

**Attachment to
SEPA Environmental Checklist
Phase 2 Division 6 (Nelson Ridge)**

Introduction

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

A. BACKGROUND

3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.

The following environmental information has been prepared for the MountainStar MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2003. (“Cle Elum FEIS”)

B. ENVIRONMENTAL ELEMENTS

1. EARTH

d. Are there surface indications or history of unstable soils in the immediate vicinity?

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. A portion of the proposed developed area the Nelson Ridge plat has been mapped in the Erosion Hazard Map (Figure 4-13 of the MPR DEIS) as Zone 3 “Moderate Hazard Risk.” The undeveloped portion of Nelson Ridge consisting of steep slopes has been mapped as Zone 1 “High to Severe Hazard Risk.”

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

For the Nelson Ridge roadway and utility infrastructure construction, the estimated grading quantities are approximately 3,400 cubic yards of cut and approximately 1,700 cubic yards of fill, which yields a net cut of approximately 1,700 cubic yards. Cut material will likely be deposited to another project site within the MPR. Materials for utility backfill and road base would be

imported from offsite sources.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

New Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to this development. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No.WA-005236-1). Conditions of the permit specify erosion control measures that will be used during the site's construction activities.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use and golf course traffic. Wood-burning stoves and fireplaces will not be permitted in the completed homes.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There are no streams listed on or within 200 feet of the property boundary; however, there is an existing wetland at the northeast corner of the property that is man-made and permanently flooded, based on Kittitas County GIS designations. This parcel is owned by Kittitas County Water District #2. More information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR, including Nelson Ridge, would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from roads, buildings, landscaped areas, and open space areas would be controlled through collection and treatment in bio-infiltration facilities, storm filter systems, grass-lined ditches or wetponds, and infiltrated onsite as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater runoff from roads would be treated for water quality using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include bio-infiltration, storm filter systems, biofiltration swales, and/or wetpond treatment.

5. ANIMALS

b. List any threatened or endangered species known to be on or near the site.

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are present near the MPR site. Westlope cutthroat trout (*Onchorhynchus clarki lewisi*) is a federal species of concern found in the area.

d. Proposed measures to preserve or enhance wildlife, if any.

The approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc., and dated February 2018, has been prepared for the MPR and will be adhered to. The LSP identifies different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the LSP discuss mitigation measures to retain or enhance wildlife habitat.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for residential and recreational uses.

1) Describe special emergency services that might be required.

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital. No needs for special emergency services would apply to construction or operation of the proposed action.

2) Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors would follow standard safety practices for the applicable types of construction. Furthermore, the Fire District 7 fire station in the Suncadia Resort at 31 Fire House Road (at the northwest intersection of Bullfrog Road) is able to provide quick response to hazards.

b. Noise

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a residential community, including traffic, garbage collection, and outdoor recreation use.

3) Proposed measures to reduce or control noise impacts, if any.

During construction, the Kittitas County noise ordinance will be followed, and construction hours will be limited. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) will be adhered to.

Snowmobile use is limited within the MPR by C-13.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The Nelson Ridge plat is currently undeveloped and is located on the west side of Phase 1, northeast side of Phase 3, and north of Phase 2 Division 2.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance, and the Phase 2 General Site Plan as revised, June 29, 2006.

9. HOUSING

c. Proposed measures to reduce or control housing impacts, if any.

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61. Under C-60 in particular, the private sector external to the MPR continues to supply adequate housing stock and no further measures or mitigation are required at this time.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Residential structures would be a maximum of two stories or up to approximately 50 feet above ground elevation (depending on existing topography). Principal exterior building materials would include wood, metal, concrete and stone for walls. Metal or composition shingles would be used for roofing material.

b. What views in the immediate vicinity would be altered or obstructed?

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. The forested setting would change to a developed landscape, which would be suburban in character. The developed areas would include views of vegetation intermixed with roadways, building rooftops and facades, vehicles and maintained landscape and lawn areas. There would likely be occasions in the vicinity of the MPR where viewing position and topography would allow limited views of development. No significant views would be obstructed, and the degree of change evident in these views would not be large.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would

include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Section 3.11, Section 4.11, Appendix I of the DEIS, and Section 3.11 of the FEIS include discussions of light and glare issues. As discussed in the EIS, roads and structures within the Nelson Ridge plat would have minimal nighttime lighting. Typical levels of light associated with residential development would be the prominent light sources. Vehicle headlights on roads would contribute to light emissions. Increased traffic would contribute to off-site light and glare.

d. Proposed measures to reduce or control light and glare impacts, if any.

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR Codes Covenants and Restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Section 3.12 of the DEIS documents existing recreational opportunities in the area of the MPR. Low-intensity, informal recreation, including hiking, horse riding, and fishing were identified. The Suncadia Resort has developed additional recreation opportunities adjacent to or in the vicinity including golf courses, an extensive trail system, swimming facilities, an ice rink, and Bautista and Dawson Park. Snowmobiling through the MPR property is not allowed except as strictly limited by the CC&R’s consistent with the County Conditions of Approval.

13. HISTORIC AND CULTURAL PRESERVATION

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are two archeological findings on the property - sites KT02151 & KT02152, which are noted to be scatter refuse from circa 1880-1940 & 1915-present, likely related to an early homestead or mining activities. There is no associated historic debris. The sites were found to be not eligible for the National Register.

Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also identifies 101 known cultural resources on the MPR site. Most of the cultural resources on the MPR property are historic sites; primarily refuse scatters, mining-related features, and waterlines with associated features. Prehistoric sites, which account for approximately one-third of the cultural properties on the MPR, are typically lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds.

14. TRANSPORTATION

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic impacts of the MPR, including the Nelson Ridge plat are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS and the number of units in the site, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Land Owner of Record (required for application submittal):

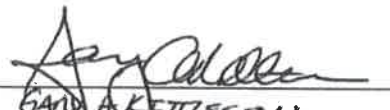
NEW SUNCADIA, LLC,
A Delaware Limited Liability Company


By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager


By: ROBERT BECK
Its: SENIOR VICE PRESIDENT


Date


By: GARY A. KITTLESON
Its: VICE PRESIDENT


Date