

*City of Cle Elum*

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**STATE ENVIRONMENTAL POLICY ACT**  
**Notice of Addendum and**  
**Adoption of Existing Documents**

March 10, 2026

Lead Agency: City of Cle Elum

File #: PMU-2024-002, BLA-2024-004, SUB-2024-001,-002,-003

Name/Location of Proposal: Pine Ranch Fire Access Road

Applicant: Risewell Homes; (425) 371-5505; RisewellHome.com

Background Information: This Addendum adds to information about environmental impacts contained in an EIS, SEIS and two addenda previously prepared by the City between 2002 and 2025. All documents evaluated the impacts of phased development of a mixed-use master plan on an approximate 1,100-acre property, located within a designated Urban Growth Area. The original project was proposed by Trendwest Resorts and the Bullfrog Flats Master Plan EIS was published in 2002. Approved land uses for the property included 1,334 housing units (plus 50 units of affordable housing), 950,000 gsf of business park uses, substantial open space (more than one-half the overall site), parks and trails, and land dedicated or set aside for public uses. A subsequent Supplemental EIS (2021) and Addendum (2023) evaluated a revised proposal for development of the site, proposed by Sun Communities. The City published an addendum in 2025 to evaluate a proposal by Blue Fern to develop the property pursuant to the approved 2002 master plan. A master plat, preliminary plat for three phases of residential development and a development agreement were approved by the City in 2025. The proposed secondary fire apparatus access road consistent with the 2021 International Fire Code, Appendix D is a requirement of preliminary plat approval.

Fire Access Road: The current proposal is construction of a secondary fire apparatus access road to serve the first three residential plats – named Pine Ranch -- in the Bullfrog Flats development. To construct the road, the existing maintenance road located in the BPA transmission line easement would be re-surfaced by adding crushed rock (6" of 1 ¼" rock), which is sufficient to support the weight of fire equipment. Minor cut and fill would occur in some locations to achieve maximum 10% grades. Construction would require 3 days and approximately 30 truck trips to deliver material.

Documents being adopted: Numerous SEPA documents have been prepared by the City of Cle Elum for prior development proposals on the UGA/Bullfrog Flats site. These existing documents were independently reviewed by the City's SEPA Responsible Official and were determined to contain directly relevant information about potential environmental impacts from development of the subject site. The following documents are, therefore, being adopted for purposes of environmental review of the Pine Ranch Fire Access Road: *Trendwest Properties Cle Elum UGA EIS, 2002*; *47<sup>th</sup> North Major Modification Supplemental EIS, 2020/2021*; *47<sup>th</sup> North Major Modification SEIS*

*Addendum, 2023; and Bullfrog Flats.* The documents being adopted, including technical appendices, are available at: <https://cleelum.gov/background-information>

**EIS Addendum:** Based on the City's review of the Pine Ranch Fire Access Road plans and application, the proposal would not result in new or different significant environmental impacts or mitigation requirements, beyond those identified in the prior environmental document and the Bullfrog Flats conditions of approval. This 2026 EIS Addendum was prepared, pursuant to WAC 197-11-600(4)(c), to document the City's review and analysis and to provide environmental information to agencies, tribes and the general public.

Notices of adoption of existing documents and the availability of the prior environmental documents, and links to the adopted documents, have been emailed to agencies, tribes and interested citizens, consistent with the requirements of SEPA and the City Code. All adopted environmental documents, the fire access road plans, and substantial background information, are available for review or downloading from the City's website at <https://cleelum.gov/city-services/planning/bullfrog-flats-development/>.

City of Cle Elum Designated SEPA Responsible Official:  
Robert Omans, c/o [planning@cleelum.gov](mailto:planning@cleelum.gov)

Signature 

Date: March 10, 2026