

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

*Prepared March 2018
Revised February 2019
Revised January 2020
Revised February 2022*

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 a number of factors.

2018-Summer 2022 – Permitting for Master Planned Resort Overlay and Development Agreement approval.

*2022-2027 – Phase 1 permitting and construction
2028-2030 – Phase 2 permitting and construction
2031-2034 – Phase 3 permitting and construction
2035-2040 – Phase 4 permitting and construction
2041-2043 – 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 the 1986 SEPA FEIS prepared for the Constellation Ridge Project (Appendix A); a Traffic Impact Analysis (appendix B and an addendum dated October 7, 2021 which addresses and provides mitigation in response to comments received from the City of Wenatchee and the Washington State Department of Transportation); 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); an Economic Significance report (Appendix H); a Power Needs Analysis (Appendix I), and a Water Resources Existing Conditions and Impacts report (Appendix J). These reports and studies address potential impacts associated with the Project described in the January 2020 submittal and include new information and additional mitigation measures. Further, all information contained within this SEPA checklist has been prepared by technical experts and is provided to supplement the report and studies or as standalone information where a report is not provided. Specific mitigation measures and proposed Project conditions are detailed within the studies, including new mitigation and conditions.

A referenced above and included with this submittal, a Final Environmental Impact Statement (FEIS) was prepared in 1986 as part of the Mission Ridge / Constellation Ridge Resort. Much of the information contained within the 1986 FEIS is relevant and applicable to the site, due to the overlap of the expansion area and the area assessed for the FEIS. Where Project impacts are identified that were also identified for the Constellation Ridge Project, such impacts should be evaluated insofar as there are changed circumstances or new information is available.

Further, over the 35-year period since the Constellation Ridge FEIS was completed, Chelan County has adopted numerous development environmental regulations (e.g., critical areas regulations), which will be utilized to condition permits and mitigate impacts associated with this proposal. These regulations include but are not limited to the requirements set forth in the following Titles of the Chelan County Code:

Title 3: Building Regulations

- Chapter 3.25 Fire Prevention and Investigation Department Fees*

Title 4: Health and Sanitation

- Chapter 4.10 Surface and Stormwater Management Utility*

Title 9: Traffic

- *Chapter 9.02 Washington Model Traffic Ordinance*
- *Chapter 9.12 Parking*

Title 10: County Planning

- *Chapter 10.12.010 Plans Adopted*

Title 11: Zoning

- *Chapter 11.02 General Provisions*
- *Chapter 11.04 District Use Chart*
- *Chapter 11.06 Establishment of Zones/Map*
- *Chapter 11.08 Rural Residential/Resource – 1 Dwelling Unit per 20 Acres (RR-20)*
- *Chapter 11.32 Commercial Forest Lands*
- *Chapter 11.77 Critical Areas Overlay District General Provisions and Administration*
- *Chapter 11.78 Fish and Wildlife Habitat Conservation Areas Overlay District*
- *Chapter 11.80 Wetlands Overlay District*
- *Chapter 11.86 Geologically Hazardous Areas Overlay District*
- *Chapter 11.88 Supplementary Provisions and Accessory Uses*
- *Chapter 11.89 Master Planned Resorts Overlay District (MPR)*
- *Chapter 11.90 Off-street Parking and Loading*
- *Chapter 11.91 Wireless Communication Facilities (WCF)*
- *Chapter 11.92 Signs*
- *Chapter 11.93 Conditional Use Permits*
- *Chapter 11.95 Variances*
- *Chapter 11.97 Nonconforming Lots, Structures, and Uses*
- *Chapter 11.98 Reasonable Use Regulations*

Title 13: Environment

- *Chapter 13.04 State Environmental Policy Act*
- *Chapter 13.06 Hazard Mitigation Plan*
- *Chapter 13.16 Stormwater Management for Chelan County*
- *Chapter 13.18 Construction and Post-Construction Stormwater Runoff Control Program*
- *Chapter 13.30 Water Mitigation Program*

Title 14: Development Permit Procedures and Administration

- *Chapter 14.02 General Provisions*
- *Chapter 14.04 Administration*
- *Chapter 14.06 Application Forms*
- *Chapter 14.08 Application Process*
- *Chapter 14.10 Application Review*
- *Chapter 14.12 Appeals*
- *Chapter 14.16 Bonding*
- *Chapter 14.18 Development Agreements*
- *Chapter 14.20 Process for Lifting, Waiving, or Rescinding Forest Practices Development Moratorium.*

Title 15: Development Standards

- *Chapter 15.30 Development Standards*
- *Chapter 15.40 Fire Protection Standards*
- *Chapter 15.50 Landscape Standards*
- *Chapter 15.60 Latecomer's Agreement*
- *Chapter 15.70 Forest Practices Standards*

Per CCC 13.04.020 (State Environmental Policy Act), Chelan County has adopted WAC 197-11-158 (GMA Project review – reliance on existing plans, laws, and regulations). WAC 197-11-158(5) states in relevant part: “If a GMA county/city’s comprehensive plan, subarea plan, or development regulations adequately address some or all of a Project’s probable specific adverse environmental impacts... the GMA county/city shall not require additional mitigation under this chapter for those impacts.” The effect of the County’s land use and environmental regulations on Project impacts must be considered under SEPA, and this checklist identifies specific regulations that mitigate Project impacts below a level of significance.

This checklist has been prepared in accordance with CCC 13.04 (SEPA) and consideration of the SEPA substantive authority as adopted by Chelan County in CCC 13.04.190.

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. [\[help\]](#)

There are no known governmental approvals of other proposals directly affecting the property covered by this Project.

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; Subdivisions and Binding Site Plans; Civil Construction Permits; Commercial & Residential Building Permits.

Chelan County PUD: Developer Extension Agreement (Power and Water)

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: Forest Practice Permit

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. 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 779 acres of privately owned property directly adjacent to the existing Mission Ridge Ski and Board Resort. The Project requires approval of a Master Planned Development application via a Master Planned Resort Overlay pursuant to Chelan County Code 11.89. Additionally, a Development Agreement pursuant to CCC 14.18 has been applied for and is currently under review with Chelan County. The purpose of this 25-year Development Agreement is to ensure planning principles, development standards and procedures are established and consistent throughout the review process and that mitigation and infrastructure is developed at the time that associated development impacts arise. The Mission Ridge Expansion Project will consist of five phases and is expected to build out over a 20-year timeframe. 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 Detache d Units	Hotel/ Lodg e	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	-	31			
Total	621	265	57	110,000	80*

* 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.

iv. Residential Density

Residential density, including transient accommodations and employee housing will be provided at 1.52 dwelling units per acre for the project. Chelan County Code 11.89.050(5) allows up to two dwelling units per acre (including transient accommodations). Density can be increased beyond two dwelling units per acre with approval from the Hearing Examiner. As proposed, the Project is proposing approximately 32% fewer dwelling units than allowed under the base code to help preserve and protect the natural beauty of the site.

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.

vi. Open Space

Preservation of Open Space is a prime component to this project. The total Project area includes 779 acres. 621.7 acres are dedicated to open space including ski runs (37.2 acres), undesignated open space (45.1 acres), dedicated conservation areas (531.4 acres), and managed open space (8.0 acres). Over 80% of the site is dedicated as open space. This vastly exceeds the requirements in Chelan County Code 11.89.050(2), which requires 40% of the site be left as open space.

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 parcel numbers 212019000000 (650 acres) and 212030100050 (129 acres) 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.

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

The steepest slope onsite has an approximate 70% grade.

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 Project area includes 779 acres. However, 621.7 acres are dedicated to open space including ski runs (37.2 acres), undesignated open space (45.1 acres), dedicated conservation areas (531.4 acres), and managed open space (8.0 acres). This means that over 80% of the site is dedicated as open space. This vastly exceeds the requirements in CCC 11.89.050(2), which requires 40% of the site be left as open space.

CCC 11.89.050(5) provides for the maximum lot coverage for lots. This code section allows an MPR to exceed lot coverage of the underlying zone as part of the Master Plan Resort approval. The application seeks an 80% max lot coverage. Higher coverage rates would be utilized for commercial or higher density residential areas and rates of approximately 40% (or less) for single family detached lots. Of the remaining 157.3 acres not contained in open space, additional areas will not be filled, excavated, or graded including areas that will be part of private yards and other private open space areas.

Grading on the site will consist of the development of public and private roads and utilities and grading, filling, and excavation necessary for parking areas, and commercial and residential buildings. Approximately 120 acres would be disturbed as part of the Project, and an estimated 400,000-600,000 of cut and fill will be undertaken for the Project. This would occur over a 20-year timeframe. All activities will be conducted in compliance with and approved by Chelan County under CCC Chapter 13.18's requirements.

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

A Geotechnical Hazards Report dated December 19, 2019 has been prepared and submitted as Appendix F. Pages 20-22 outline proposed mitigation, findings, and conditions. As the report concludes “the proposed resort expansion site will be suitable for the intended development...” if the findings of the report are implemented. 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.

In addition to Appendix F, the Project will be required to meet the requirements of CCC Chapter 11.86 (Geologically Hazardous Areas Overlay District (GHOD). As provided for within CCC 11.86.005, the purpose of the Code “is to reduce the risk to the health and safety of citizens by designating and regulating geologically hazardous critical areas consistent with the Growth Management Act and Chapter 395-190 WAC...”. Project development will be required to be consistent with CCC Chapter 11.86. If required, additional studies and reports will be submitted with permit applications during the development phases.

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

We estimate total impervious surface amounts to be approximately 12% of the total site area. The total Project area includes 779 acres. However, 621.7 acres are dedicated to open space including ski runs (37.2 acres), undesignated open space (45.1 acres), dedicated conservation areas (531.4 acres), and managed open space (8.0 acres). This means that over 80% of the site is dedicated as open space. This vastly exceeds the requirements in CCC 11.89.050(2), which requires 40% of the site be left as open space. The development area includes approximately 158 acres. We would estimate that 60% of the development area could include impervious surfaces. This includes parking areas, roads, and impervious surfaces associated with residential and commercial elements of the project.

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

Specifically, CCC 13.18.010 (General provisions) states that one of the purposes of the chapter “...is to establish minimum stormwater management requirements and controls to safeguard persons, protect property and prevent damage to the environment caused by stormwater runoff from land-disturbing activities, new development, and redevelopment. This chapter advances that purpose through the following specific objectives: (A) Prevent accelerated soil erosion and control stormwater runoff resulting from land-disturbing activities both during and after construction through the use of best management practices... (C) Reduce stormwater runoff rates and volumes, soil erosion, sediment, and nonpoint source pollution from development and redevelopment to the municipal separate storm sewer system (MS4) or underground injection controls (UIC) through stormwater best management practices (BMPs)... (F) Facilitate the

integration of stormwater management and pollution control with other resolutions, programs, policies, and the comprehensive plan of Chelan County. (G) Establish legal authority to carry out all the inspection and monitoring procedures necessary to ensure compliance with this chapter. (H) Facilitate compliance with state and federal standards and permits by owners of construction sites, developments, and permanent stormwater BMPs within Chelan County. (I) Enable Chelan County to comply with the Eastern Washington Phase II Municipal Stormwater Permit, Washington Department of Ecology's Guidance for UIC Wells that Manage Stormwater, and applicable federal and state regulations."

As outlined within Appendix F, 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. These measures are consistent with and implement the requirements of CCC Chapter 13.16 (Stormwater Management For Chelan County) and CCC Chapter 13.18 (Construction and Post-Construction Stormwater Runoff Control Program) and mitigate associated impacts below a level of significance.

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. Development will be required to meet Air Quality requirements as established by the Washington State Department of Ecology under RCW 70.94. The Project is proposed to meet all state air quality standards during construction and post construction.

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

No.

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 and the Project is proposed to meet all state requirements. Maintaining efficient off-site and on-site traffic flow and circulation will minimize idling vehicles and further

reduce emissions and other impacts to air quality. In addition, all machinery utilized onsite will be turned off when not in use.

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

Appendix J (Water Resources Existing Conditions Report) provides a detailed analysis on water for the Project. Pages 4 and 5 of the report provide suggested conditions and mitigation to offset any potential impacts. As outlined within Appendix J:

There is adequate water available for the Project. Two water supply alternatives were identified that are each capable of providing sufficient physical and legal water availability to meet Projected water supply demands through full buildout. This conclusion is based on:

- The estimated total demand for the Project's Group A community public water system at full buildout is 243 acre-feet per year (ac-ft/yr) including 233 ac-ft/yr for indoor use and 10 ac-ft/yr for outdoor use. Estimated water demand for the Project is consistent with other recreational/residential developments in the region. The Project's public water system will not be used for snowmaking.
- Under water supply Alternative 1, a portion of water system demand would be met using water rights currently owned by Mission Ridge and the balance would be supplied by Chelan County PUD (CPUD).
 - Up to 90 ac-ft/yr of demand may be met using existing Mission Ridge water rights that authorize water sources located within the Squilchuck basin. Mission Ridge does not plan to seek a new water right appropriation to supply the Project. It does plan to seek water right changes to align attributes of existing authorizations with Project needs. Any potential impact resulting from these changes will be fully mitigated through Washington's water laws that are established to protect existing instream and out-of-stream rights when water right changes are approved. There will be no enlargement of existing authorized quantities.
 - The balance of water demand of about 153 ac-ft/yr would be supplied by CPUD's Group A community water system using sources located outside of the Squilchuck basin that are in hydraulic continuity with the Columbia River. CPUD's water system currently extends to a reservoir in the Forest Ridge neighborhood located less than 0.5 mile north of the Site (Figure 1).
- Under water supply Alternative 2, all water system demand (243 ac-ft/yr) would be supplied by CPUD. Based on initial discussions with CPUD, it appears the utility has sufficient physical and legal water availability to supply the Project under Alternative 2.
- Initial discussions with CPUD indicate its Group A water system has adequate physical and legal availability to supply the Project. The State's Municipal Water Law authorizes CPUD to exercise its existing municipal water rights anywhere within the boundaries of its service area.
- CPUD routinely extends water service to supply new developments. Expansion of CPUD's water system will be subject to all applicable permitting processes.

The Project is not expected to negatively impact water supplies and instead is expected to increase overall water availability in the Squilchuck basin throughout the year and especially during low flow periods benefitting instream and out-of-stream uses including irrigation. The conclusion is based on:

- *The maximum quantity of water consumptively used (lost from Squilchuck basin) will be small and well within authorized water rights. Consumptive use losses from supplying 90 ac-ft/yr of demand from sources in the Squilchuck basin under Alternative 1 are estimated to be no more than about 18 ac-ft/yr, or a continuous rate of about 0.02 cubic feet per second (9 gallons per minute). By comparison, mean annual flow in Squilchuck Creek estimated at 7.5 cubic cfs.*
- *Importing water for the Project from CPUD under Alternatives 1 and 2 will negate all consumptive losses and will provide substantial net water supply benefit to the Squilchuck basin via return flows. Assuming CPUD supplies 153 ac-ft/yr for indoor water use having a 90 percent return flow rate (Ecology, 2018), water augmentation to the Squilchuck basin under Alternative 1 is estimated to be about 138 ac-ft/yr, or an average continuous rate of about 0.2 cfs. If all water for the Project's water system is supplied by CPUD under Alternative 2, water augmentation increases to 210 ac-ft/yr and 0.3 cfs continuously.*
- *Additionally, Mission Ridge plans to expand its artificial snowmaking operation to the Project site using existing water right authorizations. The WRIA 40A Watershed Plan specifically recognized benefits of snowmaking to water supplies in Squilchuck Creek. Snowmaking prolongs the spring freshet period by increasing water storage. It also increases the quantity of cold water infiltrating to groundwater. Prolonging the freshet period benefits aquatic habitat, delays mandatory cuts to downstream irrigation rights, and delays the need to release cool water from high-elevation reservoirs in the Squilchuck basin until later in the season. Increased infiltration results in additional inflow of cool groundwater to sustain baseflows during late season low flows.*

Potential water quantity and quality impacts resulting from erosion and sedimentation, stormwater runoff, and wastewater discharge will be fully mitigated through existing required permitting processes that are established to be protective of surface and groundwater resources as required by Chelan County Code.

The Project is expected to result in a substantial increase of water supplied to the Squilchuck basin on a continuous basis fulfilling several major objectives listed the Watershed Plan including:

- *Providing domestic water from regional (out-of-basin) water supply sources;*
- *Enhancing groundwater recharge and baseflow;*
- *Creating domestic water interties to increase reliability of the drinking water supply; and*
- *Using artificial snowmaking at Mission Ridge to enhance stream flows in Squilchuck Creek by retiming water delivery;*

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.

The Mission Ridge Expansion will be required to meet the requirements of CCC Chapter 11.77 (Critical Areas Overlay District General Provisions and Administration). This chapter outlines critical area requirements, permitting requirements, and mitigation sequencing.

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

Within the Aquatics, Wildlife, and Botany Resources Report (Appendix E), it is stated that any impacts

to streams and wetlands would be regulated and mitigated through compliance with CCC 11.80.070 and the following efforts.

- *Riparian areas and streams in the Project area will have established riparian buffers per Chelan County Code 11.78.090 and US Forest Service Northwest Forest Plan (USDA and USDI 1994). Fish bearing streams on federal lands will be protected by a 300-foot riparian buffer; fish bearing streams on private land will be protected by a 200-foot buffer; and non-fish bearing streams on private land will be protected by a 150-foot buffer.*
- *Stream crossings and ground disturbance will be avoided and not conducted near any fish bearing streams.*
- *Stream crossings or ground disturbance below the ordinary high water mark on non-fish bearing streams, will be conducted during in-water work windows, and all erosion and pollution control best management practices (BMPs) will be employed.*
- *Sediment will be prevented from entering streams and wetlands through the use of BMPs.*
- *Equipment and machinery will be maintained and stored in a manner to prevent spread of aquatic invasive species and to protect riparian buffered habitat from hazardous materials (i.e.. Fuel and oil leaks.)*

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.). Any impacts to streams and wetlands would be regulated and mitigated through compliance with CCC 11.80.070.

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. [\[help\]](#)

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 Section 19 and portions of Section 30. Seventy (70) acre-feet of onsite water storage will be developed within Section 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 detailed in Appendix J.

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. [\[help\]](#)

Yes, groundwater will be withdrawn from wells for drinking water and other purposes. Appendix J (Water Resources Existing Conditions Report) provides a detailed analysis on water for the Project. Pages 4 and 5 of the report provide suggested conditions and mitigation to offset any potential impacts. As outlined within Appendix J:

Two water supply alternatives were identified that are both capable of providing sufficient physical and legal water availability to meet Projected water supply demands through full buildout. This conclusion is based on:

- *The estimated total demand for the Project's Group A community public water system at full buildout is 243 acre-feet per year (ac-ft/yr) including 233 ac-ft/yr for indoor use and 10 ac-ft/yr for outdoor use. Estimated water demand for the Project is consistent with other recreational/residential developments in the region. The Project's public water system will not be used for snowmaking.*
- *Under water supply Alternative 1, a portion of water system demand would be met using water rights currently owned by Mission Ridge and the balance would be supplied by Chelan County PUD (CPUD).*
 - *Up to 90 ac-ft/yr of demand may be met using existing Mission Ridge water rights that authorize water sources located within the Squilchuck basin. Mission Ridge does not plan to seek a new water right appropriation to supply the Project. It does plan to seek water right changes to align attributes of existing authorizations with Project needs. Any potential impact resulting from these changes will be fully mitigated through Washington's water laws that are established to protect existing instream and out-of-stream rights when water right changes are approved. There will be no enlargement of existing authorized quantities.*
 - *The balance of water demand of about 153 ac-ft/yr would be supplied by CPUD's Group A community water system using sources located outside of the Squilchuck basin that are in hydraulic continuity with the Columbia River. CPUD's water system currently extends to a reservoir in the Forest Ridge neighborhood located less than 0.5 mile north of the Site (Figure 1).*

- Under water supply Alternative 2, all water system demand (243 ac-ft/yr) would be supplied by CPUD. Based on initial discussions with CPUD, it appears the utility has sufficient physical and legal water availability to supply the Project under Alternative 2.
- Initial discussions with CPUD indicate its Group A water system has adequate physical and legal availability to supply the Project. The State's Municipal Water Law authorizes CPUD to exercise its existing municipal water rights anywhere within the boundaries of its service area.
- CPUD routinely extends water service to supply new developments. Expansion of CPUD's water system will be subject to all applicable permitting processes.

The Project is expected to increase overall water availability in the Squilchuck basin throughout the year and especially during low flow periods benefitting instream and out-of-stream uses including irrigation. The conclusion is based on:

- The maximum quantity of water consumptively used (lost from Squilchuck basin) will be small and well within authorized water rights. Consumptive use losses from supplying 90 ac-ft/yr of demand from sources in the Squilchuck basin under Alternative 1 are estimated to be no more than about 18 ac-ft/yr, or a continuous rate of about 0.02 cubic feet per second (9 gallons per minute). By comparison, mean annual flow in Squilchuck Creek estimated at 7.5 cubic cfs.
- Importing water for the Project from CPUD under Alternatives 1 and 2 will negate all consumptive losses and will provide substantial net water supply benefit to the Squilchuck basin via return flows. Assuming CPUD supplies 153 ac-ft/yr for indoor water use having a 90 percent return flow rate (Ecology, 2018), water augmentation to the Squilchuck basin under Alternative 1 is estimated to be about 138 ac-ft/yr, or an average continuous rate of about 0.2 cfs. If all water for the Project's water system is supplied by CPUD under Alternative 2, water augmentation increases to 210 ac-ft/yr and 0.3 cfs continuously.
- Additionally, Mission Ridge plans to expand its artificial snowmaking operation to the Project site using existing water right authorizations. The WRIA 40A Watershed Plan specifically recognized benefits of snowmaking to water supplies in Squilchuck Creek. Snowmaking prolongs the spring freshet period by increasing water storage. It also increases the quantity of cold water infiltrating to groundwater. Prolonging the freshet period benefits aquatic habitat, delays mandatory cuts to downstream irrigation rights, and delays the need to release cool water from high-elevation reservoirs in the Squilchuck basin until later in the season. Increased infiltration results in additional inflow of cool groundwater to sustain baseflows during late season low flows.

Potential water quantity and quality impacts resulting from erosion and sedimentation, stormwater runoff, and wastewater discharge will be fully mitigated through existing required permitting processes that are established to be protective of surface and groundwater resources.

The Project is expected to result in a substantial increase of water supplied to the Squilchuck basin on a continuous basis fulfilling several major objectives listed the Watershed Plan including:

- *Providing domestic water from regional (out-of-basin) water supply sources;*
- *Enhancing groundwater recharge and baseflow;*
- *Creating domestic water interties to increase reliability of the drinking water supply; and*
- *Using artificial snowmaking at Mission Ridge to enhance stream flows in Squilchuck Creek by retiming water delivery.*

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. No industrial uses will be permitted 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. WADOH reviews and approves of the initial LOSS design (RCW 18.210.010(3) and (9)), the location and installation of LOSS installation (Chapter 246-272BWAC) and permits and certifies operation of the system of the system (Chapter 173-230 WAC).

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, as stated in Chelan County Code Chapters 13.16 and 13.18, and will be permitted by the Chelan County Public Works Department. These codes implement requirement outlined within the Stormwater Management Manual for Eastern Washington. These requirements will help assure protection of groundwater from nutrients, metals, or oil pollution that are transported by stormwater runoff and infiltration. Any impacts will be mitigated under Chelan County Code requirements.

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 will be managed to meet guidance provided in the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington as implemented by Chelan County Code, Chapters 13.16 (Stormwater Management for Chelan County) and 13.18 (Construction and Post-Construction Stormwater Runoff Control Program). No significant stormwater impacts will occur, and all impacts will be mitigated under existing Chelan County Code regulations and requirements.

Stormwater runoff will be generated by the proposed impervious surfaces (roads, roofs, paved parking, etc.) and disturbed / compacted pervious surfaces. Runoff flows and volumes Project will utilize onsite infiltration and dispersion, consistent with Chelan County Code requirements, to achieve water quality and flow control standards.

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

The Project will not result in any discharge 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. Stormwater management and mitigation will occur by meeting the requirements of CCC Chapters 13.16 (Stormwater Management for Chelan County) and 13.18 (Construction and Post-Construction Stormwater Runoff Control Program). 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, permitted and conditioned under CCC Chapters 13.16 and 13.18 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 as required by CCC Chapters 13.16 and 13.18. 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: [\[help\]](#)

- X* deciduous tree: alder, maple, aspen, other
- X* evergreen tree: fir, cedar, pine, other
- X* shrubs
- X* grass
- pasture*
- crop or grain*
- Orchards, vineyards or other permanent crops.*
- X* 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), comprised of approximately 158 acres on private land and the remaining 72 acres on public lands outside of the MPR boundary. 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. Restoration requirements, where applicable, will meet CCC 11.77 – 11.80 requirements for revegetation. In addition, the landscaping requirements contained within CCC 11.89.050 and CCC 15.50 will be met.

The total Master Plan Resort Project area includes 779 acres. However, 621.7 acres are dedicated to open space including ski runs (37.2 acres), undesignated open space (45.1 acres), dedicated conservation areas (531.4 acres), and managed open space (8.0 acres). This means that over 80% of the site is dedicated as open space. This vastly exceeds the requirements in CCC 11.89.050(2), which requires 40% of the site be left as open space. Leaving 80% of the

site in open space also translates to permanent preservation of existing vegetation.

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

No threatened and/or endangered 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. Any necessary additional mitigation will be determined through development of the Habitat Management and Mitigation Plan in coordination with WDFW pursuant to the code requirements in CCC Chapter 11.78.

As part of the Environmental Assessment being completed for compliance with NEPA, botany and soil surveys were completed on USFS and WDFW 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: [\[help\]](#)

Appendix E (Aquatics, Wildlife, and Botany) has been prepared for this Project and outlines measures to preserve and enhance vegetation on site. Page 43 of Appendix E outlines mitigation measures for plant species. Landscaping for the Project will be required to meet the requirements of CCC Chapter 15.50 (Landscape Standards).

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.

CCC 11.89.050(2) requires that at least 40% of the total acreage of the Master Planned Resort be dedicated to a mixture of permanent open space, natural areas, and/or developed open space, excluding streets and parking areas. The Project will retain approximately 80% of the Project site in open space, which greatly exceeds Chelan County Code requirements (40%) and will help ensure native plants and habitat are maintained.

CCC 11.89.060 outlines the various ways that open space can be preserved as part of the total development. Mission Ridge Expansion Planned Open Space Map and associated information can be found on the Site Plan set in Section 2.0 of the application. The proposed open space covers a total of 621.7acres and consists of a mix of classifications, including: ski runs (37.2 ac), undesignated open space (45.1 ac), conservation area (531.4 ac), and

managed open space (8.0 ac). Any necessary additional mitigation will be determined through development of the Habitat Management and Mitigation Plan in coordination with Chelan County and WDFW.

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. The following measures are proposed to preserve or enhance vegetation on the site.

- *Clean all heavy equipment (bulldozers, graders, backhoes, dump trucks, excavators, etc.) prior to entering National Forest System Lands. Inspect, remove, and properly dispose of weed seed and plant parts found by construction crews on their clothing and equipment on a daily basis.*
- *Use only weed-free straw and mulch for all Projects conducted or authorized by the Forest Service, On National Forest System Lands. If State certified straw and/or mulch is not available, use sources certified to be weed free using the North American Weed Free Forage Program standards or a similar certification process.*
- *Use only gravel, fill, sand, and rock that are judged to be weed free by District or Forest weed specialists.*
- *Use native plant materials as the first choice for re-vegetation, where timely natural regeneration of the native plant community is not likely to occur.*

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 _____

Wildlife species that potentially occur within the vicinity of the Project area:

Amphibians – Columbia Spotted Frog, Western Toad

Birds – Golden Eagle, Northern Goshawk, Dusky Grouse, Sooty Grouse, Flammulated Owl, Spotted Owl, Pileated Woodpecker, White-headed Woodpecker

Mammals – Townsend's Big-Eared Bat, Roosting concentrations of big-brown bat, myotis bats

and pallid bat. Cascade Red Fox, Gray Wolf, Grizzly Bear, Lynx, Marten, Wolverine, Elk and Rocky Mountain Mule Deer.

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. Page 39 of Appendix E discusses mitigation measure for wildlife species. Page 34 of Appendix E discusses mitigation measures for potential impacts on Elk Calving areas.

In addition, the Project will meet the requirements of CCC Chapter 11.78 (Fish and Wildlife Habitat Conservation Areas Overlay District). Appendix E addresses the requirements of CCC Chapter 11.78 and in addition to state and federal requirements, future development applications will be required to show compliance and mitigate and impacts consistent with CCC Chapter 11.78.

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

Please see Appendix E. 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.

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: [\[help\]](#)

Per CCC 11.78.060, a habitat management and mitigation plan (HMMP) for plant, fish and wildlife habitat conservation areas will be prepared. This would be a collaborative process with Chelan County, WDFW and the applicant. Although the preliminary assessment (Appendix E) did not identify any adverse impacts to species of concern (WDFW or USFS), the HMMP would focus on describing potential impacts to riparian habitat, listed or sensitive plant species, elk and mule deer habitat and populations in the Project area at a Project specific scale. The HMMP would also identify any mitigation measures appropriate to the scale of potential impacts. Impact analyses relative to elk would apply the best available science as identified by WDFW, through the WCSI (2017) elk habitat model and recently completed literature review (Gaines et al. 2020). The HMMP would be completed and approved prior to initiation of Phase 1.

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 the Project's 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.

A Power Needs Analysis has been prepared (Appendix I). As Appendix I outlines, Chelan PUD power will be available for the Project, and it is anticipated that a new substation will not be required.

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

No, the 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. [\[help\]](#)

There is no known or possible contamination at the site from present or past uses.

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

There is no known or possible contamination at the site from present or past uses.

- 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 that might affect Project development and design.

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

There are no known 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.

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

Other than normal police, emergency aid, and fire protection services, no special emergency services will be required as a result of this Project.

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

No such measures are necessary, based on current information.

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. There are no known sources of noise which may affect this Project.

- 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 Project construction, consistent with noise impacts associated with forest practices (timber harvest) and general construction. 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, and the Project will be subject to Chelan County Noise regulations contained within CCC Chapter 7.35. In addition, the US Occupational Safety and Health Administration (OSHA) regulates onsite construction-related noise. Contractors onsite will be required to adhere to these standards. To limit the noise of construction, activity will be limited to the hours of seven a.m. to ten p.m. consistent with CCC 11.88.190, when construction takes place within 1,000 feet of an occupied residence. Vehicles and machinery will be required to be turned off when not actively being used.

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 undeveloped. 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. Once the Project is fully built-out, the developed portion of the site will be surrounded by significant open space, which will serve as a perpetual buffer to adjoining properties and off-site development.

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 non-forest use? [\[help\]](#)

The property for which the Master Planned Development application has been prepared has a land use and zoning designation of Rural Residential 20 (RR-20) and Commercial Forest Lands (CF). The Project site has not and is not being used as working forest lands. The area of the Project site designated as forest land of long-term commercial significance will be permanently preserved within a conservation area. This totals 129 acres of forest land which will be permanently conserved and not converted to other uses as allowed under Chelan County Code.

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: [\[help\]](#)

The proposal will not affect or be affected by surrounding working farm or forest land.

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 is Rural Residential/Resource-20 (RR-20) and Commercial Forst Lands (FC). All areas zoned Commercial Forest Lands will be within a dedicated conversation area.

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

The Comprehensive Plan Designation of the Project is Rural Residential 20 (RR-20) and Commercial Forest Land (FC).

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

Not applicable, there is no shoreline master program designation onsite.

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 CCC Chapter 11.80, the Applicant will coordinate with Chelan County, Washington Department of Fish and Wildlife (WDFW) and Washington Department of Ecology (DOE) 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). All future development will be required to meet the requirements of CCC Chapter 11.80, which will mitigate Project impacts below a level of significance.

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 (employee housing and full-time homes) vs. vacation homes or short-term visitor accommodations, 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? [\[help\]](#)

This Project will not displace any people as the site is currently undeveloped.

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

There are no proposed measures to avoid or reduce displacement impacts because the site is currently undeveloped and the Project will not be displacing anyone.

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

The proposed Project is compatible with the Chelan County Comprehensive Plan goals and policies and the regulations and uses allowed within the RR-20 and Commercial Forest Lands zoning.

Growth Management Act

Pursuant to the Washington State Growth Management Act (GMA), RCW 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 Chapter 11.89. Our Project is designed to meet all the requirements of the 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 Chapter 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 Chapter 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 Chapter 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 a MPR, provided such uses are integrated into and support the on-site recreational nature of the resort.

This policy has been implemented within CCC Chapter 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 Chapter 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 Code Chapter 11.89 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.

The Project narrative outlines how this development is designed to meet each required element of the 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, 896 residential units will be provided, not including the 80 proposed units for employees. The residential units are anticipated to be primarily medium and high-income housing. Approximately 25% of the housing will provide permanent residential housing, and the remainder will provide visitor housing (lodging).

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

No units will be eliminated by the Project.

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

There are no measures are proposed to reduce or control housing impacts.

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? [\[help\]](#)

The tallest height of any building will be approximately 45 feet, and the tallest structure height is 80 feet, which is being requested as the maximum height for poles associated with ski lifts. Chelan County Code section 14.98.325 defines “Building height” as “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 existing 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 in the immediate vicinity that would be altered or obstructed by the Project.

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

The site area proposed for a Master Planned Resort (MPR) designation is 779 acres. The Project will contain less than the two dwelling units per acre. Further, the Project will include a significant amount of open space Project to maintain a character that is in harmony with the surrounding area. 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. A resort concept and vision has been developed as described within the Project narrative and will be implemented. Landscape standards consistent with CCC Chapters 11.89 and 15.50 (landscape standards) will be implemented as part of the Project. Signage will be developed in accordance with the standards adopted in CCC Chapters 11.89 and 11.92 (signs).

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? [\[help\]](#)

No light and glare from the finished Project will be a safety hazard or will they interfere with views.

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

No off-site sources of light or glare may affect the Project.

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

The light and glare requirements of CCC 11.88.080 will be implemented. Parking lot lights, security lights, or any exterior lighting shall be low-intensity, non-flashing and designed to Project toward the property or shall be shielded to keep light from directly Projecting over property lines.

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. [\[help\]](#)

The Project will not displace any existing recreational uses.

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

The 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.

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 (RLR) 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. The Project will meet the goals of historic preservation by The Mission Ridge Ski and Board Resort, and a copy of the report and the supplemental memorandum completed as a result of Project revisions may be found in Appendix C.

The property is general upland foothill forested space. The 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 also conducted a landform-based survey. Field technicians walked the proposed routes along the proposed APE utilizing a 20 meter 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 proved to be quite technically 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. [\[help\]](#)**

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

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

The Project will provide 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 Chapter 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 plazas at the village base. Parking for residential uses will comply with all Chelan County parking regulations, which will require approximately 1,800 spaces based on 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 determined in accordance with adopted regulations as development occurs.

Specifically, per CCC Chapter 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 the Project's mix of uses.

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 updated TIA (Appendix B – dated December 10, 2019) 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).

In addition, an addendum to the December 10, 2019, TIA, dated October 7, 2021 has been prepared in response to additional comments received from the City of Wenatchee and the Washington State Department of Transportation (WSDOT). It is included as part of Appendix B. This addendum identifies additional mitigation measures and Project conditions which fully response to comments received from the City of Wenatchee and WSDOT. This includes the mini roundabout improvements for the Crawford Avenue intersections to allow the intersections to operate at acceptable levels of service. The Mission Ridge development should be conditioned to provide proportionate share contributions for the two intersections that have not been improved.

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 personal 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 non-passenger 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, 10th 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, per CCC Chapter 15.30.220.

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, the Project will require some public services, consistent with the existing Mission Ridge Ski and Board Resort. Additional impacts to public services would be minimal.

Fire

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. In addition, the Fire Protection Plan outlines proposed Project mitigation to be incorporated into the Project. This includes addressing issues including use of sprinkler systems, WUI codes, fuel breaks, defensible space, fire apparatus access, evacuation route signage, emergency planning, and education and outreach.

Appendix D also addresses issues which are mitigated under code requirements. This includes road design requirements in CCC 15.30.230(4)(B) (Design criteria) when a secondary access within the development is not practical. We are proposing to meet code requirements by providing a road with a minimum traveled surface of twenty-eight feet wide. The roadway width

shall be constructed to the requirement of the applicable pavement standard. The road shall extend a minimum of two hundred feet into the Project or to a point where the ADT is less than four hundred, whichever is greater. We expect this to be a condition of the underlying permit.

Schools

As outlined within CCC 11.89.010 and RCW 36.70A.360, a Master Planned Resort is focused on providing short-term visitor accommodations associated with a broad range of developed on-site recreational facilities. Given that accommodations are focused on short-term accommodations and that the Project will be built out over 20 years, it is anticipated that the Project will result in minimal impacts to schools.

However, all new development will pay property taxes to schools. School bus turnarounds will be planned for during development phases if bus services are provided by the school district. This will be coordinated with the School District during development phases.

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

Throughout the 20-year build out of the Project, we will continue to coordinate well with service providers. The Applicant had completed and submitted a fire plan to ensure the site is built properly in order to avoid fire hazards. As part of the Project, the Applicant will pay fees for permits, creating jobs during construction and operation, and generating significant property, excise and sales 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 LOSS system will be designed to meet the*

requirements of WAC 246-272B and developed under the authority of RCW Chapter 70A.115. All existing LOSS are required to obtain and renew annual operating permits from the Department of Health.

- 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. A Water Resources memo is provided in Appendix J, dated January 2022.
- Electric power will be provided by Chelan County PUD. A Power Needs Analysis has been provided in Appendix I dated January 2022. No new substation is anticipated for this Project.

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: February 1, 2022