City of Cle Elum
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January 17, 2025

Implementing Approval:	SEPA
Process:	Request for Additional Information
Applicant:	Wildwood Ranch LLC
Parcel(s):	623134 and 063034
City Determination:	Insufficient Information

The City received a revised SEPA Checklist on November 10, 2024. Per the WAC 197-11-335, the SEPA lead agency shall make its threshold determination based upon information reasonably sufficient to evaluate the environmental impact of the proposal (WAC 197-11-055(2) and 197-11-060(3)) and can require additional actions if, after reviewing the checklist, the agency concludes that there is insufficient information to make its threshold determination.

Per CEMC 14.40.030(B)(2), the SEPA responsible official may require the applicant or project sponsor to prepare and submit such technical studies, reports, or other environmental documents as may be necessary to complete required environmental reviews.

The City issued a Notice of Application on November 21, 2024, which resulted in twenty-one (21) comments from the general public, and six (6) agency comments necessitating further studies prior to establishing a SEPA threshold determination.

The threshold determination process is used to evaluate the environmental consequences of a proposal and determine whether it is likely to have any "significant adverse environmental impact." This determination is conducted by the lead agency and documented in either a Determination of Nonsignificance (DNS), a Mitigated Determination of Nonsignificance (MDNS), or a Determination of Significance (DS) and the subsequent preparation of an EIS.

To be able to sufficiently evaluate the potential environmental impacts and issue a SEPA threshold determination, the city will first need to receive the following:

1. **A Cultural Resource Survey**. The City received comments from the Colville and Snoqualmie Tribes as well as a request from the Department of Archeology and Historic Preservation that a professional archeological survey be conducted on the site.
2. An updated and revised **Critical Areas Report and preparation of a habitat management plan** meeting the requirements of the CEMC Chapter 18.01 and the Department of Fish and Wildlife

letter dated December 11, 2024. Pending the outcome of these materials, please identify required buffers on a revised site plan.

3. Respond to concerns regarding **Open Space Dedication and On-Site Parks**. Five (5) public comments were submitted requesting clarification about the lack of proposed open space and/or on-site parks. According to CEMC 17.140.030(A)(4), Development Agreements must address parks and open space preservation and/or dedication. The applicant is required to provide information on how the proposal addresses these subjects.
4. Respond to concerns regarding **Parking and Snow Removal/Storage**. Several public comments were submitted expressing concerns regarding potential lack of space for overflow parking and snow removal/storage.

We hope this information is helpful. If you have any questions, please do not hesitate to contact me at colleda.monick@cleelum.gov or (509) 966-7000.



Colleda Monick, Planning Consultant for
City of Cle Elum