

SE-21-00016



# KITITITAS 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:


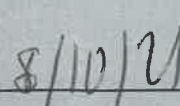
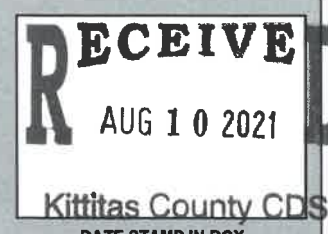
- \$600.00 Kittitas County Community Development Services (KCCDS)\*\*
- \$950.00\* Kittitas County Department of Public Works\*\*
- \$275.00 Kittitas County Public Health

**\$1,825.00 Total fees due for this application** (One check made payable to KCCDS)

\*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

\*\* Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

### FOR STAFF USE ONLY

<b>Application Received by (CDS Staff Signature):</b> 	<b>DATE:</b> 	<b>RECEIPT#</b> 
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## A. Background [\[help\]](#)

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

Suncadia Phase 3 Division 17

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

Suncadia Resort LLC

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

Suncadia Resort LLC, Lathan Wedin, 770 Suncadia Trail Cle Elum, WA 98922 and Phone: 509-649-6119.

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

August 9, 2021

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

Kittitas County Community Development Services

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

Construction is anticipated to begin Spring 2022 and be completed by Spring 2024

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

Project consists of 80 detached residential lots and open space.

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. [\[help\]](#)

Located west of Tumble Creek Drive and west of Phase 3 Divisions 15 & 16.

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

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

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

(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 1 to 150 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. [\[help\]](#)

Soils on the site consist primarily of glacial outwash with some Ronald moraine deposits.

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)? [\[help\]](#)

Approximately 5% of the site will have roads, driveways, and roofs.

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

Road and lot development is proposed within the outside buffer of Wetland 39.

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

No.

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

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | deciduous tree: alder, maple, aspen, other                          |
| <input checked="" type="checkbox"/> | evergreen tree: fir, cedar, pine, other                             |
| <input checked="" type="checkbox"/> | shrubs  |
| <input checked="" type="checkbox"/> | grass   |
| <input type="checkbox"/>            | pasture   |
| <input type="checkbox"/>            | crop or grain   |
| <input type="checkbox"/>            | Orchards, vineyards or other permanent crops.                       |
| <input type="checkbox"/>            | wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other |
| <input type="checkbox"/>            | water plants: water lily, eelgrass, milfoil, other                  |
| <input checked="" type="checkbox"/> | other types of vegetation   |

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

Approximately 30.2 acres of trees, shrubs, and other vegetation will be removed or altered.

- 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 approved Land Stewardship Plan completed February 2018.

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

Examples include:

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

Hawk, heron, eagle, songbirds, pileated woodpecker, northern goshawk, deer, elk, salmon, and trout.

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

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. [\[help\]](#)

None.

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? [\[help\]](#)

Master Planned Resort.

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. [\[help\]](#)

Wetlands 28, 39, and 40 are were identified on the site by the wetland consultant.

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

The project is for second homes with less than 30% estimated to be permanently occupied.

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

80 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 3.10 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 to Tumble Creek Drive provides access.

- 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.

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

See Sections 3.13 and 4.13 of MountainStar MPR Draft EIS and Section 3.1.3 of Final EIS.

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. KITTELSON

Position and Agency/Organization VICE PRESIDENT SWEAOTA RESORT LLC

Date Submitted: 8/9/2021

### 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 3 Division 17**

**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 Suncadia 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 2002. (“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 portion of the Phase 3 Division 17 plat has been mapped on the Landslide Hazard Map as Zone 4 “Low Hazard Risk” and on the Erosion Hazard Map as Zone 5 “Low Hazard Risk”. The undeveloped portion of the Phase 3 Division 17 plat contains some steep slope areas marked on the Landslide Hazard Map as Zone 3 “Moderate Hazard Risk” and on the Erosion Hazard Map as both Zone 1 “High to Severe Hazard Risk” and Zone 3 “Moderate Hazard Risk”.

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

For Phase 3 Division 17 lot, access and utility infrastructure construction, the estimated grading quantities are approximately 3,000 cubic yards of cut and approximately 14,000 cubic yards of



fill. 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 Resort 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 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.***

Information on surface waters and wetland throughout the MPR site is provided in Section 3.4 of the Final EIS. There are three wetlands located on the project site. Wetland 28 is located to the northwest and no development is proposed within 200 feet. Wetland 39 is located to the south, west of Tumble Creek Drive, and road and lot development is proposed within the outside buffer. Wetland 40 is located to the west and no developed is proposed within 200 feet. For more information regarding wetland buffer impacts, see the attached Wetland Buffer Review report completed by Raedeke Associates, Inc. on March 18, 2020.

***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 Phase 3 Division 17, 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 the proposed roadways will be controlled through collection in catch basins, pipes and swales and conveyed to water quality, detention, and infiltration facilities as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary. Stormwater runoff from the proposed lots will be handled using dispersion and infiltration.

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

Stormwater runoff from the proposed roadways would be treated for water quality onsite 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, 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 Phase 3 Division 17 plat is undeveloped and located at the west end of Tumble Creek Drive and west of Phase 3 Divisions 15 & 16.

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

The Phase 3 Division 17 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 3 Site Development Plan approved March 16, 2004.

## **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 40 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 Phase 3 Division 17 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 site present on the property - KT1363 with a 150’ buffer. Central

Washington University is currently conducting an investigation to check the buffer width, which may allow for a reduction in the buffer area. The CWU archeological report is estimated to be completed in the fall.

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 Phase 3 Division 17, 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 this development, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.




**Signature**

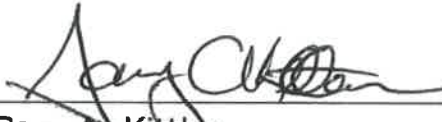
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

**SUNCADIA RESORT LLC**, a Delaware limited liability company

By: LCIF Suncadia LLC, a Delaware limited liability company, its managing member

By:   
\_\_\_\_\_  
Roger T. Beck  
Senior Vice President  
Date: 08/09/2021

By:   
\_\_\_\_\_  
Gary A. Kittleson  
Vice President  
Date: 08/09/2021