

**NOTICE OF AVAILABILITY OF  
THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS) FOR  
SUNDOON DEVELOPMENT  
A MASTER PLAN RESORT**

**DATE OF ISSUANCE:**

December 20, 2010

**PURPOSE OF THIS NOTICE:**

The purpose of this notice is to inform the public that the Draft Supplemental Environmental Impact Statement (DSEIS) for the Sundoon Development Project (Project) is being released for public review and comment. The DSEIS supplements the Dallesport Area Wastewater Treatment System Final Environmental Impact Statement (2001). Comment period will end by 5pm on January 24, 2011. All comments received during the comment period will be reviewed and considered in preparation of the Final Supplemental Environmental Impact Statement (FSEIS).

**PROPOSERS:** Roseland Property Group LLC

**PURPOSE OF THE EIS:**

The purpose of the DSEIS is to evaluate the Project's environmental impacts consistent with the State Environmental Policy Act (SEPA).

**PROJECT DESCRIPTION:**

The Project will include the following development features: a public-access 18-hole links style golf course and golf support center, trails and four areas of residential, commercial, and recreational development:

- ***The Vineyards***, with up to 200 single family residential lots, 10 multifamily units (10 per building), 85 single family cottages, and a 250-unit self-storage facility;
- ***The Villages***, comprised of a 15,000 square foot Community Center with swimming pool, a 15,000 square foot Village Green with a swimming pool and recreation/support structures, a Commercial District with up to 25,000 square feet of commercial/light retail facilities, an Inn with up to 150 units, and a 15,000 square foot Conference Center with two restaurants;
- ***The Meadows***, consisting of up to 33 single family dwellings and 30 duplex townhomes, and a 15,000 square foot Recreation Center with swimming pool;
- ***The Bluffs***, comprising up to 21 single family homes, 14 four-plex townhomes, and a 15,000 square foot Recreation Center with a swimming pool; and
- ***The Golf Support Center***, with up to 8 structures that will include a golf shop, cart barn, maintenance, shelter, restrooms and support facilities.
- These areas will be connected by internal roadways and walking/bicycling trails. There will be two entry points to the Vineyards, one from Tidyman Road, and one from US Highway 197. The Meadows will have an entry on Dallesport Road, and there will be a new roadway leading from Dallesport Road to the Golf Support Center and the Bluffs. The development area, including roads and parking is estimated to cover approximately 90.7 acres, leaving about 461.2 acres for golf course and open space. The golf course will irrigate and maintain approximately 92 acres.

All references to acreages in this application are approximate and are subject to change based on design modifications, final survey work, and County review.

**LOCATION OF PROPOSAL:**

The Project area is located west of US Highway 197 and east of the town of Dallesport, Washington on approximately 540.6 acres of land.

**AVAILABILITY OF DEIS COPIES:**

Copies of the DSEIS can be reviewed at the Klickitat County Planning Department, or Goldendale Community Library or the White Salmon Valley Community Library.

**RESPONSIBLE OFFICIAL:**

Comments on the DEIS must be in writing and must be received by January 24, 2011. Comments on the DEIS should be addressed to the SEPA responsible official, whose name and contact information are identified below. The SEPA responsible official is:

Curt Dreyer, Director  
Klickitat County Planning Department  
228 West Main Street, MS-CH-17  
Goldendale, WA 98620