

To: Anchor QEA

From: Points Consulting

Date: 2/23/2026

Subject: Soil Mapping and Employment Forecasting Findings

Anchor QEA,

Soils

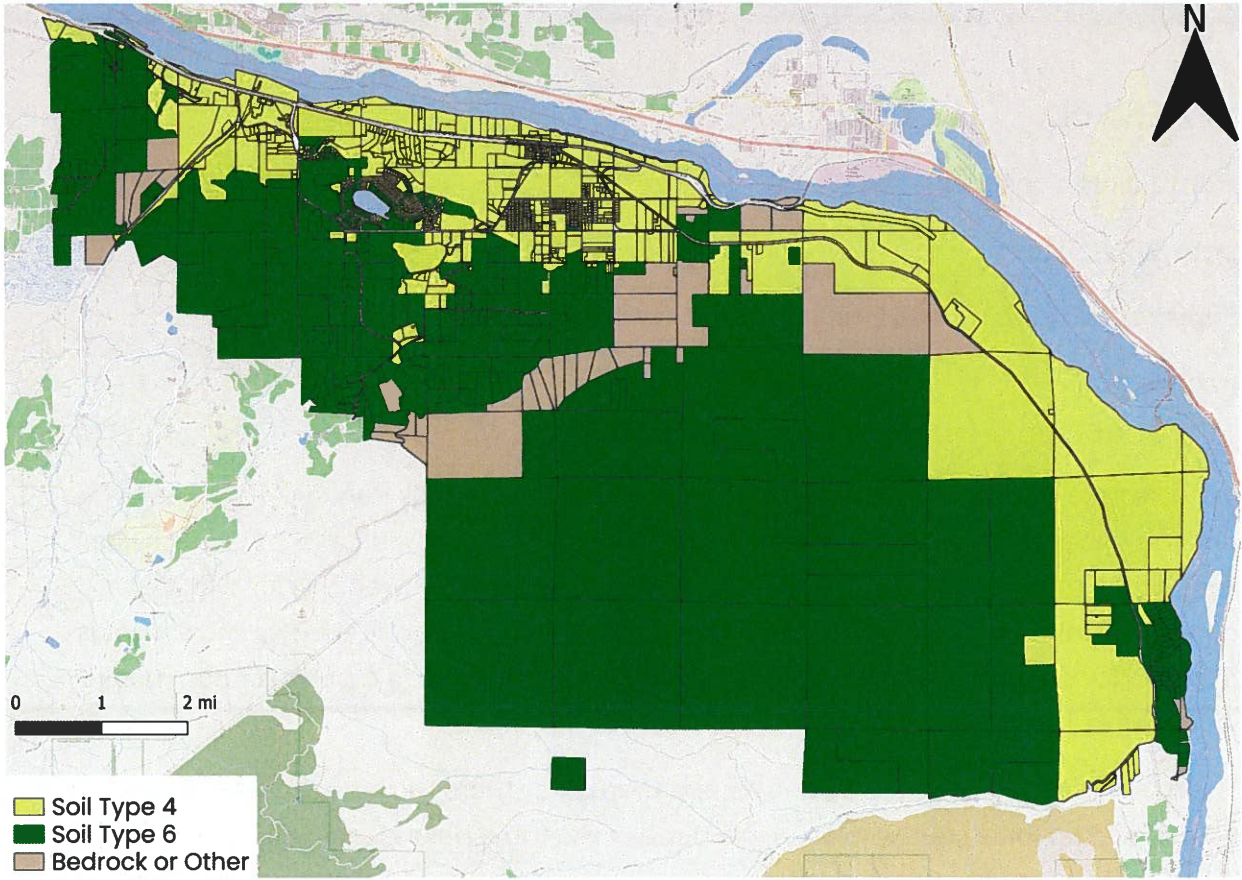
According to the State of Washington and the Chelan-Douglas Health District, new or existing undeveloped lots must have a certain land area that is usable for septic system installation and repairs, if the lot will not be served by public sewer. This land must be continuous and not have any impediments. The Minimum Land Area rows show what is required for an on-site septic (OSS) depending on if the lot is on a public or non-public water supply.

The minimum land area is only one aspect though, as there must be a baseline amount of land available for an OSS, shown in row three of the table below. For example, if a Malaga lot is tested and found to be on soil type 4, then it would require 19,000 square feet of space on the lot if served by public water, and 1 acre of space if served by a well. There must also be 3,333 square feet of usable land on the lot away from other improvements.

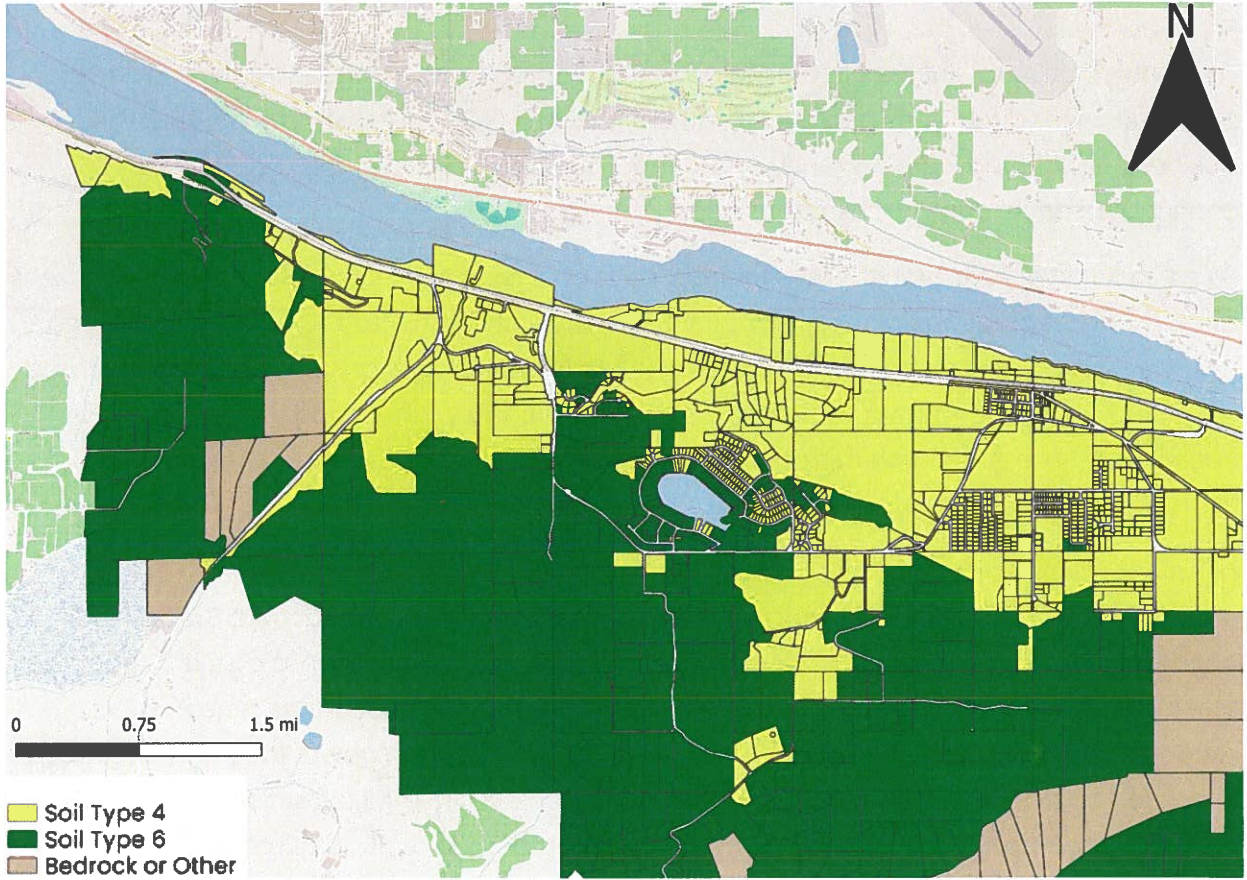
		Soil Type					
		1	2	3	4	5	6
Minimum Land Area (sq. ft.)	Public Water Supply	21,780	13,000	16,000	19,000	21,000	23,000
Minimum Land Area (acres)	Nonpublic Water Supply	1	1	1	1	2	2
Minimum Usable Land Area (sq. ft.)		2,000	2,000	2,500	3,333	5,000	10,000

Source: Chelan-Douglas Health District

The following two maps show Malaga's soils by type. Near the river, Malaga generally has higher density soil that is less permeable. Further away, the soil decreases in density, which requires more space for an OSS. Bedrock layers are categorized in this analysis separately and require further testing. Data for these maps came from the United States Geological Survey.



Source: Points Consulting using data from USGS



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Employment

To identify active businesses in the Malaga, Washington area, Points Consulting reviewed online business directories and coordinated with Chelan County staff to verify that the businesses included were currently operating. Each firm was assigned a six-digit NAICS code based on its primary line of business.

To estimate five-year growth rates for individual businesses, we contacted listed businesses directly to determine their current employment levels and expected employment five years into the future. While respondents did not provide formal projections, they offered informed estimates based on internal expectations and operational plans. Using these figures, we calculated the implied growth rate for each responding firm to estimate Malaga-specific five-year growth trends.

Additional five-year and 20-year industry growth projections were derived from historical and forecasted six-digit NAICs employment data provided by Data Tactical Group (DTG). According to DTG projections, most primary industries represented in Malaga are expected to experience modest growth or small decline over the next two decades. One notable exception is Helion, a company developing a commercial fusion power facility in Malaga to supply electricity to Microsoft’s data center operations. While the Malaga site currently has no active employees, the broader industry is projected to grow at an average annual rate of approximately 3.1% in Central Washington and 4.4% statewide over the next 20 years. As data center capacity expands and demand for reliable power generation increases, industries associated with advanced energy production may experience stronger sectoral growth relative to other local sectors.

Company	NAICS	5-Year Growth Rate (Central WA)	5-Year Growth Rate (State)	Business-Reported 5-Year Growth Assumptions	20-Year Growth Rate (Central WA)	20-Year Growth Rate (State)
Micah's Custom Trailer Works	811111	3.8%	5.9%	250.0%	1.2%	3.0%
Helion	541715	5.2%	9.9%	97.4%	3.1%	4.4%
Microsoft	518210	3.0%	-9.3%	51.6%	3.2%	-6.4%
NuClear Property Care	561790	5.4%	10.0%	50.0%	3.7%	5.7%
Malaga Water District	221310	0.0%	-2.0%	50.0%	-1.2%	-9.9%

Malaga Fire Department	922160	0.9%	5.2%	40.0%	1.3%	4.0%
U.S. Post Office	491110	-1.4%	1.4%	20.0%	-2.2%	1.1%
Three Lakes Golf Course	713910	2.8%	6.2%	0.0%	3.7%	3.9%
Good Tern LLC	236118	1.1%	3.7%	0.0%	-1.7%	0.4%
Elevation Gear & Suspension	811111	3.8%	5.9%	0.0%	1.2%	3.0%
Malaga RV Storage	531130	2.3%	-7.8%	0.0%	1.4%	-11.6%
El Chacharas Auto Repair	811111	3.8%	5.9%	0.0%	1.2%	3.0%
S.H. Prodigy Painting LLC	238320	-2.1%	0.2%	0.0%	0.9%	3.0%

Points Consulting Using Data Tactical Group, Points Consulting Calculations, and engaging with local business community

