



ENVIRONMENTAL CHECKLIST

FOR

~~Canyon Road Investors, LLC~~ – Surf City Waterpark
(Name of Applicant)

Lakeside Town Center Assoc. LLC

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

A. BACKGROUND

1. Name of proposed project, if applicable: _____ Surf City Waterpark and Lodge

2. Name of applicant: ~~_____ Canyon Road Investors LLC~~ Lakeside Town Center Assoc. LLC.

3. Address and phone number of applicant and contact person:

Gene Martin
PO Box 862
Ellensburg WA 98926
509 899 1413
and
Doug Mitchell,
605 E 4th Ave
Ellensburg, WA 98926
509 899 0011

4. Date checklist prepared: ___April 15, 2015_____

5. Agency requesting checklist: City of Ellensburg Community Development Department

6. Proposed timing or schedule (including phasing, if applicable):

Construction is planned to begin in August or September 2015 and continue through December 2016.
Phase II will follow within one year.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? No If yes, explain:

There are currently no plans for development of this property beyond the project described in this submittal

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

- Critical Areas Report – Northwest Environmental Consulting, April 2015
- Traffic Report
- Flood Study
- Site Plan, Grading Plan, and Storm Water Design
- Geotechnical Report

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? No If yes, explain:

No other applications are pending for the property covered by this proposal.

10. List any governmental approvals or permits that will be needed for your proposal, if known:

-
- SEPA Approval
 - Building Permits

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site, (subdivision with number of lots, zone change, apartment complex with number of buildings and units, commercial structure, activity within a critical area, square footage ... etc.):

The project will be built in two phases. Phase 1 will include construction of a 6-story, 215-key hotel and waterpark totaling 249,894 square feet of indoor floor space, a 745 stall parking lot, an on-site storm water retention/detention system, and landscaping. The total building footprint of Phase I will be 122,939 square feet. The existing riparian buffer will be expanded, restructured, and replanted to restore functionality and species diversity according to the riparian restoration plan included with this submittal. The restored buffer will include a short recreational trail.

Phase II: This phase will follow within 1 year and will include the construction of a 6-story, 189 key hotel totaling 149,460-square-feet and connected to the Phase I facilities via an enclosed passage. The total building footprint of Phase II will be approximately 34,200 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address. Provide a legal description:

The project is planned at lots 5, 6, 7, 8 and 9 of the Lakeside Short Plat, in the eastern ½ of Section 11 in Township 17N Range 18E, within the city limits of Ellensburg, Kittitas County, Washington.

The site is flanked on the north by Lakeshore Way; to the east by Canyon Road and Burlington Northern train tracks, to the south by Interstate 90, and to the west by Wilson Creek and 26-acre Mattoon Lake (owned by WDFW). Lakeshore Way and South Opportunity Street, off of Umptanum Road, currently provide access to the property. The following attachments to this SEPA Checklist provide detail on the locations:

- Attachment A: Vicinity Map, Existing Conditions, Proposed Conditions

B. ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:

B. What is the steepest slope on the site (approximate percent slope)?

Aside from small excavated mounds of soil and the banks of irrigation ditch, the steepest slopes are 5% or less.

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 prime farmland:

The National Resources Conservation Service (NRCS) maps several soil units at the project site, primarily gravelly ashy loam, clay loam, and ashy silt loam (Attachment D: soil map). To our knowledge, the property does not constitute agricultural land of long-term commercial significance. The property has not been farmed or grazed for at least 10 years, and has been annexed into the City of Ellensburg. The site is not considered to be prime farmland.

For a further description of soils, see the geotechnical report included in this submittal

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:

_____ No.

A geotechnical report was completed and no surface indications or history of unstable soils occur at the site.

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

In order to establish bearing building platforms and to balance flood storage capacity a total of 13,122 CYs of material (within FEMA) will be cut and a total of 35,169 CYs will be filled (23,929 CYs above FEMA and 11,358 CYs within FEMA). Only material determined as suitable will be used on the site.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:

Grading and construction could cause erosion to occur in heavy rain or high wind.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)? __

Impervious surface will cover approximately 54% of the project area: 34% asphalt paving , 17% building roofs, and 3% concrete walkways and curbing.

H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: A Storm Water Pollution Prevention Plan will be followed and Best Management Practices will be employed throughout the project to minimize erosion. After completion of the project, all areas will be stabilized and the chance of erosion is minimal.

2. Air

A. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known:

Construction equipment would create emissions. Earth-moving may create some dust. Best Management Practices would be used to minimize airborne dust emissions.

Automobiles of employees and guests would create emissions during operations. During operations, the project's emissions will be limited to the car and truck exhaust that is typical of urban uses.

B. Are there any off-site sources of emissions or odor that may affect your proposal? NO
_ If so, generally describe:

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

All laws, rules, and regulations that regulate emissions to the air will be followed during the building and the operation of the facility

3. Water

A. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, irrigation ditches, saltwater, lakes, ponds, wetlands)? If yes,

describe type and provide names. If appropriate, state what stream or river the surface water body flows into:

A 26-acre lake (Mattoon Lake) is directly to the west, about 100 feet from the property line. This shallow lake was created at a former gravel pit during construction of Interstate 90. Mattoon Lake is owned and managed by the Washington Department of Fish and Wildlife.

The manmade pond (borrow pit) on the southwest corner of the property was created to supply material for the construction of the plat. This pond will be landscaped and used as an amenity for the facility.

A year-round stream (Wilson Creek) flows southeasterly along the western edge of the project site; Wilson Creek eventually flows into the Yakima River.

An irrigation ditch (Bull Ditch) runs through the property. Water that currently flows intermittently through this ditch will be piped through the property. The points where water flows into and out of the ditch will remain the same.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes If yes, please describe and attach available plans:

Construction of the parking area and buildings will occur within about 200 feet of Wilson Creek. Restoration of the riparian buffer along Wilson Creek will occur up to the edge of the stream. Bull ditch will be replaced with a pipe connecting the points where the ditch currently enters and exits the property. See the attached photo.

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. _____ No fill or dredge material will be placed in or removed from surface waters.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known: The proposal does not require the withdrawal of surface waters. Bull ditch will be rerouted through the site in a pipe. This rerouting will be timed as not to cause interruption of irrigation service from the ditch.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan: Portions of the property lie in the 100-year flood plain as indicated on the site plan.

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:
NO

B. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known:
No water will be discharged to groundwater and no ground water will be withdrawn except for incidental amounts if footing trenches need to be dewatered in the course of construction. The proposed project will be served by utilities from the City of Ellensburg.

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.
None

C. Water Runoff (including storm water)

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.
Storm water runoff will be collected from impervious surfaces and conveyed through underground piping to open water quality swales and ponds for storm water control. Storm water from these surfaces will be retained and infiltrated within the project boundary.

Additional flood storage capacity during flood events are proposed on the southern boundary of the property. These facilities will temporarily detain large volumes of water from onsite and off site during flood events before discharging to Wilson Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The site will not generate waste materials that will enter ground or surface waters.

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project will follow the Storm Water Management Manual for Eastern Washington (Washington Department of Ecology 2004).

4. Plants

A. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other - Willow
- evergreen tree: fir, cedar, pine, other – small Ponderosa Pine and Spruce from a previous riparian buffer planting
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other – Redd Canary Grass, Yellow Flag Iris
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

B. What kind and amount of vegetation will be removed or altered:

The vegetation that will be removed and permanently replaced with buildings and parking areas is primarily non-native (the site was extensively excavated during plat construction and few native plants are present). The vegetation consists of grasses and herbs typical of abandoned pastureland in Eastern Washington. Vegetation within the riparian buffer currently consists of reed canary grass, non-native plants such as knapweed, teasel, mullein and thistle, and a few native shrub and tree seedlings planted during previous mitigation efforts. The riparian buffer area will be replanted with native grass, shrub and tree species.

C. List threatened or endangered species known to be on or near the site:

No threatened or endangered species of plants are known on or near the site.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Currently, vegetation bordering Wilson Creek is non-native reed canarygrass with areas of knapweed and other native and non-native weedy herbaceous species. The project includes a planting plan, which is included in the Critical Areas Report, that outlines the planting and monitoring of native species such as willows and other riparian shrubs that will provide shade to suppress the reestablishment of reed canarygrass, and will provide structure and shelter for wildlife. Additional enhancements may include removal or suppression of yellow flag iris (*Iris pseudacorus*) that grows sporadically below the ordinary high water mark along Wilson Creek.

5. Animals

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other _____

Birds observed during the March 2015 visit: Bald Eagle perched alongside Mattoon Lake, American robin, song sparrow, downy woodpecker, white-crowned sparrow, California quail, black-billed magpie, crow, American goldfinch, mallard, violet-green swallow, mourning dove

mammals: deer, bear, elk, beaver, other _____

Deer sign seen during site visit. WDFW informs that beaver are rare, but possible. Rodent burrows are present on site.

fish: bass, salmon, trout, herring, shellfish, other _____

Trout were observed in Wilson Creek during the site visit. Steelhead and coho are known to use Wilson Creek. WDFW regularly stocks rainbow trout and brown trout in the adjacent Mattoon Lake. Also present in the lake are largemouth bass, pumpkinseed sunfish, and northern pikeminnow (Mattoon Lake Management Plan 2007).

B. List any threatened or endangered species known to be on or near the site:

The area is within the borders of the Middle Columbia River Distinct Population Segment, which lists steelhead as threatened. Currently, WDFW reports that juvenile Chinook and juvenile and adult Coho are present in Wilson Creek.

Is the site part of a migration route? If so, explain:

The site is within the Pacific Flyway, a north-south migration corridor for birds along the North American west coast. Wilson Creek may be used by migrating salmonids. _____

D. Proposed measures to preserve or enhance wildlife, if any:

The applicant plans to enhance approximately 3 acres of riparian habitat along Wilson Creek to improve wildlife habitat. Existing non-native grass cover will be removed or suppressed, and replaced with native grass, tree, and shrub plantings to provide shade, shelter, and perching areas, and vertical structure (storm water swales and berms) Logs or root wads will be placed to create shelter. The woody material will be placed alongside the stream to increase shade and complexity associated with the stream system, thereby improving fish habitat.

6. Energy and Natural Resources

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed energy needs? Describe whether it will be used for heating, manufacturing, etc.:

Electricity and natural gas from the City of Ellensburg will be used for heating, cooling, lighting, etc.

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

_____ No
adjacent properties would be shaded by the structures.

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:
The proposed facility will be in compliance with the Washington State Energy Code.

7. Environmental Health

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:

Employees potentially could be exposed to the chemicals typically used in recreational pools. All workplace safety laws and manufacturer's recommendations will be followed.

A.

1) Describe special emergency services that might be required:

_____ In
case of fire or injury fire department or paramedic services might be required.

2) Proposed measures to reduce or control environmental health hazards, if any:

_____ All
work place safety laws and manufacturer's recommendations will be followed.

B. Noise

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

Traffic on I-90 and Canyon Road, as well as trains traveling on the tracks bordering the property, create ambient noise.

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.

Construction and construction traffic would create short-term noise during 2015 and 2016, primarily during daylight hours. Once in operation, the site will be a destination with most traffic occurring during daylight hours and is not anticipated to significantly increase ambient noise in the area.

3) Proposed measures to reduce or control noise impacts, if any

The noise ordinance for residential and university receivers prescribes that construction be limited to the hours between 7:00 AM and 10:00 PM on weekdays (WAC 173-60-050). An exemption to the maximum decibel output applies for replacement of essential utility services (WAC 173-60-050[e]). Construction noise will be temporary and will generally take place during normal working hours to reduce impacts to neighboring residents.

8. Land and Shoreline Use

A. What is the current use of the site and adjacent properties?

__The site is currently not in use. Adjacent properties are in commercial use, including a Best Western hotel and a Carls Jr. fast food restaurant to the north. Across Canyon Drive and the railroad tracks are several gas stations and fast food restaurants. Interstate 90 is directly to the south, and Mattoon Lake used for recreation is adjacent to the east.

B. Has the site been used for agriculture? If so, describe:

The site was used as pasture, but was annexed into the City of Ellensburg and has not been farmed for about 10 years. The site is zoned as Commercial Highway; no site use will affect any agricultural or forestland business operations, as none are nearby.

C. Describe any structures on the site.

No Structures are present on the site.

D. Will any structures be demolished? If so, what?

No

E. What is the current zoning classification of the site?

The project site is currently zoned as Commercial Highway (City of Ellensburg Official Zoning Map; last updated 9-15-2014).

F. What is the current comprehensive plan designation of the site?

The Comprehensive Plan (Ellensburg Comprehensive Plan – 2006, Amended through 2014) designation for this site is Commercial Tourist. The implementing zones of the Comprehensive Plan designation are Commercial Tourist and Commercial Highway.

G. If applicable, what is the current shoreline master program designation of the site?

No shorelines occur within 200 feet of the site and the site is not a water dependent use.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Wilson creek has been classified as a critical area by the City of Ellensburg, along with an 85-foot riparian buffer.

I. Approximately how many people would reside or work in the completed project?

The project will not provide permanent housing. The project will employ about 145 people.

J. Approximately how many people would the completed project displace?

No people would be displaced by the project.

K. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None necessary. The proposal is compatible with existing land use laws and designations.

9. Housing

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No permanent housing would be created; the project would construct a hotel.

B. Will the proposal impact the need for housing?

None

C. Proposed measures to reduce or control housing impacts, if any:

Not Applicable

10. Aesthetics

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest point of the structure will be 77 feet 6 inches high. Variance Application V14-01, which allowed a peak roof height of 77 feet 6 inches, was approved by the City of Ellensburg Hearings Examiner at a public hearing on June 17, 2014.

The principal building material used on the exterior will be concrete.

B. What views in the immediate vicinity would be altered or obstructed?

The

waterpark would affect the views of employees and guests at the restaurants, motel and gas stations along Canyon Road and Umptaneum Road, blocking view of the freeway. Views from the freeway looking north would be altered for 300 feet or so. Recreational users at Mattoon Lake may view the project from the west, though this view is already partially blocked by trees.

C. Proposed measures to reduce or control aesthetic impacts, if any:
_____None
necessary. However, the riparian restoration area between Mattoon Lake and the site will eventually mature blocking site lines from Mattoon Lake to the proposed facility. This will give Mattoon Lake a more natural view.

11. Light and Glare

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light normally associated with commercial uses will be produced during non-daylight hours.

B. Could light or glare from the finished project be a safety hazard or interfere with views?
_____No

C. What existing off-site sources of light or glare may affect your proposal?

None

D. Proposed measures to reduce or control light and glare impacts, if any:
Ellensburg City Code requirements for exterior lighting will be followed.

12. Recreation

A. What designated and informal recreational opportunities are in the immediate vicinity?

Visitors to Mattoon Lake adjacent to the project site use the lakeside for walking, exercising dogs, and fishing. WDFW stocks the pond with rainbow trout; the lake has a restroom and boat launch. No internal combustion engines are allowed on the lake (<http://wdfw.wa.gov/fishing/washington/586/>). The lake typically has several anglers per day visiting between late March through October, with most anglers visiting in early spring when the lake is stocked (Mattoon Lake Management Plan 2007).

The Irene Rhinehart City Park is about ¾ of a mile to the west and will not be affected.

B. Would the proposed project displace any existing recreational uses? If so, describe.

No; the project site is currently an abandoned field, and adjacent Mattoon Lake recreation would not be affected by the operation of the project. Some noise and related disturbance may be experienced by users of the Mattoon Lake recreation facilities temporarily during construction.

C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project would not prevent the use of Mattoon Lake for recreation; this lake is already in a developed environment, being directly adjacent to a major highway, and trees and shrubs would partially shield the waterpark buildings from view of lake visitors.

The project's primary purpose is to provide recreational opportunities. Restoration along Wilson Creek would also provide a short walking trail.

13. Historic and Cultural Preservation

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

_____The WISSARD website was reviewed and no known places or objects exist on the site. (<https://fortress.wa.gov/dahp/wisaard/>)

B. Generally describe any landmarks or evidence of historic, or archaeological, scientific, or cultural importance known to be on or next to the site.

No

C. Proposed measures to reduce or control impacts, if any:

None Needed.

14. Transportation

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed via Lakeshore Way from Umptanum Road, and South Canyon Road. Many guests will access these S. Canyon Road via Exit 109 on Interstate 90. A detailed analysis of traffic patterns can be found in the traffic report.

B. Is site currently served by public transit? no If not, what is the approximate distance to the nearest transit stop?

There is an intercity buss stop approximately one half mile away.

C. How many parking spaces would the completed project have?
How many would the project eliminate?

The completed project will provide about 745 parking spaces. No existing parking spaces will be eliminated.

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

See the traffic report included with this submittal

E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. The property is adjacent to the Burlington Northern right of way, but has no ability to use the rail service.

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See the traffic report included with this submittal

G. Proposed measures to reduce or control transportation impacts, if any:

See the traffic report included with this submittal.

15. Public Services

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will use fire and police protection services consistent with its status as a commercial project in the City of Ellensburg.

B. Proposed measures to reduce or control direct impacts on public services, if any.

None. The project will pay taxes and fees, which will reimburse the City for service expenses.

16. Utilities

A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, cable television, other.

Water, sewer, gas, electricity, telephone, and cable are currently stubbed to the building site.

These utilities will be connected to the buildings in compliance with Washington State and City of Ellensburg building codes and regulations.

B. Describe the utilities that are proposed for the project, the utility providing service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer, gas, electricity, telephone, and cable are currently stubbed to the building site.

These utilities will be connected to the buildings in compliance with Washington State and City of Ellensburg building codes and regulations. Typical trenching and installation procedures and practices are expected.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the City is relying on them to make its decision.

 _____ Signature	<i>gdm</i> 4 5/7/15 _____ Date Submitted
<i>Canyon Road Investors - Member</i> <i>Agent for Lakeview Town Center Assoc LLC.</i>	

**Attachment A - Vicinity Map, Existing Conditions, and
Proposed Conditions**



Figure 1
Vicinity Map -
Surf City Waterpark and Lodge Site



Figure 2
Existing Conditions -
Surf City Waterpark and Lodge Site

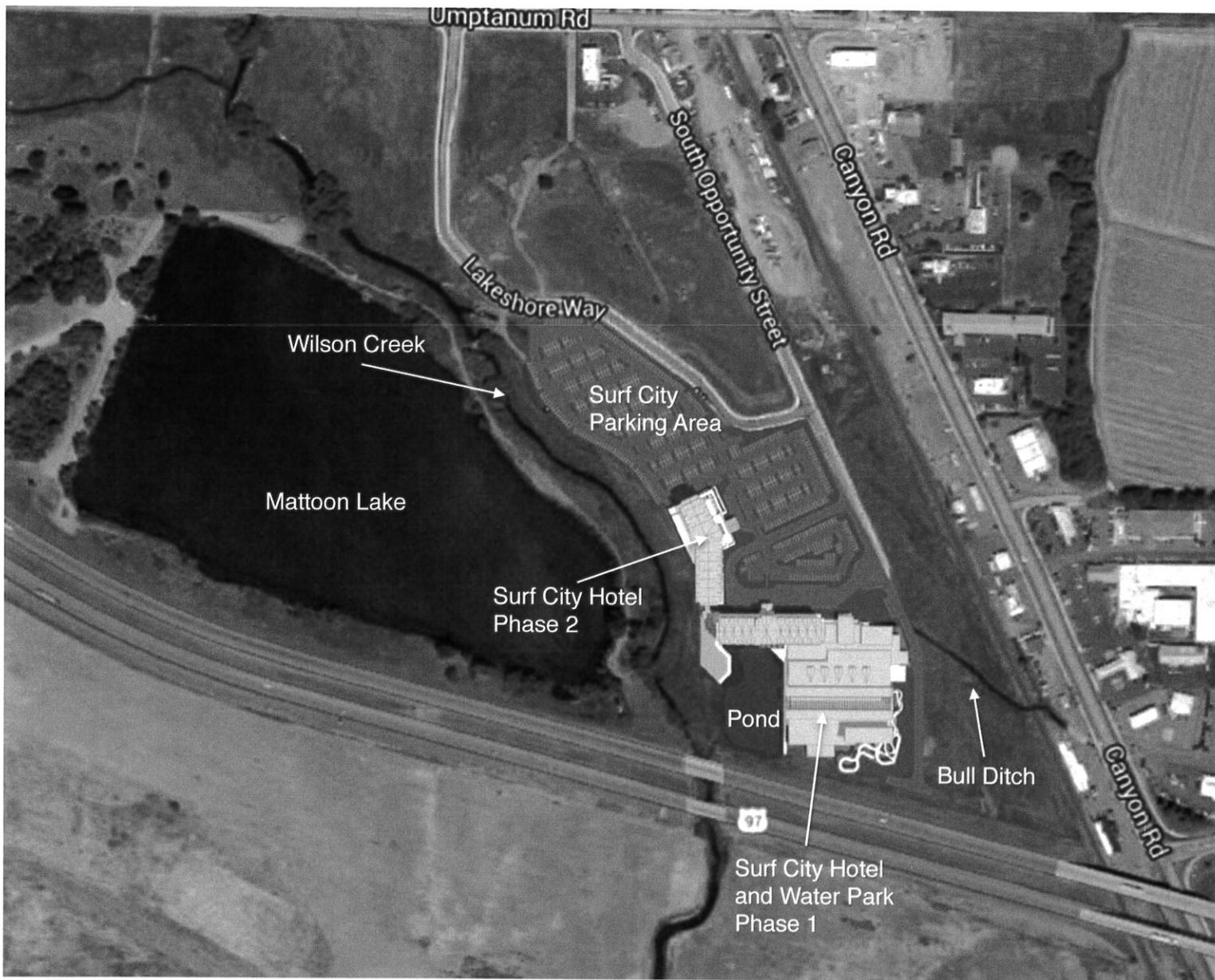


Figure 3
Proposed Conditions -
Surf City Waterpark and Lodge Site

Attachment B - Reports