



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)

\$70.00 Kittitas County Department of Public Works

\$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): <hr/>	DATE: <hr/>	RECEIPT# <hr/>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p style="text-align: center; font-size: small;">DATE STAMP IN BOX</p>
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Suncadia Phase 2 Division 3 - River Ridge

2. Name of applicant: [\[help\]](#)

New Suncadia LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Cape Powers, 770 Suncadia Trail Cle Elum, WA 98922 and 509-649-3906.

4. Date checklist prepared: [\[help\]](#)

March 6th, 2017

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is anticipated to span Summer 2017 to 2018. The future development tracts will be phased.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes, the MPR is a multi-phased project expected to be processed and constructed over the next 10 years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Please see Section A.3 of attachment.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Building and Forest Practices Permits will be required for the residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

River Ridge plat consists of 39 detached residential lots, open space, and future development tracts.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

East of the intersection of Swiftwater Drive and Rinky Dink Lane, see SDP exhibit for more information.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) Generally slopes to the south.

(circle one): Flat, rolling hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slopes on the site range from 0 to 50 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The majority of soil on the site is underlain by Quaternary deposits of Glacial Outwash.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Please see Section B.1.d of attachment.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Please see Section B.1.e of attachment.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Please see Section B.1.d of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approx. 20% of the site will have roads, driveways, and roofs. Future dev. tracts were estimated at 50% imperv.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Please see Section B.1.h of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Please see Section B.2.a of attachment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No off-site sources of emissions or odor are anticipated to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

See Phase 2 area in the Erosion Control Plan and the MPR Conditions of Approval sections B-42 through B-45.

3. **Water** [\[help\]](#)

a. Surface Water:

- 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 stream or river it flows into. [\[help\]](#)

Please see Section B.3.a(1) of attachment.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The project site is adjacent to (within 200 feet) Streams C1 and C and wetlands. No work is proposed in these.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Please see Section B.3.a(4) of attachment.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

A portion of the site (natural open space) is within the 100-year floodplain of the Cle Elum River.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Please see Section B.3.c(1) of attachment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Please see Section B.3.d of attachment.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Please see Section B.3.d of attachment.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 86 acres of trees, shrubs, and other vegetation, including the future development tracts.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No federal or state threatened or endangered plant species were identified on the MPR site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Section 4.4 and Appendix E of the DEIS, and the Land Stewardship Plan.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)
Hawk, heron, eagle, songbirds, pileated woodpecker, northern goshawk, deer, elk, salmon, and trout.
Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Please see Section B.5.b of attachment.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Elk are known to cross portions of the project site as they move west during the winter.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Please see Section B.5.d of attachment.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Energy needs are described in Section 4.14 of the DEIS. Natural gas will be use for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project is not anticipated to affect any potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Construction will be in compliance with the IBC and Washington State Energy Code.

7. **Environmental Health** [\[help\]](#)

- 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. [\[help\]](#)

Please see Section B.7.a(1) of attachment.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

The site is partially developed and there are no known existing hazardous chemicals/conditions.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Please see Section B.7.a(1) of attachment.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Please see Section B.7.a(2) of attachment.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

No known sources of noise exist that would affect the proposal.

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

Please see Section B.7.b(2) of attachment.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Please see Section B.7.b(3) of attachment.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Please see Section B.8.a of attachment.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No forest lands of commercial significance will be converted as a result of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

Swiftwater Drive and the Nelson Farm existing and recently developed structures are present on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Master Planned Resort.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Resort Residential.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, the site contains a portion of Streams C1 and C, Cle Elum river corridor, and wetlands.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

100 to 150 people would reside in River Ridge. Approximately 10 people work at Nelson Farm seasonally.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Please see Section B.8.l of attachment.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

River Ridge includes 39 detached residential lots and open space. The residences will be high-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Please see Section B.9.c of attachment.

10. **Aesthetics** [\[help\]](#)

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

Please see Section B.10.a of attachment.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Please see Section B.10.b of attachment.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Please see Section B.10.c of attachment.

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Please see Section B.11.a of attachment.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Light and glare are not expected to be a safety factor or interfere with existing views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Please see Section B.11.d of attachment.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Please see Section B.12.a of attachment.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project will not displace existing recreational opportunities in the project area.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Measures outlined in the MPR Conditions of Approval Sections C-27 through C-29 will be adhered to.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Please see Section 3.10 and Appendix H of the DEIS and Section of the FEIS document.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Please see Section B.13.b of attachment.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Measures outlined in the MPR Conditions of Approval, sections C-21 through C-23, would be implemented.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

State Highway SR903 or I-90 to Bullfrog Road and then to Swiftwater Drive provides access to the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No public transportation exists in Roslyn or in Cle Elum.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The site homes will have on-site parking. 105 parking spaces have been provided for Nelson Farm.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New internal roads will be constructed within the project site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Please see Section B.14.f of attachment.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Please refer to the MPR Conditions of Approval, Sections C-1 through C-20B.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

There would be an increase in demand for fire and police protection, schools, and health care facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Measures are outlined in the MPR Conditions of Approval, Sections C-30 through C-47 would reduce impacts.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~,
other _____

All utilities listed above are available to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, natural gas, telephone cable television, refuse, water, and sewer services are proposed at the site.

C. Signature [\[help\]](#)

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: _____

Name of signee GARY A KITTLESON

Position and Agency/Organization VICE PRESIDENT of LDD Suncadia Manager, Inc., manager of

Date Submitted: 3/2/17 Suncadia Operating Member, LLC, managing member of
New Suncadia, LLC

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable.

**Attachment to
SEPA Environmental Checklist
Phase 2 Division 3 (River 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. The developed portions of the River Ridge plat, Nelson Farm low intensity development tracts, and the development tracts have been mapped in the Erosion Hazard Map as Zone 5 “Low Hazard Risk”. The undeveloped portions of River Ridge consisting of steep slopes have 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 River Ridge roadway and utility infrastructure construction, the estimated grading quantities are approximately 1,700 cubic yards of cut and approximately 1,600 cubic yards of fill. 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:

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.

Streams C1 and C are located on the property as well as 6 wetlands: 7, 8, 13, 30, 32, and 34. The Cle Elum River also borders the south end of the property. 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 River 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.

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 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 Land Stewardship Plan 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 property is partially developed with the existing and recently developed portions of Nelson Farm. The River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts are currently undeveloped. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side 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

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 River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts 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 is one archeological finding on the property - site KT1263, which is noted to be a pre-1930’s metal bed frame, probably related to an early homestead or mining activities. There is no associated

historic debris, although an enamel basin was found 100 feet away. The site has been studied and found to be not eligible for the National Register, which was confirmed with consultation with Shane Scott and Dr. Steven Hackenberger with Central Washington University.

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. For further detail and specific cultural resources information on River Ridge see the Cultural Resources report in Section 6 of this submittal.

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 River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts, 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: 
Its: VICE PRESIDENT

3/2/17
Date

By: 
Its: VICE PRESIDENT

3/2/17
Date

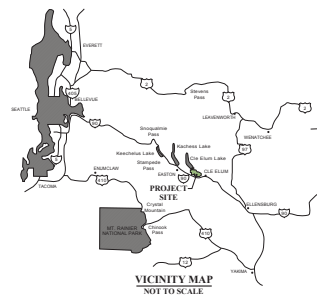
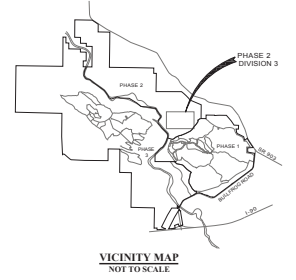
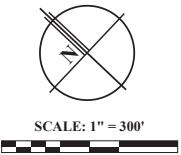
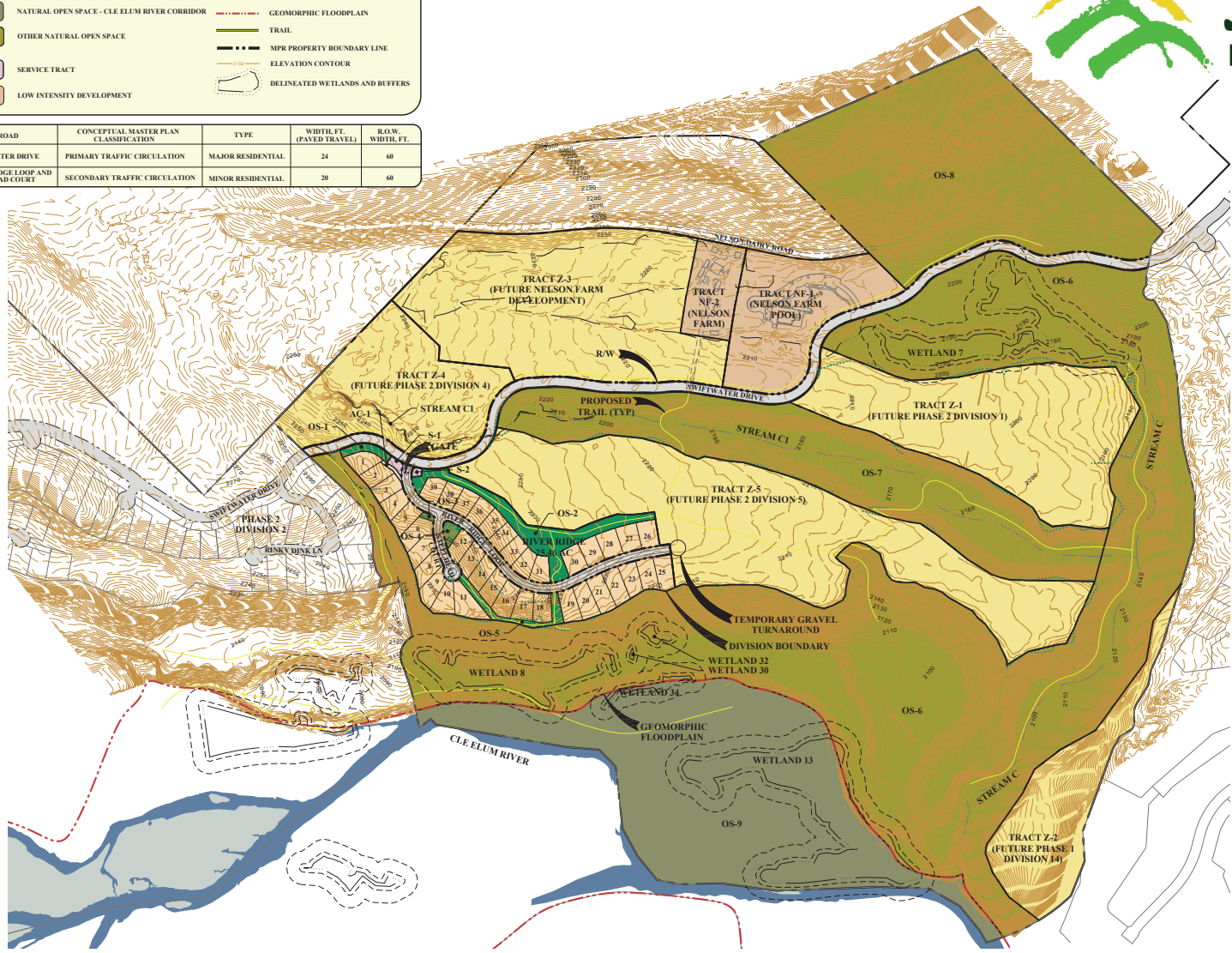


SUNCADIA
RESORT • COMMUNITY • LEGACY

LAND USE LEGEND

	DETACHED RESORT RESIDENTIAL		ROAD RIGHT OF WAY / EASEMENT
	COMMUNITY / RECREATIONAL OPEN SPACE TRACTS		FUTURE DEVELOPMENT TRACT
	NATURAL OPEN SPACE - CLE ELUM RIVER CORRIDOR		TOP OF SLOPE AS FIELD LOCATED
	OTHER NATURAL OPEN SPACE		GOMORPHIC FLOODPLAIN
	SERVICE TRACT		TRAIL
	LOW INTENSITY DEVELOPMENT		MPR PROPERTY BOUNDARY LINE
			ELEVATION CONTOUR
			DELINEATED WETLANDS AND BUFFERS

ROAD	CONCEPTUAL MASTER PLAN CLASSIFICATION	TYPE	WIDTH, FT. (PAVED TRAVEL)	R.O.W. WIDTH, FT.
SWIFTWATER DRIVE	PRIMARY TRAFFIC CIRCULATION	MAJOR RESIDENTIAL	24	60
RIVER RIDGE LOOP AND STEELHEAD COURT	SECONDARY TRAFFIC CIRCULATION	MINOR RESIDENTIAL	20	60



**Site Development Plan Phase 2 Division 3
(River Ridge)
March 06, 2017**

Site Development Plan for Suncadia River Ridge

Information required by Section 5.1(h) of the Development Agreement for the Phase 2 Division 3 (River Ridge) Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Subphase thereof, shall include the following:

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

A Site Development Plan (SDP) for River Ridge is provided herein. A vicinity map is included on the SDP as required. See the full size SDP Exhibit included in this report.

(2) A map of the applicable site drawn to an appropriate scale depicting the following:

- (i) *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.***

The overall property includes the following development: the River Ridge plat, existing and recently developed Nelson Farm low intensity development tracts, future development tracts, road right-of-way, and various open space tracts. River Ridge plat will have 39 detached residential lots (primarily second or vacation homes), and open space.

- (ii) *Boundaries and lot lines for all parcels and lots.***

Refer to the Site Development Plan Exhibit for boundary configuration of the River Ridge platted lots, the Nelson Farm low intensity development tracts, and the future development and open space tracts.

- (iii) *Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.***

Refer to the Site Development Plan Exhibit for elevation contours.

- (iv) *Names and dimensions of public roads bounding or near the site.***

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided off the existing Swiftwater Drive roadway.

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Preliminary Site and Utility Engineering Summary of this document for River Ridge preliminary planning for road improvements, drainage and public utility extensions. Site grading will be associated with roadways and development of the parcel. Roadways follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction.

- (vi) ***Location of all buildings identified by type of use.***

Refer to the Site Development Plan Exhibit.

- (vii) ***Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

Each residence in River Ridge would include dedicated on-site parking that would vary per individual residence.

- (viii) ***The location, type and dimensions, and names of roads and driveways.***

The location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

Refer to the Site Development Plan exhibit and section (4), below.

- (x) ***The locations and calculations of the total area of Open Space and percentages.***

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

- (xi) ***Proposed location of fire protection facilities.***

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Swiftwater Drive. The

development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The property slopes generally to the south. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side of Phase 2 Division 2.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

This Site Development Plan includes the following elements (defined terms from the Development Agreement in parentheses):

- a) River Ridge - 39 Vacation Homesites and Associated Roadways and Service Tracts
- b) Nelson Farm Low Intensity Development Tracts
- c) Future Development Tracts
- d) Swiftwater Drive Road Right-of-Way
- e) Community/Recreational Open Space
- f) Other Natural Open Space
- g) Natural Open Space – Cle Elum River Corridor

The River Ridge Vacation Homesites consist of detached resort residential units detached resort residential lots that range from 10,500 to 17,500 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit’s Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit’s Suncadia address, in which case such unit shall be considered a permanent residence.

(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan and Noxious Weed Control Supplement.

- 1) Road edges

2) Areas around the homes

Road edges and drainage ditches

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed. Where disturbances are identified as falling within specifically targeted wildlife habitats, restoration will include compatible species as listed in the Land Stewardship Plan.

In all cases, the recommendations of the Noxious Weed Control Supplement to the Land Stewardship Plan will be implemented.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. A Land Stewardship Plan will be developed to ensure the long term health of the open space area.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of three community/recreation open space tracts which will be owned and maintained as provided by the CC&Rs.

A form (Exhibit M) summarizing the open space is also included with this application.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.

Suncadia in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed River Ridge utility infrastructure.

(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.

The anticipated timing of construction of the River Ridge elements is outlined below.

Element	Schedule
Utilities	2 nd , 3 rd Quarters 2017
Roadways	2 nd , 3 rd Quarters 2017
Homes	2018 – 2020

(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no deviations between the River Ridge Site Development Plan and the Phase 2 General Site Plan, revised June 29, 2006.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.