

Virgil Amick

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Tuesday, November 26, 2024 11:59 AM
To: Virgil Amick
Cc: Guy Moura; sepa@dahp.wa.gov
Subject: Re: Notice of Application - Wildwood Ranch Development



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Virgil,

This consultation is in response to project proposal Wildwood Ranch Development. This project involves intense ground disturbance in the development of approximately 12 acres of land for residential development which will destroy or damage any yet unknown cultural resources. The project area falls within the Very High probability area according to the DAHP predictive model for Inadvertent Discovery Risk.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

The CCT H/A requests a cultural resource survey prior to any initial ground breaking activity and for this 12 acre parcel to be subsurface tested with shovel test probes at an appropriate interval to ensure the presence or absence of subsurface cultural materials within the project APE. We look forward to reviewing the findings in the subsequent cultural resource report.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespalem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Nov 21, 2024 at 8:15 AM Virgil Amick <vamick@cleelum.gov> wrote:

This notice is provided in accordance with CEMC 14.30.240(B) and combines the required 15-day advance notice of a required comment period with the public comment period, allowing for a total of 30 days for public comments.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 12, 2024

Colleda Monick
Planning Consultant
City of Cle Elum

In future correspondence please refer to:
Project Tracking Code: 2024-12-08919
Property: Wildwood Ranch Development SUB-2023-003, DA-2024-001, SEPA-2024-004
Re: Archaeology - Survey Requested



Dear Colleda Monick:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at very high risk of containing archaeology according to the DAHP predictive model and is adjacent to a historical period trail, which increases the risk of finding precontact and early historic archaeology on the property. The previous agricultural use of the property is considered low impact to cultural resources, but the new proposed development is considered high impact. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 628-2755
Stephanie.Jolivette@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

December 18, 2024

Virgil Amick
City of Cle Elum, Planning Department
119 West First Street
Cle Elum, WA 98922

RE: 202405148

Dear Virgil Amick:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Wildwood Ranch Plat. We have reviewed the environmental checklist and have the following comment.

Water Resources Program

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: 12/11/2024
SUBJECT: Wildwood Ranch

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or road access to Deer Meadow.2. All addressing will be completed through the City of Cle Elum3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
ENGINEERING	<ol style="list-style-type: none">1. The site plan shown in the TIA shows approximately 90 new parcels to be created. The private road "Deer Meadow" shall be upgraded to meet Kittitas County Design Standards as outlined in in section 12.04.04.050 and Table 12.04.04-1 as a road with 31+ lots. The road will need to be recertified verifying these conditions.2. A grading permit from Kittitas County Public Works may be required for construction activities on Deer Meadow Road. Please consult with Kittitas County Public Works and KCC 14.05 prior to beginning work.
SURVEY	None
TRANSPORTATION CONCURRENCY	None
FLOOD	None
WATER MITIGATION/ METERING	None
AIRPORT	None

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

Virgil Amick

From: Adam Osbekoff <adam@snoqualmietribe.us>
Sent: Friday, November 22, 2024 1:31 PM
To: Virgil Amick
Subject: RE: Notice of Application - Wildwood Ranch Development



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Virgil

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we defer to and support more proximate tribes relating to the above mentioned project. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff
Cultural Resource Compliance Manager
Snoqualmie Indian Tribe
Department of Archaeology and Historic Preservation
adam@snoqualmietribe.us

From: Virgil Amick <vamick@cleelum.gov>
Sent: Friday, November 22, 2024 12:07 PM
To: Adam Osbekoff <adam@snoqualmietribe.us>
Subject: RE: Notice of Application - Wildwood Ranch Development

Hello Adam, it is at the east end of town, the address is 1317 E First St. parcel Numbers are 063034 & 623134, I hope this helps. Have a great weekend and yes if we do not communicate I hope you have a wonderful Thanksgiving.

From: Adam Osbekoff <adam@snoqualmietribe.us>
Sent: Friday, November 22, 2024 11:53 AM
To: Virgil Amick <vamick@cleelum.gov>
Subject: RE: Notice of Application - Wildwood Ranch Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

December 11, 2024

Planning Department
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

SUBJECT: WDFW COMMENTS ON WILDWOOD RANCH SUBDIVISION

Dear City of Cle Elum,

Thank you for the opportunity to comment on the application for a subdivision (SUB-2023-003), Development Agreement (DA-2024-001), and SEPA (SEPA-2024-004) for the Wildwood Ranch Subdivision (project). The Washington Department of Fish and Wildlife (WDFW) has specialized knowledge of the wildlife and critical areas near the project area and we look forward to working together to ensure no net loss of critical area function and value.

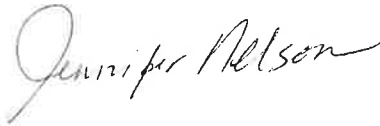
The critical areas report submitted with the application materials identifies Deer Canyon Creek correctly as a fish bearing stream, north of the project area. This stream has been piped near the northeastern corner of the project area, but the exact location of the piped stream is unknown to WDFW. Although piped underground, this is still a fish bearing stream and should be treated as such, including providing the appropriate sized buffers to the stream/pipe. Maintaining the riparian buffer, even where the stream is piped, protects the future opportunity to daylight the stream, it maintains the opportunity to complete maintenance or repairs on the existing pipe, and helps ensure new infrastructure is not unknowingly constructed over the stream. For consistency with the City's Critical Areas Ordinance, **WDFW recommends identifying the exact location of the underground section of Deer Canyon Creek and ensuring the appropriate 50-foot riparian buffer (CEMC 18.01.070.C.1a.iii, Table 18.01-5) is applied along the creek, even where it is currently underground.**

The critical areas report also identifies the pond near the southeast corner of the property as a man-made pond and that "generally man-made ponds are not regulated as wetlands or jurisdictional waters". Within CEMC 18.01.030.G7, naturally occurring and manmade ponds under twenty acres in size are considered a Fish and Wildlife Habitat Conservation Area. The riparian trees and shrubs around the pond and the water itself provide valuable wildlife habitat within the urban area and for consistency with the critical areas ordinance, **WDFW recommends formal identification and protection of the pond and associated riparian habitat and the development of a habitat management plan to ensure no net loss of functions and values of this existing critical area.**

The southern and southwestern part of the project has some lower elevation areas and is more likely to be in or near a historic channel of the Yakima River. The groundwater throughout the project area likely fluctuates with the Yakima River. The Yakima River in this reach has artificially high flows during the summer irrigation months, creating a high ground water table in the project area. **WDFW recommends seasonal groundwater monitoring throughout the year to ensure the proposed treatment methods will meet state standards year-round and that the stormwater will not negatively impact water quality or quantity within the pond.**

We offer these recommendations and requests for consideration to ensure the fish and wildlife habitat conservation areas on and adjacent to this property are protected consistent with the purpose of the Cle Elum Critical Areas Ordinance (CEMC 18.01.010), which is to "...protect critical areas" and look forward to working together on this project. Please don't hesitate to get in touch with any questions about these comments.

Sincerely,



Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639

