

1. Summary



1. SUMMARY

This chapter contains a description of the proposed action, the project purpose and need, and a summary of the alternatives evaluated in the Draft and Final EISs. Summaries of areas of concern identified through the scoping process, the status of related projects, impacts, and mitigation are also provided.

1.1 PROPOSED ACTION

The City of Cle Elum proposes to: (1) adopt the Bullfrog Subarea Plan as part of the City's Comprehensive Plan; (2) adopt mixed use, residential, and public reserve zoning designations and a zoning map for the UGA as part of the City's Zoning Ordinance; (3) approve a master plan for the development; and (4) approve a Development Agreement.

This Final Environmental Impact Statement (EIS) evaluates potential impacts and mitigation measures associated with the above-identified actions, including a fifth development alternative, the Master Site Plan Application, for the Cle Elum Urban Growth Area (UGA).

The proposal for Trendwest properties within the UGA consists of a master plan community containing single-family and multifamily residential, commercial, and recreational land uses. A Business Park and Community Recreation Center would be developed. Land would be set aside as expansion areas for the Cle Elum-Roslyn School District #404, the existing cemetery, and the City of Cle Elum's water treatment plant. Undeveloped open space would be retained within the Cle Elum River corridor under each of the alternatives.

The City of Cle Elum will consider adoption of the Bullfrog Subarea Plan and zoning that will take effect upon annexation of the property, consistent with RCW 35A.14.330. Policies, regulations, and conditions of approval will be identified in a Development Agreement consistent with RCW 36.70B.170. The Development Agreement, Bullfrog Subarea Plan, and zoning regulations will govern the City's subsequent review of any proposed development in the UGA.

The Final EIS has been prepared in accordance with RCW 43.21C, SEPA Rules, Chapter 197-11 WAC, as amended, and Chapter 15.28 of the Cle Elum Municipal Code (SEPA Regulations). The City of Cle Elum is the lead agency for preparation of the EIS. The Draft EIS was issued for public review and comment on March 23, 2001. Two public hearings on the Draft EIS were held on April 18 and April 25, 2001 at the Walter Strom Middle School in Cle Elum. Comments on the Draft EIS were received until May 7, 2001.

1.2 FINAL EIS ORGANIZATION

This Final EIS provides the following:

- Responds to comments on the Draft EIS received from agencies, interested parties, and the general public as required under the State Environmental Policy Act (SEPA).
- Provides environmental review of Alternative 5 (Preferred Alternative).

- Provides an updated analysis of potential cumulative impacts associated with development under Alternative 5 and the Conceptual Master Plan (reduced density) for the MountainStar Master Planned Resort (MPR).

Since the Draft EIS was published, Trendwest has entered into a Settlement Agreement (September 19, 2001) that provides for a reduced density MPR, which is further described in Section 1.6 below. This Final EIS evaluates the cumulative impacts of Alternative 5 and the Reduced Density MPR.

Chapter 1 presents a summary of the proposed action and alternatives, the proponent's purpose and need for the project, and a summary of potential significant impacts and mitigation measures. Chapter 2 provides a detailed description of the proposal and alternatives for development of the Cle Elum UGA. Chapter 3 describes the affected environment, potential significant impacts, mitigation measures, and significant unavoidable adverse impacts for each element of the environment. Analysis in Chapter 3 evaluates Alternative 5 compared to Alternatives 2, 3, and 4 and does not repeat the Draft EIS analysis of the No Action Alternative or the other development alternatives. Cumulative impacts are analyzed with the Reduced Density MPR. Chapter 4 contains the comments on the Draft EIS received the public and agencies, and the responses to those comments. Chapter 5 contains a list of references used in the analyses. Chapter 6 contains a list of acronyms and abbreviations used in the Final EIS. Chapter 7 contains the distribution list for the Final EIS.

Technical appendices that provide more detailed analyses of specific topics are provided in two separate volumes. Volume 1 includes the Water Quality Technical Report (Appendix A), the Water Supply Technical Report Supplement (Appendix B), and the Employment-Induced Water Demand Analysis (Appendix C). Volume 2 includes the Fiscal Impact Analysis for Alternative 5 (Appendix D), the Site Engineering Technical Report (Appendix E), the Transportation Appendix for Alternative 5 (Appendix F), and agency coordination letters (Appendix G).

1.3 PURPOSE AND NEED

The City of Cle Elum's 1995 Comprehensive Plan identified the area known as the Bullfrog Flats as a study area for accommodating future growth. In 1997, the City of Cle Elum initiated a study of this areas as a UGA and issued the *Bullfrog Urban Growth Area Report*, which evaluated future population capacity of the City of Cle Elum and the need for additional land outside the city limits for residential, recreational, governmental, and employment uses. Other items the City of Cle Elum considered were:

- The Washington State Horse Park Authority's proposal to locate its facilities on up to 200 acres in the Bullfrog Flats.
- Identification of alternative sites in the Bullfrog Flats for the City of Cle Elum's new water treatment facility.
- Proposed expansion of the School District's complex by 25 acres.
- Expansion of the City's cemetery.
- Identification of alternative sites for a new Community Recreation Center.

On December 22, 1998, the Kittitas County Board of Commissioners adopted an amendment to the County Comprehensive Plan to establish the Cle Elum UGA (Ordinance 98-24). Trendwest initially submitted a Preliminary Master Plan to Kittitas County for environmental review of the development in the Cle Elum UGA.

On February 22, 1999, Kittitas County issued a Determination of Significance/Scoping Notice for preparation of an EIS on Trendwest's proposal for development in the Cle Elum UGA. In November 1999, Kittitas County, the City of Cle Elum, and Trendwest entered an agreement for EIS review and EIS consulting services for joint preparation of an EIS on proposed development in the UGA. Population projections for Kittitas County were adjusted in 1999 to reflect the inclusion of the UGA in Cle Elum's 20-year growth projections, based on the Office of Financial Management's (OFM) high series growth projections.

In July 2000, Trendwest and the City executed a Pre-Annexation Agreement for the UGA. In January 2001, Kittitas County and the City of Cle Elum agreed that the City should be the lead agency for preparation of the EIS.

This Final EIS analyzes the following City of Cle Elum actions: (1) adopt the Bullfrog Subarea Plan as part of the City's Comprehensive Plan; (2) adopt mixed use, residential, and public reserve zoning designations and a zoning map for the UGA as part of the City's Zoning Ordinance; (3) approve a master plan for the development of approximately 1,100 acres of the subarea owned by Trendwest Properties, Inc.; and (4) approve a Development Agreement. These actions will guide future development of the City's UGA consistent with the planning as stated in the Growth Management Act (RCW 36.70A).

The Bullfrog subarea is adjacent and west of the City of Cle Elum and is approximately 1,270 acres. The subarea plan proposes a variety of residential, commercial, public, and recreational uses for the UGA that would be integrated with the existing City. It is the City's goal that development in the UGA preserve and enhance the natural environment of the Cle Elum River corridor and Bullfrog Flats while providing opportunities for new housing, community recreation, and employment.

1.4 SUMMARY OF ALTERNATIVES EVALUATED

Trendwest proposes to develop approximately 1,100 acres of property it owns within the Cle Elum UGA. Figure 1-1 shows the location of the UGA in relation to Cle Elum and Upper Kittitas County. Five alternatives are evaluated in the EIS (Draft and Final):

- Alternative 1: No Action
- Alternative 2: Preliminary Master Plan
- Alternative 3: Expanded Residential
- Alternative 4: Reduced Residential
- Alternative 5: Master Site Plan Application (Preferred Alternative)

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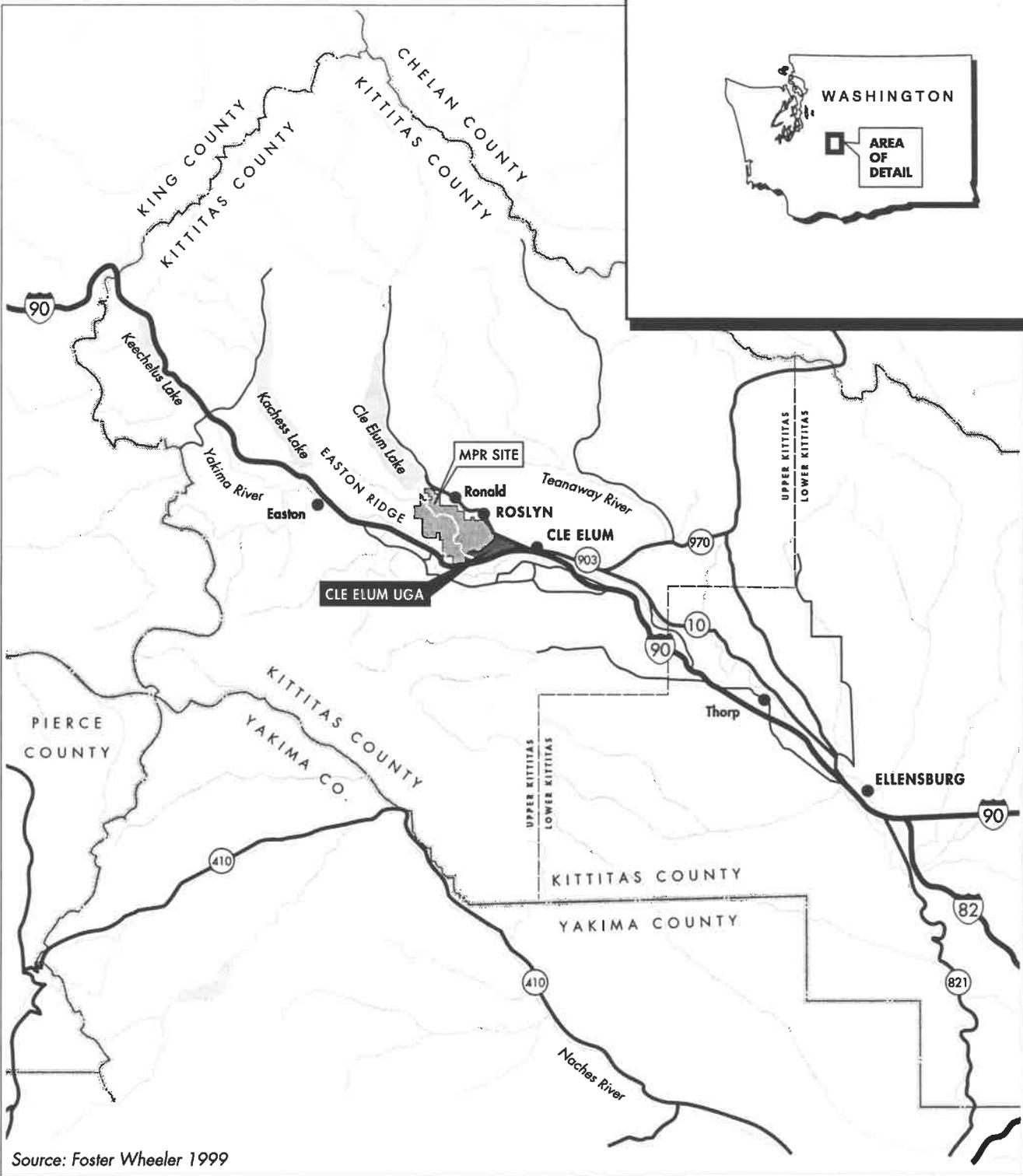
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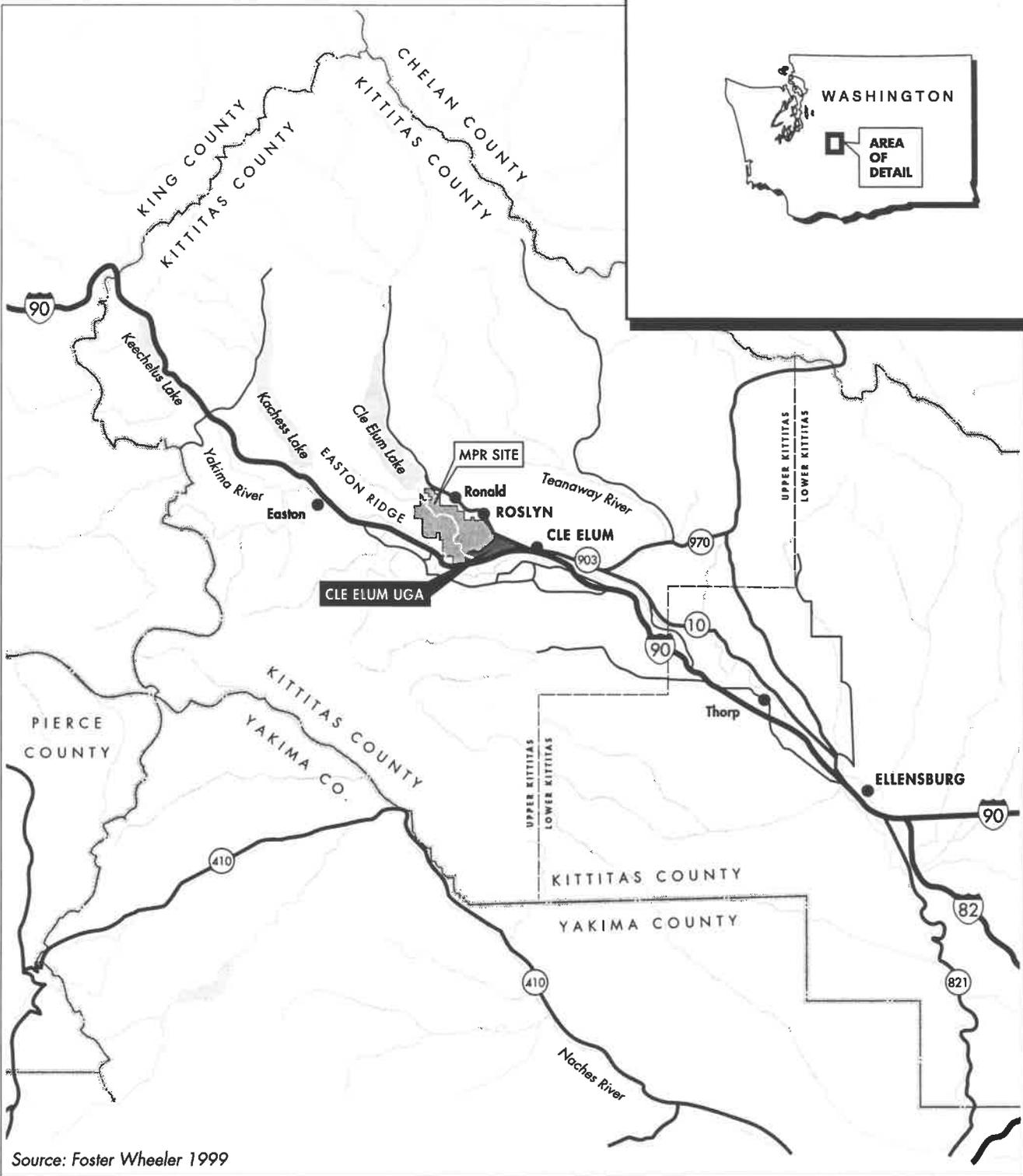
- Alternative 1: No Action
- Alternative 2: Preliminary Master Plan
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Source: Foster Wheeler 1999

FIGURE 1-1

VICINITY MAP



Source: Foster Wheeler 1999



0 8
 Approximate Scale in Miles

FIGURE 1-1

VICINITY MAP

TRENDWEST PROPERTIES: CLE ELUM UGA
FINAL EIS



Alternative 1 (No Action) and Alternatives 2, 3, and 4 are evaluated in the Draft EIS. Alternative 5 is the Master Site Plan Application, which was submitted to the City of Cle Elum in August 2001. This alternative represents another site plan variation for development of the Cle Elum UGA that incorporates many of the land uses evaluated under Alternatives 2, 3, and 4, responds to identified impacts of those alternatives, and reflects public input. Alternative 5 has been designed to result in a level of environmental impact that falls within the range of impacts evaluated in the Draft EIS. As such, new significant environmental impacts are not anticipated. Alternative 5 is the Preferred Alternative and is evaluated in the Final EIS.

Since the Draft EIS was published, Trendwest has entered into a Settlement Agreement (September 19, 2001) that provides for a reduced density MPR, which is further described in Section 1.6 below. This Final EIS evaluates the cumulative impacts of Alternative 5 and the Reduced Density MPR.

Under Alternative 1, development within the Cle Elum UGA would occur under existing Kittitas County zoning. Under Alternative 2, development would occur according to the Preliminary Master Plan for the UGA. Alternatives 3 and 4 represent variations of Alternative 2 in the layout and distribution of residential, commercial, and recreation uses. Alternative 5 is the Master Site Plan Application submitted to the City of Cle Elum.

Features of the proposal common to Alternatives 2, 3, 4 and 5 include a master plan community containing single-family and multifamily residential units; a Business Park; areas dedicated for future school expansion and cemetery expansion; the City of Cle Elum's new water treatment plant; and a Community Recreation Center. Other recreational facilities common to Alternatives 2, 3, and 4 include a lodge, a golf course with related facilities, and a recreational vehicle (RV) campground. Under Alternative 5, a neighborhood lake and clubhouse are proposed.

The number of residential units would vary, depending on the alternative, from approximately 800 units to approximately 1,300 units. Under Alternatives 2, 3, 4, and 5, the majority of multifamily residences are proposed for construction in the first five years. Single-family residences would be constructed over a projected 30-year buildout period. Trendwest non-residential land uses proposed under the respective alternatives would be constructed in the initial construction phase. It is anticipated that development of the Business Park and Community Recreation Center (city facilities) would also begin during this time period.

Under Alternatives 2 and 4, up to 200 acres of land would be reserved for the Washington State Horse Park, a multiple-use, national-class equestrian facility. Under Alternative 3, the area proposed for the Washington State Horse Park would be developed as single-family housing. Alternative 5 does not propose a Horse Park; however, the southern portion of the property is a 175-acre reserve that may be developed as a horse park in the future as a separate project (discussed below).

Alternatives 2, 3, and 4 would retain 230 acres as undeveloped natural open space, including the Cle Elum River corridor and natural buffers along the UGA perimeter. Additional internal buffers, private open space, and recreational areas would occur within the developed areas. Alternative 5 would retain a total of 418 acres as undeveloped natural open space, including 246

acres of the Cle Elum River corridor, 131 acres of perimeter buffers, and 41 acres of steep slope areas.

1.5 ISSUES IDENTIFIED DURING SCOPING

The Draft EIS addresses potential impacts for each element of the environment. The scoping process conducted in February, March, and April of 1999 helped to identify more specific issues to be addressed within each of those elements. Following is a list of the key issues identified during the scoping process that are addressed in the EIS:

- Potential effects on fisheries in the Cle Elum and Yakima rivers from stormwater runoff and water supply diversions.
- Effect of chemicals, household waste, and fertilizers on water quality.
- Impacts of additional traffic on the regional and local transportation networks, including parking.
- Impacts of the development proposed in the UGA on the capacity of state, municipal, and local public service agencies to provide adequate services.
- How development in the UGA can be appropriately phased to minimize fiscal impacts to local governments and service providers including police, fire protection, and emergency services.
- Potential impacts on the Cle Elum-Roslyn School District #404's enrollment, transportation, classroom capacity, and staffing levels.
- The most appropriate method for habitat evaluation and impact assessment in the UGA.
- The impact of population and employment growth on housing availability and affordability.
- The effects of development in the UGA and MPR on the types and quality of employment opportunities.
- How options for water supply will affect the quantity and quality of sources, instream flows, impacts on agriculture and other third parties, and conservation.
- The potential impacts on air quality of increased traffic, open burning, and construction dust/particulate.
- Noise associated with increased traffic and construction.
- Potential safety and public health hazards presented by abandoned coal mines.
- The potential effects of the solid waste stream on local and regional landfill capacity, and the associated costs of disposal and recycling.
- The cumulative effects of development in the UGA, coupled with buildout of the MPR and other growth in the Cle Elum-Roslyn area.
- Compliance and consistency of development in the Cle Elum UGA with the Growth Management Act (GMA).
- Impacts of development on the existing pattern and character of land uses in the Upper Kittitas Valley.
- Potential effects of development on existing recreation resources, increased demand for new recreation facilities, and the fiscal impact on federal, state, and local agencies in meeting that demand.
- Potential view impacts on the National Scenic Byway and Mountains-to-Sound Greenway corridor.

1.6 RELATIONSHIP OF THE CLE ELUM UGA EIS TO THE MPR EIS

The Cle Elum UGA and the MountainStar MPR are geographically adjacent and are being developed by related companies. However, the UGA and MPR projects are independent of each other. The purpose and need for the UGA and MPR projects are significantly different. Also, the two projects fall under different legislative mandates and local code requirements. Neither project depends on any larger proposal for justification or implementation. Either project can proceed without the other project.

Because the nature of proposed development in the UGA and MPR is fundamentally different, impacts are also fundamentally different. The proposed uses in the UGA are being developed consistent with GMA goals and requirements for urban growth areas and include typical urban uses. The MPR is focused on destination resort facilities and short-term visitor accommodations, consistent with legislation for master plan resorts. These differences lead to differences in type, timing, and magnitude of impacts on the elements of the environment, such as transportation, population, economics, and public services.

Mitigation measures are analyzed in relationship to identified significant impacts (direct, indirect, and cumulative). Proposed mitigation measures are generally project-specific; however, there is overlap to the extent that project impacts from the MPR and UGA may affect the same service provider, facility, or infrastructure. In these cases, mitigation measures for the MPR and UGA reflect a potential coordinated approach. However, each project is obligated to address its own mitigation and would do so independent of the other project.

RIDGE Settlement Agreement

In September 2001, Trendwest entered into a settlement agreement with RIDGE, a non-profit conservation organization. In return for RIDGE's commitment to withdraw outstanding appeals and refrain from legal challenges to future MPR and UGA approvals, Trendwest agreed to a number of project modifications. First, Trendwest agreed to reduce the MPR's project density. Second, Trendwest agreed to add an additional 550 acres of open space to the UGA and MPR projects. The new open space will be protected by conservation easements. Third, Trendwest agreed to provide a comprehensive package of economic and environmental benefits for the local community. These include, in part, a commitment to transfer water rights to the City of Roslyn to provide water for induced growth within Roslyn's municipal service area, and to provide water for expansion of the Cle Elum-Roslyn School District #404. The MPR-approved units, and the unit reductions agreed to by Trendwest for a Reduced Density MPR, are shown in Table 1-1. As described previously, cumulative impacts for the analysis of Alternative 5 are evaluated in combination with the Reduced Density MPR.

Table 1-1: MountainStar Unit Reductions

Type of Unit	County Approved	Settlement Terms	Unit Reduction	Percentage Reduction
Single-Family Residence	3250	2695	555	17%
Condominium	850	790	60	7%
Hotel	550	300	250	45%
Totals	4650	3785	865	18.6%

Source: Trendwest 2001.

1.7 WATER RIGHTS CHANGE APPLICATIONS

In December 2000, Trendwest entered into a contract with the Washington Department of Ecology (Ecology) for the purpose of conducting additional environmental review and processing of Trendwest's water rights change applications. Over the course of 2001 and into 2002, Trendwest and the City of Cle Elum worked with Ecology to conduct additional environmental review of the Trendwest water transfer proposals and to incorporate that information into the City of Cle Elum's Final EIS. The detailed analysis of this additional environmental review and analysis of potential impacts from implementation of the water rights changes is included as Appendix B, the Water Supply Technical Report Supplement. Information from that report is summarized in Chapter 3.4, Water Supply, of the Final EIS.

Some of the environmental analysis that was performed disclosed additional information on specific water-related aspects of the MPR proposal. Kittitas County prepared an Addendum to the MPR Final EIS in March 2002. Information contained in the City of Cle Elum's EIS and MPR Final EIS Addendum is intended to satisfy any SEPA compliance requirements associated with the water rights change applications Trendwest has filed in connection with both the MPR and UGA developments.

1.8 WASHINGTON STATE HORSE PARK

In the Draft EIS, Alternatives 2 and 4 included a site for future development as an equestrian facility by the Washington State Horse Park Authority. Impact analyses for Alternatives 2 and 4 addressed potential impacts of the Horse Park, to the extent that project information was available. In Alternative 5, however, the Horse Park is not included. Instead, a 175-acre parcel adjacent to I-90 would be set aside as a "Reserve." Under the terms of an agreement between Trendwest and the Horse Park Authority, the Reserve would be donated to the Authority for development of the facility subject to a number of conditions:

- Trendwest would receive approvals from the City of Cle Elum and other agencies for land use, water supply, and water and wastewater treatment for its properties within the UGA.
- The Horse Park Authority would provide or complete all government approvals; a master plan; design and engineering; full funding for the first phase of the project; an operating plan; a project-specific SEPA review; mitigation measures; water rights; onsite utilities and roads,

stormwater facilities; a horse waste management plan; and completion of phase one within four years, and all phases within 10 years of Trendwest's approvals.

- If the Horse Park is not developed under the terms of the agreement, the site could be developed for other uses consistent with City of Cle Elum policies and regulations for the Bullfrog subarea.

1.9 OTHER ENVIRONMENTAL REVIEW

This Final EIS focuses on the issues related to UGA land use and development that are ready for decision by local and state agencies with jurisdiction. Future environmental review will be undertaken for a Horse Park (if the project moves forward) and the City of Cle Elum's regional sewer treatment facilities when those issues are ready for decision. In addition, there are other ownerships within the UGA that may require additional SEPA review prior to development.

1.10 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1-2, Summary of Impacts and Mitigation Measures, summarizes the direct environmental impacts and recommended mitigation measures for Alternatives 1, 2, 3, 4, and 5. For the Final EIS, updated and expanded analyses of water quality, water supply, transportation, public services, and fiscal conditions have been prepared in response to comments and project evolution. Most of the impacts and mitigation for Alternative 5 are comparatively summarized to Alternative 2 (Preliminary Master Plan). For the topics identified above, the summary of Alternative 5 impacts and mitigation measures includes these updated and expanded analyses.

Table 1-2: Summary of Direct Impacts and Mitigation

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Earth		
Alternative 1 No Action	<ul style="list-style-type: none"> Construction impacts to earth (e.g., erosion, potential slope failure) under Alternative 1 would be minor because only limited development would occur over an extended time period. Operational impacts would be localized and would likely be associated with homeowner landscaping practices or improper installation of drainage facilities. 	<ul style="list-style-type: none"> No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> Cut and fill amounts would be approximately 1.1 million cubic yards. Impervious (279 acres) and landscaped area (271 acres) would be highest for Alternative 2, compared to the other alternatives. Clearing and grading during construction would increase erosion potential through removal of vegetation and exposure of soil to precipitation, runoff, and wind. Any fill placed in the East Ravine could be subject to erosion if poorly compacted or placed too steeply. If surface water drained down the ravine, it could potentially decrease fill slope stability and result in ultimate subsidence or failure. Portions of proposed residential areas overlap or border areas of moderate to steep slopes. Clearing on and above moderate to steep slopes could increase erosion and landslide potential by removing vegetation that would normally moderate runoff and infiltration and by disrupting drainage patterns. 	<ul style="list-style-type: none"> Prior to construction, a Temporary Erosion and Sediment Control Plan would be prepared outlining erosion control practices and techniques that would be implemented and including clearing guidelines. A geotechnical engineer would review structure locations relative to areas susceptible to seismic impacts before final planning. Appropriate Uniform Building Code guidelines would be followed for design of the Cle Elum UGA facilities. Appropriate setback distances would be implemented for both new construction and location of infiltration facilities to minimize landslide hazards. Stormwater from the Cle Elum UGA would be collected and tightlined away from the top of slopes greater than 15%. Fill, topsoil, or other debris would not be placed over the top of steep slopes. Vegetation removal would be restricted from steep slopes and an associated buffer area determined as part of the planning/permitting process. Stormwater management facilities would be designed and located to avoid areas of moderate or steep slopes in order to minimize erosion and landslide potential.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Potential earth related impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. Cut and fill amounts would be approximately 869,000 cubic yards. Impervious (205 acres) and landscaped area (247 acres) would be lowest for Alternative 3 primarily because the Horse Park would not be developed. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Potential earth related impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. Cut and fill amounts would be approximately 881,000 cubic yards. Impervious (235 acres) and landscaped area (257 acres) would be higher than Alternative 3. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> • Alternative 5 would result in approximately 403 acres of cleared area and 247 acres of impervious surface. • Cut and fill volumes would be approximately 584,000 cubic yards. 	<ul style="list-style-type: none"> • Mitigation measures proposed under Alternative 5 would be the same as those described for Alternative 2.
Air		
Alternative 1 No Action	<ul style="list-style-type: none"> ▪ No significant construction-related air quality impacts would occur. Potential impacts from increases in particulate (PM-10) associated with construction would be short-term and minor. ▪ Operational impacts on air quality from Alternative 1 would not be significant. The low-density residential development under the No Action Alternative would not create a significant number of new vehicle trips or sources of air pollution. ▪ Wood-burning fireplaces would not be prohibited under the No Action Alternative. Noticeable effects from combined fireplace emissions could occur under adverse weather conditions (temperature inversions and light wind conditions). 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> • Construction activities would temporarily generate PM-10 and small amounts of CO from equipment. If not properly mitigated, fugitive dust would escape from the construction site and from uncovered trucks carrying materials and could affect nearby residences. • Several residences and the Cle Elum-Roslyn School District campus are within 250 to 500 feet of the eastern edge of the UGA. At these distances, PM-10 from construction activities could be noticeable if uncontrolled. • Long-term effects on air quality in the Cle Elum UGA would primarily result from vehicle emissions. Ozone and PM-10 concentrations would be expected to increase slightly under Alternative 2. Residential wood burning and yard waste burning in the residential component of the UGA would be restricted and/or prohibited. • Air quality modeling for Alternative 2 shows that concentrations of CO would not approach the one-hour standard or eight-hour standard. Weekend concentrations are higher than weekday, reflecting higher visitor traffic volumes through Cle Elum. In all cases, under Alternative 2 model CO concentrations would be well below the one-hour average NAAQS of 35 ppm. 	<p>Ecology regulates particulate emissions (in the form of fugitive dust during construction activities). Any emission of fugitive dust requires implementation of the best available control technology. Mitigation measures that would control PM-10, deposition of particulate matter, and emissions of CO during construction include:</p> <ul style="list-style-type: none"> • Covering exposed soil during grading and pre-seeding periods. • Covering all trucks that transport materials, wetting materials in trucks, or providing adequate freeboard (space from the top of the material to the top of the truck). • Providing wheel washers to remove mud that would otherwise be carried offsite by vehicles. • Routing and scheduling construction trucks so as to reduce delays to traffic during peak travel times. • Requiring appropriate emission-control devices on all construction equipment powered by gasoline or diesel fuel and using relatively new well-maintained equipment. • No operational mitigation measures would be required under Alternative 2.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • Potential air quality impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. In all cases under Alternative 3 CO concentrations would be well below the one-hour average NAAQS of 35 ppm. 	<ul style="list-style-type: none"> ▪ Mitigation measures proposed under Alternative 3 would be the same as those described for Alternative 2.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Potential air quality related impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. In all cases under Alternative 4 CO concentrations would be well below the one-hour average NAAQS of 35 ppm. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Construction related air quality impacts under Alternative 5 would be the same as those described for Alternatives 2, 3, and 4. Land clearing burning would require a Land Clearing Burning Permit from Ecology. Operational impacts to air quality would be the same as described for Alternatives 2, 3, and 4. 	<ul style="list-style-type: none"> Mitigation measures for construction-related impacts to air quality would be the same as those described for Alternatives 2. Alternative measures for disposal in lieu of, or in conjunction with burning, include onsite chipping, donation for firewood, hauling material offsite or abandoning material onsite to provide wildlife habitat.
Water Quality		
Alternative 1 No Action	<ul style="list-style-type: none"> The risk of impacts to water quality from use of petroleum compounds, concrete, and other chemicals during construction would be minor. This is due primarily to a significantly lower density of development occurring over many years. Because construction would occur incrementally on individual lots, however, there could be less control over construction practices. Some potential for localized soil erosion exists in the areas disturbed by construction. However, assuming use of best management practices, the probability is low that sediment-bearing runoff would discharge into the Cle Elum or Yakima rivers in detectable amounts. Water quality under Alternative 1 could be impacted through use of landscaping nutrients and chemicals, disposal of vehicle repair fluids, and disposal of excess paint solvents or other household chemicals. These impacts could affect groundwater quality and subsequently water quality in the Cle Elum and Yakima rivers. Proper disposal would minimize the likelihood of impacts on water resources from hazardous wastes. Under Alternative 1, the risk of groundwater contamination would be low. Heavy equipment use would be confined to each individual lot and development at each lot would likely be spaced over time so any contamination would be localized and not of significant magnitude. Residential use of fertilizers and pesticides for landscaping would be anticipated. Excess nutrients and pesticides can leach below the root zone and into groundwater. 	<ul style="list-style-type: none"> No mitigation measures related to construction or operation are proposed for Alternative 1.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> • Cut and fill operations would create a significant potential for erosion and the generation of turbid surface water runoff. • Potential impacts to surface water quality include overuse of agricultural chemicals when landscaping, and spills or disposal of construction chemicals, concrete wash water, petroleum hydrocarbon fuels, and lubricants. • Stormwater runoff would not be discharged directly to the Cle Elum or Yakima Rivers, reducing potential water quality impacts. Water quality impacts would primarily be limited to contamination that could occur from infiltration to groundwater • Groundwater quality impacts could occur from construction activities under Alternative 2. Heavy equipment operation during construction poses the primary potential threat to groundwater quality. Also, construction waste, in particular concrete wash water, has the potential to raise surface water pH if uncontrolled. Such waste or accidental releases of pollutants could migrate to groundwater. • Infiltration is proposed as the primary stormwater management technique. Infiltration would occur over a wide area of the UGA; any rise in the water table would be largely undetectable. Because groundwater is not laterally confined within the UGA, any infiltrating water will commingle with site groundwater and flow out of the UGA. • Groundwater quality impacts from pest control related to the golf course/landscaping and from application of fertilizers could occur if not properly mitigated. A Golf Course Management Plan would be implemented. • The potential for contaminants (fecal coliforms, total phosphorous, nitrate-nitrogen, and ammonia nitrogen) from the Horse Park to affect groundwater is high without the implementation of BMPs for handling manure and bedding. • The Business Park could include buildings that produce, use, or house hazardous materials. The risk and extent of groundwater quality impact would ultimately depend on the proportion of businesses that would bring hazardous materials to the Cle Elum UGA. 	<ul style="list-style-type: none"> • A temporary erosion and sediment control plan would be required as part of the stormwater pollution prevention plan accompanying the National Pollutant Discharge Elimination System permit required for construction. • The MDP proposed that infiltration facilities at the Cle Elum UGA be sized to handle flows from a 100-year flood. • Stormwater treatment facilities are proposed at locations close to the point of generation. Oil/water separators would be installed in parking lots. Detention facilities would discharge to infiltration ponds outside of till soil units. • BMPs would be applied to Horse Park operation. • Potential impacts on groundwater quality during construction would be addressed in a Stormwater Pollution Prevention Plan required for an NPDES permit. • A landscaping nutrient/pesticide/herbicide application program could be developed for residential and business use in the Cle Elum UGA. • For the golf course, irrigation would be computer controlled to minimize leaching and transport of fertilizers and pesticides. • All pesticides selected for use in the Golf Course Management Plan would be either relatively nontoxic, if mobile, or relatively immobile or nonpersistent if toxic. • Horse Park horses could be stabled under a covered barn or in individual stalls during the wet season, with no use of open paddocks allowed. • Horse Park gutters and downspouts would be directed to route clean surface water away from manure accumulation areas. • Horse Park paddock areas could be lined with a low permeability barrier and roofed to direct surface water to a special water treatment facility before infiltration. • Horse Park manure would be cleared regularly and trucked offsite. • Businesses that may use or store hazardous chemicals could be required to develop a site-specific spill prevention/control plan.
<p>Alternative 3 Expanded Residential</p>	<ul style="list-style-type: none"> • Potential impacts to surface water associated with development of Alternative 3 would be similar to those described for Alternative 2. • Potential impacts to groundwater associated with development of Alternative 3 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures proposed for Alternative 3 would be similar to those described for Alternative 2.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Potential impacts to surface water associated with development of Alternative 4 would be similar to those described for Alternative 2. Potential impacts to groundwater associated with development of Alternative 4 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Alternative 5 lowers construction risk by avoiding development near the Cle Elum River in the highest risk portion of the UGA. This would help prevent sediment introduction to the river as a result of clearing and grading. Since the Draft EIS was published, the proposal for water quality treatment of stormwater runoff has been modified, in most cases increasing treatment prior to infiltration. All of the water quality constituents in the UGA stormwater recharging the aquifer would meet the state surface water quality standards, except dissolved lead. The predicted dissolved lead concentration would be slightly elevated above the chronic surface water quality standard, but unlikely to be distinguishable from the existing background groundwater quality. The conceptual site plan for Alternative 5 includes a number of artificial water bodies (small lakes or ponds) to provide landscape and recreational amenities for the community. None of the lakes would discharge to or be connected with natural surface water. The analysis forecast that TSS, TP, fecal coliforms, total and dissolved metals from infiltrated treated stormwater would not influence existing groundwater concentrations. 	<ul style="list-style-type: none"> A Stormwater Pollution Prevention Plan (SPPP) would be prepared that employs applicable portions of Volume II of Ecology's 2001 <i>Stormwater Management Manual for Western Washington</i>. This exceeds the minimum 1992 Ecology manual required for the City of Cle Elum and Kittitas County. Infiltration is feasible and proposed after enhanced stormwater treatment for all areas. Rooftop runoff would be infiltrated without needing water quality treatment. Native vegetation would be encouraged for common landscaping for commercial and multi-family landscaping. This would minimize the need for landscape chemicals. If chemicals must be used, slow-release fertilizers low in phosphorus, and herbicide or pesticide usage on a minimal "as-needed" basis, selected on the basis of minimal transport and persistence potential, is recommended. Installing covered parking, parking garages, or carports in multi-family and office areas could reduce vehicular contaminants in storm runoff from commercial development.
Water Supply		
Alternative 1 No Action	<ul style="list-style-type: none"> No significant impacts to water supply would occur under Alternative 1; water supply would be provided through exempt groundwater wells permitted as Group B water systems. 	<ul style="list-style-type: none"> No mitigation measures are proposed under Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> Construction water would be either trucked in to the construction site or diverted from existing utility lines for untreated water. Demand for untreated water during the initial construction phase is roughly estimated at between 80,000 and 100,000 gpd. The total diversion requirement would be about 1,053 acre-feet per year, including a Horse Park; the net consumptive use would be about 497 acre-feet per year. Tributaries would experience increases in streamflow depth and velocity during the irrigation season (April through October.) 	<ul style="list-style-type: none"> Trendwest would transfer its tributary water rights to the State of Washington under the Yakima River Basin Trust Water Rights Program to offset increase in the annual consumptive quantity of water due to the transfer of its mainstem Yakima River water rights. Trendwest could monitor streamflow using radio telemetry meters and gauges to determine daily changes during the irrigation season. This information would allow Trendwest to reduce water withdrawals, as appropriate. Trendwest would work with "third-party users" to improve their delivery systems and reduce conveyance losses.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> The Yakima River would experience a net reduction in streamflow downstream of Cle Elum's Yakima River diversion. No significant impacts to third party users are anticipated. Changes in streamflow would result in barely measurable lowering of river levels. 	<ul style="list-style-type: none"> Trendwest and the City of Cle Elum are negotiating water supply agreements to ensure that deliveries of water by the City to Trendwest would not interfere with the exercise of water rights and ability of the City to supply its service area customers. A Cooperative Agreement between Trendwest, WDFW, and the Yakama Nation has been entered into. As part of this Agreement, Trendwest would provide funding to acquire water rights for instream flows. The Cooperative Agreement is contingent on approval by Kittitas County of the MPR permits and approvals.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Impacts to tributaries would be the same as Alternative 2. Changes to Yakima River streamflow would similar but lower than under Alternative 2. The total diversion requirement would be about 926 acre-feet, 12% less than Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Impacts to tributaries would be the same as Alternative 2. Changes to Yakima River streamflow would be similar but lower under Alternative 2 and very slightly greater than Alternative 3. The total diversion requirement would be about 960 acre-feet, 9% less than Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> As for Alternatives 2, 3, and 4, construction water for development of the UGA under Alternative 5 would likely be purchased from private or public water sources and either trucked into the construction site or diverted from existing utility lines for untreated water. Trendwest would transfer approximately two-thirds of the water available under its water rights for use within the MPR and the remaining approximate one-third for use within the UGA. This allocation is based upon the approximate quantities of consumptive use demands estimated for each project. Monthly water requirements for the UGA would fluctuate on a seasonal basis with the highest consumptive use between June and September (due to irrigation). On a seasonal basis, consumptive use deficits attributable to Alternative 5 would occur between November and March. Changes in Yakima River streamflow would begin with an increase at the mouth of Big Creek, followed by a reduction at the City's diversions at Cle Elum. The net change downstream of Cle Elum's diversions would be a reduction in streamflow. This net reduction would diminish downstream as contributions from the transferred Teanaway River, First and Swauk Creeks, and Yakima River water rights entered the Yakima River. Water levels for diversions on the mainstem would be lowered less than 0.5 inch. Total consumptive use as a percentage of baseflow in analyzed subbasins would be approximately 0.18%. 	<ul style="list-style-type: none"> Trendwest would transfer its tributary water rights to instream flows to offset increases in consumptive use of water under its mainstem water rights. An ongoing monitoring program would be established to ensure Trendwest and other water users that (1) the amount of water that would be used in connection with the MPR and UGA proposals is consistent with the water available under the several water rights that have been acquired by Trendwest and (2) the collective operations described in the water supply plan for the Trendwest resort are protective of other water users' rights on the Yakima River's tributaries and mainstem. Streamflow monitoring is proposed for each tributary on which Trendwest has water rights. The mainstem river flow in the reach between Cle Elum and Ellensburg also would be monitored. When an acquired water right is one of two or more that are diverted at a common point, or share a ditch or canal, provision for monitoring the other water user diversions on their ditch, pipe, or pump would be developed specifically to address the situation. Trendwest has identified three feasible options, in addition to monitoring, to mitigate for the cumulative water supply impacts. The three options are not mutually exclusive. The three options are groundwater infiltration, onsite storage releases, and water right acquisition(s). Trendwest could acquire additional water rights and transfer them to instream flows to offset late irrigation season irrigation deficits.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> • Water demand from future use of fallowed lands would be approximately 48 acre-feet per year. 	<ul style="list-style-type: none"> • Under drought conditions, Trendwest could employ demand management by reducing irrigation on the MPR golf courses. • Trendwest has reached an agreement in principal with most of the affected 3rd party diversions as to appropriate mitigation measures and fully anticipates agreements with all users in the near future. • Operational measurement of Cle Elum’s diversions of water would be needed on a daily basis. Measurement of hydrologic conditions on the tributaries also would be recorded on at least a daily basis. Monitoring of other tributary water users will depend on compliance with applicable monitoring and reporting orders. The hydrologic monitoring by Trendwest and Cle Elum would be incorporated into USBR’s monitoring network. • Among other provisions, the Cooperative Agreement signed by Trendwest, WDFW and the Yakama Tribe establishes that Trendwest will provide funding for the MountainStar Conservation Trust to acquire water rights from the Upper Yakima River and its tributaries, to increase instream flows and to reduce consumptive uses of water within the upper basin. • The RIDGE Settlement Agreement obliges Trendwest to secure water rights to mitigate for indirect growth within Roslyn and for the School District.
Plants and Animals		
<p>Alternative 1 No Action</p>	<ul style="list-style-type: none"> • Habitat reduction under Alternative 1 would be substantially lower than for Alternatives 2, 3, and 4. Significantly lower levels of clearing would occur, and greater amounts of native vegetation and undeveloped open space would be retained. • Audible and visual disturbance from traffic and occasional road-related wildlife mortality would continue where roadways already exist. Gradual increases in traffic levels and pedestrian use would result in incremental increases in the level of disturbance to wildlife over time. 	<ul style="list-style-type: none"> • No mitigation measures related to construction are proposed for Alternative 1. • No mitigation measures related to operation are proposed for Alternative 1.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> • Alternative 2 would result in the greatest overall reduction in vegetation. Development within the UGA could promote the establishment of invasive and exotic species in native areas. ▪ Development of the UGA would result in the fragmentation, alteration, and removal of some wildlife habitat. Loss of habitat would result in a decrease in wildlife diversity and abundance over existing conditions. • Development of the UGA is not likely to have significant adverse impacts on federally listed plant species. • Developing the UGA would reduce the capacity of the site to support elk. • The Cle Elum UGA does not contain breeding nests for spotted owls or bald eagles. Bald eagle wintering areas are known to occur more than a mile from the UGA. The removal of upland forested habitat in the UGA would decrease potential perching habitat for bald eagles. • Operational impacts would be principally related to increases disturbance from human activity, including traffic. Wildlife mortality could increase with higher traffic levels, and new road segments would create new barriers to wildlife movements. Noise effects would be limited to the immediate vicinity of development. 	<ul style="list-style-type: none"> • Construction equipment would be kept out of uncleared vegetated areas to preserve habitat, as well as minimizing soil compaction and erosion. Construction slash, including stump and root wads, could be piled outside of clear zones to provide cover and forage habitat for wildlife. • Before land clearing, native plants could be salvaged and retained to the extent feasible and practical for use in plantings for landscaped areas. • Existing vegetation within the Cle Elum UGA would be retained wherever possible. • Revegetating disturbed soils with native species would occur immediately after construction and final grading to help reduce soil erosion and colonization by non-native species. • Guidelines for the use of native species in landscape plantings in the development areas would be included in the landscape controls applicable to both common facilities and individually owned units. • Snags, brush piles, and downed trees would be left in riparian, steep slope, and wetland area buffers. • Construction activities could be scheduled based on WDFW and other agencies' recommendations to avoid disturbance to breeding wildlife. • Within areas planned for golf course development, trees greater than 6 inches dbh, preferably in clumps, could be retained. • Detention ponds and water quality swales could be vegetated using native plants to provide cover and forage. • The Cle Elum River corridor, which includes the geomorphic floodplain of the Cle Elum River, would be maintained as undeveloped open space. • Interpretive or educational materials would be developed and made available. • Maintenance practices during the operational phase of the project could be designed to create diverse grassland habitat over time. • Winter use could be restricted in areas of known moderate or high winter elk use (i.e., Cle Elum River corridor). • Active measures would be required to keep elk from the developed areas.
<p>Alternative 3 Expanded Residential</p>	<ul style="list-style-type: none"> • Potential impacts to Plants and Animals associated with development of Alternative 3 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures proposed under Alternative 3 would be the same as those described for Alternative 2.
<p>Alternative 4 Reduced Residential</p>	<ul style="list-style-type: none"> • Potential impacts to Plants and Animals associated with development of Alternative 4 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
<p>Alternative 5 Preferred Alternative</p>	<ul style="list-style-type: none"> • Under Alternative 5, construction impacts to wildlife habitat from clearing and converting habitat to developed land uses would be 50 to 150 acres lower than under Alternatives 2, 3, and 4. • Under Alternative 5, a significantly larger area of forested habitat associated with the riparian corridor of the Cle Elum River would be retained. The types of impacts associated with clearing vegetation under Alternative 5 (invasive species colonization and soil compaction) would be the same as described for Alternatives 2, 3, and 4. • Although development under Alternative 5 would result in the fragmentation, alteration, and removal of wildlife habitat. The amount of habitat loss would be lower than under the other development alternatives. • Development of the Cle Elum UGA under Alternative 5 is not likely to have significant adverse impacts on federally listed plant or wildlife species. • Construction activities associated with Alternative 5 would likely have a lower impact on the elk population because of the addition of sub-planning areas T and U as part of the elk winter range. • Under Alternative 5, impacts associated with operation of the project and associated human disturbance would be similar to Alternatives 2, 3, and 4. ▪ Cumulative reductions in vegetative cover types from the development of the MPR in conjunction with Alternative 5 would be less than Alternatives 2, 3, and 4. 	<ul style="list-style-type: none"> ▪ Mitigation measures would include those described for Alternatives 2,3, and 4. ▪ Mitigation measures inherent to Alternative 5 would include those provisions in the Cooperative Agreement between Trendwest, the WDFW and the Yakama Nation, and in the RIDGE Settlement Agreement that apply to potential cumulative impacts from the MPR and Cle Elum UGA developments.
<p>Fisheries</p>		
<p>Alternative 1 No Action</p>	<ul style="list-style-type: none"> • No significant construction-related impacts to fish would occur under Alternative 1. • Potential impacts on fish resources from human activity would be comparatively lower under Alternative 1 based on significantly lower population. 	<ul style="list-style-type: none"> • The Cooperative Agreement with WDFW and the Yakama Nation (contingent on approval of MPR project permits and approvals) retains the Cle Elum River corridor up to the geomorphic floodplain line as undeveloped open space. This agreement would reduce the likelihood of construction and operation-related impacts on the Cle Elum and Yakima rivers.
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> • Direct impacts from construction are not expected to include physical loss or degradation of habitat features associated with structures built within or next to the active stream channel, riparian area, or active floodplain. Loss of riparian zone function is not expected. • There is a risk of contamination to water quality from construction activities; with implementation of mitigation measures, this risk would not be significant. 	<ul style="list-style-type: none"> • Construction in the floodplain of the Cle Elum River would be limited to an interpretive center and supporting road. • Construction would occur in compliance with City of Cle Elum CAO, modified to accommodate Type 1 streams; no construction would be allowed in the riparian zone of the Cle Elum River. • Construction BMPs would be implemented. • Mitigation proposed for surface and groundwater quality would also mitigate potential water quality impacts to fish resources.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> • The Horse Park could affect water quality if not properly mitigated. Associated nitrates and total phosphorous could affect aquatic resources and their habitats. • Impacts of the proposed water right transfers would result in a potential increase in affected tributary streamflow, and no significant negative impact in the Yakima River. The proposed water right transfers are not expected to have any significant negative impact on fish habitat quality in the upper Yakima River basin. • Development and human activity within the floodplain and along the Cle Elum River could potentially affect fish resources. 	<ul style="list-style-type: none"> • Future large woody debris recruitment would be maintained. • Any blasting or other activity likely to cause noticeable ground vibration and loud, ambient noise could be avoided or timed so that disturbance to fish is minimized. • By working with the Yakama Nation and WDFW, Trendwest could develop a program to minimize human disturbance to fisheries habitat. • Equestrian access would not be allowed near streams. • Anglers' (and others) use of the river could be limited to avoid over-fishing. Additional measures to protect fisheries habitat could include a voluntary stream steward program and community self-policing of salmon habitat during spawning season.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • Potential impacts to fisheries associated with development of Alternative 3 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 3 would be the same as described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> • Potential impacts to fisheries associated with development of Alternative 4 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 4 would be the same as described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> • Construction-related impacts to fisheries resources from Alternative 5 would be the same as identified for Alternatives 2, 3, and 4. • Potential impacts on fish, streams, and riparian function (e.g., fishing, wading, etc.) could be caused by human activities that occur near or in the Cle Elum River as well as nearby streams that include the Yakima and Teanaway rivers, and Big, First, Swauk, and Reecer creeks. • The Cle Elum River and its tributaries may experience an increase in pressure from recreational fishing. • Implementation of the water supply plan for the UGA and MPR could result in increasing water levels by 0.5 inch during the early part of the irrigation season to decreasing water levels by 0.25 inch during September. These small fluctuations would not be expected to have any measurable impact of fish or aquatic resource habitats. 	<ul style="list-style-type: none"> • Mitigation measures for identified significant impacts associated with Alternative 5 would include those described in the DEIS • The WDFW would continue to manage the regional fishery in much the same way it currently does. Fishing in regional rivers would be monitored and local fish populations evaluated. <p>Additional mitigation measures could include:</p> <ul style="list-style-type: none"> • Exploring angler management options with the WDFW and Yakama Nation • Implementation of creel surveys (coordinated with WDFW) to address issues related directly to angler fishing presence. • Implementation of population surveys (coordinated with WDFW) to assess quantitative changes in discrete stream reaches.
Wetlands		
Alternative 1 No Action	<ul style="list-style-type: none"> • No significant construction or operational impacts to wetlands would be anticipated under Alternative 1. 	<ul style="list-style-type: none"> • Construction activities and the location of land uses would be subject to Kittitas County sensitive area regulations, and protection of wetlands and wetland buffers would be required.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> • Potential construction impacts to wetlands, wetland buffers, and associated functions and values would occur from clearing, filling, and grading activities. • Operational impacts to wetlands would be minor. Wetland 2 could potentially experience minor operational impacts from pollutants in stormwater runoff due to increased traffic on the existing roadway crossing of the wetland. Wetlands 31 and 33 could potentially experience minor operational impacts from stormwater runoff or leaching of contaminants from upgradient residential development. 	<ul style="list-style-type: none"> • Development in the UGA would be subject to City of Cle Elum sensitive area regulations, and protection of wetlands and wetland buffers would be required. • A temporary erosion and sedimentation control plan would be prepared and implemented. • Stormwater management facilities for construction activities would be located in suitable locations outside wetlands and wetland buffers. • Clearing and grading during construction would be limited in areas adjacent to wetlands and buffers. • Staging areas for construction would be located outside wetland buffers. • Stormwater management facilities to support operation would be located in suitable locations outside wetlands and wetland buffers and would be maintained, meeting or exceeding all applicable drainage design standards.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • Impacts to wetlands under Alternative 3 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures proposed to protect wetlands under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> • Impacts to wetlands under Alternative 4 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures proposed to protect wetlands under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> • Potential impacts to wetlands would not differ significantly between Alternative 5 and Alternatives 2, 3, and 4 because no development is proposed within any of the identified wetlands or wetland buffers within the UGA. 	<ul style="list-style-type: none"> • Mitigation measures designed to reduce or eliminate potential impacts on wetlands and wetland buffers would be the same under Alternative 5 as those described under Alternatives 2, 3, and 4.
Noise		
Alternative 1 No Action	<ul style="list-style-type: none"> • No significant construction or operational noise impacts would occur under Alternative 1. 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> • Maximum noise levels from construction equipment could range from 69 to 95 dB (A) at 50 feet and as high as 80 dB (A) at 200 feet (EPA, 1971). • No significant operational noise impacts are anticipated to occur under Alternative 2. Events at the Horse Park could generate noticeable increases in noise levels; these effects would be temporary. Receptors most likely to be impacted by operational land use activities would be single-family residences, multifamily housing, and recreation facilities. 	<p>The following construction industry best management practices would be incorporated into construction plans and contractor specifications:</p> <ul style="list-style-type: none"> • Limit noisy construction activities to between 7 a.m. and 7 p.m. • Equip construction equipment engines with adequate mufflers, intake silencers, and engine enclosures • Turn off construction equipment when it isn't used for prolonged periods. • Locate stationary equipment away from receiving properties. • No operational noise-related mitigation would be required under Alternative 2.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • The potential for noise related impacts under Alternative 3 would lower than for Alternative 2 based on the absence of the Horse Park. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 3 would be the same as described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> • The potential for noise related impacts under Alternative 4 would be the same as described for Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 4 would be the same as described for Alternative 2.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
<p>Alternative 5 Preferred Alternative</p>	<ul style="list-style-type: none"> • Construction noise levels under Alternative 5 would be similar to those described under Alternatives 2, 3, and 4. • Noise levels from within the UGA under Alternative 5 would be similar to Alternatives 2, 3, and 4, except that Alternative 5 would not include a Horse Park. Additional vehicular traffic to and from the Cle Elum UGA would be the primary source of noise. • Traffic volumes on SR-903 and Bullfrog Road would be approximately 18 to 24 percent higher in project-year 30 under Alternative 5 • In the wintertime, development could result in an increase snowmobile use and associated noise. 	<ul style="list-style-type: none"> • Mitigation for construction noise under Alternative 5 would be the same as identified for Alternatives 2, 3, and 4 and would include best management practices in construction plans and contractor specifications.
<p>Land Use</p>		
<p>Alternative 1 No Action</p>	<ul style="list-style-type: none"> • Under Alternative 1, development in the UGA would result in the conversion of existing forestry, natural resource management, and passive recreation land uses to low-density residential land uses. The intensity of the construction activities over the duration of buildout of the Cle Elum UGA would be low in comparison to Alternatives 2, 3, and 4, and no significant impacts would be expected. • The <i>Kittitas County Comprehensive Plan</i> and Zoning Code would govern development in the Cle Elum UGA. Attaining the maximum number of permitted units on the Cle Elum UGA under this alternative would require cluster subdivision development. Assuming 106 total units at buildout, the gross residential density in the UGA would be approximately 1 DU per 10 acres. 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> • Potential construction-related impacts on land uses surrounding the UGA under Alternatives 2, 3, and 4 would be associated primarily with noise and dust (see impact summary for Noise and Air Quality). • Under Alternative 2, a total of 334 acres (30% of the 1,106 total acres) would be dedicated for residential land uses. Approximately 80 acres (7% of the total) is proposed for commercial/industrial lands use (Business Park). Approximately 414 acres (37% of the total) would be developed in recreational uses. Of that, up to 200 acres would be designated for the Washington State Horse Park and 12 acres would be dedicated to the City for a community recreation center. Approximately 48 acres (4% of the total) would be converted to public facilities, including the Cle Elum Water Treatment Plant, school, and cemetery. The remaining 230 acres (20%) includes planning areas dedicated to the Cle Elum River Corridor and perimeter buffers. 	<ul style="list-style-type: none"> • No mitigation measures related to construction are proposed for Alternative 2. • Perimeter buffers and natural open space in critical areas and along the Cle Elum River would be retained. • Trendwest would set aside a 25-30 acre parcel to the Cle Elum-Roslyn School District for future school expansion. • Trendwest would set aside 10 acres for future expansion of the Laurel Hill Memorial Cemetery. • Trendwest would set aside approximately 11 acres for a new water treatment facility. • Trendwest would set aside approximately 12 acres for the Community Recreation Center. • Proposed uses in the UGA would be consistent with adopted plans and policies of Kittitas County and the City of Cle Elum.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> Under Alternative 2, overall net residential density would be 5.4 DU/acre at Year 5, decreasing to 4.4 DU/acre at Year 20 and 4.1 DU/acre in Year 30. Residential density would decrease as more of the lower density single-family housing is built. The density under Alternative 2 would be consistent with densities of neighboring communities (e.g., Cle Elum and Roslyn). 	<ul style="list-style-type: none"> Trendwest and the City of Cle Elum have negotiated a Pre-Annexation Agreement containing measures to ensure consistency of the proposal with City plans and policies.
<p>Alternative 3 Expanded Residential</p>	<ul style="list-style-type: none"> Alternative 3 would dedicate the largest acreage to residential uses (487 acres, or 44% of the total acres). This represents approximately 45% more acreage than Alternative 2 and 27% more acreage than Alternative 4. Without the Horse Park, land dedicated for recreational use would be approximately 38% less than under Alternatives 2 and 4. Under Alternative 3, the overall residential density would be 4.2 DU/acre at Year 5, decreasing to 3.7 DU/acre at Year 20 and 3.6 DU/acre in Year 30. This would be a slightly lower density than under Alternative 2, despite the increase of 281 units (mostly single-family homes). The elimination of the Horse Park from this alternative allows an additional 90 acres for single-family dwellings, thereby reducing the overall density. 	<ul style="list-style-type: none"> Mitigation measures under Alternative 3 would be the same as described for Alternative 2.
<p>Alternative 4 Reduced Residential</p>	<ul style="list-style-type: none"> Potential land use impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. Under Alternative 4, a total of 381 acres (34% of the total) would be dedicated for residential land use. Land dedicated to commercial use would be reduced from 7% (Alternatives 2 and 3) to approximately 4% of the total 1,106 acres. Land converted to public facilities would be slightly lower (41 versus 48 acres because of a smaller cemetery expansion area). Under Alternative 4, overall net residential density would be 3.6 DU/acre at Year 5, decreasing to 3.0 DU/acre at Year 20 and 2.8 DU/acre in Year 30. This alternative would have lower single-family and multifamily densities than Alternatives 2 and 3. Its overall residential density of 2.8 also would be lower than and less consistent with the densities of the City of Cle Elum and the City of Roslyn. 	<ul style="list-style-type: none"> Mitigation measures under Alternative 4 would be similar to those described for Alternative 2. Alternative 4 would set aside 3 acres for future expansion of the Laurel Hill Memorial Cemetery rather than 10 acres as proposed under Alternatives 2 and 4.
<p>Alternative 5 Preferred Alternative</p>	<ul style="list-style-type: none"> At full buildout, Alternative 5 proposes the greatest number of total residential units of all project alternatives (810 single-family and 524 multi-family for a total of 1,334 units). Under Alternative 5, a total of 293 acres would be developed for residential uses. This is the lowest amount of residential land use for any of the Alternatives. Under Alternative 5 overall net residential density would be 6.5 DU/acre at Year 5, decreasing to 6.2 DU/acre at Year 20 and to 6.1 DU/acre in Year 30. 	<ul style="list-style-type: none"> Alternative 5 calls for significantly more open space when compared to Alternatives 2 through 4. The <i>Draft Bullfrog Subarea Plan</i> and proposed Planned Mixed-Use (PMU) zoning regulations would ensure that uses in the UGA would be consistent with the City of Cle Elum's Comprehensive Plan and development regulations. Trendwest and the City of Cle Elum have negotiated a development agreement containing measures to ensure consistency of the proposal with City plans and policies.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
		<ul style="list-style-type: none"> • Trendwest would set aside 10 acres for future expansion of the Laurel Hill Memorial Cemetery. A 50-foot wooded buffer would be retained around the cemetery expansion area. • Trendwest would set aside a 25-35 acre parcel for the Cle Elum-Roslyn School District for future school expansion.
Population and Housing		
Alternative 1 No Action	<ul style="list-style-type: none"> • Under Alternative 1 population at full buildout is estimated at 234 persons. Population and housing capacity under the No Action Alternative are accommodated under Washington State Office of Financial Management projections, and no significant impacts to population or housing capacity are anticipated. 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> • Construction-related impacts to population and housing would result from worker in-migration. Construction within the Cle Elum UGA would be accomplished using a combination of local area workers, non-local construction workers, and independent contractors. The largest demand for construction employees would occur during the first five years, when the visitor housing units, infrastructure, golf course, and other project components would be built. • Operational demand for housing would increase due to employment in-migration that would support Trendwest owned facilities within the UGA, the Horse Park, and the Business Park. Housing demand generated by this in-migration could be accommodated, in part, by residential development proposed for the UGA. Potential housing impacts in the cities of Cle Elum and Roslyn and the Town of South Cle Elum could initially include lower vacancy rates, housing shortages, and potential increases in housing costs. • The housing capacity proposed under Alternative 2 would accommodate populations within the Office of Financial Management high series 2020 population projections for the City of Cle Elum. Alternative 2 would account for 72% of Cle Elum's projected population increase. • Vacation accommodations, recreational day use, and a potential Horse Park would all contribute to attracting seasonal populations. Of the alternatives, implementation of Alternative 2 would result in the highest overall number of seasonal houses constructed and, subsequently, the highest associated visitors. 	<ul style="list-style-type: none"> • Local jurisdictions would revise their comprehensive plans and policies to reflect the adopted Office of Financial Management high series 2020 population allocations and modify comprehensive plan elements accordingly. • The Office of Financial Management would evaluate the proposed uses within the Cle Elum UGA and the MPR as part of the next forecast update. • Cumulative seasonal population impacts would be mitigated through proposed accommodations and recreational facilities inherent to proposed uses within the Cle Elum UGA and the MPR. • A monitoring program would be established to assess how much housing is available, being produced in the area, and/or required to meet demand. • Trendwest would implement a Housing Mitigation Program to prevent significant employment and population related impacts to housing.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • Potential population and housing impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. • At full buildout, Alternative 3 would result in the highest increase in residential housing capacity and would accommodate the largest permanent resident population. This is due primarily to the absence of a Horse Park in Alternative 3. Alternative 3 would account for 97% of Cle Elum’s projected 2020 population increase. • This alternative would provide fewer seasonal units than Alternative 2. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 3 would be the same as described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> • Potential population and housing impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. • Alternative 4 would result in the lowest comparative increase in residential housing capacity. Alternative 4 would account for 57% of Cle Elum’s projected 2020 population increase. • Alternative 4 would provide more single-family units but fewer seasonal units than Alternative 2, and would result in lower numbers of visitors. 	<ul style="list-style-type: none"> • Mitigation measures under Alternative 4 would be the same as described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> • Construction-related impacts to population and housing resulting from worker in-migration would be the same as those for Alternative 2. • Operational employment under Alternative 5 is limited to the Business Park. • Population capacity under Alternative 5 (Trendwest residential) would be approximately 2,945 at buildout. • The average daily population increase in Kittitas County overall during the peak season of June through August could approach 12,369. • Development in the MPR and Cle Elum UGA under Alternative 5 would contribute to the addition of permanent and seasonal housing capacity in Kittitas County. • The most significant potential cumulative impact to housing would likely be a continuing demand for rental housing (including multifamily) and house-ownership opportunities suitable for all household sizes at rates affordable to the mid- to lower-income economic sector. 	<ul style="list-style-type: none"> • Mitigation would include those inherent to project development and future planning processes, similar to Alternative 2. • As part of its conditions of approval for the Master Site Plan, the City of Cle Elum would require Trendwest to implement an Affordable Housing Mitigation Program.
Aesthetics/Light and Glare		
Alternative 1 No Action	<ul style="list-style-type: none"> • No significant visual impacts would occur under Alternative 1. 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> Construction activities in areas adjacent to the Laurel Hill Memorial Park (cemetery) and School District campus would be noticeable by viewers. Changes to the visual landscape would occur due to development proposed under Alternatives 2, 3, and 4. The primary visual impact would be caused by the conversion of forested area to neighborhood areas and recreational facilities. Proposed development would not block any important vistas from offsite locations. However views of a mostly uniform canopy from higher-elevation vantage points would change. With tree clearing, more of the power lines could become visible. If evening Horse Park events were held and/or if evening ballgames occurred at the ballfields associated with the Community Recreation Center, these activities would represent additional sources of light. Glare produced by headlights following evening events at the Horse Park could temporarily impact residences along SR 903. 	<ul style="list-style-type: none"> No mitigation measures related to construction are proposed for Alternative 2. Tree preservation would buffer the visual impacts of dense development. Architectural design and materials guidelines for residential and other structures would be established Segregated planning areas would be based, in part, on existing topographic features. This would reduce the perceived scale of the overall project for viewers at ground level. The golf course would be located at the core of the UGA, reducing the perceived scale of the development. Natural open space buffers along I-90 and Bullfrog Road would screen or diffuse views to the interior of the UGA. Adoption of standards/recommendations for exterior lighting intensity consistent with the Illuminating Engineering Society of North America.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Impacts related to aesthetics/light and glare under Alternative 3 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Impacts related to aesthetics/light and glare under Alternative 4 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Aesthetic, light, and glare impacts under Alternative 5 would be similar to those described for Alternatives 2, 3, and 4. Visual impacts to the landscape of Alternative 5 would be similar to those of Alternatives 2 through 4. Light and glare impacts under Alternative 5 would be lower than those identified for the other development alternatives based on the lower number of recreational facilities, a reduction in residential development by 865 units, and on agreement by Trendwest to implement lighting standards. 	<p>Mitigation measures for Alternative 5 include those identified in Alternatives 2, 3, and 4. More specific mitigation measures incorporated into the project design include:</p> <ul style="list-style-type: none"> Natural open space buffers 150 feet wide along I-90, 100 feet wide along Bullfrog Road, and 50 feet wide adjacent to SR 903. Adoption of standards/recommendations for roadway lighting intensity consistent with the Illuminating Engineering Society of North America. Implementation of lighting designs according to the International Dark Sky Association (IDA) Zone E1 standards. Development of specific architectural design guidelines for residential structures according to the outline contained in the Master Site Plan Application.
Cultural Resources		
Alternative 1 No Action	<ul style="list-style-type: none"> Ground disturbing activity during construction could result in damage to cultural resources or the unearthing of additional unknown resources. However, because of the low density and intensity of land use that would occur under Alternative 1, the comparative risk of impacts to cultural resources would be lower. Ongoing property maintenance practices that disturb the ground, such as landscaping and road improvements could result in the unearthing of additional unknown resources. 	<ul style="list-style-type: none"> No mitigation measures related to construction or operation are proposed for Alternative 1.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> The extent of the developed area, the extensive infrastructure required, and the numerous land uses proposed under Alternative 2 would result in a greater potential for construction and operation impacts than for Alternative 1. Ground-disturbing activity during construction could result in damage to cultural resources or the unearthing of additional unknown resources. Ongoing property maintenance for residential and non-residential areas, landscaping, and road improvements would occur with greater frequency and cover larger areas. The development and the land uses proposed within the Cle Elum UGA would change the setting of currently identified cultural resources as well as yet undiscovered cultural resources. Because of the limited extent of cultural resources within the UGA, it is not anticipated that leaving cultural resources in place and creating a buffer around them would limit development of the proposed uses. Some project components might require reorientation to avoid the cultural resources. 	<ul style="list-style-type: none"> Within a designated constraint area, subsurface probing would be required prior to any land disturbing activities. If a significant cultural resource could be impacted, further mitigation would be initiated in consultation with the Office of Archaeology and Historic Preservation and the Yakama Nation. To the extent reasonably possible, all known cultural resources throughout the Cle Elum UGA would be avoided; a 50-meter buffer would be established around the perimeter of the known cultural resources to protect them. If a cultural resource could not be reasonably avoided, limited testing would be conducted on the cultural resource to determine its significance and boundaries, pursuant to criteria for the National Register of Historic Places. If it is determined that a known significant cultural resource could not be avoided, consultation with archaeologists and the Yakama Nation would be required and further mitigation measures could be initiated.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Impacts to cultural resources under Alternative 3 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures proposed to protect cultural resources under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Impacts to cultural resources under Alternative 4 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures proposed to protect cultural resources under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Potential construction-related impacts to historic and cultural resources would be lower than under Alternatives 2, 3, and 4. The majority of development is proposed in the northern two-thirds of the property, out of the geomorphic floodplain and the area in the southern one-third of the property designated Reserve. The extent of the developed area and intensity of land uses proposed under Alternative 5 would result in a lower potential for operational impacts than under Alternatives 2, 3, and 4. However, similar to the other development alternatives, ongoing property maintenance, landscaping, road improvements, recreational activities, potential illegal collecting, and vehicular and pedestrian traffic could result in damage to extant cultural resources or the unearthing of additional unknown resources. 	<p>Mitigation for potential impacts to historic and cultural resources outlined in the City of Cle Elum’s Draft Conditions of Approval include.</p> <ul style="list-style-type: none"> No measures that encourage access or discovery of significant cultural resource sites within the Cle Elum River undeveloped open space area will be permitted. Consistent with City code requirements, the City will give the Yakama Nation notice and opportunity to comment on all proposed preliminary plats or binding site plans, or building or grading permits on all lands within the cultural resource areas identified in <i>A Land Use History of the Proposed MountainStar Resort: The Results of a Cultural Resource Survey along the Lower Cle Elum River</i> (Churchill and Griffin 1998). Compliance with all applicable requirements of RCW 27.44, Indian Graves and Records and RCW 27.53, Archaeological Sites and Resources, will be required. Contractors will be trained in the appropriate techniques for recognizing artifacts during construction activities and in the proper notification steps.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Parks and Recreation		
Alternative 1 No Action	<ul style="list-style-type: none"> No construction or operational impacts to park and recreation resources would occur under Alternative 1. 	<ul style="list-style-type: none"> No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> The capacity at RV parks could be exceeded during summer weekends depending on the level of construction worker demand. The increased permanent and seasonal population within the Cle Elum UGA would create a greater demand for park and recreation facilities, including ballfields. Regional resources, such as camping, fishing, and hiking areas would experience an increase in the number of users. Increased demands for regional equestrian trails and facilities would also occur. The Cle Elum UGA contains adequate space to meet the residential housing targets of the alternative and provide park and recreation space consistent with City of Cle Elum LOS standards that may be adopted in the future. 	<ul style="list-style-type: none"> A twelve-acre parcel would be dedicated for future construction of a community recreation center. A total of about 230 acres would be dedicated for undeveloped open space. Development of the UGA would include regional recreational facilities such as the golf course. The specific locations and sizes of pocket and neighborhood parks would be identified on the final site plan for Trendwest properties within the Cle Elum UGA in conformance with adopted LOS standards. Under RCW 82.02, the City of Cle Elum could institute a funding mechanism such as park impact fees.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Demand-related impacts to parks and recreation under Alternative 3 would be slightly higher than for Alternative 2 due to a greater population base. The Horse Park would not be constructed under this alternative. 	<ul style="list-style-type: none"> Mitigation measures related to park and recreation resources under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Impacts to parks and recreation under Alternative 4 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures related to park and recreation resources under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Construction-related impacts to park and recreation resources would likely be lower than Alternatives 2, 3, and 4. As with Alternatives 2, 3, and 4, the increased permanent population within the Cle Elum UGA under Alternative 5 would increase the demand on park and recreation resources in Kittitas County. 	<ul style="list-style-type: none"> Mitigation measures for impacts to park and recreational resources are similar to those identified for Alternatives 2, 3, and 4 and include facilities proposed as part of Alternative 5 (identified in section 3.13 under Operational Impacts). The specific details of mitigation would be stipulated in the Development Agreement and Conditions of Approval for the master planned development. Mitigation measures inherent to the project also include those provisions in the Cooperative Agreement between Trendwest, the WDFW and the Yakama Nation and in the RIDGE Settlement Agreement that apply to potential cumulative impacts from the MPR and Cle Elum UGA developments.
Transportation		
Alternative 1 No Action	<ul style="list-style-type: none"> No construction impacts would occur under Alternative 1. Under Alternative 1, LOS at intersections of West First Street/Oakes Avenue and West First Street/South Cle Elum Way would exceed the County standard of LOS D on weekdays and weekends at Project Years 5 and 10. 	<ul style="list-style-type: none"> No mitigation measures related to construction are proposed for Alternative 1.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> Alternative 2 would generate construction-related traffic on the County’s roadway system over the 30-year buildout period. The majority of construction-related traffic impacts would occur during the initial 5-year construction period and would include truck trips, delivery trips, and construction worker trips to and from the UGA. The most likely truck routes would include I-90, SR 903, Bullfrog Road, and portions of First Street and Oakes Avenue. Results of the LOS analysis indicate that by Project Year 5, the intersections of West First Street/Pine Street, First Street/South Cle Elum Way, and First Street/Oakes Avenue would exceed the standard of LOS D on weekdays. LOS would be exceeded for either the entire intersection or for a particular movement within the intersection. On weekends, the same three intersections as well as the SR 903/Bullfrog Road intersection would be adversely affected. In Project Year 10, the same four intersections would exceed LOS D on both weekdays and weekends for either the entire intersection or for a particular movement within the intersection. The intersection of Second Street/Oakes would not exceed the standard at Project Years 5 and 10. A “peak” event such as an international competition at the potential Horse Park, a holiday weekend, or an event in the local communities or the MPR would likely increase traffic substantially during those time periods and would require a traffic management plan for the area. 	<ul style="list-style-type: none"> A CTMP would be prepared. The CTMP would identify traffic controls to ensure that employee and truck traffic have minimal impact on existing traffic and UGA residents and visitors. <p>As identified in a Traffic Mitigation Plan for the MPR:</p> <ul style="list-style-type: none"> Trendwest would be responsible for costs associated with the design and construction of all onsite transportation improvements necessary to serve the UGA development. Trendwest would be responsible for all costs associated with construction of new intersections with existing county, state, and private roads that would provide access to the UGA. Trendwest would be responsible for its proportionate share of any offsite improvements identified through a monitoring program. A traffic monitoring program would be conducted to assess the most appropriate time for implementing intersection improvements. For special events that would occur at the Horse Park, the MPR, local communities, or peak holiday weekends, a separate Transportation Management Plan would be developed in cooperation with Kittitas County, the City of Cle Elum, and WSDOT. The intersections of First Street/South Cle Elum Way, First Street/Oakes Avenue, SR 903/Bullfrog Road, and West First Street/Pine Street would be evaluated to determine if they met warrants for the installation of traffic signals at Project Years 5 and 10.
<p>Alternative 3 Expanded Residential</p>	<ul style="list-style-type: none"> Potential transportation impacts associated with development of Alternative 3 would be similar to those described for Alternative 2, 	<ul style="list-style-type: none"> Mitigation measures related to transportation under Alternative 3 would be the same as those described for Alternative 2.
<p>Alternative 4 Reduced Residential</p>	<ul style="list-style-type: none"> Potential transportation impacts associated with development of Alternative 4 would be the same as those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures related to transportation under Alternative 4 would be the same as those described for Alternative 2.
<p>Alternative 5 Preferred Alternative</p>	<ul style="list-style-type: none"> As in Alternatives 2, 3, and 4, the majority of construction-related traffic impacts would occur during the initial 5-year construction period and would include truck trips, delivery trips, and construction worker trips to and from the UGA. Trip generation under Alternative 5 is most comparable to Alternative 3. The number of vehicle trips on analyzed roadway segments is similar among the alternatives, with the exception of Bullfrog Road and SR 903 (east of Bullfrog Road), which would carry a larger percentage of UGA trips under Alternative 5 as compared to the other alternatives. The increase under Alternative 5 on these roadway segments is attributed primarily to changes in the access points to the UGA and locations of land uses within the UGA. 	<ul style="list-style-type: none"> It is recommended that Trendwest, in association with Kittitas County, the City of Cle Elum, and WSDOT, coordinate a traffic monitoring program for the UGA with any MPR traffic monitoring. It would include both regular traffic counts and safety studies at predetermined locations in the UGA vicinity. The monitoring program would also serve as a tool to assess the most appropriate time and/or necessity for implementing intersection improvements. A Construction Transportation Management Plan (CTMP) would be prepared to identify traffic controls to ensure that employee and truck traffic have minimal impact on existing Cle Elum area residents, existing traffic/circulation patterns; and UGA residents and visitors, as the UGA is developed. The CTMP would be revised to correspond with each phase of development.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<p>In Project Year 5:</p> <ul style="list-style-type: none"> • The SR 903/Bullfrog Road intersection would operate at LOS F during weekdays and weekends for all alternatives. • On weekends, the EB I-90 Ramps @ Bullfrog would fall from an LOS C to an LOS D. Note: Under Alternatives 2, 3, and 4, the intersection volumes were very near the threshold between LOS C and D. • LOS F at the intersection of First Street/S Cle Elum Way reflects conditions that would occur under the No Action Alternative. <p>In Project Year 10:</p> <ul style="list-style-type: none"> • The SR 903/Bullfrog Road intersection would operate at LOS F during weekdays and weekends for all alternatives. • First Street/Oakes would operate at a LOS F during weekdays and weekends under all alternatives. • The Second Street/South Cle Elum Way intersection would operate at LOS D on weekdays and LOS F on weekends. • The West First/Pine Street intersection would operate at LOS B on weekdays and LOS F on weekends. • The I-90 Eastbound Ramp/Bullfrog Road intersection would operate at LOS D on weekdays under Alternative 5 and LOS F on weekends. The weekend 95% queue length would be approximately 40.1 vehicles. This means that during the afternoon peak hour, there is a 95% probability of a queue 40 vehicles in length. 	<ul style="list-style-type: none"> • The following intersections would be evaluated to determine if they meet warrants for the installation of traffic signals at Project Year 5: First Street and South Cle Elum Way, and SR 903 and Bullfrog Road. • The following intersections would be evaluated to determine if they meet warrants for the installation of traffic signals at Project Year 10: Second Street/South Cle Elum Way; and West First/Pine Street. • The I-90 eastbound off-ramp intersection with Bullfrog Road, which would operate at LOS D on weekdays and LOS F on weekends, could be improved by changing the stop-controlled movement to northbound-southbound from eastbound. The intersection LOS would improve to LOS C. This would be a significant improvement from the LOS F weekend condition.
Public Services		
Alternative 1 No Action	<ul style="list-style-type: none"> • No significant construction or operation related impacts on law enforcement, fire protection/EMS, or schools are anticipated to occur under Alternative 1. 	<ul style="list-style-type: none"> ▪ No mitigation measures related to construction or operation are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> • Law enforcement and fire protection agencies, and Hospital District No. 2 would likely experience additional calls for service related to construction site theft, vandalism, injury, and fire incidences, particularly during the initial construction phase. • KITTCOM would experience increases in calls for dispatch during construction. KITTCOM is near maximum dispatch capacity and would not be able to handle an increase in service calls over existing conditions without additional personnel. 	<ul style="list-style-type: none"> • Mitigation measures for service providers would include a monitoring program and shortfall mitigation payments to address fiscal impacts identified (see Fiscal, below). • A comprehensive Construction Plan would be developed. This Plan would include, in part, a Fire and Life Safety Plan, a snow management plan, and provisions for fencing and signing the construction site.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> Development of the Cle Elum UGA would continue to generate additional service calls for dispatch, as population increased throughout the buildout period. Development of the Cle Elum UGA would generate additional school age children within the Cle Elum-Roslyn School District. Enrollment impacts would result in the need for a new K-12 facility within five to 10 years from the initiation of housing unit construction. The 25-acre site set aside under this alternative would easily accommodate projected enrollment. 	<ul style="list-style-type: none"> An onsite security presence could be provided during the initial construction phase of the Cle Elum UGA. All equipment and vehicles would be inspected regularly by the WDNR to assure compliance with Fire Protection Regulations. Worker safety measures would be implemented consistent with OSHA/WISHA. Construction activities would occur consistent with WDNR's Fire Protection Regulations. A comprehensive Fire Protection Plan would be developed to facilitate construction during the dry season, as allowed by the WDNR. Roadway design within the Cle Elum UGA would conform to UFC requirements. Community education regarding domestic and recreational fire protection measures could help reduce the potential for wildfires. Trendwest would encourage fire training and volunteer fire service among its employees for UGA fire coverage.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Potential impacts to public services associated with development of Alternative 3 would be similar to those described for Alternative 2. The greater population proposed under this alternative would generate proportionately higher number of calls for services and larger school enrollments. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Potential impacts to public services associated with development of Alternative 4 would be similar to those described for Alternative 2. The smaller population proposed under this alternative would generate proportionately fewer calls for services and smaller school enrollments. 	<ul style="list-style-type: none"> Mitigation measures proposed under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Construction-related impacts of Alternative would be similar to those of Alternative 2. Under Alternative 5, five additional police officers would be required by Project Year 30. This is within the range of total officers identified for Alternatives 2, 3, and 4. The Cle Elum Fire Department would require a guarantee of an additional trained firefighter prior to construction. This could increase to 3 FTE firefighters by Year 5 and thereafter. The paid firefighters would need to be supported by 15 volunteer firefighters by Year 30. For Hospital District No. 2, the two paramedics and one EMT needed by Project Year 5 would be supplemented in Project Year 10 by a third EMT. By Project Year 30, a total of three paramedics and two EMTs are anticipated to be needed. Hospital District No. 2 has also identified a need for an additional ambulance. 	<ul style="list-style-type: none"> Mitigation agreements have been negotiated in principle between Trendwest and primary service jurisdiction including the City of Cle Elum, Cle Elum-Roslyn School District #404, and Kittitas County Hospital District No. 2. Provisions in the RIDGE Settlement Agreement provide mitigation to the City of Roslyn for capital improvements. Mitigation agreements provide specific guidelines for identifying shortfalls by monitoring costs and revenue flows. Trendwest and the City of Cle Elum will execute a fiscal mitigation/shortfall arrangement that accurately tracks projected revenues and expenses from UGA development. Under Alternative 5, 25-30 acres would be set aside for the Cle Elum-Roslyn School District #404 to accommodate future growth in the region. This is up to five acres larger than the 25 acres proposed under Alternatives 2, 3, and 4.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> • Capital outlays for fire protection would include a brush/rescue vehicle in Project Year 1, a Class A pumper in Project Year 6 and a fire station as early as Project Year 2 to accommodate the vehicles. • An arrangement for a water tender would be necessary to serve the UGA until water mains and hydrants are installed. • Project school enrollment under Alternative 5 would be similar to that for Alternative 3. 	<ul style="list-style-type: none"> • RCW 82.02 authorizes counties, cities, and towns to impose impact fees on development activity as part of the financing for public facilities that are addressed by a capital facilities plan element of a comprehensive land use plan. Public facilities that qualify include: public streets and roads, publicly owned parks, open space, and recreation facilities, school facilities, and fire protection facilities in jurisdictions that are not part of a fire district.
Utilities		
<p>Alternative 1 No Action</p>	<ul style="list-style-type: none"> • Water supply for residential lots on the Cle Elum UGA under Alternative 1 would be provided by new individual wells. Wastewater treatment would be accomplished by construction of onsite wastewater systems (septic tanks). Utility service could be provided by the City in the future as its service area expanded. • No significant construction-related impacts to solid waste services would occur under Alternative 1. Quantities of construction and demolition debris generated as a result of residential development would be minor, and accommodated within the existing Ryegrass construction and demolition debris landfill. • Electrical power, natural gas and telecommunication lines would be extended to residents in the Cle Elum UGA upon demand and as available. • Annual water demand for Alternative 1 is estimated at about 162 acre-feet. Net groundwater withdrawal is not anticipated to create a significant decline in groundwater levels. 	<ul style="list-style-type: none"> • No mitigation measures related to construction or operation are proposed for Alternative 1.
<p>Alternative 2 Preliminary Master Plan</p>	<ul style="list-style-type: none"> • The City of Cle Elum would supply treated water to dwelling units and commercial uses within the UGA. An untreated water system would provide irrigation water to the proposed golf course, larger public landscaped areas, and the Horse Park. Distribution pipelines would be constructed primarily under transmission line and road rights-of-way. • Wastewater generated under Alternative 2 would be routed to the new regional wastewater treatment plant. The regional facility would be sized and designed to treat wastewater from Trendwest-owned properties. 	<ul style="list-style-type: none"> • Trendwest, the City of Cle Elum, and Town of South Cle Elum would negotiate a cost Agreement regarding the regional water and wastewater treatment plants. • Trendwest would coordinate with utility service providers for electricity, natural gas, and telecommunications regarding construction schedules and proposed utility corridors. • Electrical and telecommunications cables would be installed underground to minimize disruption to the natural environment. Alignments disturbed by construction activities would be restored as soon as possible to preconstruction conditions.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> • Puget Sound Energy has not yet determined routes for natural gas pipelines. Lines from US West would need to be extended from the west end of the City of Cle Elum, where they currently terminate. • For Trendwest facilities, average daily water demand would peak in the summer months when visitor numbers and irrigation demands are highest. Alternative 2 would create the largest demand for untreated water. • Solid waste generation would significantly affect the capacity of the existing Cle Elum Transfer Station. • No operational impacts on electricity, natural gas, or telecommunications are anticipated. 	<ul style="list-style-type: none"> • Construction and demolition debris would be hauled to the existing 5-acre inert and demolition landfill, located at the site of the Ryegrass Landfill. • For construction under Trendwest control, Trendwest would coordinate with the Kittitas County Solid Waste Program to separate recyclable materials before disposing construction debris. • Upgrades and expansion of the existing Cle Elum Transfer Station proposed as part of the development agreement between Kittitas County and Trendwest would accommodate projected quantities of solid waste generated by the proposed uses on Trendwest properties within the Cle Elum UGA. • Compliance with the City of Cle Elum's water policy would be required. • Indoor water conservation measures would be carried out in all residences and the lodge.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> • Potential utility impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. • Alternative 3, characterized by the largest permanent residential population, would generate the highest average daily demand for treated water. Demand for untreated water under Alternative 3 would be less than under Alternative 2 and more than under Alternative 4. 	<ul style="list-style-type: none"> • Mitigation measures related to utilities under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> • Potential utility impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. • Trendwest uses under Alternative 4 would generate a lower demand for treated and untreated water than Alternatives 2 and 3. 	<ul style="list-style-type: none"> • Mitigation measures related to utilities under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> • Potential utility impacts would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> • Water conservation fixtures would be installed in residential and non-residential buildings. • Residents would be encouraged to install water conserving appliances. • The City of Cle Elum is in the process of preparing a Regional Sewerage Facilities Plan, consistent with the requirements for engineering reports stated in WAC 173-240-060. Following preparation of the Facilities Plan, the City will prepare an environmental impact statement (EIS), which will analyze potential water quality impacts to the Yakima River from the regional plant. • The existing Cle Elum transfer station would need to be expanded in capacity to accommodate the MPR and UGA. However, the exact timing of the expansion has not been determined. Design of the expanded facility is currently underway. • A project-specific amendment would be developed for the SWMP to address solid waste management.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
Economic		
Alternative 1 No Action	<ul style="list-style-type: none"> No significant economic impacts would be generated by development of the UGA under Alternative 1 	<ul style="list-style-type: none"> No mitigation measures are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> Demand for construction employment would peak in Project Year 3 at an estimated 320 persons. Construction employment demand would be significantly higher in the initial construction phase. For all construction positions across all years, roughly 49% would be filled locally while the remainder would require non-local labor. The local labor pool within Kittitas County is expected to fill the great majority of operations positions for Trendwest Facilities within the Cle Elum UGA. Approximately 80% of all operations jobs would be filled by the existing labor force within Kittitas County for all years of operation. The non-local positions would require specialized operations and management skills underrepresented within the existing Kittitas County economy. Existing services and retail sectors will likely see the greatest employment impact with the construction of lodging, restaurants and recreational facilities. Employment impacts generated by the Business Park would ultimately depend on the composition of uses. 	<ul style="list-style-type: none"> No mitigation measures are proposed for Alternative 2 as no significant adverse impacts to economic conditions would be anticipated.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Potential economic impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. The smaller size of the Business Park would generate a lower demand for operational employees compared to Alternative 2. 	<ul style="list-style-type: none"> As for Alternative 2, no mitigation measures are proposed for Alternative 3.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Potential economic impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. The smallest relative size Business Park would generate the lowest demand for operational employees, compared to Alternatives 2 and 3. 	<ul style="list-style-type: none"> As for Alternative 3, no mitigation measures are proposed for Alternative 4.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> Demand for construction employment would peak in Project Year 3. Potential for the local labor supply to meet local demand generated by Trendwest-related development of the UGA under Alternative 5 would be the same as identified for Alternatives 2, 3, and 4. Operational employment under Alternative 5 is essentially limited to the Business Park due to the absence of Trendwest tourist facilities and the Horse Park. Business Park employment demand is directly determined by the size of the Business Park and as such would be the same under Alternative 5 as identified for Alternative 2, or approximately 1,647 employees at buildout. 	<ul style="list-style-type: none"> As for Alternative 2, no mitigation measures are proposed for Alternative 5.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> Alternative 5 would generate significantly lower levels of spending compared to Alternatives 2, 3, and 4 due to the lack of commercial, non-Business Park development. Alternative 5 is expected to generate significantly fewer spending-induced jobs than the other alternatives due to the removal of all non-Business Park commercial elements. 	
Fiscal		
Alternative 1 No Action	<ul style="list-style-type: none"> Under Alternative 1, jurisdictions providing direct services to the Cle Elum UGA would not experience revenue impacts in excess of historical growth patterns experienced in Kittitas County. Service expenditures compared to revenues collected from development are not expected to vary significantly from existing conditions. 	<ul style="list-style-type: none"> No mitigation measures are proposed for Alternative 1.
Alternative 2 Preliminary Master Plan	<ul style="list-style-type: none"> Affected jurisdictions are projected to experience revenue shortfalls during the initial construction period. Following receipt of property tax revenues, fiscal shortfalls would be eliminated for all jurisdictions, with the exception of Hospital District #2 and KITTCOM. Hospital District #2 is projected to experience a positive net fiscal impact by Project Year 10. Over the long-term, affected jurisdictions would experience a net positive fiscal impact, with the possible exception of KITTCOM. Long-term fiscal impacts to KITTCOM could be reduced and/or eliminated by a change in their fee structure. 	<ul style="list-style-type: none"> Trendwest would coordinate with the City of Cle Elum, School District #404, Hospital District #2, and KITTCOM to monitor population growth, associated service costs, and tax revenues. When necessary, shortfall mitigation agreements would be implemented to address fiscal impacts identified. Cost sharing agreements would be negotiated for construction of water and wastewater treatment plants. Trendwest would enter into a Municipal Facilities and Services Expansion Plan with the City of Cle Elum. RCW 82.02 authorizes counties, cities, and towns to impose impact fees on development activity as part of the financing for public facilities including publicly owned parks, open space and recreation facilities, school facilities, and fire protection facilities in jurisdictions that are not part of a fire district.
Alternative 3 Expanded Residential	<ul style="list-style-type: none"> Fiscal impacts associated with development of Alternative 3 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures related to fiscal conditions under Alternative 3 would be the same as those described for Alternative 2.
Alternative 4 Reduced Residential	<ul style="list-style-type: none"> Fiscal impacts associated with development of Alternative 4 would be similar to those described for Alternative 2. 	<ul style="list-style-type: none"> Mitigation measures related to fiscal conditions under Alternative 4 would be the same as those described for Alternative 2.
Alternative 5 Preferred Alternative	<ul style="list-style-type: none"> The primary differences between Alternative 5 and Alternatives 2, 3, and 4 relate to housing mix and recreational facilities. Under Alternative 5, visitor/tourist facilities (i.e., timeshare condominiums, lodge, RV Park, and the golf course) have been eliminated. Construction of the Washington State Horse Park is also not included in this alternative. 	<ul style="list-style-type: none"> Mitigation agreements have been negotiated in principle between Trendwest and primary service jurisdiction including the City of Cle Elum, Cle Elum-Roslyn School District #404, and Kittitas County Hospital District No. 2. Provisions in the RIDGE Settlement Agreement provide mitigation to the City of Roslyn for capital improvements. Mitigation agreements provide specific guidelines for identifying shortfalls by monitoring costs and revenue flows. Trendwest and the City of Cle Elum will execute a fiscal mitigation/shortfall arrangement that accurately tracks projected revenues and expenses from UGA development.

Table 1-2: Continued

Alternative	Direct Construction and Operation Impacts	Mitigation Measures
	<ul style="list-style-type: none"> • <i>Tourist Spending:</i> Elimination of tourist facilities and consequently tourist spending under Alternative 5 greatly reduces the potential for retail sales tax revenues as a result of UGA development. Permanent residents spend significantly less per day than do tourists, who tend to eat at restaurants for every meal, buy gifts and souvenirs, and spend a greater daily amount on recreation and entertainment. In addition, there will be no hotel/motel tax generated by Alternative 5. • <i>Property Tax Revenue:</i> The combination of the highest residential development (similar to Alternative 3) with a 950,000 square foot Business Park would increase property tax revenues for affected jurisdictions. • <i>Real Estate Excise Tax and Shared Revenues:</i> Residential development proposed under Alternative 5 will generate greater real estate excise tax revenues due to sale transactions, as well as shared revenues due to higher permanent population growth. • <i>Public Service Costs:</i> The higher permanent population associated with residential development could result in an increase in emergency service needs and would generate higher general government service costs. • <i>School Service Requirements:</i> Residential development under Alternative 5 will increase potential public school enrollment relative to the other development alternatives. 	<ul style="list-style-type: none"> • RCW 82.02 authorizes counties, cities, and towns to impose impact fees on development activity as part of the financing for public facilities that are addressed by a capital facilities plan element of a comprehensive land use plan. Public facilities that qualify include: public streets and roads, publicly owned parks, open space, and recreation facilities, school facilities, and fire protection facilities in jurisdictions that are not part of a fire district.