

**MISSION RIDGE MASTER PLANNED RESORT EXPANSION  
CHELAN COUNTY FILE NO: MPR 2018-128  
SEPA ENVIRONMENTAL IMPACT STATEMENT  
SCOPING STATUS SUMMARY DOCUMENT  
REVISED SEPTEMBER 21, 2020**

**Second Revision Description:** It came to the County's attention that three additional comments were received after the 5:00pm June 12, 2020 deadline. Those have been removed. In addition, two scoped items that were not originally italicized (showing that it was a change from the previous DS issued May 19 2020) should have been. These were 7.a.i and 7.a.ii and have been corrected below.

**Revision Description:** It came to the County's attention that a series of comments were inadvertently not accounted for in the originally issued August 31, 2020 *Scoping Status Summary Document* (Summary). This revised *Scoping Summary Status Document* supersedes the previous document. Also, some comments were received after the 5:00pm June 12, 2020 deadline that were initially included that should not have been included; those have been removed. The matrix at the end of this document has been updated. None of the additional comments that were not accounted for in the August 31, 2020 Summary changed the scoped items.

**Description of proposal:** The applicant is proposing a Master Planned Resort expansion to the existing Mission Ridge Planned Development (file ZC-366 approved through Resolution 87-77, as modified by Resolutions 88-104 and 95-152) to provide 621 condominiums, townhouses and duplexes, 275 single-family dwellings, 110,000 square feet of commercial spaces, a 57-room lodge facility, 80 employee housing units, several operations and maintenance buildings, and all associated infrastructure developed through five phases over a 20-year time frame. The applicant proposes ground water wells for potable water and Large Onsite Sewage Systems (LOSS) for wastewater.

The project also includes expansion of the existing ski resort and recreation areas within the project area and on adjacent state and federal land, including a new Nordic trail system, tubing hill, bike and walking paths, ski trails, six ski lifts, and a 590 space parking lot. The project proposes designating a total of 352.5 acres of open space, which includes 251.2 acres of natural open space. The project also proposes a fuel break within the open space along the eastern boundary of the developed area through fuels reduction or an early warning system.

Elements of the proposal include significant offsite infrastructure improvements that are located in several areas between the existing Mission Ridge Resort, the Columbia River and City of Wenatchee. Offsite infrastructure improvements to serve the resort include improvements to the City and County road system to mitigate transportation impacts, possible upgrades to the public water system if the use of ground water wells for potable water is not possible, and construction of a new electric system, including a new 115 KV transmission main, substation to be located in the upper Squilchuck proximity, and distribution system. The exact location of the new transmission main and substation are unknown at this time.

**The Scoping Process:** To start the scoping process, the County issued a Determination of Significance and Request for Comments on Scope of an EIS on May 19, 2020. The scoping notice requested public, tribal and agency comments on the proposed content of the EIS, as well as on alternatives, mitigation measures, probable significant adverse impacts and approvals that may be required. The scoping period was from May 19, 2020 through June 12, 2020 at 5:00pm. To alert the public to the SEPA process and to request scoping comments, the County followed legal notice requirements. The scoping notice was advertised in the County's official paper.

The scoping notice was mailed to members of the public, affected tribes and agencies with jurisdiction and was published in the Department of Ecology's SEPA register. In addition, the project site was posted. No optional public scoping meeting was held.

During the scoping period, a total of 55 individual commenters submitted comments by either email or mail.

**Scoping Comments and the Content of the Draft EIS:** The attached table documents the names of all who comments during the scoping period. The County has reviewed all of these comments received about the project. The scoping notice identified the following elements of the environment: earth, water, plants and animals, energy and natural resources, land and shoreline use, transportation and utilities. Additionally, air, aesthetics, noise, and light and glare have been added after reviewing the scoping comments as well as additional details regarding the originally scoped items (shown *in italics*).

The alternatives to be analyzed in the Draft EIS include:

1. **No action:** Assumes no development beyond that permitted by current County zoning regulations.
2. **Alternative 1 Preferred Alternative:** The development as proposed.
3. **Alternative 2 Alternative Configuration:** Other reasonable alternatives for achieving the proposal's objective on the same site.

The lead agency has identified the following specific areas for discussion in the EIS.

## 1. Earth

### a. Geology

- i. Further analysis of potential adverse impacts resulting from the alteration of geohazards, including landslide deposits and talus slopes, and from infiltration of stormwater and wastewater on the project site.
- ii. *Slope stability of the proposed access road.*
- iii. *Topographic changes compatible with the natural character of the site.*
- iv. *Disruption and overcovering of soils.*
- v. *Increased erosion potential following initial clearing and grading operations until revegetation occurs, with a potential for eroded sediments to enter surface water runoff.*

## **2. Air**

- a. *Air quality*
  - i. *Temporary increases in airborne dust and vehicle emissions during construction.*
  - ii. *Localized increases in carbon monoxide levels along the Squilchuck access road.*
- b. *Odor*
  - i. *Temporary odors from construction activities such as asphalt paving, increased odors associated with vehicle emissions, home heating and property maintenance.*
  - ii. *Potential for odor from sewage treatment lagoon facilities.*

## **3. Water**

- a. Groundwater and surface water movement/quantity/quality
  - i. Further analysis of the water requirements for the project, availability of sufficient ground water for resort uses, and of the potential adverse impacts resulting from the use of groundwater on stream flow and irrigation water downstream of the site.
  - ii. *Alteration of the absorption characteristics of the site.*
  - iii. *Contamination of runoff water with trace amounts of petroleum residues, heavy metals, phosphorus, nitrogen and other pollutants associated with vehicle traffic and property maintenance.*
- b. Public water supplies
  - i. Feasibility and impact of extending the Chelan PUD public water system to the project site, which may require improvements to the existing water system.
  - ii. *WRIA 40A Watershed Plan.*
  - iii. *WRIA 40A Water Quantity Analysis.*

## **4. Plants and Animals**

- a. Analysis of potential adverse impacts to plants and animals within the project footprint.
- b. Habitat and migration routes
  - i. Analysis of potential adverse impacts to both resident and migratory elk and mule deer populations.
  - ii. Identify appropriate mitigation for loss of habitat.

- iii. *Permanent conflicts between wildlife and humans during summer resort use.*
- iv. *Removal of natural vegetation on site, with a corresponding reduction or loss of the wildlife habitat and animal species.*
- v. *Potential incidents of predation on wildlife by uncontrolled domestic pets.*
- vi. *Removal of snags and stumps causing a corresponding reduction or loss of wildlife habitat and non-game animal species.*
- vii. *Secondary impacts to habitat and wildlife as a result of induced development in the Squilchuck, Stemilt and Naneum Basins.*

c. Plants

- i. Analysis of potential habitat for listed and sensitive plant species within the proposed area of disturbance.
- ii. Identify appropriate mitigation for loss of habitat.

## **5. Energy and Natural Resources**

a. Source/availability

- i. Analysis of impacts related to extending the Chelan PUD power and telecommunications system to the project site, which will require construction of a new transmission main, substation, and distribution system. Analysis shall be coordinated with Chelan PUD and shall include but not be limited to the Chelan PUD feasibility and application process and include load studies, review of environmental impacts, and land use rights and permitting.
- ii. *Commitment of the private property to resort use, precluding other uses to which the land resource could have been committed.*
- iii. *Commitment of power, water and forest resources.*

## **6. Land and Shoreline Use**

a. Recreation

- i. Analysis of the impacts to back country, existing trail systems, and existing recreation areas that are near the site, and impacts to implementation of the Stemilt-Squilchuck Recreation Plan.

b. *Community Plans*

- i. *Stemilt Partnership.*
- ii. *The Stemilt-Squilchuck Recreation Plan.*
- iii. *Community Vision Report.*
- iv. *Chelan County Comprehensive Plan.*

- v. *Our Valley Our Future (OVOF) Action Plan.*
- c. *Local Plans*
  - i. *Master Plan Resorts Overlay District (CCC 11.89).*
- d. *Land Conversion*
  - i. *Conversion of approximately 900 acres of vacant open land to resort use and the partial conversion of 1,255 acres for expanded ski terrain.*
  - ii. *Increased demand for use of commercially zoned property along the Squilchuck Road.*
  - iii. *Increased use of public lands.*
  - iv. *Contribution to the loss of vacant open land in the area for the resort complex.*
  - v. *Increased demand for large lot development on other private lands.*
  - vi. *Increased use of and demand for public recreational facilities in the area.*

## **7. Transportation**

- a. *Vehicular traffic*
  - i. *Analysis of traffic impacts on the existing road system; proposed mitigation. Verification of impact and mitigation measures outlined in the TIA.*
  - ii. *Analysis of parking demand vs. proposed parking to be provided.*
  - iii. *Analysis of the effects of increased traffic on Squilchuck Road and Mission Ridge Road on existing uses, including school buses.*
  - iv. *Refine transportation impact study and evaluation of traffic impacts on the regional transportation system as requested by City of Wenatchee and WSDOT.*
  - v. *Refine mitigation plan and timeline as requested by City of Wenatchee and WSDOT.*
  - vi. *Analysis of the impacts of a single road access to the project site on emergency access, public safety, and evacuation in both winter and summer seasons.*
- b. *Traffic hazards*
  - i. *Analysis of the impacts to traffic safety on Squilchuck Road and Mission Ridge Road.*
  - ii. *Increased demand by limited number of permanent residents for school bus transportation to elementary, junior and senior high schools.*

- iii. *An increase in peak hour and average daily traffic on the Squilchuck access road.*
- iv. *Potential increased hazard to walking school children on Squilchuck Road.*

## **8. Public Services**

- a. Fire/BLS/Police
  - i. Assess basic life-safety threats due to location, access, and resources (e.g. fire flow water supply, wildfire risk, evacuation, etc.).
  - ii. Assess the impacts of the project on existing emergency services, including law enforcement, basic life support, and fire protection, and address the following:
    - 1. Impacts to dispatching and capacity to handle the increased demand.
    - 2. Identify any special services that may be required, and assess if adequate resources are available for those special services.
    - 3. Review impacts to level of service delivery to the project and to the existing community due to increased demand.
    - 4. Assess if adequate resources and staffing are available to meet increased demand.
    - 5. Analysis of the capability of existing services to respond to a catastrophic event.
    - 6. Provide an economic/financial analysis of the cost of providing services to the project.
    - 7. Identify how to mitigate the impact on the delivery of emergency services or increase the capacity to meet the increased demand.
- b. Sewer
  - i. Analysis of the feasibility of using Large Onsite Septic System for the entire development, including potential impacts to geologic hazards and downstream surface water contamination.
- c. Solid waste
  - i. Assess the impacts to the existing solid waste management system as well *as the increased demand as a result of the proposal.*
- d. *Electricity*
  - i. *Increased demand for electrical energy for resort operations and heating/lighting.*
- e. *Water*

- i. Increased demand for water use and distribution.*
- f. Telephone*
  - i. Increased requirements/demand for telephone services.*
- g. Roads*
  - i. Increased demand for County maintenance of the extension of the Mission Ridge access road.*
- h. Schools*
  - i. Possible addition of school students in the Wenatchee School District No. 246 by permanent residents of the resort complex.*

## **9. Aesthetics**

- a. Character*
  - i. Alteration of the natural character of the site due to conversion to a developed stage.*
- b. Visual Impacts*
  - i. Visual impact of the power lines in the Squilchuck Trail vicinity.*

## **10. Noise**

- a. Traffic*
  - i. Temporary significant increases in noise levels during construction.*
  - ii. Incremental increase in noise levels on the Squilchuck access road.*
- b. Long-term*
  - i. Low level noise associated with the operation of a year-round resort and winter use of the ski area.*

## **11. Light and Glare**

- a. Light*
  - i. Increased nighttime light visible from various areas in the Wenatchee Valley due to interior and exterior lighting.*
- b. Glare*
  - i. Increased reflective surfaces, causing glare at certain times on sunny days.*

Org #	Commenter	Date Received	Mail, Fax, Email
	<b>Agencies</b>		
1	Chelan County Fire, Brian Brett	6/3/2020	Email
2	Washington State Department of Ecology, Gwen Clear	6/9/2020	Email
3	Washington State Department of Fish and Wildlife, Eric Pentico	6/12/2020	Email
	<b>Community Groups/Organizations/Companies</b>		
4	Audubon Society (North Central Washington), William Deters	6/12/2020	Mail
5	Beehive Miller Squilchuck Irrigation District	6/5/2020	Email
6	El Sendero/Winter Wildlands Alliance, Gus Bekker	6/4/2020	Email
7	Mission Ridge Ski & Board Resort, Tom Riehle	6/12/2020	Email
8	Pitcher Canyon Water Users, Scott Chamberlin	6/3/2020	Mail
9	Professional Ski Instructors of America, Kirsten Houtte	6/12/2020	Email
10	Scheble Orchard, Inc., Norm Gutzwiler (2 comments)	6/12/2020 6/12/2020	Email
11	Stemilt World Famous Fruit, West Mathison	6/12/2020	Email
12	Stemilt World Famous Fruit – Signatures	6/12/2020	Email
13	Washington Native Plant Society, Denise Mahnke	6/2/2020	Email
	<b>Citizens</b>		
14	Amato Family	5/20/2020	Email
15	Ballinger, Susan	6/8/2020	Email
16	Balzer, Ronald	5/31/2020	Email
17	Bishop, Nate	6/9/2020	Email
18	Boese, Austin	6/11/2020	Email
19	cnaismight@nwi.net	6/12/2020	Email
20	Dappen, Andy and Jan	6/12/2020	Email
21	Dawson, Gregg	6/12/2020	Email
22	Dixon, Woodrow	6/9/2020	Email
23	Eastman, Nancy	6/12/2020	Email
24	Flaten, Josh	6/9/2020	Email
25	Garrett, Bob and Dicksie	6/11/2020	Email
26	Gaylord, Drew and Cathy	6/6/2020	Email
27	Gilman, Jena	6/8/2020	Email



28	Haven, Doug and Jan	6/10/2020	Email
29	Hokanson, Linda	5/27/2020	Email
30	Kacmarcik, Mark	6/12/2020	Email
31	Kane, Kevin (two comments submitted)	5/22/2020, 6/12/2020	Email
32	Kelly, Dan	6/12/2020	Email
33	Kuhn, Cheri	6/9/2020	Email
34	LaRue, Jill	6/9/2020	Email
35	Lasky, Adam	6/12/2020	Email
36	Lindstrom, Jordan	6/10/2020	Email
37	Luksus, Cynthia	6/11/2020	Email
38	McBride, Brian	5/24/2020	Email
39	McDonnell, Jess	6/12/2020	Email
40	Michel, Chris and Diane	6/9/2020	Email
41	Milner, Doug and Tami	6/12/2020	Email
42	Myers, Heidi Lee	6/12/2020	Email
43	Nolan, Kevin	6/9/2020	Email
44	O'Daffer, Dean	5/29/2020	Email
45	Poirier, Jeanne	6/12/2020	Mail
46	Robinson, Steven	6/12/2020	Email
47	Rolfs, Mike	6/8/2020	Email
48	Rybakov, Ivan	5/26/2020	Email
49	Salcido, Malachi	5/26/2020 6/12/2020	Email
50	Sand, John H, MD	6/9/2020	Email
51	Schilling, Jason	6/12/2020	Email
52	Tackman, Jamie	6/12/2020	Email
53	Uren, Cindy	5/26/2020	Email
54	Watson, Denise and Rick	6/8/2020	Mail
55	Zanol, Tim	6/9/2020	Email