

ADDITIONAL SEPA CHECKLIST INFORMATION FOR WINEMAKER'S CABINS AT SWIFTWATER CELLARS

Section Numbers below correspond to SEPA Numbering.

**A. BACKGROUND**

**8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal.**

The following environmental information and studies have previously been completed for the Suncadia (previously known as MountainStar) Master Planned Resort (MPR):

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

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The project area has portions mapped in the Erosion Hazard Map as Zone 3: Moderate Hazard Risk.

Icicle Creek Engineers, Inc. (ICE) produced a study in December 2004 (and prior studies) that identified historical underground coal mining activity under the Suncadia area and delineated the general area of the current project as a Moderate to Very Low Risk Sinkhole Hazard Area.

Icicle Creek Engineers performed additional field work on the project area and produced a follow-up report dated February 8, 2007 (ICE Project No. 0523-027) *Coal Mine Hazard Assessment Ground Proofing Program Suncadia Phase 1 Proposed Rope Rider Ridge Residential Development Area* that confirmed the existence of some uncollapsed mine voids beneath the project area. These areas around these voids were reclassified as High Risk Sinkhole Hazard Areas. Other portions of the site were Declassified, Declassified with Mitigation, and some areas left as Moderate Risk Coal Mine Hazard Areas.

GN Northern, Inc. (GNN) conducted additional subsurface site exploration and produced a report dated December 4, 2017 titled *Coal Mine Hazards Assessment & Geotechnical Evaluation Report* (GNN Project No. 217-871) that confirmed uncollapsed mine voids under portions of the project area and provided additional site geotechnical information for use in the design.

GNN performed further site subsurface exploration relative to the specific planned development areas and produced a June 4, 2018 *Supplemental Coal Mine Hazards Assessment* which more precisely delineated the risk areas and established mapped Buildable and Unbuildable areas of the site for the location of planned structures. The concept site development plan was subsequently modified to only plan for structures over the Buildable areas as identified by GNN.

GNN's most recent October 16, 2018 Memo: Geosynthetic Mitigation Option of Sinkhole Hazard Risk detailed an anchored geosynthetic mitigation plan to mitigate risk for planned roadway and utility crossings of the high-risk/Unbuildable areas.

***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.***

Estimated neat-line (no shrink/swell factor included) grading quantities for lot grading, roads, and utilities are approximately 15,100 CY (cubic yards) of Cut, and 12,300 CY of Fill across the 5.1 acres of disturbance. Imported structural fill material, utility bedding, and road paving section materials will be imported from offsite sources.

***f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.***

Erosion due to wind and rain is possible during construction after the existing vegetation is cleared. Erosion control measures will be implemented during and after construction and disturbed areas will be stabilized as work is completed.

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

Suncadia maintains a master Storm Water Pollution Prevention Plan (SWPPP) for the MPR that will be applicable to this phase. An NPDES permit has previously been issued by the Washington State Department of Ecology (Permit # WA-005236-1). Conditions of the permit specify erosion control measures that will be used during construction activities.

## **2. AIR**

***a. What types of emission to the air would result from the proposal during construction, operation, and maintenance when the project is complete? 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 vehicles are possible. After construction, air emissions would be typical low-volume emissions from automobiles, and that normally associated with residential and golf course/amenity use. Fireplaces within the residences and common areas are planned to be natural gas only, with no wood-burning fireplaces allowed.

## **3. WATER**

***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.***

No surface water bodies are within the project limits. Surface waters and wetlands throughout the MPR are identified in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS. The nearest surface water bodies are unnamed man-made ponds within the golf course, one approximately 550 feet south and another approximately 1000 feet east of the project limits.

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

Surface water diversions for the overall MPR are discussed in Sections 2.4, 3.3, and Appendix A of the FEIS; and in Sections 3.4, 3.16, and Appendices B and C of the Cle Elum FEIS.

**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.**

Stormwater runoff from the proposed roadway will be collected in catch basins, pipes, and swales. Collected runoff from the project area will be discharged into the existing MPR/Golf Course drainage system where it is treated for water quality on and off site using the best management practices (BMPs) as required by the WA Department of Ecology and in accordance with the MPR Conditions of Approval B-9 through B-16. Individual lots will utilize dispersion and on-site surface infiltration.

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

Stormwater runoff will be treated for water quality on and off site using best management practices in accordance with Ecology standards and MPR Conditions of Approval B-9 through B-16. Methods of stormwater treatment include oil-water separators, offsite bio-infiltration, biofiltration swales, and/or wetpond treatment.

**5. ANIMALS**

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

See Appendix E of the DEIS for details on threatened and endangered species.

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

See Section 4.4.3 and Appendix E of the DEIS; Section 3.4.3 of the FEIS; and the Land Stewardship Plan for information on measures to preserve and enhance wildlife.

## **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.**

Construction will include the health and safety hazards typical of residential, infrastructure, and recreational construction. After construction, the project will include the normal health and chemical hazards typical of residential and recreational development.

### **5. Proposed measures to reduce or control environmental health hazards, if any:**

Construction contractors will implement standard safety and spill-control measures during construction. There is also an existing Fire Station (31 Fire House Road) within the MPR that is capable of quickly responding to environmental health hazards.

## **b. Noise**

**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.**

See Section 4.6 of the DEIS, and MPR Conditions of Approval B-46 through B-50. During construction area roadways will see temporary increases in noise due to haul vehicles transporting equipment and materials to and from the project site during normal business hours. Construction noise would include trucks, construction equipment, and building construction typical of infrastructure, residential, and recreational development during normal business hours. Post-construction noise would include that typically associated with residential development including traffic, garbage collection, and outdoor recreation.

### **3. Proposed measures to reduce or control noise impacts, if any:**

See MPR Conditions of Approval B-46 through B-50. The Kittitas County Noise Ordinance will also be followed, and construction hours will be limited. Construction equipment will be required to utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures.

## **8. LAND AND SHORELINE USE**

**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.**

Central portion of the project site is currently developed as the Swiftwater Cellars winery and restaurant, which includes some adjacent amenity and event areas. This facility is owned by the same owner as the proposed project and this project has been designed to complement and improve the existing facilities and is not anticipated to adversely affect the current use. Adjacent properties are used for golf recreation and residential uses that should not be affected by the proposed project.

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

The project is within the MPR boundaries and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the MPR Development Agreement adopted by Kittitas County ordinance, and subsequent Site Development Plans. Suncadia also reviews and approves the proposed site plan to ensure the proposal is compatible with existing and projected land uses and plans.

**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?***

Proposed structures will be maximum 42 feet in height. Exterior building materials will include areas of glass windows, stone veneer, wood siding, and metal siding, with concrete foundations, and areas of both metal and composite roofing.

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

See Section 4.11 of the DEIS. The undeveloped forest setting within the project area would be changed to developed landscape, suburban in character. Views of developed areas would be vegetation intermixed with roadways, buildings, vehicles, and maintained landscape areas. No significant views will be obstructed and development will be consistent with other areas within the MPR.

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

See MPR Conditions of Approval C-21 through C-23. Suncadia also has strict architectural design guidelines in place to reduce or control aesthetic impacts. Typical mitigation measures include vegetated buffers and screening, and use of building materials with natural colors and textures. Materials and massing will be selected to complement the existing architecture within the MPR and the development site and to reflect the natural and historical character of the site. A design review committee reviews the architectural design of all proposed structures. Retention of vegetation in and around the proposed development will reduce the extent of visible impacts from distant viewpoints.

**11. LIGHT AND GLARE**

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

See Sections 3.11, 4.11, and Appendix I of the DEIS, and Section 3.11 of the FEIS. Roads and structures within the proposed development will have minimal nighttime lighting. Residential lots will have typical levels of light associated with residential development. Parking and recreation areas will have minimal lighting that will be shielded to prevent offsite light trespass. Increased traffic from vehicles may contribute to light emissions and offsite glare.

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

See MPR Conditions of Approval C-24 through C-26. Proposed development will use natural construction materials, non-reflecting surfaces, and vegetative buffers to reduce or control light and glare impacts. MPR Codes of Covenants and Restrictions and the Architectural Design Guidelines further specify down-lighting and shaded fixtures for exterior lighting. Parking and recreation areas will have minimal lighting that will be shielded to prevent offsite light trespass.

**12. RECREATION**

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

See Section 3.12 of the DEIS. Low-intensity, informal recreation identified therein includes hiking, horseback riding, and fishing. Recreational opportunities in or around Suncadia include golf courses, trail systems, swimming facilities, ice skating rink, and park areas. Snowmobiling within the MPR is strictly limited by the CC&R's and MPR Conditions of Approval.

**16. UTILITIES**

**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.**

Electricity and Natural Gas service will be provided by Puget Sound Energy. Water and Sanitary Sewer will be provided by the Suncadia Utilities (Suncadia Water Company and Suncadia Environmental Company, respectively). Telephone, Television, and Internet services are available from Atlas Networks and other providers. Waste Management provides refuse/trash removal. Primary mains for Electricity, Natural Gas, Water, Sanitary Sewer, Storm Drain, and Telecommunications facilities will be extended from the existing MPR utility systems via pipes and conduits in underground trenches beneath the site roads and in utility easements to serve the proposed development.

**C. 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:  \_\_\_\_\_

Name of signee Don Watts \_\_\_\_\_

Position and Agency/Organization OWNER \_\_\_\_\_

Date Submitted: 9/2/2020