

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

DATE OF ISSUANCE:

April 14, 2011

PURPOSE OF THIS NOTICE:

The purpose of this notice is to inform the public that the Final Supplemental Environmental Impact Statement (FSEIS) for the Sundoon Development (Project) is being released for public review. The FSEIS supplements the Dallesport Area Wastewater Treatment System Final Environmental Impact Statement (2001).

PROPONENT:

Roseland Property Group LLC

PROJECT DESCRIPTION:

The proposed Project would 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 128.1 acres, leaving about 423.5 acres for golf course and open space. The golf course will irrigate and maintain approximately 94.9 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 551.89 acres of land.

FINAL ENVIRONMENTAL IMPACT STATEMENT

The final EIS includes a number of updates and revisions made to the DEIS, including corrections and modifications to the draft SEIS text in response to comments received regarding the Project and the draft SEIS.

AVAILABILITY OF FSEIS COPIES:

Copies can be reviewed at the Klickitat County Planning Department or Goldendale Community Library.

APPEAL:

Any appeals of this decision must be filed under the County SEPA ordinance's provision for appeals of an EIS. Any appeal is therefore due no later than twenty-one days from the date of final EIS issuance. Appeals shall be in writing and filed with the County Auditor. Appeals shall state with specificity the basis for the appeal and the errors to be asserted to the Board. Appeals shall not be deemed complete without payment of a fee consistent with the Klickitat County fee schedule, payable to the Klickitat County Planning Department.

APPEAL PERIOD ENDS:

Appeal of an FEIS may be filed until May 5, 2011, at 5:00 p.m.