

City of Cle Elum
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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF CLE ELUM, WASHINGTON
September 17, 2026**

PROJECT DESCRIPTION: The Washington State Horse Park Authority proposes construction of approximately 2,500 linear feet of eight-foot-tall chain-link fencing with visual screening slats along the north property line of the Washington State Horse Park at 1202 Douglas Munro Boulevard. The fence is intended to control unauthorized access, reduce visual distractions to horses and riders, and improve safety during Horse Park operations and events. Design of the fence has been based on a wildlife and habitat assessment analysis conducted by a wildlife consulting firm, and in coordination with the Washington Department of Fish & Wildlife.

Construction will include minor grading and vegetation disturbance along the fence alignment. Approximately 8 significant trees (8" dbh or larger) will be removed, along with 16 smaller trees. Felled trees will be retained on site. Approximately 25,000 square feet of clearing will occur. The fence will incorporate gated and ground-level openings to accommodate wildlife movement; gated openings will be managed by Horse Park. Construction is anticipated to occur over approximately two to four weeks, with measures implemented to minimize ground disturbance and erosion.

LOCATION:	1202 Douglas Munro Blvd., Cle Elum, WA
PARCEL NUMBERS:	11851
PROPONENT:	Washington State Horse Park Authority
PROPERTY OWNERS:	City of Cle Elum
LEAD AGENCY:	City of Cle Elum

FILE NUMBER: SEP#2026-003

THRESHOLD DETERMINATION: Consistent with WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. The lead agency for this proposal has determined that with the recommended mitigation measures, it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.12C.030(2)(c). This decision was made after reviewing a completed environmental checklist, a checklist addendum, technical reports and other information on file with the lead agency, and public comments submitted during the comment period which ended on September 3, 2026. This information is available to the

public on request and can be found on the city website: <https://cleelum.gov/city-services/administrative-services/public-notices/>.

I. FINDINGS

A. Processing

1. The application for Environmental Review was received on July 15, 2026.
2. The application was deemed complete for processing on August 19, 2026.
3. The application is being processed under the provisions of Ch. 14.40 (Environmental Review).
4. **Public Notice:** Pursuant to CEMC 14.40.060 and 14.30.120:
 - a. A Combined Notice of Application and Environmental Review was issued on August 20, 2026.
 - b. The notice was provided in accordance with CEMC 14.30.240(B) and WAC 197-11-355. The comment period closed on September 3, 2026, and three comments were received.

B. Review

1. Critical Area Review.

- a. **Wildlife & Habitat.** The property contains State Priority Habitats and Areas Associated with State Priority Species. The property is located within the Washington State Department of Fish and Wildlife area designated as the Domerie Flats Elk Winter Concentration Area. Based on definitions in the City's critical area regulations (CEMC 18.01.020), the site of the proposal is a fish and wildlife habitat conservation area. The application included a Wildlife and Habitat Assessment (Raedeke Associates, 2026) identifying design recommendations that would mitigate potential impacts to wildlife movement. The City determined that the wildlife memo, in combination with consultation and recommendations from WDFW, provided sufficient substantive information about impacts and mitigation that satisfied the requirements of CEMC 18.10.055.D; a separate critical area application, therefore, was not necessary.
- b. All property within the City of Cle Elum is designated as a critical aquifer recharge area (CARA). The proposed fence is not the type of land use that is likely to impact groundwater, and no further analysis or mitigation is warranted.
- c. Similarly, the proposed fence – either because of its proposed alignment or the minor disturbance and construction involved -- would not significantly impact geologic hazards identified in CEMC 18.01 and on City maps, including hazardous slopes and soil liquefaction.

2. Cultural Resources.

The Washington State Horse Park site was previously surveyed by Eastern Washington University (2010) for the presence of cultural resources by (by). Eight resources were

identified and were determined to be not eligible for listing in state of federal registers, or were not evaluated further. Compliance with state and local protocols for unanticipated discovery of resources during construction will be required.

C. Agency Comments:

During the public comment period, the following comments were submitted which have been summarized below. (Full comments may be requested from the City.)

1. On August 20, 2026, the **Bonneville Power Administration** provided written comments below:
 - a. “BPA has reviewed the proposed request and does not have any facilities within this area. BPA has no comments at this time.”
2. On August 26, 2026, the Confederated Tribes of the Colville Reservation (CTCR) provided written comments, summarized below:

CTCR noted that the project is located within the traditional territory of the Wenatchi. Based on its review, CTCR stated that the project primarily involves installation of fencing in an area previously surveyed for cultural resources and identified no major concerns regarding potential adverse impacts to historic, religious, or culturally significant resources. CTCR reserved the right to revise its comments if additional information becomes available.

Staff Response: The CTCR’s comments are acknowledged. Conditions will be required to address unanticipated discoveries of cultural resources.

3. On August 31, 2026, the **Washington State Department of Fish and Wildlife (WDFW)** provided written comments, summarized below:

WDFW reviewed the application and acknowledged the mitigation incorporated into the revised project plans and SEPA Addendum to maintain wildlife connectivity through the corridor. WDFW emphasized that the small ground-level fence openings must remain unobstructed to maintain permeability for small wildlife and recommended that the openings be inspected and cleared of vegetation at least twice annually.

Staff Response: WDFW’s comments are acknowledged. Project conditions will be recommended to ensure that the fence is managed to ensure wildlife passage.

II. CONCLUSIONS:

- A. Environmental review under the State Environmental Policy Act (SEPA) was required for this project because the proposed development is not exempt, exceeds thresholds for categorical exemptions outlined in CEMC 14.40 and WAC 197-11-800, and could adversely impact the environment.

- B. A Notice of Application and Environmental Review was issued on August 20, 2026.
Three (3) SEPA comments were received.
- C. As mitigated, this proposal will have no significant adverse environmental impacts.
- D. Project specific conditions are included.

III. REQUIRED MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) includes the mitigation measures set forth below, as authorized under WAC 197-11-660 and Cle Elum Municipal Code CEMC 14.40, and the Cle Elum Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environmental Policy Act (SEPA). These measures shall be adopted as conditions of approval of the proposal.

Fence Design, Construction, Operation and Maintenance.

1. The fence shall be designed consistent with the proposed plan that implements the revised Wildlife Habitat Assessment and WDFW recommendations. The ground-level openings incorporated into the fence design for wildlife passage shall be maintained free of vegetation, debris, or other obstructions that would reduce their effectiveness or impede wildlife movement. The openings shall be inspected and cleared as necessary as frequently as required by site conditions but no less than twice annually. Firewising practices, including removal of accumulated brush and twigs, shall also be implemented, consistent with City policies.
2. Ground disturbance shall be minimized to the greatest extent possible. A temporary erosion and sedimentation control plan shall be prepared and best management practices shall be implemented during construction.
3. Construction equipment shall be staged only on Horse Park property.
4. All "significant trees," as defined by CEMC 17.64.040 (evergreen trees 8" or greater, or deciduous tree 12" or greater, measured 4 ft above grade), shall be marked in the field prior to the start of construction and preserved to the maximum extent possible.
5. A forest practice permit from DNR shall be obtained if any trees removed during construction are sold or traded.

Cultural Resources.

6. The Applicant shall prepare an Inadvertent Discovery Plan (IDP) that addresses appropriate procedures for the inadvertent discovery of cultural and historic resources or human remains during construction. The plan shall comply with all applicable requirements of RCW 27.44, RCW 27.53 and 68.50, and shall be consistent with applicable guidelines of the Department of Archaeology and Historic Preservation (DAHP). Construction personnel shall be trained in the requirements and procedures regarding inadvertent discoveries, which include but are not limited to immediate cessation of construction, notification of the

City, the State Office of Historic Preservation, the county coroner if human remains are discovered, and fulfillment of state requirements for archaeological permitting.

✓ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

Responsible Official: Richard Weinman
Position/Title: Designated SEPA Responsible Official
Phone: (206) 295-0793
Address: 119 W First Street, Cle Elum, WA 98922

Date: September 17, 2026 *Signature: Richard Weinman*

Appeals. You may appeal this determination to: Rob Omans, City Administrator, at 119 W First Street, Cle Elum, WA 98922. Appeals of SEPA threshold determinations or SEPA actions shall be combined with any appeals of associated applications or permits in accordance with the provisions of Chapter 43.21C RCW, WAC 197-11-680 and CEMC Chapters 14.30 and 14.40.

No later than: **October 8, 2026**

By method described here: [https://cleelum.municipal.codes/CEMC/14.30.230\(B\)\(5\)](https://cleelum.municipal.codes/CEMC/14.30.230(B)(5))

You should be prepared to make specific factual objections. Contact the City of Cle Elum to read or ask about the procedures for SEPA appeals.