



City of Yelm

Community Development Department

105 Yelm Avenue West

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Yelm, WA 98597

November 25, 2008

The City of Yelm Community Development Department is pleased to issue this Final Environmental Impact Statement (EIS) for the Thurston Highlands Master Planned Community, a mixed-use project on 1,240 acres within the City of Yelm, Washington, to be developed over the course of the next 10 to 30 years.

The primary purpose of the EIS is to provide an impartial discussion of significant environmental impacts, and reasonable alternatives and mitigation measures that avoid or minimize adverse environmental impacts. The Final EIS will be used by decision makers, in conjunction with other applicable regulations and policies, in taking action on the proposed Master Planned Community.

The Final EIS is comprised of the Draft EIS, comments received and the City's responses, revised and updated sections of the Draft EIS, and all technical reports prepared for the project, two of which have been finalized with additional data collected and analysis performed since issuance of the Draft EIS. These documents will be used by the City of Yelm in making decisions relating to the development of the Thurston Highlands Master Planned Community.

Key Environmental Issues. All relevant elements of the environment identified in the Washington State Environmental Policy Act (SEPA) Guidelines for discussion in an EIS (WAC 197-11-444) are addressed in the Thurston Highlands EIS. Twelve elements of the environment were studied by scientists and engineers, with the result that twelve site-specific technical reports were prepared. The full content of these technical reports and their appendices are available on the CD of Final EIS files, and include:

- Aesthetics
- Air Quality
- Fiscal Analysis
- Fish, Wildlife and Habitats
- Geology and Soils
- Grading, Drainage and Utilities
- Infiltration Effects Assessment
- Light and Glare
- Parks and Recreation
- Surface Water Technical Report
- Transportation Impact Analysis
- Wetlands

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The *Final Infiltration Effects Assessment* (Pacific Groundwater Group, October 2008), and the *Final Surface Water Technical Report* (Brown and Caldwell, November 2008) replace draft versions of these reports previously issued in June 2008 with the Draft EIS.

The Final EIS includes many potential mitigation measures, categorized as Incorporated Plan Features, Applicable Regulations, and Other Possible Mitigation Measures. Incorporated Plan Features are elements of the Master Plan proposal and are things the applicant proposes to do. Compliance with Applicable Regulations is required. The third category, Other Possible Mitigation Measures, are additional methods that City decision makers will consider during the Master Site Plan Approval process.

The Final EIS is available to read at Yelm City Hall and the Yelm Timberland Library branch, and also online at Yelm's website: www.ci.yelm.wa.us.

Copies of the Final EIS on compact disk may be obtained from the Yelm Community Development Department.

Sincerely,



Grant Beck, Director
Community Development Department