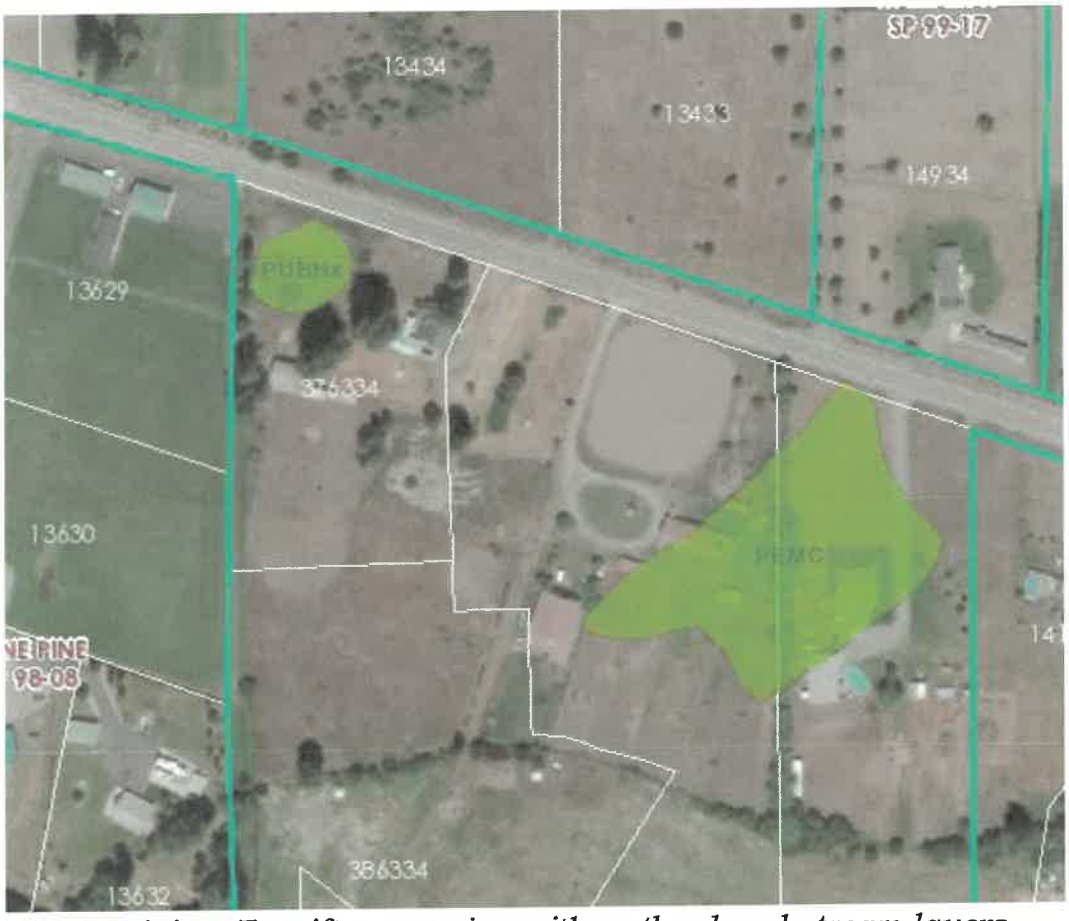
## OBSERVATIONS

*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

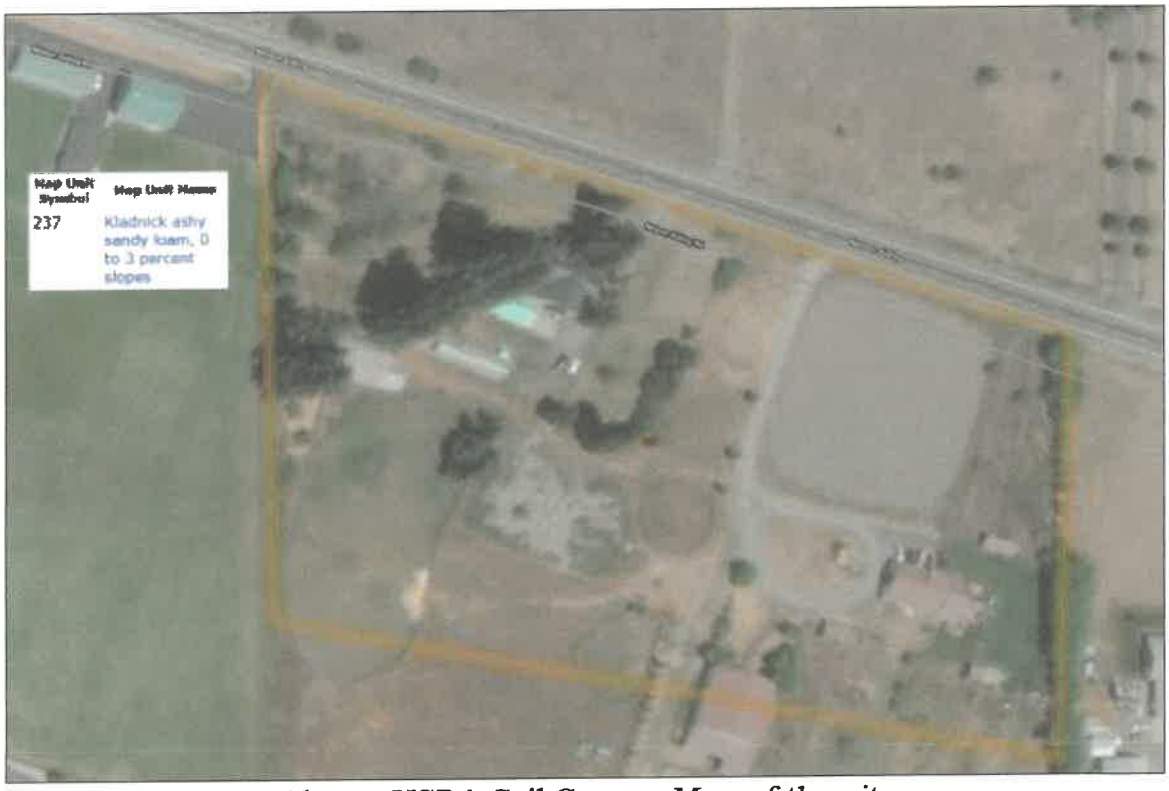
The Kittitas County Taxsifter website with wetland and stream layers activated indicates a "wetland" in the location of the northwest corner of the site (identified as an unconsolidated bottom excavated feature – PUBx), and an emergent wetland near the southwest portion of the study area.




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

## Soil Survey

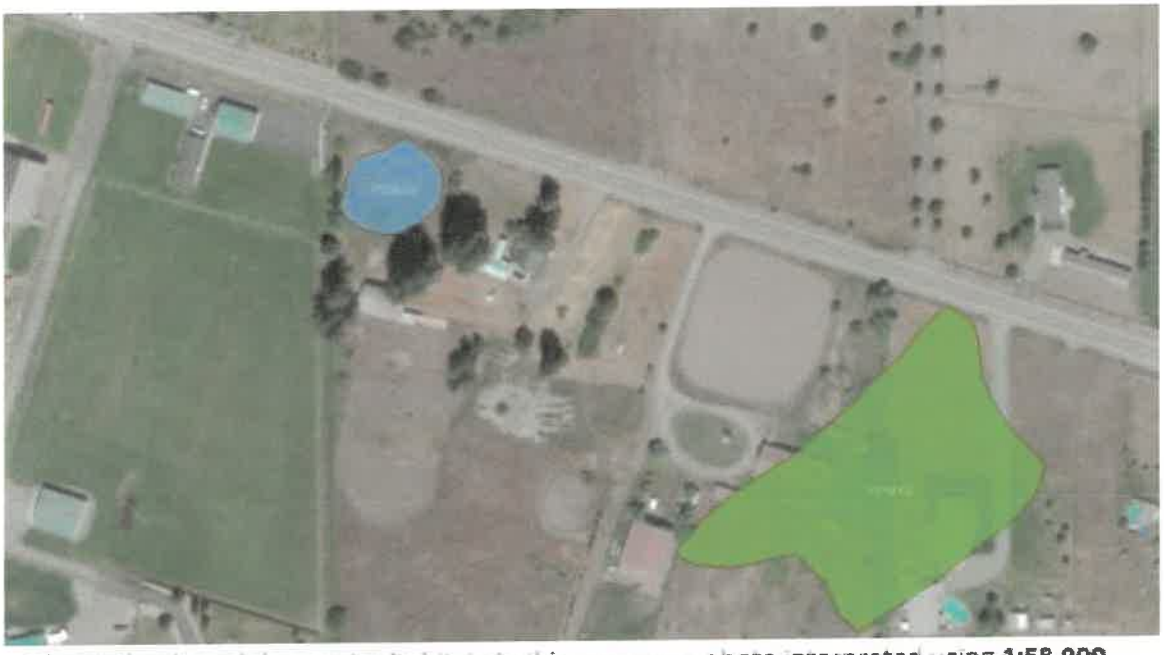
According to the NRCS Soil Mapper, the site is as Kladnick ashy loam, a well-drained soil formed in glacial outwash. Kladnick soils are not considered a wetland or hydric soil.




*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.




*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.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

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.

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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.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

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

NW corner

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Springtree Ranch City/County: Kittitas Sampling Date: 4-16-21

Applicant/Owner: State: WA Sampling Point: DP#1

Investigator(s): JL Scott Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Klickitat NWI classification:

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 V | Is the Sampled Area within a Wetland? Yes ___ No ✓ |
| Hydric Soil Present? | Yes ___ | No ✓ | |
| Wetland Hydrology Present? | Yes ___ | No ___ | |

Remarks: agricultural land, old irrigation pond no longer used

## VEGETATION

| Tree Stratum (Use scientific names.) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| Total Cover: | | | |
| **Sapling/Shrub Stratum** | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| Total Cover: | | | |
| **Herb Stratum** | | | |
| 1. Festuca arundinacea | 30 | | FAC |
| 2. Dactylis glomerata | 30 | | FACU |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| Total Cover: | | | |
| **Woody Vine Stratum** | | | |
| 1. | | | |
| 2. | | | |
| Total Cover: | | | |

% Bare Ground in Herb Stratum ___ % Cover of Biotic Crust ___

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)

Total Number of Dominant Species Across All Strata: ___ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | ___ | x 1 = | ___ |
| FACW species | ___ | x 2 = | ___ |
| FAC species | 30 | x 3 = | 90 |
| FACU species | 30 | x 4 = | 120 |
| UPL species | ___ | x 5 = | ___ |
| Column Totals: | 60 (A) | | 210 (B) |

Prevalence Index = B/A = 3.5

**Hydrophytic Vegetation Indicators:**

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

**Hydrophytic Vegetation Present?** Yes ___ No ✓

Remarks:

## SOIL

Sampling Point: DP#1

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 16 | 10yr 3/3 | | | | | | cobbly | loam |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ 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)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

**Indicators for Problematic Hydric Soils[3]:**

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

**Hydric Soil Present?** Yes _____ No ✓

Remarks:

no indicators

## HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Thin Muck Surface (C7)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

**Field Observations:**

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

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

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

**Wetland Hydrology Present?** Yes _____ No ✓

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

Remarks:

no indicators

SW portion of site

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Springtree Ranch City/County: Kittitas Sampling Date: 4-16-21

Applicant/Owner: State: WA Sampling Point: DP#2

Investigator(s): JA Sewell Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Klickitat NWI classification:

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: agricultural land

### VEGETATION

| Tree Stratum (Use scientific names.) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| Total Cover: | | | |
| **Sapling/Shrub Stratum** | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| Total Cover: | | | |
| **Herb Stratum** | | | |
| 1. Festuca arundinacea | 20 | | FAC |
| 2. Phleum pratense | 20 | | FAC |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| Total Cover: | | | |
| **Woody Vine Stratum** | | | |
| 1. | | | |
| 2. | | | |
| Total Cover: | | | |

% Bare Ground in Herb Stratum % Cover of Biotic Crust

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | Multiply by: |
|---|---|
| OBL species | x 1 = |
| FACW species | x 2 = |
| FAC species | x 3 = |
| FACU species | x 4 = |
| UPL species | x 5 = |
| Column Totals: (A) | (B) |

Prevalence Index = B/A =

**Hydrophytic Vegetation Indicators:**

✓ Dominance Test is >50%

Prevalence Index is ≤3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

**Hydrophytic Vegetation Present?** Yes ✓ No

Remarks: grazed

## SOIL

Sampling Point: DP#2

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

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type[1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 14 | 10YR 3/3 | | | | | | cobbly loam | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ 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)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

**Indicators for Problematic Hydric Soils[3]:**

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

**Hydric Soil Present?** Yes _____ No ✓

Remarks:

no indicators

## HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
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- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Thin Muck Surface (C7)
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- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

**Field Observations:**

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

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

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

**Wetland Hydrology Present?** Yes _____ No ✓

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

Remarks:

no indicators