

Denis Law
Mayor

City of
Renton



September 24, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on September 21, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Dohrn Meadows Preliminary Plat
PROJECT NUMBER: LUA14-001280 ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 9, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen
Assistant Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-001280 ECF, PP
APPLICANT: Joe Pruss; Civic Development; 18211 240th Ave SE; Maple Valley WA
98038

PROJECT NAME: Dohrn Meadows Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey Pl NE within the Residential-8 (R-8) zone and Kennydale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey Pl NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey Pl NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

PROJECT LOCATION: 3815 & 3767 Monterey Pl NE

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee 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). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 9, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



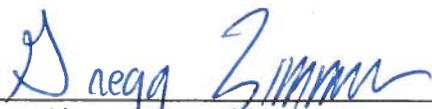
PUBLICATION DATE:

September 25, 2015

DATE OF DECISION:

SEPTEMBER 21, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

9/21/15

Date



Mark Peterson, Administrator
Fire & Emergency Services

9/21/15

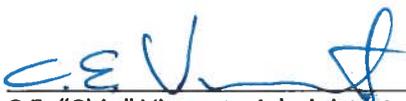
Date



Terry Higashiyama, Administrator
Community Services Department

9/21/15

Date



C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

9/21/15

Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-001280, ECF, PP
APPLICANT: Joe Pruss; Civic Development; 18211 240th ave SE; Maple Valley WA 98038

PROJECT NAME: Dohrn Meadows Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey PI NE within the Residential-8 (R-8) zone and Kennydale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey PI NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey PI NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

PROJECT LOCATION: 3815 & 3767 Monterey PI NE

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015, for the duration of clearing, grading, site and building construction.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

PLAN - Planning Review - Land Use Version 2 | September 17, 2015

Planning Review Comments Contact: Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

On hold letter sent 12/18/14.

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District.

2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround, proposed hammerhead turnaround is acceptable.

Technical Services Comments Contact: Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Preliminary Plat: Bob Mac Onie 10/21/2014

Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

PLAN - Planning Review - Land Use Version 2 | September 17, 2015

Technical Services Comments Contact: Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required. Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the

Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated

document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to

see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this

plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat

drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Management. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of

property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing: Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same. Similar language is required for Tract 'B'.

Please discuss with the Storm Water Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Police Plan Review Comments Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov
Recommendations: Minimal impact on police services.

PLAN - Planning Review - Land Use Version 1 | September 17, 2015

Technical Services Comments Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov
Recommendations: Technical Services Amanda Askren 9/3/15 from Bob MacOnie's previous comments

For Final Plat Preparation:

Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Management. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing:

Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same. Similar language is required for Tract 'B'.

Please discuss with the Storm Water Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District.

2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround.

Planning Review Comments Contact: Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days.

Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have reviewed the application for Dohrn Meadows preliminary plat located at 3815 & 3767 Monterey Place NE and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided Coal Creek Water service District

SEWER The site will be served by City of Renton sewer service.

STORM There is no existing storm water pipe on the Monterey Place frontage.

STREETS Monterey Place NE is a collector street with existing right of way width of 60 feet.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Coal Creek Utility District was provided.
2. Approved water plans from Coal Creek Utility District should be provided to the City at the utility construction permit stage.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER The project proposes to get sewer service connection from the existing 8" diameter sewer main on Lincoln Ave NE via an easement on the neighboring parcel (parcel # 3345700185).

2. 8" diameter sewer main extension is proposed through the site to end at a manhole located at the property line between lots 8 and 9.
3. A minimum 12 feet wide gravel (or paved) access path is required on the sewer main located to the west side of lot 4 till the sewer manhole.
4. A letter is required to be provided from Coal Creek Utility District during utility construction permit stage confirming if the Coal Creek sewer latecomer fee is applicable or not applicable.
5. For this project, to meet the required separation between utility lines, it is allowable to locate the sewer main in the planter portion within the public right of way before the sidewalk of the proposed public street. This will be contingent on two conditions – (1) the dry utilities should be located back of the sidewalk to provide required separation with the sewer main, and (2) trees will not be allowed in the planter area with the sewer main.
6. Individual lots are to be served by individual side sewers. The side sewers should not be located under driveways.
7. System development charge (SDC) fee is applicable at the time of issuance of the utility construction permit. The current sewer SDC fee for a 1" meter is \$2,135.

SURFACE WATER

1. A drainage plan and drainage report prepared by Encompass Engineering was for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. Bypass of runoff from non targeted surfaces shall be described in the drainage report. The plans submitted during the utility construction permit stage should show the public storm water pipes located outside the planter and outside the sidewalk. Required horizontal and vertical separation between the utility lines should be provided. Storm water pond geometry shall be in accordance with the City adopted 2009 King County Surface Water Design Manual (KCSWDM) and associated City Amendments. Storm water pond access as per the City Amendments should be provided. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.
2. A gravel (or paved) access path is required on the west side of the storm water pond till the most northern catch basin. Storm water access as per the City Amendments should be provided.
3. A geotechnical report and an addendum were submitted by Earth Solutions NW, LLC. The report identifies the site soils as loam with till deposits in the vicinity of the site.
4. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit.
5. A Construction Stormwater General Permit from Department of Ecology is required for projects that have clearing and grading exceeding one acre.

TRANSPORTATION/STREET

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
2. Monterey Place NE is a collector street with existing right of way width of 60 feet. Monterey Place

NE is a Collector Street. The available right of way (ROW) width on this street is 60 feet. The proposed Monterey Place NE half street section shows a 11 feet wide travel lane, 5 feet wide bike lane, 0.5 foot wide curb, 8 feet wide landscaped planter strip, and 5 feet wide sidewalk, and 0.5 foot wide clear width back of sidewalk, located within the right of way. A 1 feet wide clear width is required back of the sidewalk (as was previously mentioned in the preapplication comments for the project). A 0.5 foot wide ROW dedication will be applicable on the Monterey Place NE frontage. A modification request will be required to be provided by the developer to provide the 5 feet wide sidewalk instead of the code required 8 feet width. Staff recommends support of the 5 feet wide sidewalk width to be consistent with the existing sidewalk along the corridor.

Additional pavement widening (subject to survey) is required to provide the proposed 5 feet wide bike lane. Saw cut at the existing fog line and construct the bike lane to ensure that standard pavement thickness is provided under the bike lane. Restriping of Monterey Place NE frontage is also applicable.

3. A limited access residential street with 20 feet paved width is proposed as the internal site access. 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk are also shown on both sides of the street. A hammerhead turnaround is proposed at the dead end of the internal access street. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width.

4. Adequate sight distance should be provided at the intersection of the proposed new street with Monterey Place NE.

5. No lot is proposed to gain direct access from Monterey Place NE. The individual driveways shall be as per RMC 4 4 060.

6. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.

7. Street lighting as per City standards is required on the internal access road. Street lighting is not required on Monterey Place NE frontage due to the existing overhead power lines and transformer. Street lighting plans should be included with the civil plan submittal.

8. Sidewalks and ramps shall be ADA compliant.

GENERAL COMMENTS

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.

3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

CITY OF
Renton 

NOTICE

OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Dohrn Meadows Preliminary Plat
PROJECT NUMBER: LUA14-001280, ECF, PP
LOCATION: 3815 & 3767 Monterey Pl NE
DESCRIPTION: THE APPLICANT IS REQUESTING HEARING EXAMINER PRELIMINARY PLAT REVIEW AND ENVIRONMENTAL (SEPA) REVIEW FOR A 9-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE 89,819 SQUARE FOOT (2.06-ACRE) SITE IS A COMBINATION OF TWO PARCELS LOCATED AT 3815 AND 3767 MONTEREY PL NE WITHIN THE RESIDENTIAL-8 (R-8) ZONE AND KENNYDALE COMMUNITY PLANNING AREA. PROPOSED SINGLE-FAMILY LOT SIZES RANGE FROM APPROXIMATELY 5,201 SQUARE FEET TO 8,270 SQUARE FEET. TWO EXISTING SINGLE FAMILY HOMES, ONE ON EACH PARCEL, WOULD BE DEMOLISHED. APPROXIMATELY 15,028 SQUARE FEET IS PROPOSED TO BE DEDICATED FOR A NEW PUBLIC STREET. TWO TRACTS ARE PROPOSED, ONE FOR THE SUBDIVISION STORMWATER FACILITY AT APPROXIMATELY 9,404 SQUARE FEET IN THE NORTHWEST CORNER OF THE SITE AND THE OTHER TRACT WOULD BE A 14,213 SQUARE-FOOT CRITICAL AREAS TRACT CONTAINING 5,087 SQUARE FEET OF A CATEGORY 2 WETLAND IN THE SOUTHWEST CORNER OF THE SITE. THE PROPOSAL HAS A NET DENSITY OF 5.63 DWELLING UNITS PER NET ACRE. STEEP SLOPES ARE LOCATED ON THE SITE. EIGHT TREES ARE LOCATED IN THE CRITICAL AREAS TRACT AND WOULD BE RETAINED. APPROXIMATELY 60 NEW TREES WOULD BE ADDED TO THE SITE. THE PROJECT WOULD RESULT IN APPROXIMATELY 4,500 CUBIC YARDS OF EXCAVATION FOR SITE GRADING AND ROAD AND PLAT CONSTRUCTION AND FILL WOULD BE REQUIRED FOR FUTURE HOME BUILDING PADS. STREET FRONTAGE IMPROVEMENTS WOULD BE PROVIDED ALONG MONTEREY PL NE. A NEW INTERNAL DEAD-END ROAD IS PROPOSED WITH CURB, GUTTER AND SIDEWALK THAT WOULD PROVIDE ACCESS TO THE LOTS WITH A CONNECTION TO MONTEREY PL NE. THE APPLICANT SUBMITTED A DRAINAGE REPORT, GEOTECHNICAL REPORT, WETLANDS RECONNAISSANCE, ENVIRONMENTAL CHECKLIST, AND A TREE INVENTORY AND RETENTION PLAN.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 9, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

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A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **OCTOBER 13, 2015 AT 1:00 PM** TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



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