

## **CHAPTER II ALTERNATIVES**

This chapter describes alternatives considered. The alternatives were developed in response to significant issues raised during public involvement and environmental analysis. Mitigation measures and monitoring requirements are listed with each applicable alternative. The Proposed Action and four alternatives, including a no-action alternative, are analyzed in detail and one alternative was considered but eliminated from detailed analysis.

A “Comparison of Alternatives” table comparing key factors of the Proposed Action and four alternatives is provided at the end of Chapter II.

### **I. PROPOSED ACTION ALTERNATIVE**

The Proposed Action Alternative provides the maximum range of recreational opportunities and development. In this alternative, the new Master Development Plan would approve year-long operation of Lakeside Lodge, expansion of the permit area from 15 to 24 acres, and construction of facilities as follows: (See Proposed Action Alternative Map):

#### Existing Facilities to be Retained

Two story restaurant building renovated and stabilized in 1996.  
Six 25’x35’ duplex log cabins constructed in 1998-2002.  
Marina with 31 boat slips, refueling dock, three rock breakwaters, and boat ramp.  
Campground Sites (10)  
Septic System and Drain Field constructed in 1996.

#### Existing Facilities to be Removed

Three duplex log cabins  
Utility/maintenance building (1,000 sq. ft.)  
Bathhouse (450 sq. ft.)  
Campground Sites (10)

#### Proposed New Facilities

1. Addition of four 40’X40” duplex log cabins.
2. Addition of thirteen 25’X35’ duplex log cabins.
3. Addition of a 40-room, 2.5 story lodge.
4. Expansion of the restaurant from the existing 3,800 sq. ft. to 5,000 sq. ft.

5. Addition of 39 boat slips with a floating breakwater and 10 buoy moorings.
6. Addition of 40 campground sites including water, electrical and sewer hookups.
7. Addition of a 4,000 sq. ft. pavilion to accommodate group picnics, weddings, and other group recreation events.
8. Enlarge the entranceway and provide 242 parking spaces.
9. Move the existing dry boat storage for 40 boats/trailers.
10. Addition of a 2,100 sq. ft. maintenance building.
11. Reconstruct the remaining sewage system where all sewage is pumped to leach fields adjacent to the Fremont Lake road and the entire system has alarms that shut the system down in case of septic tank failure. Monitoring wells would be drilled to insure water quality.
12. Addition of a 2,100 sq. ft. campground site check-in building, which will include Restrooms and showers for campground visitors.
13. Addition of a 15-boat septic holding tank/dump station.
14. Permit Boundary change from 15 acres to 24 acres to encompass leach fields and expanded facilities.

### **Maximum Capacity of the Resort**

The following table compares the existing and proposed PAOT (People at One Time) capacity of the resort for the Proposed Action:

<u>Resort Facilities</u>	<u>PAOT</u>	<u>Existing Capacity</u>	<u>Proposed Capacity</u>
Cabins (25'X35')	6 people/cabin	(9x6) 54 people	(19x6) 114 people
Cabins (40'X40')	8 people/cabin	(0)	( 4x8) 32 people
Lodge	3 people/room	(0)	(40x3) 120 people
Campground sites	3 people/unit	(20x3) 60 people	(50x3) 150 people
Restaurant		35 people	80 people

Total Number of Lodging Units = 113 units

Total Number of People At One Time (Lodging) = 416 people

Total Number of People At One Time (Restaurant) = 80 people

## **General Character and Layout of the Resort**

The overall theme of the site will be rustic in nature and the facilities will be designed to blend in with the surroundings. All buildings will be constructed of log, stone, and/or other natural materials. The cabins, lodge and other buildings will be built in several phases over the next ten to fifteen years. Each facility will incorporate the general character of the present day log cabins. The area surrounding the facilities will be landscaped with grass, shrubs and trees. Natural vegetation will be retained and native vegetation used where possible.

Roadways and parking areas will be centrally located to service the greatest number of facilities while altering the minimum amount of land. Granite boulders, trees, shrubs, and other landscaping will be used to minimize the visual impact of roadways and parking areas.

Boat slips will generally be geared to average sized sail and motor boats. Several slips will accommodate boats up to 26 feet.

All utilities will be underground and all disturbed areas will be reclaimed and landscaped as development progresses.

## **Operating Season**

Summer/Fall – The resort would be open providing full services seven days per week from May 1<sup>st</sup> to November 1<sup>st</sup>.

Winter/Spring – The resort would be open providing reduced services from November 1<sup>st</sup> to May 1<sup>st</sup>. The facilities that would remain open are as follows:

- Restaurant – Open 4-5-days per week from Wednesday/Thursday thru Sunday.
- Cabins – 2-3 cabins open 7 days per week
- Lodge – 10-12 rooms open 7 days per week

## **Mitigation Measures**

1. Detailed construction plans will be prepared and submitted to the Forest Service for approval on all buildings, roads, parking areas, etc. Construction will not commence until approval is granted.
2. All required permits will continue to be obtained from Sublette County, the State of Wyoming, and the US Army Corps of Engineers. These permits will include Septic Tank/Drain Field permits, Building Permits, Permit to Construct, Storm Water Permit, Section 404 Permit, Underground Injection Control Permit, etc.

3. Copies of all required permits issued by the State of Wyoming, Sublette County, and the US Army Corps of Engineers will be submitted to the Pinedale Ranger District, the Town of Pinedale, and the US Environmental Protection Agency.
4. All exposed soil resulting from construction activities will be re-vegetated. A Revegetation Plan will be developed that will include vegetation species to be used (Native Species), timing (Initial re-vegetation to establish ground cover to be implemented in the same season as the construction), mulch if needed, etc.
5. An Erosion Control Plan will be developed. The objective of the plan will be to minimize erosion through construction techniques and to maintain any resulting sediment on site. Techniques to be used will be stockpiling of existing topsoil for re-vegetation purposes, sediment traps, silt fences, water bars, and re-vegetation of exposed soils.
6. Existing vegetation along the lakeshore will be protected. If vegetation is disturbed or lost, the area will be promptly re-vegetated according to the landscape and erosion control plans. As a general rule, vegetation that is screening development from view will be replaced in kind.
7. High Plains Marina, LLC will provide a Landscape Management Plan to the Pinedale Ranger District for approval prior to construction of any new facilities. The plan will include the use of earthen mounds, vegetation, and possibly structures to screen development from view as viewed from Fremont Lake Road and Fremont Lake. The plan will contain the following components:
  - Seeding/planting of areas disturbed during construction including species to be planted and timing.
  - General landscaping including species of plants to be planted and the timing of the landscaping.
  - Protection of existing vegetation during construction.
  - Ongoing maintenance and protection of landscaping during operation.
  - All facilities will be constructed from materials that blend with the natural environment.
8. Fences will be required along the east and west permit boundaries to reduce the effects of increased use to summer-home owners and developments adjacent to the resort.
9. The pets' policy will be expanded to include all pets and the leash requirement will be for the entire permit area.
10. All refuse and pet waste will be picked up daily, especially within 200' of the lakeshore.
11. A portion of the proposed development encroaches on a Cultural Resources site. A data recovery plan will be developed in consultation with the State Historic

Preservation Office resulting in the excavation of significant cultural resources in the permit area.

12. If other cultural Resources are discovered during construction, construction will cease and the resources will be evaluated. Mitigations will be developed in consultation with the State Historic Preservation Office and will be implemented before construction activities resume.

### **Monitoring Requirements**

1. The existing water-quality monitoring plan will be reviewed and updated, if needed, in conjunction with the Town of Pinedale and the EPA to sample and test water quality in Fremont Lake adjacent to the resort. This plan will include water sampling schedule, sample locations, and type of analysis to be conducted. If the samples indicate a lowering of the water quality in the lake or the presence microorganisms, all construction activities at Lakeside Lodge will cease and operations will be suspended until the location of the pollution source is found and problems are corrected. Copies of the sampling results will be submitted to the Town of Pinedale, The Wyoming Department of Environmental Quality, the Pinedale Ranger District, and the US Environmental Protection Agency.
2. Drinking water testing will be continued as required by the Environmental Protection Agency. Results will be submitted to the Pinedale Ranger District.

## II. ALTERNATIVE #1 – NO ACTION

The “No-Action” alternative is required by NEPA Regulations for all environmental documents. In this alternative, the Lakeside Lodge Resort and Marina would remain as it exists now. Construction would be limited to reconstruction or replacement of existing facilities to correct existing safety, health, or environmental problems.

The resort as it exists now includes the following facilities, permitted area, and operations:

1. A two-story, 3,800 sq. ft. restaurant building renovated and stabilized in 1996.
2. Six duplex log cabins, 25’x35’, constructed in 1998-2002.
3. Three remodeled duplex log cabins (without toilet or shower facilities).
4. An existing 450 sq. ft. bathhouse to service the three remodeled cabins.
5. A 1,000 sq. ft. utility/maintenance building.
6. A Marina with 31 boat slips, a refueling dock, boat ramp, and three existing rock breakwater structures.
7. An existing dry storage/parking area for 40 boats/boat trailers.
8. Eighty-six existing parking spaces.
9. Twenty Campground sites with water, electrical and sewer hookups.
10. New septic system with two lift stations and alarms constructed in 1996, providing service for the new cabins plus the old existing septic system, which has no alarm system, constructed in the past to service the three older cabins and campground sites.
11. Permit Boundary Area is 15 acres in size. The approved 1996 leach field located adjacent to Fremont Lake Road is outside of the 15-acre permit boundary.

### **Maximum Capacity of the Resort**

The following table compares the existing PAOT (People at One Time) capacity of the resort for this alternative:

Resort Facilities	PAOT	Existing Capacity
Cabins (25' X35')	6 people/cabin	( 9x6) 54 people
Cabins (40' X40')	8 people/cabin	(0)
Lodge	3 people/room	(0)
Campground sites	3 people/unit	(20x3) 60 people
Restaurant		35 people

Total Number of Lodging Units = 29 units

Total Number of People At One Time (Lodging) = 114 people

Total Number of People At One Time (Restaurant) = 35 people

### **Operating Season**

Summer/Fall – The resort is currently open, providing full services seven days per week from May 1<sup>st</sup> to November 1<sup>st</sup>.

Winter/Spring – Temporary approval has been given to the resort to conduct limited operations from November 1<sup>st</sup> to May 1<sup>st</sup>. This approval was given to determine demand for services in the off-season.

### **Mitigation Measures/ Monitoring Requirements**

There would be no new mitigation or monitoring requirements for this alternative.

### **III. ALTERNATIVE #2**

This alternative was developed in response to issues developed in Chapter I. The level of development was reduced to respond to issues relating to water quality in Fremont Lake, Cultural Resources, congestion and esthetics.

In this alternative, the new Master Development Plan would approve year-long operation of the resort, expansion of the permit area from 15 to 24 acres, and construction of facilities as follows: (See Alternative #2 Map):

#### Existing Facilities to be Retained

Two story restaurant building renovated and stabilized in 1996.

Six log duplex cabins constructed in 1998-2002.

Marina with 31 boat slips, refueling dock, three rock breakwaters, and boat ramp.

Campground Sites (10)

Septic System and Drain Field constructed in 1996.

#### Existing Facilities to be Removed

Three duplex log cabins.

Utility/maintenance building (1,000 sq. ft.)

Bathhouse (450 sq. ft.)

Campground Sites (10)

#### Proposed New Facilities

1. Addition of four 40'X40" duplex log cabins.
2. Addition of three 25'X35' duplex log cabins.
3. Addition of a 25-room, 2.5 story lodge.
4. Expansion of the restaurant from the existing 3,800 sq. ft. to 5,000 sq. ft.
5. Addition of 39 boat slips with a floating breakwater and 10 buoy moorings.
6. Addition of 31 campground sites including water, electrical and sewer hookups.
7. Addition of a 4,000 sq. ft. pavilion to accommodate group picnics, weddings, and other group recreation events.
8. Enlarge the entranceway and provide 132 parking spaces.
9. Move the dry boat storage for 40 boats/trailers.

10. Addition of a 2,100 sq. ft. maintenance building.
11. Reconstruct the remaining old sewage system where all sewage is pumped to leach fields adjacent to the Fremont Lake road and the entire system has alarms that shut the system down in case of septic tank failure. Monitoring wells would be drilled to insure water quality.
12. Addition of a 2,100 sq. ft. campground site check-in building, which will include restrooms and showers for campground visitors.
13. Addition of a 15-boat septic holding tank/dump station.
14. Permit Boundary change from 15 acres to 24 acres to encompass leach fields and expanded facilities.

### **Maximum Capacity of the Resort**

The following table compares the existing and proposed PAOT (People at One Time) capacity of the resort for this alternative:

<u>Resort Facilities</u>	<u>PAOT</u>	<u>Existing Capacity</u>	<u>Proposed Capacity</u>
Cabins (25' X35')	6 people/cabin	(9x6) 54 people	( 9x6) 54 people
Cabins (40' X40')	8 people/cabin	(0)	( 4x8) 32 people
Lodge	3 people/room	(0)	(25x3) 75 people
Campground sites	3 people/unit	(20x3) 60 people	(42x3) 126 people
Restaurant		35 people	80 people

Total Number of Lodging Units = 80 units

Total Number of People At One Time (Lodging) = 287 people

Total Number of People At One Time (Restaurant) = 80 people

The design character and construction phasing over 10-15 years of the resort would be the same as the Proposed Action Alternative.

### **Operating Season**

Summer/Fall – The resort would be open providing full services seven days per week from May 1<sup>st</sup> to November 1<sup>st</sup>.

Winter/Spring – The resort would be open providing reduced services from November 1<sup>st</sup> to May 1<sup>st</sup>. The facilities that would remain open are as follows:

Restaurant – Open 4-5-days per week from Wednesday/Thursday thru Sunday.

Cabins – 2-3 cabins open 7 days per week

Lodge – 10-12 rooms open 7 days per week

## Mitigation Measures

1. Detailed construction plans will be prepared and submitted to the Forest Service for approval on all buildings, roads, parking areas, etc. Construction will not commence until approval is granted.
2. All required permits will continue to be obtained from Sublette County, the State of Wyoming, and the US Army Corps of Engineers. These permits will include Septic Tank/Drain Field permits, Building Permits, Permit to Construct, Storm Water Permit, Section 404 Permit, Underground Injection Control Permit, etc.
3. Copies of all required permits issued by the State of Wyoming, Sublette County, and the US Army Corps of Engineers will be submitted to the Pinedale Ranger District, the Town of Pinedale, and the US Environmental Protection Agency.
4. All exposed soil resulting from construction activities will be re-vegetated. A Revegetation Plan will be developed that will include vegetation species to be used (Native Species), timing (Initial re-vegetation to establish ground cover to be implemented in the same season as the construction), mulch if needed, etc.
5. An Erosion Control Plan will be developed. The objective of the plan will be to minimize erosion through construction techniques and to maintain any resulting sediment on site. Techniques to be used will be stockpiling of existing topsoil for re-vegetation purposes, sediment traps, silt fences, water bars, and re-vegetation of exposed soils.
6. Existing vegetation along the lakeshore will be protected. If vegetation is disturbed or lost, the area will be promptly re-vegetated according to the landscape and erosion control plans. As a general rule, vegetation that is screening development from view will be replaced in kind.
7. High Plains Marina, LLC will provide a Landscape Management Plan to the Pinedale Ranger District for approval prior to construction of any new facilities. The plan will include the use of earthen mounds, vegetation, and possibly structures to screen development from view as viewed from Fremont Lake Road and Fremont Lake. The plan will contain the following components:
  - Seeding/planting of areas disturbed during construction including species to be planted and timing.
  - General landscaping including species of plants to be planted and the timing of the landscaping.
  - Protection of existing vegetation during construction.
  - Ongoing maintenance and protection of landscaping during operation.
  - All facilities will be constructed from materials that blend with the natural environment.

8. Fences will be required along the east and west permit boundaries to reduce the effects of increased use to summer-home owners and developments adjacent to the resort.
9. The pets' policy will be expanded to include all pets and the leash requirement will be for the entire permit area.
10. All refuse and pet waste will be picked up daily, especially within 200' of the lakeshore.
11. Significant cultural resources will be avoided. Construction activities will be monitored and if other cultural Resources are discovered during construction, construction will cease and the resources will be evaluated. Mitigations will be developed in consultation with the State Historic Preservation Office and will be implemented before construction activities resume.

### **Monitoring Requirements**

1. The existing water-quality monitoring plan will be reviewed and updated, if needed, in conjunction with the Town of Pinedale and the EPA to sample and test water quality in Fremont Lake adjacent to the resort. This plan will include water sampling schedule, sample locations, and type of analysis to be conducted. If the samples indicate a lowering of the water quality in the lake or the presence microorganisms, all construction activities at Lakeside Lodge will cease and operations will be suspended until the location of the pollution source is found and problems are corrected. Copies of the sampling results will be submitted to the Town of Pinedale, The Wyoming Department of Environmental Quality, the Pinedale Ranger District, and the US Environmental Protection Agency.
2. Drinking water testing will be continued as required by the Environmental Protection Agency. Results will be submitted to the Pinedale Ranger District.

## IV. ALTERNATIVE #3

This alternative was developed in response to issues developed in Chapter I. In this alternative, the number of campground units remains at 20 units, the same as the No-Action Alternative #1. This alternative responds to issues related to water quality in Fremont Lake, Cultural Resources, congestion and esthetics.

In this alternative, the new Master Development Plan would approve year-long operation of the resort, expansion of the permit area from 15 to 19 acres, and construction of facilities as follows: (See Alternative #3 Map):

### Existing Facilities to be Retained

Two story restaurant building renovated and stabilized in 1996.

Six 25'x35' duplex log cabins constructed in 1998-2002.

Marina with 31 boat slips, refueling dock, three rock breakwaters, and boat ramp.

Campground Sites (20) w/water, septic, and electrical hookups.

Septic System and Drain Field constructed in 1996.

### Existing Facilities to be Removed

Three duplex log cabins.

Utility/maintenance building (1,000 sq. ft.)

Bathhouse (450 sq. ft.)

### Proposed New Facilities

1. Addition of four 40'X40" duplex log cabins.
2. Addition of three 25'X35' duplex log cabins.
3. Addition of a 25 room, 2.5 story lodge.
4. Expansion of the restaurant from the existing 3,800 sq. ft. to 5,000 sq. ft.
5. Addition of 39 boat slips with a floating breakwater and 10 buoy moorings.
6. Addition of a 4,000 sq. ft. pavilion to accommodate group picnics, weddings, and other group recreation events.
7. Enlarge the entranceway and provide 110 parking spaces.
8. Reduce the existing dry boat/trailer storage from 40 to 20 boats/trailers.
9. Addition of a 2,100 sq. ft. maintenance building.

10. Reconstruct the remaining old sewage system where all sewage is pumped to leach fields adjacent to the Fremont Lake road and the entire system has alarms that shut the system down in case of septic tank failure. Monitoring wells would be drilled to insure water quality.
11. Addition of a 2,100 sq. ft. campground site check-in building, which will include restrooms and showers for campground visitors.
12. Addition of a 15-boat septic holding tank/dump station.
13. Permit Boundary change from 15 acres to 19 acres to encompass leach fields and expanded facilities.

### **Maximum Capacity of the Resort**

The following table compares the existing and proposed PAOT (People at One Time) capacity of the resort for this alternative:

<u>Resort Facilities</u>	<u>PAOT</u>	<u>Existing Capacity</u>	<u>Proposed Capacity</u>
Cabins (25' X35')	6 people/cabin	(9x6) 54 people	( 9x6) 54 people
Cabins (40' X40')	8 people/cabin	(0)	( 4x8) 32 people
Lodge	3 people/room	(0)	(25x3) 75 people
Campground sites	3 people/unit	(20x3) 60 people	(20x3) 60 people
Restaurant		35 people	80 people

Total Number of Lodging Units = 58 units

Total Number of People At One Time (Lodging) = 221 people

Total Number of People At One Time (Restaurant) = 80 people

The design character and construction phasing over 10-15 years of the resort would be the same as the Proposed Action Alternative.

### **Operating Season**

Summer/Fall – The resort would be open providing full services seven days per week from May 1<sup>st</sup> to November 1<sup>st</sup>.

Winter/Spring – The resort would be open providing reduced services from November 1<sup>st</sup> to May 1<sup>st</sup>. The facilities that would remain open are as follows:

Restaurant – Open 4-5-days per week from Wednesday/Thursday thru Sunday.

Cabins – 2-3 cabins open 7 days per week

Lodge – 10-12 rooms open 7 days per week

### **Mitigation Measures**

1. Detailed construction plans will be prepared and submitted to the Forest Service for approval on all buildings, roads, parking areas, etc. Construction will not commence until approval is granted.
2. All required permits will continue to be obtained from Sublette County, the State of Wyoming, and the US Army Corps of Engineers. These permits will include Septic Tank/Drain Field permits, Building Permits, Permit to Construct, Storm Water Permit, Section 404 Permit, Underground Injection Control Permit, etc.
3. Copies of all required permits issued by the State of Wyoming, Sublette County, and the US Army Corps of Engineers will be submitted to the Pinedale Ranger District, the Town of Pinedale, and the US Environmental Protection Agency.
4. All exposed soil resulting from construction activities will be re-vegetated. A Revegetation Plan will be developed that will include vegetation species to be used (Native Species), timing (Initial re-vegetation to establish ground cover to be implemented in the same season as the construction), mulch if needed, etc.
5. An Erosion Control Plan will be developed. The objective of the plan will be to minimize erosion through construction techniques and to maintain any resulting sediment on site. Techniques to be used will be stockpiling of existing topsoil for re-vegetation purposes, sediment traps, silt fences, water bars, and re-vegetation of exposed soils.
6. Existing vegetation along the lakeshore will be protected. If vegetation is disturbed or lost, the area will be promptly re-vegetated according to the landscape and erosion control plans. As a general rule, vegetation that is screening development from view will be replaced in kind.
7. High Plains Marina, LLC will provide a Landscape Management Plan to the Pinedale Ranger District for approval prior to construction of any new facilities. The plan will include the use of earthen mounds, vegetation, and possibly structures to screen development from view as viewed from Fremont Lake Road and Fremont Lake. The plan will contain the following components:
  - Seeding/planting of areas disturbed during construction including species to be planted and timing.
  - General landscaping including species of plants to be planted and the timing of the landscaping.
  - Protection of existing vegetation during construction.
  - Ongoing maintenance and protection of landscaping during operation.
  - All facilities will be constructed from materials that blend with the natural environment.

8. Fences will be required along the east and west permit boundaries to reduce the effects of increased use to summer-home owners and developments adjacent to the resort.
9. The pets' policy will be expanded to include all pets and the leash requirement will be for the entire permit area.
10. All refuse and pet waste will be picked up daily, especially within 200' of the lakeshore.
11. Significant cultural resources will be avoided. Construction activities will be monitored and if other cultural Resources are discovered during construction, construction will cease and the resources will be evaluated. Mitigations will be developed in consultation with the State Historic Preservation Office and will be implemented before construction activities resume.

### **Monitoring Requirements**

1. The existing water-quality monitoring plan will be reviewed and updated, if needed, in conjunction with the Town of Pinedale and the EPA to sample and test water quality in Fremont Lake adjacent to the resort. This plan will include water sampling schedule, sample locations, and type of analysis to be conducted. If the samples indicate a lowering of the water quality in the lake or the presence microorganisms, all construction activities at Lakeside Lodge will cease and operations will be suspended until the location of the pollution source is found and problems are corrected. Copies of the sampling results will be submitted to the Town of Pinedale, The Wyoming Department of Environmental Quality, the Pinedale Ranger District, and the US Environmental Protection Agency.
2. Drinking water testing will be continued as required by the Environmental Protection Agency. Results will be submitted to the Pinedale Ranger District.

## V. ALTERNATIVE #4

This alternative was developed in response to the issues developed in Chapter I. All of the existing campground units were removed and replaced with the lodge. Thirty new campground units were added in a new location on the west side of the resort entrance road. This alternative responds to issues related to water quality in Fremont Lake, Cultural Resources, congestion and esthetics.

In this alternative, the new Master Development Plan would approve year-long operation of the resort, expansion of the permit area from 15 to 19 acres, and construction of facilities as follows: (See Alternative #4 Map):

### Existing Facilities to be Retained

Two story restaurant building renovated and stabilized in 1996.

Six log duplex cabins constructed in 1998-2002.

Marina with 31 boat slips, refueling dock, three rock breakwaters, and boat ramp.

Septic System and Drain Field constructed in 1996.

Dry boat storage for 40 boats/trailers

### Existing Facilities to be Removed

Three duplex log cabins.

Utility/maintenance building (1,000 sq. ft.)

Bathhouse (450 sq. ft.)

Campground Sites (20)

### Proposed New Facilities

1. Addition of four 40'X40" duplex log cabins.
2. Addition of six 25'X35' duplex log cabins.
3. Addition of a 25 room, 2.5 story lodge.
4. Expansion of the restaurant from the existing 3,800 sq. ft. to 5,000 sq. ft.
5. Addition of 39 boat slips with a floating breakwater and 10 buoy moorings.
6. Addition of a 4,000 sq. ft. pavilion to accommodate group picnics, weddings, and other group recreation events.
7. Addition of 29 campground sites including water, electrical and sewer hookups.
8. Enlarge the entranceway and provide 136 parking spaces.
9. Addition of a 2,100 sq. ft. maintenance building.

10. Reconstruct the remaining old sewage system where all sewage is pumped to leach fields adjacent to the Fremont Lake road and the entire system has alarms that shut the system down in case of septic tank failure. Monitoring wells would be drilled to insure water quality.
11. Addition of a 2,100 sq. ft. campground site check-in building, which will include restrooms and showers for campground visitors.
12. Addition of a 15-boat septic holding tank/dump station.
13. Permit Boundary change from 15 acres to 19 acres to encompass leach fields and expanded facilities.

### **Maximum Capacity of the Resort**

The following table compares the existing and proposed PAOT (People at One Time) capacity of the resort for this alternative:

<u>Resort Facilities</u>	<u>PAOT</u>	<u>Existing Capacity</u>	<u>Proposed Capacity</u>
Cabins (25'X35')	6 people/cabin	(9x6) 54 people	(12x6) 72 people
Cabins (40'X40')	8 people/cabin	(0)	(4x8) 32 people
Lodge	3 people/room	(0)	(25x3) 75 people
Campground sites	3 people/unit	(20x3) 60 people	(29x3) 87 people
Restaurant		35 people	80 people

Total Number of Lodging Units = 71 units

Total Number of People At One Time (Lodging) = 266 people

Total Number of People At One Time (Restaurant) = 80 people

The design character and construction phasing over 10-15 years of the resort would be the same as the Proposed Action Alternative.

### **Operating Season**

Summer/Fall – The resort would be open providing full services seven days per week from May 1<sup>st</sup> to November 1<sup>st</sup>.

Winter/Spring – The resort would be open providing reduced services from November 1<sup>st</sup> to May 1<sup>st</sup>. The facilities that would remain open are as follows:

- Restaurant – Open 4-5-days per week from Wednesday/Thursday thru Sunday.
- Cabins – 2-3 cabins open 7 days per week
- Lodge – 10-12 rooms open 7 days per week

## Mitigation Measures

1. Detailed construction plans will be prepared and submitted to the Forest Service for approval on all buildings, roads, parking areas, etc. Construction will not commence until approval is granted.
2. All required permits will continue to be obtained from Sublette County, the State of Wyoming, and the US Army Corps of Engineers. These permits will include Septic Tank/Drain Field permits, Building Permits, Permit to Construct, Storm Water Permit, Section 404 Permit, Underground Injection Control Permit, etc.
3. Copies of all required permits issued by the State of Wyoming, Sublette County, and the US Army Corps of Engineers will be submitted to the Pinedale Ranger District, the Town of Pinedale, and the US Environmental Protection Agency.
4. All exposed soil resulting from construction activities will be re-vegetated. A Revegetation Plan will be developed that will include vegetation species to be used (Native Species), timing (Initial re-vegetation to establish ground cover to be implemented in the same season as the construction), mulch if needed, etc.
5. An Erosion Control Plan will be developed. The objective of the plan will be to minimize erosion through construction techniques and to maintain any resulting sediment on site. Techniques to be used will be stockpiling of existing topsoil for re-vegetation purposes, sediment traps, silt fences, water bars, and re-vegetation of exposed soils.
6. Existing vegetation along the lakeshore will be protected. If vegetation is disturbed or lost, the area will be promptly re-vegetated according to the landscape and erosion control plans. As a general rule, vegetation that is screening development from view will be replaced in kind.
7. High Plains Marina, LLC will provide a Landscape Management Plan to the Pinedale Ranger District for approval prior to construction of any new facilities. The plan will include the use of earthen mounds, vegetation, and possibly structures to screen development from view as viewed from Fremont Lake Road and Fremont Lake. The plan will contain the following components:
  - a. Seeding/planting of areas disturbed during construction including species to be planted and timing.
  - b. General landscaping including species of plants to be planted and the timing of the landscaping.
  - c. Protection of existing vegetation during construction.
  - d. Ongoing maintenance and protection of landscaping during operation.
  - e. All facilities will be constructed from materials that blend with the natural environment.

8. Fences will be required along the east and west permit boundaries to reduce the effects of increased use to summer-home owners and developments adjacent to the resort.
9. The pets' policy will be expanded to include all pets and the leash requirement will be for the entire permit area.
10. All refuse and pet waste will be picked up daily, especially within 200' of the lakeshore.
11. Significant cultural resources will be avoided. Construction activities will be monitored and if other cultural Resources are discovered during construction, construction will cease and the resources will be evaluated. Mitigations will be developed in consultation with the State Historic Preservation Office and will be implemented before construction activities resume.

### **Monitoring Requirements**

1. The existing water-quality monitoring plan will be reviewed and updated, if needed, in conjunction with the Town of Pinedale and the EPA to sample and test water quality in Fremont Lake adjacent to the resort. This plan will include water sampling schedule, sample locations, and type of analysis to be conducted. If the samples indicate a lowering of the water quality in the lake or the presence microorganisms, all construction activities at Lakeside Lodge will cease and operations will be suspended until the location of the pollution source is found and problems are corrected. Copies of the sampling results will be submitted to the Town of Pinedale, The Wyoming Department of Environmental Quality, the Pinedale Ranger District, and the US Environmental Protection Agency.
2. Drinking water testing will be continued as required by the Environmental Protection Agency. Results will be submitted to the Pinedale Ranger District.

## **VI. ALTERNATIVES CONSIDERED, BUT NOT EVALUATED IN DETAIL**

One alternative was considered that would eliminate Lakeside Lodge from National Forest System Land, restricting resort development to private land. All existing facilities would thus be removed from the National Forest Land and the land would be reclaimed.

This alternative was not considered in detail for the following reasons:

1. The resort meets the Bridger-Teton National Forest Land and Resource Management Plan for DFC 9B, providing a service to the public on public land.
2. The existing resort is currently under valid Special Use Permit in good standing.
3. This alternative is outside the scope of this analysis.
4. There is no private land on the Fremont Lake shoreline that would meet the needs of the resort and the recreating public.

## VII. COMPARISON OF ALTERNATIVES

The following table compares the key factors for the alternatives:

<b>Proposed Action</b>	<b>Alternative 1 (No Action)</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>Year-round Operating Season</b>	<b>May 1–Nov 1 Operating Season</b>	<b>Year-round Operating Season</b>	<b>Year-round Operating Season</b>	<b>Year-round Operating Season</b>
<b>24 acre permit boundary</b> (adds 9 acres west & south of permitted area)	<b>15 acre permit boundary</b>	<b>24 acre permit boundary</b> (adds 9 acres west & south of permitted area)	<b>19 acre permit boundary</b> (adds 9 acres west & south of boundary; removes 5 acres adjacent to Sandy Beach)	<b>19 acre permit boundary*</b> (adds 9 acres west & south of boundary; removes 5 acres adjacent to Sandy Beach)
<b>5000 sq. ft, two-story Restaurant</b>	<b>3800 sq. ft, two-story Restaurant</b>	<b>5000 sq. ft, two-story Restaurant</b>	<b>5000 sq. ft, two-story Restaurant</b>	<b>5000 sq. ft, two-story Restaurant</b>
<b>4000 sq. ft. Pavilion (roofed w/open sides)</b>		<b>4000 sq. ft. Pavilion (roofed w/open sides)</b>	<b>4000 sq. ft. Pavilion (roofed w/open sides)</b>	<b>4000 sq. ft. Pavilion (roofed w/open sides)</b>
<b>40-Room Lodge (2.5 story, 40,000 sq.ft)</b>		<b>25-Room Lodge (2.5 story, 20,000 sq.ft)</b>	<b>25-Room Lodge (2.5 story, 20,000 sq.ft)</b>	<b>25-Room Lodge (2.5 story, 20,000 sq.ft)</b>
<b>23 Cabins Total (19 = 25'X35') ( 4 = 40'x40') (w/lofts)</b>	<b>9 Cabins Total ( 9 = 25'X35') (w/lofts)</b>	<b>13 Cabins Total ( 9 = 25'X35') ( 4 = 40'x40') (w/lofts)</b>	<b>13 Cabins Total ( 9 = 25'X35') ( 4 = 40'x40') (w/lofts)</b>	<b>16 Cabins Total (12 = 25'X35') ( 4 = 40'x40') (w/lofts)</b>
<b>50 Campsites w/full hookups</b>	<b>20 Campsites w/full hookups</b>	<b>42 Campsites w/full hookups</b>	<b>20 Campsites w/full hookups</b>	<b>29 Campsites w/full hookups</b>
<b>113 Lodging &amp; Camping Units</b>	<b>29 Lodging &amp; Camping Units</b>	<b>80 Lodging &amp; Camping Units</b>	<b>58 Lodging &amp; Camping Units</b>	<b>71 Lodging &amp; Camping Units</b>
<b>People At One Time (Capacity): Lodging = 416 Restaurant= 80</b>	<b>People At One Time (Capacity) Lodging = 114 Restaurant = 35</b>	<b>People At One Time (Capacity) Lodging = 287 Restaurant = 80</b>	<b>People At One Time (Capacity) Lodging = 221 Restaurant = 80</b>	<b>People At One Time (Capacity) Lodging = 266 Restaurant = 80</b>
<b>242 Parking Spaces</b>	<b>86 Parking Spaces</b>	<b>132 Parking Spaces</b>	<b>110 Parking Spaces</b>	<b>136 Parking Spaces</b>
<b>70 Boat Slips &amp; Marina &amp; 10 Buoy Moorings</b>	<b>31 Boat Slips &amp; Marina</b>	<b>70 Boat Slips &amp; Marina &amp; 10 Buoy Moorings</b>	<b>70 Boat Slips &amp; Marina &amp; 10 Buoy Moorings</b>	<b>70 Boat Slips &amp; Marina &amp; 10 Buoy Moorings</b>

<b>Proposed Action</b>	<b>Alternative 1 (No Action)</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>1</b> Floating Marina; 3 Rock Breakwater Structures	3 Rock Breakwater Structures	<b>1</b> Floating Marina; 3 Rock Breakwater Structures	<b>1</b> Floating Marina; 3 Rock Breakwater Structures	<b>1</b> Floating Marina; 3 Rock Breakwater Structures
15-Boat Septic Holding Tank/Pump Station		15-Boat Septic Holding Tank/Pump Station	15-Boat Septic Holding Tank/Pump Station	15-Boat Septic Holding Tank/Pump Station
Old bathhouse for cabins removed	<b>450</b> sq. ft. Bathhouse for 3 cabins remains	Old bathhouse for cabins removed	Old bathhouse for cabins removed	Old bathhouse for cabins removed
<b>2100</b> sq. ft CG Check-in Bldg for Campground with showers and rest rooms		<b>2100</b> sq. ft CG Check-in Bldg for Campground with showers and rest rooms	<b>2100</b> sq. ft CG Check-in Bldg for Campground with showers and rest rooms	<b>2100</b> sq. ft CG Check-in Bldg for Campground with showers and rest rooms
Dry Storage for <b>40</b> Boats/trailer (moved to different site)	Dry Storage for <b>40</b> Boats/trailers	Dry Storage for <b>40</b> Boats/trailers (moved to different site)	Dry Storage for <b>20</b> Boats/trailers	Dry Storage for <b>40</b> Boats/trailers
<b>2100</b> sq. ft. Utility/Mtnce. Bldg. replaces existing bldg.	<b>1000</b> sq. ft. Utility/Mtnce. Bldg.	<b>2100</b> sq. ft. Utility/Mtnce. Bldg. replaces existing bldg.	<b>2100</b> sq. ft. Utility/Mtnce. Bldg. replaces existing bldg.	<b>2100</b> sq. ft. Utility/Mtnce. Bldg. replaces existing bldg.
Septic System reconstructed to support expansion; entire system will have alarms.	Current Septic System Remains (New portion of system has 2 lift stations and alarms; old system has no alarms).	Septic System reconstructed to support expansion; entire system will have alarms.	Septic System reconstructed to support expansion; entire system will have alarms.	Septic System reconstructed to support expansion; entire system will have alarms.