

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: The Grove PUD Rezone (Z-06-14)

Description: Rezone from Agricultural-3, to Planned Unit Development (The Grove) of approximately 13.3 acres.

Proponent: Campus Crest Development
963 13th Avenue East
Seattle, WA 98102

Sara J. Wolfe, landowner
2420 Airport Road
Ellensburg, WA 98926

Location: Assessor's tax parcel number 18-18-25030-0015. Location: North of E. Helena Ave., East of N. Airport Rd., South of E. Sanders Rd., Ellensburg, WA 98926 within the SW ¼, of Section 25 of T.18N., R. 18E., W.M. in Kittitas County, WA.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. Adequate on-site bike storage at least equal to the number of potential residents of the Grove shall be provided by the applicant.
- B. North/South and East/West connectivity in relation to the planned transportation grid for the north Ellensburg area and specifically the area around this PUD should be developed in accordance to City Standards. The applicant shall work with the City to establish such routes.
- C. The project shall include at a minimum the dedication of the full 60-foot right-of-way for Greenfield along the southern boundary of the property, and will be responsible for construction of the Greenfield Street frontage to the project when necessary. The applicant shall work with the city to develop such route.
- D. The project will include improvements to Airport Road frontage consistent with the City of Ellensburg road standards.
- E. The applicant shall obtain all necessary state and federal permits including an approved Hydraulic Project Approval (HPA), Department of Ecology Stormwater Permit and applicable Army Corps of Engineers Permits.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

- F. Site grading will be designed so as not to reduce flood storage or conveyance capacity.

II. Light and Glare

- A. Any proposed lighting should be shaded and directed down towards the site.
B. Trees should be planted along all streetscapes and the perimeter of the property in order to reduce impacts of lighting or glare on existing and future residential areas.

III. Water

- A. Mercer Creek shall be preserved in its natural state; alteration of the channel and the diversion of water from Mercer Creek are prohibited, except as required to complete road improvements.
B. A minimum of 25 feet and a buffer average of 45ft shall be maintained along Mercer Creek per the July 7, 2006 (see attached) site map for the project and shall be shown on the final site plan for the project. The buffer shall be maintained by the owner or applicable maintenance associations.
C. A wood fence or equivalent, such as a two-rail split fence design, will need to be placed on-site along Mercer Creek and maintained in conjunction with the minimum 25 feet and 45ft buffer average from the Ordinary High Water mark of Mercer Creek to ensure that the buffer is delineated and not disturbed.
D. Proper signage shall be incorporated on-site to encourage the maintenance of the buffer and natural condition of Mercer Creek. The signage shall be interpretive in matter, and explains about buffer integrity requirements and educates about the importance of the area for wildlife, etc. The applicant shall work with the Department of Ecology, County and City to design and establish the signage and a buffer restoration plan.
E. Buffer restoration with native plants shall be done to NRCS standards (i.e. trees on 10-foot centers and underneath them planted shrubs on 3 to 5 foot centers).
F. No vegetation (including trees) shall be removed or altered within the setback along Mercer Creek.
G. Areas between the required natural buffers edge along Mercer Creek and the parking lot(s) and/or basketball court as shown on the site-map received on July 7, 2006, shall be kept in green space as much as possible and planted with non-invasive plant species.
H. To encourage a native riparian area for Mercer Creek, vegetation and landscaping plans shall be designed in conjunction with the Department of Ecology and Washington State Department of Fish and Wildlife shall be established and maintained for the site. Plans shall be submitted for review and approval.
I. Any proposed or future access point(s) shall not adversely impact Mercer Creek.
J. The project shall comply with all requirements of the Department of Ecology Storm Water Manual for Eastern Washington and the City of Ellensburg standards for stormwater, whichever is more stringent; and shall be collected, retained and disposed off on-site accordingly.
K. Erosion control measures must be in place prior to any clearing, grading or construction.
L. The project shall meet the requirements for a NPDES Construction Storm Water permit.
M. The project is located within the AO zone of shallow flooding and finished floor elevations shall be built at least 1ft above the 100-year flood elevation, and the site grading will not reduce existing flood storage or flood conveyance capacity.
N. The project shall be served with water from the City of Ellensburg.
O. The applicant shall comply with the Cascade Irrigation District requirements, and shall not interfere with irrigation delivery to any downstream users.
P. Stormwater and surface irrigation systems shall be kept separate.
Q. On-site drainage features associated with construction shall be designed such that off-site adjacent wetlands are not dewatered or impacted.

IV. Noise

- A. All county noise ordinances shall apply to the project.

- B. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be 7:00am to 7:00 pm, Monday to Friday.

V. Land Use

- A. No residential units shall be located within the airport overlay zone and all development shall comply with KCC 17.58: Airport Zone.
- B. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners.

VII. Utilities and Services

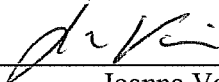
- A. The project shall be served by City water and sewer services. The applicant shall work with the city to establish the appropriate connections per the City of Ellensburg processes and standards.
- B. All requirements from the local fire jurisdictions shall be incorporated into the project.
- C. Fire apparatus access roads shall be a minimum of 26 feet, aside from parking areas.
- D. There may be no more than 250 feet spacing between fire hydrants.
- E. "No parking: fire lane" signs must be posted in front of the proposed recreation areas, in addition to the main and secondary entrances. The signs must comply with IFC Appendix D.
- F. The subject property shall conform to the minimum requirements for fire apparatus access.
- G. Location and amount of fire hydrants on-site shall meet local fire jurisdiction requirements.

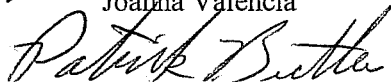
VI. Security

- A. On-site security shall be established and maintained through provisions that provide for free accommodations to a member of the law enforcement community, as well as providing for on-site resident assistants as stated in the application.

This MDNS is issued under WAC 197-11-350. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before **Tuesday, July 25, 2006 @ 5:00 PM.**

Responsible Officials:



Joanna Valencia


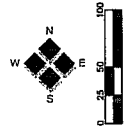
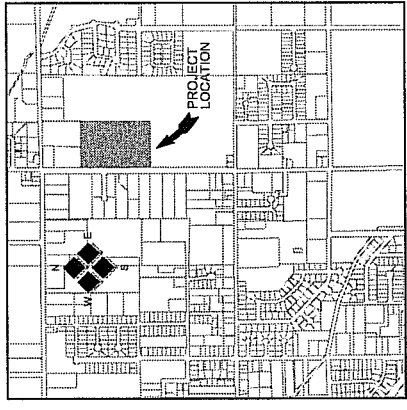
Patrick Butler

Title: Staff Planners

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: July 10, 2006

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than July 25, 2006 @ 5:00PM. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



Vicinity Map

LEGAL DESCRIPTION

The West half of the Northwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington.

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said Section, said point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road); Thence East on said South boundary line of Sanders Road 2'00" West 525.5 feet; Thence West 277.7 feet to the East boundary line of the Airport Road;

Thence North on said East boundary line 525.1 feet, more or less, to the Point of Beginning; EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said section, which point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road); Thence East on said South boundary line of Sanders Road 296.4 feet to the True Point of Beginning;

Thence East on said South boundary line of Sanders Road to the East line of the West half of the Northwest quarter of the Southwest quarter of said section;

Thence South on said East line to a point which is East of 19 feet which lies South 2'00" West 525.5 feet from the True Point of Beginning;

Thence West to a point which lies South 2'00" West 525.5 feet from the True Point of Beginning;

Thence North 2'00" East 525.5 feet to the True Point of Beginning;

EXCEPT right-of-way for Airport County Road along the West boundary thereof,

AND

The North 150 feet of the West half of the Southwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington; EXCEPT right-of-way for Airport County road along the West boundary line thereof.

Legend

- Existing**
- EXISTING GAS
 - EXISTING TELEPHONE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING PAVEMENT
 - EXISTING TREE
- New**
- NEW PARKING
 - NEW SIDEWALK
 - NEW HOUSING BUILDING
 - NEW DOMESTIC WATER
 - NEW WATER SERVICE
 - NEW FIRE HYDRANT
 - NEW SANITARY SEWER
 - NEW SEWER MANHOLE
 - NEW SEWER SERVICE
 - NEW TREES AND TABLES

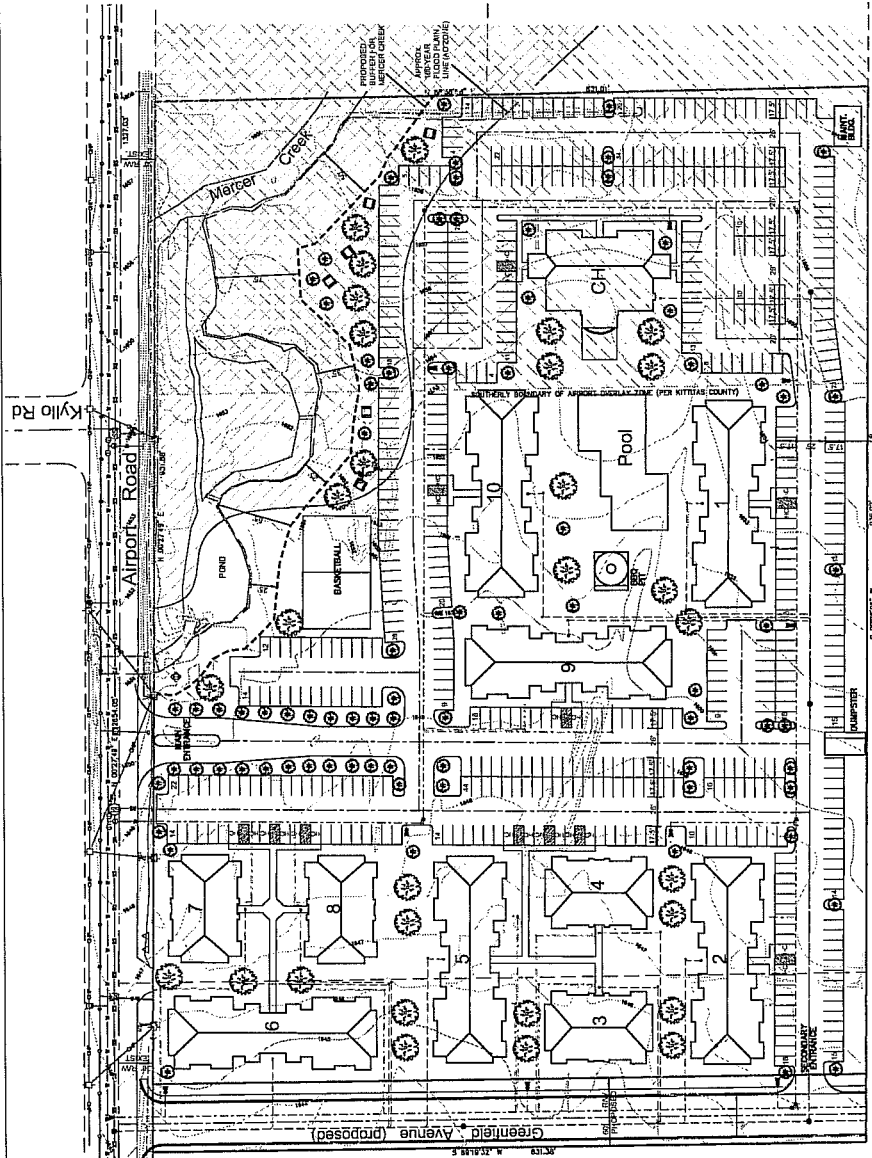
DEVELOPER

CAMPUS CREST DEVELOPMENT
 3 CENTERVIEW DRIVE, SUITE 200
 GREENSBORO, NC 27407
 (336) 430-7787

JAMIE ELYNN, REGIONAL DIRECTOR
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ENGINEER/SURVEYOR

HILBREGTSE LOUMAN ASSOC., INC.
 801 N. 35th AVENUE
 YAKIMA, WASHINGTON 98902
 DENNIS WITTCHEK, PE
 ERIC T. HERZOG, PLS
 (509) 966-7000



DENSITY

DWELLING UNITS	192
DWELLING UNITS PER GROSS ACRE (DU/GA)	14.19
ACREAGE (including Greenfield R/W, Airport Overlay Zone & Buffer)	13.53 (AS SURVEYED)

PARKING

REGULAR PARKING STALLS	550
HANDICAP PARKING STALLS	22
TOTAL	572
NUMBER OF STUDENTS	504
NUMBER OF STAFF	4
TOTAL	508

NOTES:

1. Airport overlay zone shown is approximate taken from information provided by Kittitas County Planning Department.
2. Utility information provided by City of Ellensburg, Airport Road improvement project (95-11004). Not field verified.
3. Fire hydrant number and locations are approximate. Final locations per Fire Marshal's requirements.

Revised site plan July 7, 2006

(B)