

## 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.

### **A. Background** [\[help\]](#)

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

*Mission Ridge Expansion Master Planned Resort*

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

*Larry Scrivanich/Tamarack Saddle LLC*

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

Applicant Contact Information:

Larry Scrivanich  
PO Box 2174  
Woodinville WA 98072

Project Manager Contact Information:

Clay White  
Director of Planning, LDC, Inc.  
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425-806-1869

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

Prepared March 2018  
Revised February 2019  
Revised January 2020

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

Chelan County

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

*The Mission Ridge Expansion project timing is broken down into a permitting and implementation set of phases. Actual phasing timelines will depend on several factors.*

*2018-Winter 2020 – Permitting for Master Planned Resort Overlay and Development Agreement approval.*

*2020-2025 – Phase 1 permitting and construction*

*2026-2028 – Phase 2 permitting and construction*

*2029-2032 – Phase 3 permitting and construction*

*2033-2038 – Phase 4 permitting and construction*

*2038-2040 – Phase 5 permitting and construction*

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

*There are no expansions anticipated beyond the phased project proposal.*

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

*A great amount of environmental information has been prepared for the Mission Ridge Expansion project application. Further, there is an enormous amount of data that has been previously produced for this area. Included within the application is Historical SEPA EIS information (Appendix A), a Traffic Impact Analysis (appendix B), a Cultural Resources study (Appendix C), a Fire protection plan (Appendix D), an Aquatics, Wildlife, and Botany Resources study (Appendix E), a Geotechnical Report (Appendix F), a Hydrology Memorandum (Appendix G), and an Economic Significance report (Appendix H). These reports and studies have all been updated as part of site plan and site design revisions current with this January 2020 resubmittal; memos explaining any changes to reports have been prepared by all sub-consultants. Further, all SEPA element information contained within the checklist has been prepared by technical experts and is provided in the checklist (where a report is not provided).*

*Additionally, a Final Environmental Impact Statement was prepared in 1986 as part of the Mission Ridge / Constellation Ridge Resort. Much of the information contained within the Final Environmental Impact Statement is relevant and applicable to the site, due to the proximity between the expansion area and the area assessed for the FEIS.*

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. [\[help\]](#)

No

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

**Chelan County:** Master Planned Resort Overlay; Development Agreement; SEPA Determination; Engineering Review & Approval; Binding Site Plan; Civil Construction Permits; Commercial & Residential Building Permits.

**Chelan County PUD:** Developer Extension Agreement

**Washington State Department of Ecology:** Construction Stormwater General Permit (NPDES); Dam Safety Construction Permit; Water Rights

**Washington State Department of Health:** Water System Approval; Sewer System Review & Approval

**United States Forest Service:** Engineering Review & Approval / NEPA

**DNR, ACOE, WDFW, USFW:** Environmental Permits

11. Give a 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.) [\[help\]](#)

*As outlined in Chelan County Code 11.89, the Mission Ridge Expansion Master Planned Resort has been designed to enhance and diversify the recreational and economic opportunities in Chelan County through the development of a Master Planned Resort that complements the natural and cultural attractiveness of the area without significant adverse effects on natural and environmental features, cultural or historic resources. As outlined above, reports have been produced to supplement the SEPA checklist, outlining how the proposed Mission Ridge Expansion complements the natural and cultural attractiveness of the area without creating significant adverse impacts on natural, environmental, cultural or historic resources.*

*In terms of enhancing the diversity of recreational and economic opportunities, the Mission Ridge Expansion is designed to complement and integrate with the existing Mission Ridge Ski and Board Resort. For historical context, the Mission Ridge Ski and Board Resort has provided exceptional outdoor recreational experiences since its inception in 1966. For over 50 years, Mission Ridge has been an integral part of the greater Wenatchee Valley and North Central Washington, as well as a destination for visitors throughout our region. Interest in recreational opportunities at Mission Ridge has grown during this time, and Mission Ridge is in a unique position to meet that public demand while maintaining the character that makes Mission Ridge so special.*

*The Mission Ridge Expansion Master Planned Resort project is located on approximately 502 acres of privately owned property directly adjacent to the existing Mission Ridge Ski and Board Resort. The project is seeking approval of a Master Planned Development application via a Master Planned Resort Overlay pursuant to Chelan County Code 11.89. We are also applying for a Development Agreement pursuant to Chelan County Code 14.18. The Mission Ridge Expansion project will consist of five phases and is expected to build out over a 20-year timeframe. A Development Agreement has been applied for to guide the development process and is proposed to be a 25-year agreement. As the site plan indicates, the Master Planned Resort will provide a mixture of commercial, residential (single family, condo, townhomes), and recreational opportunities that will connect to the existing resort.*

**Phasing**

*The following outlines the phasing plan for residential and commercial uses:*

	Condominiums, Townhomes and Duplexes (Total Units)	Single Family Detached Units	Hotel/Lodge	Commercial Space/Skier Services	Employee housing
Phase 1	172	102		60,000	
Phase 2	162	50	57	20,000	40*

Phase 3	156	41		18,500	
Phase 4	131	41		11,500	40*
Phase 5	-	41			
<b>Total</b>	<b>621</b>	<b>275</b>	<b>57</b>	<b>110,000</b>	<b>80*</b>

\* Employee housing is anticipated to be provided as short-term seasonal housing for employees. These will be provided in a dormitory format or as small units.

### Recreational Facilities

The Mission Ridge Expansion will provide three new ski runs that will connect to the existing resort, Nordic trails, hiking and biking trails, and other outdoor recreational activities for year-round enjoyment of the area. Beginner and intermediate ski terrain will allow for growth and for the resort to teach more and more people a love for the mountains and of skiing. The designated runs and gladed tree skiing will intermingle with home sites and gathering areas, creating a community of like-minded outdoor enthusiasts. In response to community input and interest, there will be new Nordic ski trails developed throughout the area.

Many outdoor recreation opportunities will be explored and developed within the resort expansion. These will include popular and simple trail development for mountain biking and hiking along with improved opportunities for ADA access to mountain experiences. Opportunities for outdoor recreation such as camping, horseback riding, zip lines, Alpine coasters, and others will be explored.

Specific uses are in-line with Chelan County Code 11.89.030 and the proposed Development Agreement.

### Short-Term Visitor Accommodations

Dwelling units of all types may be utilized as vacation homes or short-term visitor accommodations. All short-term visitor accommodations will be managed by Tamarack or its assigns. As described in the table above, a 57-unit lodge is also proposed as part of Phase 2. This approach is consistent with Chelan County Code.

### Residential

Residential units are designed for full-time living. Employees may choose to reside in the units, but the units are not specifically designed or intended for exclusive employee housing. To accommodate employees, it is anticipated that dormitory-style or small-unit employee housing will be provided, accommodating 40 beds of employee housing as part of Phase 2, with another 40 beds available as part of Phase 4.

### Commercial and Cultural Community and Entertainment

The Resort will host approximately 110,000 square feet of commercial space and associated parking for day use of the area. This will include a variety of commercial and entertainment uses including restaurants, retail and specialty shops, bars, office space, real estate services, and facilities to host recreational events such as weddings, concerts, and meeting facilities. All commercial and entertainment components are intended to only serve and support the Master

*Planned Resort. A full set of proposed uses is outlined within the application and Development Agreement.*

### Governmental Services

*The Resort will make provisions for services needed to support the resort. This includes provisions for transportation-related facilities, emergency/medical facilities, fire protection, law enforcement/security, waste disposal, and utilities*

*In addition to the development proposed as part of the Master Planned Resort (MPR), there is some additional infrastructure development that will take place adjacent to the project area on United States Forest Service (USFS) lands. A new access road from the existing Mission Ridge base area to the private parcel in Section 19, amending the Mission Ridge USFS special use permit, constructing new alpine ski lifts and ski runs on Forest Service and WDFW lands as well as expanding ski area operations and a community development on private land. Site Plan sheet 3: Cadastral Plan and sheet 8: Mountain Infrastructure Plan provide an overview of the relationship between the proposed MPR and improvements proposed on USFS land. Mission Ridge is simultaneously working with the Okanogan-Wenatchee National Forest (OWNF) to prep an environmental assessment (EA). The purpose of the EA is to analyze the proposal to expand Mission Ridge operations on Federal Land as guided by Wenatchee National Forest Management Plan direction. The EA will be prepared in accordance with the National Environmental Policy Act of 1969, regulations of the Council on Environmental Quality (40 CFR §1508.9). Although these additions are not part of the MPR application, we have included them within the project narrative discussion and SEPA checklist. Additional information may be found within Section N of the project narrative.*

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. [\[help\]](#)

*The project contains a portion of parcel numbers 212019000000 and 212030100050 and is located within Township 21, Range 20, Sections 19 and 30.*

*A legal description and map of the property is provided in Section 3.0 of the application. The project site plans also project visual information for those interested.*

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

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

#### a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, **mountainous**, other \_\_\_\_\_

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

*Approximately 70%*

#### 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 soil survey map of the site prepared by the Natural Resources Conservation Service (NRCS) identifies the soils in the vicinity of the subject site to include Loneridge very stony loam [LoF], Stemilt silt loam [StD/StE], and Rubble land-Rock outcrop complex typically located on slopes ranging from 25 to 65 percent. The typical soil profiles mapped at the subject site generally include very gravelly/cobbly/stony silt loam and ashy loam. The landform of these soil units is described as 'Mountain slopes', with the parent material typically noted to consist of 'residuum and colluvium from basalt mixed with volcanic ash and loess.'*

*Development of the proposed project will result in cut and fill grading of the onsite soils/bedrock, along with possible importing for new fill materials (as necessary). The proposed project should not significantly impact commercially significant agricultural land.*

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

*Based on published geologic maps, the site and surrounding vicinity consists of almost entirely of mass-wasting deposits resulting from significant landslide events. Geomorphic features noted at the project site during our preliminary research and confirmed during field reconnaissance are consistent with large scale slump-block landslides. The classic characteristics of landslides can be readily seen, including clearly identifiable head scarps, rotated slump blocks, and hummocky topography of the slide mass. It is believed that the landslide events occurred under notably different geologic and climactic conditions during the end of the Pleistocene Epoch. The revised Geotechnical Memo, submitted with the resubmittal of this application, includes a plan sheet that shows revised boundaries of the mass wasting and talus deposits based on information not available at the time of the original checklist. The noted slump-block failures and surrounding mass-wasting deposits from older landslide events appear to be relatively stable under the modern day geologic and climate conditions. This conclusion has not changed as a result of the revised site*

*design. Additional site-specific exploration and analyses will be performed as part of the development phases of this project.*

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

*The total amount of fill and exaction is not known at this time. However, all these issues will be addressed during permitting for implementing phases of this project, such as review of grading and construction plans associated with subdivision applications that will follow.*

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

*The possibility of erosion will be limited or eliminated with the implementation of temporary and permanent erosion and sediment control Best Management Practices (BMPs). These measures will be presented in the project specific Stormwater Pollution Prevention Plan(s) and Erosion and Sediment Control plan(s). The development of these documents will be based on technical guidance found within the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington.*

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

*The exact impervious surface coverage is not known at this time; however, approximately 70% of the site is proposed to be open space. A significant portion of the remaining land will remain pervious, with the only impervious surfaces being roads, driveways, and buildings. Based on these assumptions, we estimate a total impervious surface addition of between 10% and 15%.*

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

*We will include temporary and permanent erosion and sediment control Best Management Practices (BMPs). These measures will be presented in the project specific Stormwater Pollution Prevention Plan(s) and Erosion and Sediment Control plan(s). The development of these documents will be based on technical guidance found within the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. Since the project will be built in phases, soil disturbances will also be isolated to specific areas, providing easier control. Additionally, disturbed areas will be reseeded as soon as site grading is completed, and sprinkling will be utilized during dry summer months to enhance vegetative growth and regeneration.*

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

*During construction of the site, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be from vehicle exhaust. The increase in automobiles associated with the development would contribute emissions to the ambient air.*

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

*Offsite vehicular traffic from nearby roads would be the primary off-site source of air pollution that could affect this proposal, but that should be very minimal.*

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

*Dust control measures, such as watering, would be utilized during summer months if deemed necessary. Vehicle emissions should be limited as emissions from vehicles are regulated by the Department of Licensing.*

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

*The existing resort currently utilizes surface water for domestic use, irrigation, and commercial snow making pursuant to water rights S4-25295C, S4-31615P, and S4-CV3P1030. Sec. 19 was acquired with title to surface water rights S4-CV3P1022 and S4-2238JWRIS. In addition to these authorizations, New Mission, LLC holds permit S4-31616P, which authorizes the storage of 300 acre-feet of surface water. As authorized by RCW 90.03, Mission Ridge intends to pursue changes to the noted water rights as necessary to accommodate the proposed new development. The surface water source identified for these rights is Squilchuck Creek and Lake Creek. Public water is also available to the site.*

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

*The National Wetlands Inventory (NWI) Map and Chelan County Wetland Inventory Map indicate Wheeler Reservoir and several streams within or in the vicinity of the proposed conceptual expansion area. Wheeler Reservoir is located adjacent to the southeast corner of the site.*

*In summer of 2017, Chelan County completed a stream type request for the Applicant (dated 17 August 2017 – see Stream Type Report in Appendix E). The stream type request was part of an effort to understand natural resource existing conditions and potential permitting requirements prior to submitting designs and permit applications to Chelan County. According to the Washington Department of Natural Resources (DNR) Forest Practices Application Review System (FPARS) mapping tool, many stream segments are present within the conceptual expansion area. The streams located in the proposed conceptual expansion area are all listed as “N” streams, or non-fish bearing (with the exception of one “U”, or unknown stream). Each stream within the proposed conceptual expansion area was typed and recorded.*

*The stream typing effort indicated there are two perennial, non-fish-bearing streams in the southwest part of the private parcel. The remaining streams were incorrectly mapped and removed from subsequent analysis.*

*A perennial fish-bearing stream, Squilchuck Creek, runs through US Forest Service land to the west of the private parcel. Squilchuck Creek runs through culverts under the existing Mission Ridge Ski Area parking lot and will not be impacted by new developments.*

*In early fall of 2017, a wetland inventory and delineation was completed (dated 17 September 2017 – see Wetland Report in Appendix E). Two small Category 3 emergent wetlands were identified and delineated on the northeast corner of the proposed conceptual expansion area. Category 3 wetlands are wetlands with a moderate level of functions and can often be adequately replaced with a well-planned mitigation project.*

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. [\[help\]](#)

*No construction will occur within 200 feet of Wheeler Reservoir or Squilchuck Creek.*

*Construction may occur within 200 feet of identified streams or wetlands. This work may include road crossings and ski runs across streams, or infrastructure development in the wetland area.*

*Per Chelan County Code (11.80.070), the Applicant will coordinate with Chelan County, Washington Department of Fish and Wildlife (WDFW) and Washington Department of Ecology (DOE) (11.80.110) to develop appropriate Mitigation Plans to mitigate impacts to wetland habitats and species. (See Supplemental Resource Report in Appendix E for additional detail.)*

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. [\[help\]](#)

*Potential for fill and dredge material depends on final project design. Design and mitigation will be determined in coordination with Chelan County and other appropriate local, state, and federal agencies.*

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

*Pursuant to the above noted water rights and any subsequent change authorizations, surface water diversions will be used to support irrigation, snow making, and potentially domestic use in Sec. 19 and portions of Sec. 30. Seventy (70) acre-feet of onsite water storage will be developed within Sec. 19 to support these uses. The source of supply will be Squilchuck Creek and Lake Creek. The extent of water use for all activities is unknown at this time.*

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

*No portions of this project lie within the 100-year floodplain.*

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. [\[help\]](#)

*This project will not result in any discharges of waste materials to surface waters.*

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

*Subject to change authorization to existing rights, ground water may be used to supply domestic quantities for the project. Total domestic use for the completed project is estimated at 90 acre-feet supplied at a rate of 60 gallons-per-minute. Several potential drilling targets have been identified in Sec. 19 using EMS/VLF technologies. These aquifer targets are located within deep saturated bedrock fractures that are inferred to be in hydraulic continuity with the surface water within the Squilchuck Creek drainage where the existing water rights are located.*

*If approved, a storage reservoir(s) and snow making may be used to recharge and enhance the ground water aquifer such that sufficient quantities are available for withdrawal from wells to be developed in Sec. 19. The Applicant has retained the services of a licensed hydrogeologist to evaluate the site's suitability for ground water withdrawal and to identify tentative well locations. The final quantity of water needed for domestic use is not known at this time and will be determined in consultation with the Department of Health.*

*Alternatively, pursuant to change authorization approval for existing water rights, ground water withdrawn from a new well developed adjacent to and in continuity with flows from Squilchuck Creek may be used to supply water for domestic use.*

*Wastewater will be treated via wastewater treatment plant and onsite septic disposal and will be discharged to the sub-surface where it may come in contact with the ground water aquifer. The volume of wastewater will be dependent upon the extent of domestic uses. This issue will be evaluated through permitting processes with the Department of Health.*

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. [\[help\]](#)

*Wastewater produced at the resort will be normal municipal wastewater that is produced by housing, restaurants, and commercial retail businesses with restaurants. There are no plans for industries in the resort village. By compliance with minimum land requirements, design wastewater loading rates, system O&M, setbacks from wells and surface waters, all of which are required for permitting on-site wastewater systems, the groundwater and surface water will be protected.*

*Disposal of wastewater from Large On-Site Sewage (LOSS) systems is permitted through Washington State Department of Health (WADOH) and requires a hydrogeological analysis to protect groundwater. The permit for the LOSS will require protection of groundwater from contamination.*

*The decentralized nature of on-site systems results in the scattering of wastewater drain fields around the entire property. This reduces the chances of a large spill in any one area.*

*Design for treatment and disposal of stormwater from pollutant generating impervious surfaces, e.g. parking lots, fueling area, etc., will comply with the Eastern Washington Stormwater Management Manual and will be permitted by the Chelan County Public Works Department. These guidelines and County review will help assure protection of groundwater from nutrients, metals, or oil pollution that are transported by stormwater runoff and infiltration.*

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

*Stormwater runoff will be generated by the proposed impervious surfaces (roads, roofs, paved parking, etc.) and disturbed / compacted pervious surfaces. Runoff flows and volumes are unknown at this time, but it is anticipated that the project will utilize onsite infiltration and dispersion to achieve water quality and flow control standards, in accordance with Chelan County requirements. The county will review each project phase for stormwater compliance as part of implementing project applications, such as subdivision applications that will be submitted after Master Planned Resort approval. Infiltration facilities will direct runoff into the*

native, onsite soils and dispersion facilities will direct runoff towards vegetated areas. If allowable and necessary, any flows that are directed towards other waters will be treated and detained to prevent downstream impacts.

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

*The current proposal does not include any planned discharges of waste material to ground or surface waters.*

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

*The proposed site improvements (impervious and disturbed surfaces) will increase stormwater runoff flows and volumes. However, any changes to drainage patterns will be reviewed by required agencies as part of future development activity applications. Existing drainage patterns (flow routes) through the immediate site will be affected as site improvements, including grading take place that will alter the existing topography on portions of the project site. All changes to drainage patterns will be reviewed and permitted as the project site is built out.*

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

*Site engineering documents for each phase of development will include an extensive stormwater report to document site conditions, including existing water features and drainage patterns. This report will include analysis of proposed measures to reduce or completely eliminate stormwater runoff impacts to the site and properties located upstream and downstream. The proposed improvements will include stormwater treatment and flow control infrastructure to maintain downstream water quality levels and to ensure downstream flow rates are not significantly altered. The measures within the report will be incorporated into the site-specific construction plans. Both the stormwater report and construction plans will be reviewed and approved by Chelan County prior to construction. Grading and earth moving activities will be primarily restricted to the summer months when precipitation is low, thereby reducing runoff and erosion. Sedimentation and retention ponds, on-site drainage systems, and other best management practices will be used.*

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

*Construction will require varying levels of removal of approximately 232 acres of primarily mixed-conifer vegetation (conifers and associated understory), 160 of these acres are on private land and the remaining 72 are on public lands. Canopy cover across the site varies from 0 up to 70 percent. Vegetation removal will vary depending on construction activities, i.e. from construction of roads, parking areas and buildings, which will require more removal, to construction of ski runs, which will require considerably less removal.*

*The overall goal is to keep the area as natural as possible with a combination of natural vegetation and infrastructure design. There is a good amount of vegetation onsite that is currently diseased or dying. As part of construction, we will be consulting arborists to ensure retained vegetation is healthy.*

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

*No listed plant species are known to occupy the site.*

*Per the Washington Natural Heritage database, half of the site is located within the Pinus ponderosa cover type within the East Cascades Ecoregion.*

*Ecological System Classes include: Northern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest and Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland, with a very small area of Rocky Mountain Subalpine Mesic-Wet Spruce-Fir Forest and Woodland and Northern Rocky Mountain Ponderosa Pine Woodland and Savanna. If critical or otherwise valuable habitat and plant species are identified during construction, the Applicant will adjust plans to protect or replace those areas.*

*As part of the Environmental Assessment being completed for compliance with NEPA, botany and soil surveys were completed on USFS and WFSW land. Surveys identified white-bark pine within the proposed expansion. The site design was modified to avoid removing these trees as much as possible.*

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

*The intent of the proposed design is to maintain the feel of the Cascade Mountains by minimizing disturbance and retaining as much natural vegetation as possible. Disturbed areas*

*will be revegetated with native plant species. Covenants, Conditions, and Restrictions (CCRs) will be implemented for landscaping around homes. Open spaces will be left in a natural state or if disturbed during construction, will be revegetated with native species.*

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

*This area has had little human disturbance, so there are no known noxious weeds and invasive species on the conceptual expansion area. The Applicant recognizes the importance of managing for invasive species. As such, the Applicant will develop a plan to ensure that invasive species are not brought into the site on construction equipment, and all disturbed areas will be promptly reseeded and/or replanted to deter invasive species.*

## 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 \_\_\_\_\_

*The Supplemental Resources Report (Appendix E) provides a synthesis of information and data collected relative to the conceptual expansion area regarding fish, wildlife and plant species and habitat. It is intended to serve as a Supplement Assessment to the State Environmental Policy Act (SEPA) Checklist developed for the proposed Project. The purpose of the Supplemental Assessment is to discuss potential effects of the proposed Project on species and critical habitats that are protected under the Endangered Species Act (ESA) of 1973 (as amended) or Washington state law, or receive special consideration under federal and state regulations. The Supplemental Assessment is intended to provide state and county regulatory agencies with information to assess potential impacts to fish, wildlife and plant resources in order to comply with SEPA.*

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

*No federally listed species are known to be on the site. The site is within the range of Canada lynx, grizzly bear, gray wolf and Northern spotted owl, although none of these species has been observed within the site. Design and habitat modifications will be determined according to ESA and WDFW Management Guidelines for listed species.*

*Concerns relative to the impacts on elk prompted the development of a new elk habitat model. Work is ongoing with WDFW on literature review and consultation regarding impacts on elk*

*habitat.*

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

*The site is not part of a mammal migration route.*

*The site is located within the Pacific Flyway and Bird Conservation Region 9 – Great Basin. Of the 28 species listed for the Great Basin, only the golden eagle and calliope hummingbird potentially occur in the proposed conceptual expansion area.*

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

*The Applicant is working with experts to limit disturbance to elk calving, limit conflicts between wildlife and humans due to attractants such as garbage, and retain open spaces and riparian areas. A Habitat Management Plan may be prepared, if required by the county, during each development phase pursuant to CCC 11.78.100.*

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

*No invasive animal species are known to be on or near the site.*

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

*Electric power will be the primary source of power for this project for both residential and commercial uses. Propane may be used to supplement electric power, and solar power would certainly be an option for both commercial and residential buildings.*

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

*No, this project would not impact the 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: [\[help\]](#)

*The project would have design standards and guidelines that would include construction standards to ensure energy code requirements are met or exceeded. Alternative energy sources, such as solar, may also be employed as an alternative energy source.*

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. [\[help\]](#)

*Not to our knowledge*

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

*None known*

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

*None known*

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

*None known*

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

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

*None*

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

*Noise levels would be intermittently high during clearing and construction associated with the project. After construction, commercial and residential activity onsite would increase*

*ambient noise levels, and noise levels for vehicles driving to the project site would increase. There would also be noise associated with increased ski and board activities from snow making machines and grooming.*

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

*Noise levels for this project will not exceed prescribed levels under WAC 173-60.*

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

*The project site is currently vacant. The proposed use will not interfere with surrounding lands uses. Adjacent to this site is the existing Mission Ridge Ski and Board Resort. The site is surrounded by federal lands and low-density housing. The built-out area of the site will also be surrounded by significant open space.*

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

*The property for which the Master Planned Development application has been prepared has a land use and zoning designation of RR-20. This land is the subject of the acreage subtotals listed below. Ski runs, the connecting road, and other elements of the recreational infrastructure are located on property zoned FC under Chelan County Code, but the property is currently not being managed as a working forest. Approximately 149.5 acres will be converted to developed uses as part of the application. Conversely, this application will ensure that approximately 352.5 acres are preserved as permanent open space. It is anticipated that all development activity associated with the Mission Ridge Expansion will occur on the portions of the site zoned RR-20, and the portions zoned FC will be preserved as permanent open space.*

- 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 impact is anticipated.*

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

*There are currently no structures on the site.*

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

No

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

*The current zoning and land use designation of the property for which a Master Planned Development Overlay is being requested from Chelan County is Rural Residential/Resource-20 (RR-20). Portions of surrounding parcels zoned Forest Commercial (FC) will be used for ski trails and infrastructure associated with the connecting road.*

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

*The current zoning and land use designation of the property for which a Master Planned Development Overlay is being requested from Chelan County is Rural Residential/Resource-20 (RR-20). Portions of surrounding parcels zoned Forest Commercial (FC) will be used for ski trails and infrastructure associated with the connecting road.*

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

N/A

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

*Yes, there are critical areas located onsite. Construction may occur within 200 feet of identified streams or wetlands. This work may include road crossings and ski runs across streams, or infrastructure development in the wetland area.*

*Per Chelan County Code (11.80.070) the Applicant will coordinate with Chelan County, Washington Department of Fish and Wildlife (WDFW) and Washington Department of Ecology (DOE) (11.80.110) to develop appropriate Mitigation Plans to mitigate impacts to wetland habitats and species. (See Aquatics, Wildlife, and Botany Resources Report in Appendix E for additional detail).*

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

*We anticipate that approximately 669 people will work at the site when completed. The number of FTEs will change depending on the season. Based upon an estimate of 25% of the homes being used for full time residences vs. vacation homes or short terms visitor accommodations, (employee housing and full-time homes), approximately 244 homes would be resided in full time. At 2.70 people per home (Chelan County average per 2016 US Census information), this*

would result in approximately 659 residents after the 20-year buildout, or about 33 people added per year once construction begins.

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

*None*

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

*None necessary.*

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

### **Growth Management Act**

*Pursuant to the Washington State Growth Management Act (GMA) section 36.70A.360, “counties...may permit master plan resorts which may constitute urban growth outside of urban growth area as limited by this section. A master plan resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities...”.*

### **Chelan County Comprehensive Plan**

*Chelan County has adopted goals and policies within its comprehensive plan supporting Master Planned Resorts and development and maintenance of recreational facilities to meet the needs of residents and visitors. The following outlines those policies and how we meet the goals and policies of the Chelan County Comprehensive Plan.*

### **Goal LU 12 - Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.**

*As the policy rationale explains, recreational opportunities help promote the area for tourism and provide for a high quality of life. The Mission Ridge Ski and Board Resort has been providing these opportunities to the Wenatchee Valley and beyond for over 50 years. This project will allow us to continue to provide enhanced opportunities to residents of the Valley and those visiting. As an example, the new ski runs will be designed to provide better opportunities for skiers of all age ranges and abilities while Nordic skiing will draw a new set of people to Mission. The new Nordic facilities are going to be provided based upon Mission patrons asking for these services to be provided.*

### **Goal LU 13 – Provide opportunities for Master Planned Resorts, consistent with the provisions of RCW 36.70A.360, to create a diversity of recreational, tourist, and economic opportunities in Chelan County.**

*This policy outlines that Chelan County is encouraging Master Planned Resorts where the*

criteria within the Growth Management Act (GMA) are met. Chelan County has implemented those requirements within CCC 11.89. Our project is designed to meet all the requirements of Chelan County Code (CCC).

Policy LU 13.1: The primary focus of Master Planned Resorts are a fully-contained destination resorts consisting of short-term visitor accommodations associated with a range of developed in-site indoor or outdoor recreation facilities, mix of related convenience goods and services, short-term residential uses, capital facilities, utilities and services and, when feasible, an affordable housing component for employees.

This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the narrative, we are providing short-term visitor accommodations associated with a range of developed in-site indoor or outdoor recreation facilities, mix of related convenience goods and services, short-term residential uses, capital facilities, utilities and services. Further, our application demonstrates that affordable housing is available for those who will work onsite.

Policy LU 13.3: Ensure the compatibility of MPRs with adjacent land uses through appropriate site design which emphasizes physical and visual separation from the nearest existing developed area, preservation and protection of critical areas, and cluster development surrounded by open space.

This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the narrative, our project is designed around the topography of the site and provides for vast amounts of open space and commercial and residential uses that are clustered, especially within the village. Appendix E and F, along with this checklist, outline our approach to compliance with Chelan County Critical Area regulations. Lastly, the site plan demonstrates the separation we are providing from private property. The existing resort has been a good neighbor for over 50 years and the Expansion is an extension of the Mission value to be a strong member of the Wenatchee Valley community.

Policy LU 13.4: Development plans for MPRs should blend site development and architecture with the natural character and features of the land, topography, vegetation, geology, slopes, soils, etc. The MPR design should also reflect relevant cultural heritage and preservation of the areas rural character or natural resources.

This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the project narrative, the Mission Ridge Expansion has been designed around the existing topography of the site. The goal is to connect the existing Mission Ridge Ski and Board Resort to the Expansion so people can ski and connect between the two areas. The village aligns with the proposed ski runs and provides ski/out opportunities. The goal is to preserve the natural beauty of the site and provide a development that recognizes the character and integrates in with the area.

Policy LU 13.5: Permanent residential uses may be included within the boundaries of an MPR, provided such uses are integrated into and support the on-site recreational nature of the resort.

This policy has been implemented within CCC 11.89 as a required element for a Master

*Planned Resort. As outlined in the project narrative, single-family units will be utilized as full-time residences, vacation homes, and for short term visitor accommodations, which will be managed by the resort. This approach is consistent with Chelan County Code. As designed single family uses are included within the boundaries of the MPR and are integrated into and support the on-site recreational nature of the resort.*

*Policy LU 13.6 Necessary capital facilities, utilities and services may be provided to a MPR by outside service providers, including municipalities and special service districts, provided that all costs associated with service extensions and capacity increases directly attributed to the MPR are fully born by the resort, and provided that such facilities and utilities serve only the MPR and/or urban growth areas.*

*This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the project narrative, we are proposing to provide a variety of capital facilities, utilities, and services including power, onsite sewer, and water. We are also coordinating with service providers, such as the Chelan County Fire District #1, to ensure coordination of services takes place.*

### **Chelan County Development Regulations**

*Chelan County has adopted regulations in Chapter 11.89, which outlines the process to permit a Master Planned Resort in Chelan County. It outlines the general requirements and development standards, among other regulations and requirements, to ensure a proposal is compatible with existing and projected land uses and plans.*

*The Mission Ridge Expansion is designed to be a destination resort and to meet and exceed Chelan County requirements, to ensure this project blends in well with the community. It is important to remember the existing Mission Ridge Ski and Board Resort has been a part of the local community for over 50 years and has integrated into the surrounding land uses in the area. The expanded resort will tie the existing ski area in with the expanded resort.*

*The proposal is purposely designed with low density housing (less than two homes per acre), commercial areas that are located in areas that will blend in with the natural environment, and a significant amount of open space that will surround those areas proposed for development. This will ensure Mission continues to be a good neighbor while enhancing recreational and economic opportunities for the Wenatchee Valley and beyond.*

*Our project narrative outlines how this development is designed to meet each required element of Chelan County Code.*

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

*The Mission Ridge Expansion Master Planned Resort project has been designed to provide significant open space to provide a buffer between any development and adjacent forest lands.*

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

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

*Over a 20-year timeframe, approximately 896 residential units will be provided, not including the 80 proposed beds for employees. The residential units are anticipated to be primarily medium and high-income housing. Further, nearly 75% of the housing will not be used for permanent residential 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: [\[help\]](#)

*None anticipated*

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? [\[help\]](#)

*Approximately 45 feet for buildings. 80 feet is being requested as the maximum height for poles associated with ski lifts. Pursuant to Chelan County Code 14.98.325 "Building height" means the vertical distance from the average elevation of the actual or proposed finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.*

*Most buildings will utilize wood as the principal exterior material. Metal may be used for ski lift poles as well as some roof structures.*

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

*The project site has no structures, and the upslope property to the west is part of the existing Mission Ridge Ski and Board Resort. We are not aware of any views that would be altered or obstructed by this project.*

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

*While the site being proposed for a Master Planned Resort (MPR) designation is over 500 acres, the project will contain less than the two dwelling units per acre allowed within an MPR. Further, we are proposing a significant amount of open space for the project to*

*maintain a character that is in harmony with the surrounding area. Lastly, residential, and commercial structures will be built to high standards and required to meet adopted CCRs to ensure the area maintains a high aesthetic value.*

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

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

*Light and glare would be associated with vehicle headlights and lighting from homes and commercial buildings associated with the project.*

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

*Not to our knowledge.*

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

*None to our knowledge.*

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

*Where possible, we will use downshade lighting to control light and glare impacts from the site.*

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

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

*The existing Mission Ridge Ski and Board Resort is located immediately adjacent to this site and has been a destination ski area for over 50 years.*

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

*None*

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

*This project will expand the existing recreational opportunities for the area.*

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. [\[help\]](#)

*There are no such buildings, structures, or sites located on the project site.*

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

*There are no landmarks, features, or other evidence of Indian or historic use or occupation that have been identified. Please see Appendix C for an archeological review and inventory for the Mission Ridge Expansion project that makes findings to this effect.*

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

*Reiss-Landreau Research completed an intensive forest-type intensive survey for the circa 245-acre proposed area where disturbance could take place at the proposed Master Planned Resort. This project was initiated to meet the goals of historic preservation by The Mission Ridge Ski and Board Resort, and a copy of the report and the supplemental memo completed as a result of project revisions may be found in Appendix C. The property is general upland foothill forested space. This project will facilitate the development of a mixed-use resort village, and alpine ski areas. Two planned chairlifts in T21N R19E section 24 are also covered in this report. An access road sundeck and chair 5 are covered in four separate reports. The reports include all available historical, cultural and previous work in the area. It includes historic mapping and details of the resort area itself geologically and in view of the statewide model. A pedestrian survey was conducted on September 6, 2017. Reiss-Landreau Research conducted a landform-based survey. Field technicians walked the proposed routes along the proposed APE utilizing a 20 meters or run of terrain transect method. Much of the area was very steep, and survey was difficult. In places surveyors followed available steep deer track routes and the existing trails. Shovel testing in this low probability area was not called for and technically quite challenging.*

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

*During inspection, RLR did not identify any historic or precontact cultural features or materials. Some modern debris was noted. Reiss-Landreau Research recommends that a finding of no historic properties affected be applied to this project, and that the Expansion*

*Project Proceed.*

*A discovery plan will be prepared for construction phases if any resources are discovered.*

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. [\[help\]](#)

*This project proposes a public road connection built to county road standards from the project site through Forest Service property to connect to Squilchuck Road, which is the only public road serving 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? [\[help\]](#)

*Link transit operates a specialty shuttle (Ski Link) that has 7 daily runs on weekends (Sat-Sun) and holidays from Wenatchee to the ski resort. This service may increase with the Mission Ridge Expansion project.*

- 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 project will provide parking in accordance with the parking requirements table in Chelan County Code (CCC) 11.90. We estimate that approximately 590 parking spaces will be provided in a day use surface parking lot below the village base. One hundred (100) below-grade parking spaces will be provided in two structures underneath village plaza spaces at the village base. Parking for residential uses will comply with all Chelan County parking regulations (likely around 1,800 spaces given proposed unit counts). In total, the site may have approximately 2,500 new parking spaces. However, the actual number of parking spaces, particularly regarding commercial uses where there is substantial internal crossover, will be coordinated with the county as development occurs.*

*Per CCC 11.90, parking rates vary for various commercial uses and therefore will be reviewed as part of a Binding Site Plan/parking plan for the commercial elements of the project. Parking for the additional ski amenities is also not factored into the table and will have to be reviewed as part of a future parking study. The current site plan, however, provides ample space to provide parking for this project.*

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

*Improvements potentially needed within a 10-year forecast would be limited to all-way stop-control at the intersections of Crawford Avenue at Method Street, Crawford Avenue at*

*Okanogan Avenue and S. Miller Street at Crawford Avenue. Mitigation identified in the TIA for the 2040 analysis year should be considered preliminary and re-evaluated at a future date after Phase II (approximately 65% occupancy). The capacity of Squilchuck Road was analyzed and is expected to have sufficient capacity for 2040 with development volumes. Refer to the revised TIA for specific details regarding timing/phasing of mitigation (Appendix B).*

- 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. Those visiting the site will generally arrive by vehicle or shuttle.*

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

*According to the updated TIA, the development is expected to generate 9,468 new average daily trips (ADT), and 833 new PM peak-hour trips (4-6 PM). These estimates come from the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition (2017). Specific detail about chosen land uses is included in the TIA in Appendix B.*

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

*The development is not expected to specifically impact the movement of any agricultural or forest products. Mitigation has been identified in the TIA to allow intersections to operate at an acceptable level of service for all vehicles on the roadway.*

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

*Mitigation has been identified in the TIA to allow intersections to operate at an acceptable level of service for all vehicles on the roadway.*

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

*Yes, this project would require some services, consistent with the existing Mission Ridge Ski and Board Resort. This would mostly focus on fire, police, and general medical. A fire protection plan is provided in Appendix D, and we have been coordinating with the Fire Marshal and Fire District on this project to ensure this project is designed properly. As part of*

*the project, the property will be annexed into the fire district. A location for a future possible fire station has also been identified on the site plan.*

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

*Throughout the 20-year build out of this project, we will continue to coordinate well with service providers. We have already completed a fire plan to ensure this site is built properly in order to avoid fire hazards. As part of this project, we will be paying fees for permits, creating jobs during construction and operation, and generating significant tax revenue for the county, which will offset any costs associated with providing public services to the site.*

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

*Electricity, refuse service, and telephone service are not currently available at the project site but are provided adjacent to the project site at the current Mission Ridge Ski and Board Resort. These services would be brought to the project site as part of this project. Water, septic, and sanitary sewer systems would also be developed as part of the Mission Ridge expansion.*

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

- *The Resort will manage collection, treatment, and disposal of wastewater with residential and large on-site systems (LOSS). Owners of residential single-family homes will be responsible for their on-site septic systems. The LOSS systems will be managed either by a public or private organization that maintains the system based on income from the Resort and/or fees from the users.*
- *The drinking water system will also be managed by either a public or private organization. The final management scheme will be determined after sources of funding and financial benefits of converting to a public utility district are more fully evaluated.*
- *Electric power will be provided by Chelan County PUD. Any required substation will be provided onsite.*

**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 Clay White  
Position and Agency/Organization Director of Planning, LDC, Inc.  
Date Submitted: January 17, 2020

**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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
3. How would the proposal be likely to deplete energy or natural resources?
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?

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

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

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