City of Cle Elum

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STATE ENVIRONMENTAL POLICY ACT
ADDENDUM TO MITIGATED DETERMINATION OF NONSIGNIFICANCE

October 22, 2026

Lead Agency: City of Cle Elum
Project: Wildwood Ranch Preliminary Plat & Development Agreement
File Nos.: SUB-2023-003, DA-2024-001, SEP#2024-004
Applicant: Wildwood Ranch, LLC

Description of Current Proposal: The City of Cle Elum issued a Mitigated Determination of Nonsignificance (MDNS) on August 14, 2025, for the Wildwood Ranch Preliminary Plat and Development Agreement. The proposal consisted of a residential subdivision on approximately 11.97 acres creating 93 residential lots to be developed in six phases pursuant to a Development Agreement.

The applicant has submitted revisions to the Preliminary Plat and Development Agreement. The revised proposal reduces the subdivision by one residential lot (93 lots to 92 lots) and makes minor modifications to design, reduces the term of the Development Agreement from fifteen (15) years to ten (10) years, and revises certain provisions of the Development Agreement related to project phasing, vesting, permit processing, applicable codes, and implementation of approved mitigation measures. The revisions also clarify that development shall comply with the approved Critical Area Report, applicable critical area regulations, and mitigation measures identified through the City's SEPA review.

Notice of Availability of SEPA Addendum: This document serves as notice of the availability of this SEPA Addendum pursuant to Chapter 197-11 WAC. In accordance with WAC 197-11-600(4)(c), this Addendum provides additional information regarding the revised proposal. The Addendum does not change the environmental analysis contained in the August 14, 2025, Mitigated Determination of Nonsignificance.

There is no further comment period. The City has independently reviewed the revised proposal and determined that the existing MDNS, together with this Addendum, adequately addresses the environmental impacts associated with the project. The revised proposal does not have probable significant adverse impacts on the environment, and there is no change to the previous analysis in the MDNS.

MDNS Addendum: Based on the City's review, the proposal will not result in new or different significant environmental impacts or mitigation requirements, beyond those identified in the prior environmental document.

Notices of adoption of existing documents and 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, and substantial background information are available by request to the City of Cle Elum.

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

Signature  Date: October 22, 2026