

Denis Law
Mayor

City of
Renton



June 4, 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 June 1, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Vuecrest II Short Plat
PROJECT NUMBER: LUA15-00026, ECF, SHPL-A, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 19, 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) 430-7289.

For the Environmental Review Committee,

A handwritten signature in blue ink that reads "Clark H. Close".

Clark H. Close
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: LUA15-000026, ECF, SHPL-A, MOD

APPLICANT: KBS III LLC - Kolin Taylor (AKA - KBS Development Corp.), 12320 NE 8th St, Ste 100, Bellevue, WA 98005

PROJECT NAME: Vuecrest II Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of an 8-lot short plat totaling 106,680 square feet (sf) or 2.45 acres for the future development of 8 single-family houses. The subject property is located in the Residential-8 zoning district. The proposed lots range in size from 7,558 sf to 17,248 sf in area, with an average lot size of 8,948 sf. The site also contains a critical area tract (Tract A) that is 8,404 sf. The residential density is 4.42 dwelling units per net acre. Access to the site is from Main Ave S (102nd Ave SE) from SE 192nd St. The proposed roadway will be extended to the west property line for a future fire access road extension or public road extension by the developer of the proposed plat of Vuecrest Estates (LUA13-000642). The applicant is also requesting a modification from street improvements in order to provide secondary access to the adjacent plat to the west, provide additional on-street parking, and preserve existing trees. The applicant has submitted a Critical Areas Study, Tree Protection Plan, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

PROJECT LOCATION: 4909 Main Ave S (APN 322305-9097)

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 June 19, 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: June 5, 2015

DATE OF DECISION: June 1, 2015

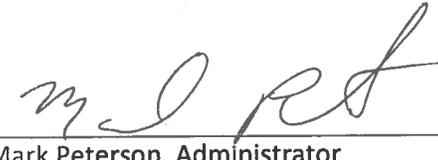
SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

6/1/15

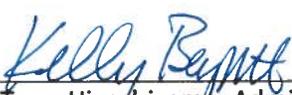
Date



Mark Peterson, Administrator
Fire & Emergency Services

6/1/15

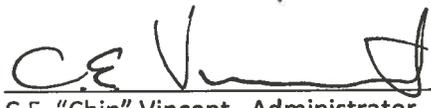
Date

 FORT.H

Terry Higashiyama, Administrator
Community Services Department

6/1/15

Date



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

6/1/15

Date

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

PROJECT NUMBER: LUA15-00026, ECF, SHPL-A, MOD

APPLICANT: Kolin Taylor, KBS III, LLC, 12320 NE 8th St., Ste. 100,
Bellevue, WA 98005

PROJECT NAME: Vuecrest II Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of an 8-lot short plat totaling 106,680 square feet (sf) or 2.45 acres for the future development of 8 single-family houses. The subject property is located in the Residential-8 zoning district. The proposed lots range in size from 7,558 sf to 17,248 sf in area, with an average lot size of 8,948 sf. The site also contains a critical area tract (Tract A) that is 8,404 sf. The residential density is 4.42 dwelling units per net acre. Access to the site is from Main Ave S (102nd Ave SE) from SE 192nd St. The proposed roadway will be extended to the west property line for a future fire access road extension or public road extension by the developer of the proposed plat of Vuecrest Estates (LUA13-000642). The applicant is also requesting a modification from street improvements in order to provide secondary access to the adjacent plat to the west, provide additional on-street parking, and preserve existing trees. The applicant has submitted a Critical Areas Study, Tree Protection Plan, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

PROJECT LOCATION: 4909 Main Ave S

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

MITIGATION MEASURES:

1. The applicant shall be required to provide, to the Current Planning Project Manager, a replanting plan identifying any temporary disturbances to the existing native vegetation within Tract A and a re-vegetation planting plan for such disturbed area(s) prior to construction permit approval.
2. Prior to construction permit approval, the applicant shall be required to obtain approval for a Critical Areas Exemption Permit for all permanent public utility activities that will intrude through adjacent wetlands or required wetland buffers, according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.

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.

Engineering Review Comments

Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have reviewed the application for Vuecrest Estates II located at 4903 Main Ave S (PID 3223059097) and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided Soos Creek Water and Sewer service District
SEWER Sewer service will be provided Soos Creek Water and Sewer service District
STORM There is existing storm water ditch in the Main Ave S (102nd Ave SE) frontage
STREETS Main Ave S (102nd Ave SE) is a residential street with an existing ROW width of 50 feet with 20 feet half street ROW width.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Soos Creek Water and Sewer service District was provided. The water connection is proposed as an extension of the water lines of the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. The Vuecrest Estates development (parcel ID 3123059048) is not yet constructed. Therefore, the proposed water service connection is approved on condition that the Vuecrest Estates development gets constructed either before or concurrently with the Vuecrest Estates II development. Otherwise, alternate water service provisions will be applicable on the Vuecrest Estates II project.
2. Approved water plans from Soos Creek Water and Sewer service 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

1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided. The sewer connection is proposed as an extension of the sewer lines of the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. The Vuecrest Estates development (parcel ID 3123059048) is not yet constructed. Therefore, the proposed sewer service connection is approved on condition that the Vuecrest Estates development gets constructed either before or concurrently with the Vuecrest Estates II development. Otherwise, alternate sewer service provisions will be applicable on the Vuecrest Estates II project.
2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

1. A drainage plan and drainage report dated January 15, 2015 was submitted by Barghausen Consulting Engineers Inc. The proposed 8 lot subdivision is subject to Full Drainage review in accordance with the City of Renton Amendments to the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to basic water quality treatment and Level 3 flow control. Storm water vault that will be located in the adjacent Vuecrest Estates development (parcel ID 3123059048) is proposed for the project, and

the vault will be sized to meet the needs of both the projects. If the adjacent project does not get constructed either before or concurrently with the Vuecrest Estates II development and/or if the storm water requirements for Vuecrest II development is not included in the Storm water Design of Vuecrest development, then

storm water facility is required to be constructed separately for the Vuecrest Estates II project.

There appears to be 2-Basins with two different discharge locations. Note that flows currently discharging to 102nd Ave SE cannot be re-routed to the west and may be require separate water quality and flow control treatment. Appropriate individual lot flow control BMPs will be required to be provided by the project. Final plans and drainage report based on the required per 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 geotechnical report, dated December 15, 2014 was submitted by Earth Solutions NW, LLC. The report identifies the soils as sand glacial till. These soils will not support infiltration. The geotech report recommendation should be incorporated in the storm water vault design. Storm water vault will require separate building permit review.

3. 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.

4. A Construction Storm water General Permit from Department of Ecology is required since grading and clearing of the site exceeds 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. Main Street S (102nd Ave SE) is a residential street with existing half street ROW width of 20 feet. To match the existing paved width further north on Main Street S (102nd Ave SE), a half street paved width of 11 feet (instead of the proposed 9.5 feet) from the center line of the ROW is required on the frontage. Frontage improvements including storm water improvements, 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk is also required to be provided. This will require a ROW dedication of 4.5 feet (subject to final survey) on the Main Street S (102nd Ave SE) frontage. City standards include a maximum slope of 4H:1V at the back of sidewalks. A street modification request was submitted to allow the sidewalk to be located at the back of the curb for a small portion of the 102nd Ave SE (Main Street S) frontage, which is acceptable to staff. The ROW dedication of 4.5 feet and the 11 feet half street pavement width along with the frontage improvements is required to be provided by the developer.

3. A public half street (Road A) with improvements is proposed to serve the internal site access needs. The internal access is proposed to connect with the proposed road of the adjacent the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. If the public road extension by the adjacent property is not constructed either prior to or concurrently with the Vuecrest Estates II project to provide a continuous public street, then a turnaround (as per City standards) with a stub to the adjacent property is required to be provided by the Vuecrest Estates II project. The developer has included a hammerhead turnaround on Road A. The proposed internal half street should be designed to meet the City street design standards and code.

The City code requirement for paved width and ROW width for public half street is 20 feet paved surface within a 35 feet ROW width a 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet sidewalk on

the development side are also included requirements in the code. Storm water improvements are also required to be provided. Street modification request was submitted for the proposed internal half street Road A. The street modifications for the Road A included two requests.

Road A from STA 2+50 to STA 7+50 –To provide a 26 feet paved width with on-street parking on one side, along with 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk on the development side , within a ROW width of 41.5 feet. This can be recommended for approval by staff. A 2 feet offset of the paved edge from the property line is proposed. A chain link fence at the property line is also shown in the proposed section. The maximum slope at the back of sidewalk, or back of the traveled edge is 4H:1V. Construction easement and permanent slope easement from the north property neighbor may also be required based on plans that will be reviewed during utility construction permit.

The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable, for the straight portion of the road. The 5 feet centerline offset of the roadway centerline of proposed Road A with the existing street SE 186th Street is acceptable to staff.

Road A from STA 1+78 to STA 2+50 – A 20 feet wide paved road surface with 0.5 feet wide curb on both sides, 5 feet wide sidewalk on the south side immediately adjacent to the curb, and landscaping in an easement is acceptable to staff. An 8 feet wide clear zone (maximum slope of 4H:1V) should be provided between the curb and the drop off. A pedestrian barrier/fence should be located a minimum 2 feet away from the curb, between the curb and the drop off. No Parking signs are required to be provided by the developer. The sidewalk should extend until the turnaround. The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable to staff.

Road A from STA 0+63 to STA 1+78 – A 20 feet wide paved road surface with 0.5 feet wide curb on both sides is proposed. An 8 feet wide clear zone (maximum slope of 4H:1V) should be provided between the curb and the drop off. A pedestrian barrier/fence should be located a minimum 2 feet away from the curb, between the curb and the drop off. No Parking signs are required to be provided by the developer. The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable to staff.

Staff condition of recommendation of the modifications for proposed Road A includes possible easements for cross slope (based on review of engineering plans submitted at utility construction permit. Staff also recommends the condition that the drainage from the site should not discharge onto the adjacent property.

4. Adequate sight distance should be provided at the proposed intersection of the new half street with Main Ave S (102nd Ave SE).

5. No lot is proposed to gain direct access from 102nd Ave SE (Main Street S). The individual driveways shall be as per RMC 4-4-060.

6. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

7. Street lighting is required for this plat on the frontage and on the internal access road. LED lighting plans will be included with the civil plan submittal.

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.

Fire Review - Building Comments 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 prior to recording the plat. Credit is granted for the removal of one existing home.

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. There is one existing fire hydrant in this area and it meets current code. A water availability certificate is required from Soos Creek Water and Sewer District.
2. Fire department apparatus access roadways are required to be a minimum of 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. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. An approved 90 foot diameter cul-de-sac type turnaround is required for dead end streets over 300 feet long. Per city ordinance all homes beyond 500 feet dead end will require an approved fire sprinkler system.
3. Renton Fire Department is in favor of the proposed street improvement variances allowing wider roadways and more on street parking and also secondary access to the adjacent plat of Vuecrest. We are also supportive of the list of special conditions as outlined from the applicant in their letter to the city dated March 20, 2015.

Planning Review Comments Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
2. 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 is by permission only. No work is permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants 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.

Police Review Comments Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Estimated Calls for Service Annually: 8

Minimal impact on police services.

Recommendations: Short Plat: Bob Mac Onie 2/6/2015

Note the City of Renton land use action number and land record number, LUA15-000026 and LND 20-0618, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space to the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed.

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.

A licensed surveyor must prepare, stamp, sign and date the final short plat submittal.

Note the Purpose, intended ownership and restrictions for the Tract created by this subdivision?

Do not use the City's title block or "SEAL" on the final submittal; this document is not a product of, or for the City.

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

Provide short plat and lot closure calculations.

Note what was found when visiting the existing monuments.

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.

Include the addresses from the attached for the proposed lots on the final short plat drawing.

Do note encroachments, if any.

Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.

Note all easements, covenants and agreements of record on the drawing. The title report reveals that there are exceptions concerning coal and mineral rights recorded under Rec. No. 3444206, and there is an agreement between the current short plat owner and a neighboring property owner regarding use of a portion of the boundary straddling lawn (Rec. NO. 20131009000726 and 20131022001138).

Note any relevant researched resources on the short plat submittal.

Note the plat name and lot/tract numbers of the adjoining properties or note as "Unplatted" (most of the properties to the north and south of the subject site are "unplatted"). The names of the property owners and their tax lot numbers should be removed from the final submittal.

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat submittal. Include notary blocks as needed (a corporate notary block is needed for the current property owner).

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.

Remove all references to building setback lines. Setbacks will be determined when building permits are issued.

Do not include "ENGINEER", "SURVEYOR", "SOIL ENGINEER", "DEVELOPER/OWNER", "BIOLOGIST" and "ARBORIST" blocks on the submittal. Do not include any of the utilities and services listed under the "Utilities/Services" block.

Remove the minimum lot area, average lot area, minimum lot area allowed, square footage of land in private access easements, proposed net density, density allowed by code, existing zoning and required

min. setbacks in the "SITE DATA" block.

It is assumed that the 10' utility easement, noted over the northerly 10' of all of the proposed short plat lots is public. Easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.

If there are private easements (new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots) each will need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:

DECLARATION OF COVENANT:

The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new private easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The preceding statement obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.

A private ingress, egress and utility easement require a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement.

Community Services Comments

Leslie Betlach | 425-430-6619 | lbetlach@rentonwa.gov

Recommendations:

A. Parks impact fee per Ordinance 5670 applies.

B. See page 2C—code related comments.

C. Street trees: On 102 Avenue SE (Main) do not use Tilic Cordata Greenspire—poor variety, overhead utility (electric lines), use only trees that attain a small mature height, (e.g. Acer truncatun X platanoides, T. Cordata "Summer Sprite").

On Road—use only trees that attain a large mature height (e.g. Tilic Cordata—but not Greenspire) – Tree at SW corner of Road A and 102 Avenue shall not be planted closer than 40 feet from stop sign.