

August 12, 2026

Addendum to SEPA Checklist submitted July 20, 2026 for the North Property Line Fencing at the Washington State Horse Park

A. Background

8. Add the following:

Survey performed by Eastern Washington University Archaeological and Historical Services, Short Report 1050 dated January 2010, copy included with SEPA Checklist submitted July 20, 2026.

9. Add the following:

Berm, Washington State Horse Park - A SEPA Checklist dated January 7, 2026, was submitted on January 9, 2026, received by the City on January 12, 2026. The fence is a completely separate, stand-alone, independent project from the berm, as stated in the Washington State Horse Park letter dated July 15, 2026, copy attached.

A future WSHPA Phase 2 project is planned, consistent with the Master Plan which was approved by the City in 2010. The fence is a completely separate, stand-alone, independent project from the future Phase 2, as stated in the Washington State Horse Park letter dated July 15, 2026, copy attached.

10. Add the following:

A critical areas review is required. Please see the attached Critical Areas Wildlife and Habitat Assessment, by Raedeke Associates, Inc., dated July 10, 2026, copy included with SEPA Checklist submitted July 20, 2026.

A Forest Practices Act Permit may be required if any timber from the project is sold or traded. No such sale or trade is planned. Any trees that are taken down will be kept on site for use in Horse Park operations.

11. Add the following:

Estimated square footage of clearing 25,000 square feet. The area will not be cleared in the traditional sense. It will be lightly graded to create a surface on which the fence can be built. No exported earth or imported fill is involved. Low-growing vegetation will be worked into the ground.

The area along and adjacent to the fence line was firewised in 2024. This activity removed saplings and brush. Approximately 8 trees of about 20" dbh, on or very close to the property line will be retained by jogging the fence around them on the Horse Park side of the property line. Approximately 25 other trees, about 6" in diameter, will be

removed and stockpiled on the property for use in Horse Park operations, and/or the trees will be chipped up, and the chips will be used for Horse Park operations.

The anticipated construction duration is 2 to 4 weeks.

Part B Environmental Elements

- 3.a.i Add the following: "The Yakima River plain is located approximately one-half mile to the south. It is separated from the project by open space, the I-90 freeway, more open space, and a road. As stated in the Critical Areas Wildlife and Habitat Assessment by Raedeke Associates, Inc., Revised July 10, 2026, a stream has been shown in the past running roughly north/south to the west of the fence project, but it was determined not to be a waterway in 2010 through the Department of Natural Resources."
- 3.a.ii Revise response to "No."
- 3.b.ii Revise the response to "The site is served with municipal sanitary sewer, thus there will be no waste material discharged into the ground."
- 3.c.a Revise the response to "The fence project will not generate any water runoff."
- 3.c.d Revise the response to "No measures are needed to reduce or control surface, ground, and runoff water, and drainage pattern impacts as the fence project will not generate any runoff."
- 5.b Add the following: "Please reference the Critical Areas Wildlife and Habitat Assessment by Raedeke Associates, Inc., Revised July 10, 2026, Section 3.2.3 beginning on page 5. No plant or wildlife species listed as endangered, threatened, or species of local concern were observed."
- 5.d Add the following: "Here is a summary of proposed measures to preserve or enhance wildlife, as presented in the Critical Areas Wildlife and Habitat Assessment by Raedeke Associates, Inc., Revised July 10, 2026, Section 7.0 Mitigation, beginning on page 10.
 - i. There will be five gate openings along the fence line. Three pairs of gates accommodate access to the sanitary sewer easement. Two single gates are provided specifically for wildlife passage. Operational protocols for gate operations call for all of the gates to be open for a significant amount of time to facilitate passage of large mammals, such as elk and deer. The gates will be open 24/7 during the Park off season, from November 1 to March 31; nightly after horse activity concludes each day in April, September, and October; and open when it works

with the Horse Park's schedule and equestrian activity in May, June, July, and August which is the peak season.

ii. Small openings, 2 feet wide and 1 foot high, spaced an average of 25 feet on-center the entire length of the fence, provide passage for small wildlife.

iii. The ground disturbance for the fence construction will be minimized.

iv. The larger trees along the property line will be retained.

v. The fence will be built outside of May/June calving season.

vi. BMPs will be used to protect against erosion."

6.1 Revise response to "None. The completed fence will require no energy."

6.3 Revise response to "None."

7.b.i Revise response to "None."

8.a Add the following: "The fence will not affect current land uses on nearby or adjacent properties.

i. Suncadia, a nearby large resort development, is located about three quarters of a mile to the northwest, on the north side of Bullfrog Road. The fence has no effect on Suncadia.

ii. Bullfrog Flats, a large residential development, is located adjacent to, and north of, the Horse Park. It is separated from the Horse Park by about 300 feet of forested land and is on higher ground above the Horse Park. The fence will not be visible from the development and will not affect the development.

iii. There is a Bonneville Power Administration power line corridor adjacent to the east of the developed Horse Park. The corridor is on Horse Park land – there is an easement for the corridor. The corridor can be used for Horse Park parking and other support activities. The fence will not affect the power line corridor.

iv. There is a 150-foot-wide open space tract adjacent to the south side of the Horse Park, buffering the Horse Park from the I-90 freeway."

8.g Revise response to "The site has no shoreline master program designation."

8.h Add the following: "The Horse Park lies within the designated Cle Elum Critical Aquifer Recharge Area, which includes all of Cle Elum."

- 8.i Revise response to "None."
- 8.j Revise response to "None."
- 8.k Revise response to "None."
- 8.l Add the following: "The fence is compatible with the adjacent Bullfrog Flats development. It does not present a visibility issue. It provides safety, and protects the integrity of equestrian competition by doing the following:
 - i. Prevent unauthorized, random, and dangerous entry to the Park along the north property line. Such entry results in unexpected, sudden encounters between pedestrians/bicyclists, and horses/riders/maintenance equipment/staff/spectators.
 - ii. Shield horses and riders from visual distractions caused by pedestrian/bicycle activity along the north property line. This will provide for safety and the integrity of competition.
 - iii. Signage will state that visitors are welcome and that the entry to the Park is at the Douglas Munro Blvd entry.
 - iv. Provide for wildlife movement"
- 8.m Revise response to "None."
- 9.a Revise response to "None."
- 9.b Revise response to "None."
- 9.c Revise response to "None."
- 10.b Add the following: "Views from the Bullfrog Flats development will not be affected. Bullfrog Flats lies on ground that is approximately sixty feet higher than the Horse Park. There is designated permanent, forested open space, approximately three hundred feet wide, between Bullfrog Flats and the Horse Park. The fence provides an eight-foot-high visual screen between the Horse Park and the adjacent property, using visual exclusion slats that provide +/- 93 percent screening. The fencing and slats will be either brown or black for aesthetics in the forested environment. The visual screening protects horses and riders from distractions of pedestrians and bicyclists on the adjacent property to the north, going from Suncadia, and soon from Bullfrog Flats, to Cle Elum."

- 11.a Revise response to "None."
- 11.b Revise response to "No."
- 11.c Revise response to "None."
- 11.d Revise response to "None."
- 12.a Add the following: "Bullfrog Flats will contain trails within its development and will develop a trail on the sloped open space adjacent to the north of the Horse Park. The trail will parallel the property line, relatively close to the property line. Suncadia, to the north of the Horse Park and Bullfrog Flats, has numerous designated and informal recreational opportunities."
- 12.c Revise response to "The fence does not reduce any recreational opportunities of Bullfrog Flats, Suncadia, or the Horse Park. It enhances the safety of users of the adjacent property and of the Horse Park by controlling unauthorized access along the north side of the Horse Park."

Over the last couple of years, the Horse Park has experienced a noticeable increase in pedestrian and bicycle traffic from individuals coming from Suncadia to access Cle Elum by cutting through Horse Park property.

This has created a number of safety concerns, particularly during active competitions. Pedestrians, cyclists, dogs, and other unexpected movements near arenas can startle horses while they are competing or warming up. During larger cross-country events, the concern is even greater, as horses may unexpectedly encounter people or bikes on or near active galloping tracks. We have rodeo events, and unexpected movement can also startle the stock cattle.

Horses are naturally flight-oriented animals. When they see or hear something unexpected or frightening, they may bolt, shy sideways, spin, rear up, or react suddenly in other ways. These reactions can unseat riders, interfere with competition, and pose serious safety risks to the horse, rider, and any nearby pedestrian or cyclist.

Unauthorized access also creates risk in the Park's back areas, where staff and event personnel regularly operate vehicles and heavy equipment to access arenas, maintenance areas, and event spaces. Over the past year, there have been multiple instances in which Park vehicles have rounded corners and unexpectedly encountered pedestrians and bikers in areas where they are not permitted.

The Horse Park has placed signage to reduce unauthorized traffic and clearly notify the public that they are entering private property. The signage has had limited effect.

We expect this pressure to increase once the close-by housing development within Bullfrog Flats to the north is completed and the walking and biking path along the north side of the property is in use. That path will likely become a heavily used route for homeowners and Suncadia residents/visitors traveling into Cle Elum, potentially resulting in additional pedestrian and bicycle traffic entering or crossing through Park.

The Horse Park's mission is to serve as a safe, multi-disciplinary equestrian event venue. To fulfill that mission, we must protect our arenas, cross-country courses, maintenance areas, and other competition spaces from unauthorized public access. If these areas continue to experience pressure from pedestrian and bicycle traffic, it will directly impact our ability to safely host events with potential injuries and may discourage future event bookings."

- 13.a Add the following: "The cultural resources survey conducted in the Fall of 2009 by Eastern Washington University Archaeological and Historical Services, recorded sites on the property that were either determined "ineligible" or "recommended ineligible.""
- 13.b Add the following: "The site has a history of use by the Yakima tribe. There is Open Space in the Cle Elum River corridor, Managed by the Kittitas Conservation Trust, to the west of the Horse Park. There are protected resources on that Open Space. Bullfrog Flats is the owner of that open space."
- 14.a Revise response to "The Horse Park is accessed by the public by Douglas Munro Boulevard, which is connected to the public streets of the City of Cle Elum. The completed fence will require no additional public access."
- 14.b Revise response to "The Horse Park is not served by public transit. There is no Cle Elum city-wide public transit. The Kittitas County Connector is a regional transit system that connects the communities of Ronald, Roslyn, Cle Elum, Ellensburg, and Kittitas. It has a stop at the Cle Elum Safeway, approximately three-quarters of a mile to the east."
- 14.c Revise response to "No."
- 14.d Revise response to "No."
- 14.e Revise response to "None."
- 14.f Revise response to "No."

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- 14.g Revise response to "None."
- 15.a Revise response to "No."
- 15.b Revise response to "None."
- 16.a Revise response to "Utilities currently available on site consist of electricity, water, refuse service, sanitary sewer."
- 16.b Revise response to "The completed fence will require no utility services."

Signature



Wendy Hensley

Executive Director, Washington State Horse Park Authority

Date Submitted August 12, 2026