

EXHIBIT 11
ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT
PRIORITY HABITAT AND SPECIES CRITICAL AREAS ASSESSMENT
KITTITAS COUNTY CODE 17A
REGARDING THE NORTH 21 PARCELS

The proposed sending site – identified as parcels 950570, 950761, 950762, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, and 950598 – are contiguous parcels located north of the proposed development area. These parcels are heavily forested, contain state recognized priority species, and are partially covered with slopes that can be hazardous due to steepness.

In the preparatory phase for the Planned Unit Development (PUD) application pertinent to the proposed Roslyn Ridge West project site, the Applicant held meetings and discussions with the Washington State Department of Fish and Wildlife (WDFW). Subsequent to these preliminary dialogues with WDFW, Kittitas County Community Development personnel (Bradley Gasawski) directed the Applicant to provide a comprehensive examination of KCC 17A, which is enclosed within this exhibit. This review encompasses an analysis of the Kittitas County COMPAS map, with particular emphasis on layers delineating Hazardous Slopes, DFW Priority Habitat Species, Critical Aquifer Recharge Areas, Wetlands Investigation Areas, and designated Wetlands.

Enclosed as Attachment A-1 is a series of maps of the 21 parcels subject to this analysis, accompanied by a corresponding map sourced from the official Kittitas County COMPAS online map and the Priority Habitat and Species map provided by the Washington State Department of Fish and Wildlife online mapping tool.

The findings from the Kittitas County COMPAS map are summarized as follows:


Kittitas County CDS

1. **Hazardous Slope:** The demarcation of hazardous slopes revealed that 18 of the North 21 parcels exhibit topographical steepness. Ground truthing corroborated these findings, leading the Applicant to remove plans for residential housing from these parcels.
2. **DFW Priority Habitat Species:** No priority habitats or species were detected within the parcels as per the highlighted layer on the COMPAS map.
3. **Critical Area Aquifer Recharge:** The map erroneously indicates the majority of the site under a Group A wellhead protection zone which, upon verification, does not exist within the project's confines.
4. **Wetlands Investigation Area:** No such areas were identified on the map.
5. **Wetlands:** The map did not reveal any wetland areas within the parcels.

Of the 21 lots in the proposed sending site, eighteen contain at least one slope that is identified as having a 30%-35% grade and ground proofed to be over 40% in some areas. There is a large, steep slope with a grades over 35% - 40% that covers a large portion of the slopes of Ridgecrest Road, which runs through the sending site. This would likely create issues during road construction and for future homeowners. Further review of KCC 17A Chapter 17A.04.020(1) directed the Applicant to consult with the WDFW. In an initial phone conversation with a member of the staff (Jennifer Nelson) we were directed to review the Priority Habitat and Species map (PHS Map), located at the following URL: <https://geodataservices.wdfw.wa.gov/hp/phs/>.

In reviewing this map, the Applicant identified and outlined the 21 parcels under scrutiny with a 20-foot buffer to ensure comprehensive identification of Priority Species. The resultant map, along with a catalog of identified priority habitats and species, is presented in Attachment A-2.

The PHS Map identified the following priority species within the project site and surrounding area:

1. Elk (**Cervus elaphus**)
2. Gray Wolf (**Canis lupus**)

3. Grizzly Bear (**Ursus arctos**)
4. Northern Spotted Owl (**Strix occidentalis**)
5. Little Brown Bat (**Myotis lucifugus**)
6. Myotis Sapp (**Myotis yumanensis/lucifugus**)
7. Yuma Myotis (**Myotis yumanensis**)

Following the review of available data on the official Kittitas County COMPAS map and the DFW Priority Habitat and Species map, the Applicant scheduled a meeting with Jennifer Nelson of DFW on May 20, 2024. At this meeting each key location of the project site was reviewed (See Attachment B to this document).

This meeting, along with additional phone calls, email exchanges and an on-site project visit by Jennifer Nelson, yielded the following determinations:

The DFW's PHS Map cites Elk as priority species for the parcels in question. Elk have been seen throughout the property over the years within the project site and adjacent properties. This species is classified as a PHS Listed Occurrence.

The DFW's PHS Map cites the Gray Wolf, Grizzly Bear, and Northern Spotted Owl as priority species for the parcels in question. However, despite historical accounts of their presence, there have been no confirmed sightings within the project site nor adjacent properties in over thirty years. These species are classified as PHS Listed Occurrences.

Additionally, in an email conversation with DFW Staff (Scott Downes) the Applicant was informed that there are no Northern Spotted Owl circles or nets within the project site.

The PHS Map also recognizes the Little Brown Bat, Myotis Sapp, and Yuma Myotis as regional inhabitants known to roost and live within the general area of

the 21 described parcels. However, in an email conversation with Scott Downes, the Applicant was informed that there are no known bat roosts in the project site. The Applicant has observed bats, unidentified by type, in the 21 described parcels. On the DFW website regarding Little Brown Bats (<https://wdfw.wa.gov/species-habitats/species/myotis-lucifugus#desc-range>), the Geographic Range is described as follows:

"The range of the little brown myotis extends across most of North America from the forested portions of Alaska and northern Canada southward to California, Colorado, and the southeastern United States. The species occurs throughout Washington.

This species is a habitat generalist that uses a broad range of ecosystems. In Washington and Oregon, it occurs most commonly in both conifer and hardwood forests, but also occupies open forests, forest margins, shrubsteppe, clumps of trees in open habitats, sites with cliffs, and urban areas. Within these habitats, riparian areas and sites with open water are usually preferred. Elevations up to tree line are inhabited, with males being more common than females at higher elevations."

This geographic range description for the Little Brown Bat confirms its widespread distribution and habitat versatility, encompassing the project's locale.

Moreover, this site is heavily forested, which means heavy clearing and grading would be required for homesites.

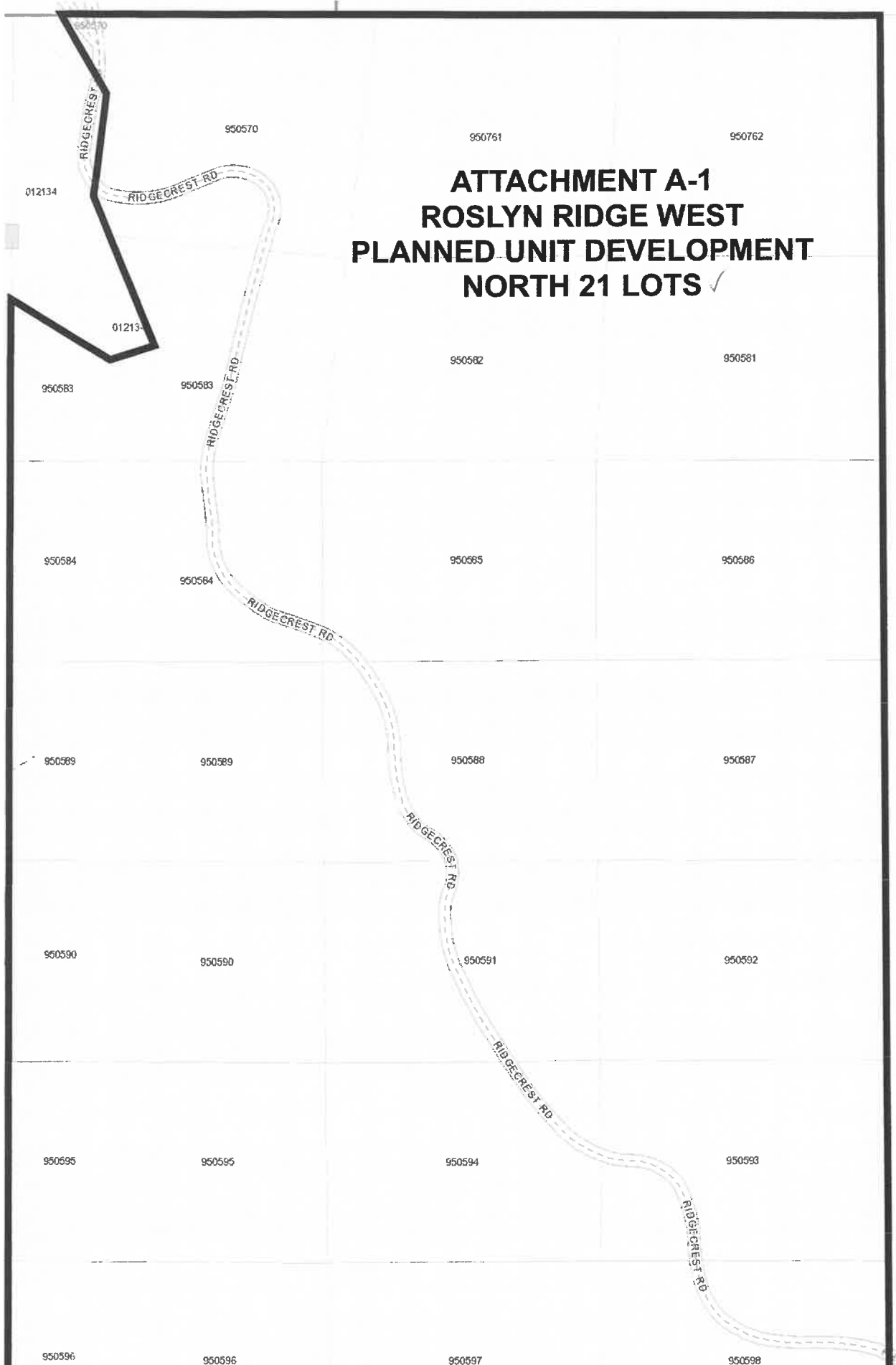
Considering the COMPAS and PHS Map assessments, it is assumed that the 21 parcels meet the criteria for designation as a recognized critical area, given the forested, elevated terrain and evidence from the PHS Map demonstrating the fertile habitat to support numerous Priority Species. Historical bat sightings further substantiate this classification.

As a mitigation for the development of residential areas within the project site, the proponent advocates for the formal recognition of the 21 parcels, as delineated in Attachment A-1, as a Kittitas County Critical Area. This would be enacted through a covenant filed with the Kittitas County Auditor, requesting for the inclusion of these parcels within the Critical Areas layer of the Kittitas County COMPAS Map.

Concurrently, residential density rights for these parcels would be reallocated to the designated residential zone within the project site pursuant to KCC 17.13 governing the Transfer of Development Rights. See 12: Transfer of Development Rights for the Roslyn Ridge West Planned Unit Development.

ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT
CRITICAL AREAS REPORT REVIEW
ATTACHMENT A 1&2

**ATTACHMENT A-1
ROSLYN RIDGE WEST
PLANNED UNIT DEVELOPMENT
NORTH 21 LOTS ✓**



MAP FROM COMPAS ON LINE MAPPING TOOL

Address, Place, WRIA, Cou

Q

DWF Priority Habitat & Species Map

ATTACHMENT A-2

Roslyn Ridge West 21 North Parcels

Occurrence Name	Little Brown Bat
Scientific Name	<i>Myotis lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution Management Recommendations	TOWNSHIP
	Click for more info.

Occurrence Name	myotis spp
Scientific Name	<i>Myotis yumanensis/lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP

Occurrence Name	Yuma myotis
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution Management Recommendations	TOWNSHIP
	Click for more info.

Occurrence Name	Gray wolf
Scientific Name	<i>Canis lupus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Endangered
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP

Occurrence Name	Grizzly bear
Scientific Name	<i>Ursus arctos</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP

Occurrence Name	Northern Spotted Owl
Scientific Name	<i>Strix occidentalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dh.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution Management Recommendations	TOWNSHIP
	Click for more info.

PHS Identify

Select a tool to identify features with.



Buffer Options:

Distance: 20

Units: Feet

Clear

Generate Report

Occurrence Name	Elk
Scientific Name	<i>Cervus elaphus</i>
Priority Area	Regular Concentration
Site Name	COMERIE FLATS ELK WINTER CONCENTRATION AREA
Accuracy	1/4 mile (Quarter Section)
Notes	ELK WINTER CONCENTRATION AREA. 100 PLUS ANIMALS USE AREA ALL YEAR LONG. ELK RIVER BELOW CLE ELUM LAKE DAM. ANIMALS RANGE ON BOTH SIDES OF RIVER. CROSS BULLFROG RD AND USE CEMETARY & SCHOOL ATHLETIC FIELDS
Source Record	901287
Source Dataset	PHSREGION
Source Name	ROGERS, STEVE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	Click for more info.
Geometry Type	Polygon

ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT
CRITICAL AREAS REPORT REVIEW
ATTACHMENT B

Roslyn Ridge West Mid-Area

PHS Identify

Select a tool to identify features with.

Buffer Options.

Distance: Units:

Occurrence Name	Elk
Scientific Name	Cervus elaphus
Priority Area	Regular Concentration
Site Name	DOMERIE FLATS ELK WINTER CONC. ENTRATION AREA
Accuracy	1/4 mile (Quarter Section)
Notes	ELK WINTER CONCENTRATION AREA. 100 PLUS ANIMALS USE AREA. ALONG CLE ELUM RIVER BELOW CLE ELUM LAKE DAM. ANIMALS RANGE ON BOTH SIDES OF RIVER, CROSS BULLFROG RD AND USE CEMETARY & SCHOOL ATHLETIC FIELDS
Source Record	901287
Source Dataset	PWSREGION
Source Name	ROGERS, STEVE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	Click for more info.
Geometry Type	Polygons

Occurrence Name	Little Brown Bat
Scientific Name	Myotis lucifugus
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	myotis spp
Scientific Name	Myotis yumanensis/lucifugus
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP

Occurrence Name	Northern Spotted Owl
Scientific Name	Strix occidentalis
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	Yuma myotis
Scientific Name	Myotis yumanensis
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Parcels:

County

Kitsap

Parcel ID

037-20-14-01030-0020

Original Parcel ID

20-14-01030-0020

Assessor Site Link

[More info](#)

Zoom to

Roslyn Ridge West North Area

Show search results for record

Select a tool to identify features with.

Buffer Options.
Distance: 0 Units: Feet Clear

Generate Report

Occurrence Name	Elk
Scientific Name	<i>Cervus elaphus</i>
Priority Area	Regular Concentration
Site Name	DOMERIE FLATS ELK WINTER CONC ENTRANCE AREA
Accuracy	1/4 mile (Quarter Section)
Notes	ELK WINTER CONCENTRATION ARE A, 100 PLUS ANIMALS USE AREA AL ONG CLE ELUM RIVER BELOW CLE E LUM LAKE DAM. ANIMALS RANGE O N BOTH SIDES OF RIVER, CROSS BU LWING RD AND USE CEMETARY & SCHOOL, ATHLETIC FIELDS
Source Record	901287
Source Dataset	PHSREGION
Source Name	ROGERS, STEVE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	Click for more info.
Geometry Type	Polygons

Occurrence Name	Little Brown Bat
Scientific Name	<i>Myotis lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Dat a Release at phsproducts@dfw.wa.gov v for obtaining information about ma sked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	myotis spp
Scientific Name	<i>Myotis yumanensis/lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Dat a Release at phsproducts@dfw.wa.gov v for obtaining information about ma sked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP

Occurrence Name	Northern Spotted Owl
Scientific Name	<i>Strix occidentalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Dat a Release at phsproducts@dfw.wa.gov v for obtaining information about ma sked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	Yuma myotis
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Dat a Release at phsproducts@dfw.wa.gov v for obtaining information about ma sked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Parcels:	
County	Kittitas
Parcel ID	037-20-14-01030-0001
Original Parcel ID	20-14-01030-0001
Assessor Site Link	More info
Zoom to	***

Click to add a
point

Roslyn Ridge West South Area

PHS Identify

Select a tool to identify features with.

Buffer Options:

Distance: 0 Units: Feet Clear

Generate Report

Occurrence Name	Elk
Scientific Name	<i>Cervus elaphus</i>
Priority Area	Regular Concentration
Site Name	DOMERIE FLATS ELK WINTER CONC
Accuracy	1/4 mile (Quarter Section)
Notes	ELK WINTER CONCENTRATION ARE A. 100 PLUS ANIMALS USE AREA ALONG CLE ELUM RIVER BELOW CLE ELUM LANE DAM. ANIMALS RANGE ON BOTH SIDES OF RIVER, CROSS BU LUDOG RD AND USE CEMETARY & SCHOOL ATHLETIC FIELDS
Source Record	901287
Source Dataset	PHSREGION
Source Name	ROGERS, STEVE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	Click for more info.
Geometry Type	Polygons

Occurrence Name	Little Brown Bat
Scientific Name	<i>Myotis lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at paproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	myotis spp.
Scientific Name	<i>Myotis yumanensis/lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at paproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP

Occurrence Name	Northern Spotted Owl
Scientific Name	<i>Strix occidentalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at paproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Occurrence Name	Yuma myotis
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at paproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
Management Recommendations	Click for more info.

Parcels	
County	Kittitas
Parcel ID	037-20-14-12060-0023
Click to add a point	20-14-12060-0023
	More info
Zoom to	...