

Denis Law Mayor



August 4, 2016

Community & Economic Development 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 August 1, 2016:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: Sonic Drive-in Restaurant**  
**PROJECT NUMBER: LUA16-000229, ECF, SA-A, MOD**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 19, 2016, 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  
Senior 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: LUA16-000229, ECF, SA-A, MOD

APPLICANT: Don Morris, Cascade Development Group, LLC, P.O. Box 4584,  
Rollingbay, WA 98061

PROJECT NAME: Sonic Drive-in Restaurant

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review and a parking modification for the construction of a new Sonic Drive-in Restaurant with associated drive-thru, canopy covered drive-in hop stalls, parking, landscaping, and infrastructure improvements. The proposed one-story building would be approximately 2,668 square feet in size. The site is located at 735 Hardie Ave SW at the intersection of Rainier Ave S and Hardie Ave SW. The site contains perimeter and internal landscaping with 16 significant trees and 64 surface parking stalls. The 0.73 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site would continue to be provided internally from the Walmart Shopping Center. The proposal includes retention of 14 trees and a reduction to the existing parking stalls from 64 to 24 parking spaces. Per RMC 4-4-080 a maximum of 13 stalls are allowed onsite, thus the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed onsite. The site contains high seismic hazards.

PROJECT LOCATION: 735 Hardie Ave SW, Renton, WA 98057

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 August 19, 2016.** 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.

PUBLICATION DATE: **AUGUST 5, 2016**

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

AUGUST 1, 2016

SIGNATURES:

*Gregg Zimmerman*  
Gregg Zimmerman, Administrator  
Public Works Department

8/1/16  
Date

*Mark Peterson*  
Mark Peterson, Administrator  
Fire & Emergency Services

8/1/16  
Date

*Kelly Beymer*  
Kelly Beymer, Administrator  
Community Services Department

8/1/16  
Date

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

8/1/16  
Date

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

**PROJECT NUMBER:** LUA16-000229, ECF, SA-A, MOD

**APPLICANT:** Don Morris, Cascade Development Group, LLC, P.O. Box 4584, Rollingbay, WA 98061

**PROJECT NAME:** Sonic Drive-in Restaurant

**PROJECT DESCRIPTION:** The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review and a parking modification for the construction of a new Sonic Drive-in Restaurant with associated drive-thru, canopy covered drive-in hop stalls, parking, landscaping, and infrastructure improvements. The proposed one-story building would be approximately 2,668 square feet in size. The site is located at 735 Hardie Ave SW at the intersection of Rainier Ave S and Hardie Ave SW. The site contains perimeter and internal landscaping with 16 significant trees and 64 surface parking stalls. The 0.73 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site would continue to be provided internally from the Walmart Shopping Center. The proposal includes retention of 14 trees and a reduction to the existing parking stalls from 64 to 24 parking spaces. Per RMC 4-4-080 a maximum of 13 stalls are allowed onsite, thus the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed onsite. The site contains high seismic hazards.

**PROJECT LOCATION:** 735 Hardie Ave SW, Renton, WA 98057

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

**MITIGATION MEASURES:**

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Zipper Geo Associates, LLC on January 25, 2016, or an updated geotechnical report approved by the Plan Reviewer at a later date.

**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 1 | May 31, 2016

Transportation Engineering Review Comments Contact: Brianne Bannwarth | 425-430-7299 |

Recommendations: Traffic Concurrency Test has found that the City system has sufficient capacity for the additional trips created by this project.

**Engineering Review Comments Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov**

Recommendations: I have reviewed the application for the Sonic Drive In Restaurant at 735 Hardie Ave SW (APN('s) 1923059104) and have the following comments:

**EXISTING CONDITIONS**

**Water** Water service is provided by the City of Renton.

**Sewer** Wastewater service is provided by the City of Renton.

**Storm** There are stormwater mains located in the existing parking lot connected to a private stormwater system which drains to the existing stormwater facilities for the Wal Mart located adjacent to the site.

**CODE REQUIREMENTS**

**WATER**

1. The project proposes to connect the domestic and irrigation water service lines into the existing 12 inch water main located Hardie Ave SW.

Staff Comments:

i. The sizing of the domestic water meter shall be done in accordance with the Uniform Plumbing Code water meter sizing criteria. Water service sizes were not noted on the utility plans submitted with the Land Use Application.

ii. A backflow prevention assembly RPBA (reduced pressure backflow assembly) inside an above ground enclosure ("hot box") per City standard plan no 350.2 will be required.

iii. A double check valve assembly (DCVA) is required for the proposed irrigation water meter.

iv. Final determination of applicable water service fees are based on the size of the water services and will be made after the water meter sizes have been provided.

**SEWER**

1. There is an 8 inch sanitary sewer main in Hardie Ave SW, which terminates approximately 450 feet north of the subject property line. As part of a separate project, the owner is extending the 8 inch sewer main from its current termination point to approximately 5 feet south of the north property line of the proposed project. The proposed project will connect to the new sewer extension via new sanitary sewer stubs.

2. A 1500 gallon grease interceptor is required to be installed as part of the development.

Staff Comments:

i. Details and sizing of the grease interceptor will be required to be submitted with the construction permit application.

ii. Final determination of applicable sanitary sewer service fees are based on the size of the domestic water service and will be made after the water meter sizes have been provided.

**SURFACE WATER**

1. A surface water development fee of \$0.594 per square foot of new impervious surface applies to the development. The project proposes the addition of 4,935 square feet of new impervious surface. The estimated total fee is \$2,931.39. This is subject to final design and payable prior to issuance of the utility construction permit.

2. A drainage report, dated February 8, 2016, was submitted by Nick Bossoff Engineering, Inc. with the site plan application. Based on the City of Renton's flow control map, this site falls within the Peak Rate Flow Control Duration Standard for Existing Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and five of the six special requirements have been discussed in the provided drainage report.

Staff Comments:

i. The drainage report shall be prepared in accordance with Section 2 of the City Amendments to the 2009 KCSWDM.

ii. All references to the 2009 KCSWDM shall reference the City Amendments to the 2009 KCSWDM, including page numbers.

iii. Applicant shall include discussion of core requirement #6 in the final drainage report. CR #6 relates to the aquifer protection area, which is not applicable to this site, but it should be noted as such in the report.

3. Runoff from the existing site includes an asphalt parking lot with perimeter and island landscaping

and concrete sidewalks. Drainage is collected on the property in a single catch basin and conveyed in a 12 inch concrete pipe and into a biofiltration swale at the northwest corner of the retail center that is part of a private system located on the existing Walmart site before it discharges to the 60 inch public storm main flowing west in SW 7th Street and eventually into the Black River.

**Engineering Review Comments Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov**

4. A geotechnical report, dated January 25, 2016, completed by Zipper Geo Associates, LLC for the site has been provided. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report shall be referenced during utility construction and site grading.

5. The development is required to provide enhanced water quality treatment prior to discharge. Project water quality treatment will consist of conveyance of parking lot surfacewater to a Contech Filterra system prior to connection to the existing 12 inch stormwater main located in the existing parking lot.

Staff Comments:

i. The conveyance and water quality systems shall be designed in accordance with the KCSWDM and the City of Renton Amendments to the manual that is current at the time of utility construction permit application.

ii. Filterra units require a Drainage Adjustment in order to be used. Applicant shall demonstrate compliance with the Blanket Adjustment Americast Filterra Memo, dated June 26, 2014 (Exhibit 10), prior to utility construction permit issuance in order to provide water quality treatment using the proposed Filterra unit.

iii. Design of the Filterra Bioretention System shall be in accordance with the Blanket Adjustment, noted above, issued by the City allowing the use of Filterra Systems to mitigate for water quality treatment and/or oil control requirements. A copy of the adjustment shall be included in the final TIR.

iv. A Drainage Facility Covenant for inspection and maintenance of the Filterra treatment facility is required to be submitted with the construction permit application and shall include a site plan showing the location of the treatment facility in accordance with the adjustment.

v. Applicant will need to provide details to demonstrate how all parking lot surfacewater will be directed to the Filterra system. Additional catch basins and drainage pipes may be required.

vi. All catch basins in the parking that are not directed to the Filterra system (i.e. the catch basin collecting only roof run off) shall be fitted with a solid round locking lid to prevent parking lot surface water from bypassing the Filterra system.

6. No downstream flooding or erosion issues were identified in the drainage report.

#### TRANSPORTATION

1. The proposed development fronts Hardie Ave SW along the north portion of the east property line. Hardie Ave SW is classified as a Collector Arterial Road. Existing right of way (ROW) width is approximately 69 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 7 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established standard street section for Hardie Ave SW. The City established standard street section for Hardie Ave SW requires 2 feet of ROW dedication and frontage improvements, which shall be installed by the developer as part of the proposed development. Frontage improvements shall extend from the north property line and tie in to the existing improved sidewalk at the intersection of Hardie Ave SW and Rainier Ave SW. Improvements are to include the installation of an 8 foot planting strip, 8 foot sidewalk, street trees and street lighting.

Staff Comments:

i. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.

2. The proposed development fronts Rainier Ave S along the south portion of the east property line. Rainier Ave S is classified as a Principal Arterial Road. No additional ROW dedication will be required along Rainier Ave S and existing frontage improvements are acceptable.

3. The proposed development fronts an internal private drive way into the existing Walmart parking lot entrance along the south and west property lines. Applicant shall install accessible pedestrian ramps as needed where new driveways are to be installed as part of the development. The existing ADA ramp at the southwest corner of the property is to be removed and replaced.

Staff Comments:

i. All new and replaced ADA ramps shall be installed in accordance with current ADA standards.

4. Street lighting and street trees are required to meet current city standards. Lighting plans were not submitted with the land use application and will be reviewed during the construction utility permit review.

5. Refer to City code 4 4 080G regarding parking lot installation standards. Provide pavement details and section cuts as part of the construction permit application submittal for review.

6. A traffic analysis dated January 12, 2016, was provided by Jake Traffic Engineering, Inc. (TJE). The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, (2009). Based on the calculations provided, the proposed development would average 800 new daily vehicle trips, accounting for pass by trips. Additionally, the site includes internal connectivity to other commercial facilities; therefore, based on Tables 7.1 and 7.2 of the ITE Trip Generation Handbook, 2nd Edition, 2004, 20% of the site traffic would be shared. As discussed in the analysis presented in the report, the site would

generate 35 new PM peak hour trips, accounting for pass by and shared trips. As detailed in the report the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. Increased traffic created by the development will be mitigated by payment of transportation impact fees.

Staff Comments:

i. The report shows the AM peak hour rates for the development are higher than the PM peak hour rates. The report discounts this increase as the AM peak hour Wal Mart traffic would be significantly less during this time. However, the reduction in Wal Mart traffic during the AM peak hour would provide the development with less internal capture, rather than a decrease in the net AM peak hour trips. If the project site will be open during the AM peak hours, applicant shall provide further discussion around the AM peak hour trips associated with the development, including displaying the total site distributed traffic in graphic format.

7. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The impact fee calculated by the applicant is not correct. By utilizing the internal connectivity, the impact fee rate is calculated per trip rather than the standard square foot calculation for a fast food restaurant. Traffic impact fees will be calculated and owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

8. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

#### GENERAL COMMENTS

1. Adequate separation between utilities shall be provided in accordance with code requirements.

a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.

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

3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.

4. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.

**Technical Services Comments** Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov  
Legal description included as Exhibit "A" of application does not match the title report provided. The recording number of the Lot Line Adjustment is missing.

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

Project placed on hold on April 25, 2016. See on hold letter.

**Police Plan Review Comments** Contact: Sandra Havlik | 425-430-7519 | SHavlik@Rentonwa.gov

Recommendations: PROJECT LUA16 000229 Sonic Drive In Restaurant City of Renton Department of Planning / Building / Public Works ENVIRONMENTAL & DEVELOPMENTAL APPLICATION REVIEW SHEET

#### POLICE RELATED COMMENTS

2 Police Calls for Service Estimated Annually

CONSTRUCTION PHASE

Theft from construction sites is one of the most commonly reported crimes in the City. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site should have security lighting, and any construction or storage trailers should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective criminal and will demonstrate that the area is private property. Construction trailers should be kept locked when not in use, and should be fitted with heavy duty deadbolts with a minimum 1 1/2" throw when bolted.

Any construction material that contains copper should be removed from the construction site at the end of each working day. Glass windows in construction trailers should be shatter resistant. Toolboxes and storage containers should be secured with heavy duty padlocks and kept locked when not in use.

"No Trespassing" signs should be posted on the property during the construction phase. These signs allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested.

#### COMPLETED COMPLEX

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. All strike plates should have 2 1/2 to 3" wood screws and any lever handled doorknob located on the outside is discouraged. These are easy to pry/damage to obtain access inside a building. If you have a deadbolt as a secondary lock, levers are fine. Where egress might be an issue, bar releases can be installed to meet Fire Code requirements. This would include any supply, utility or maintenance rooms.

If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both customers and employees.

It is recommended that the commercial areas be monitored with recorded security alarm systems installed. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times. It is important to direct all foot traffic towards the main entrance of the buildings. Any alternative employee entrances should have controlled access doors to prevent trespassing.

The structure should have a building number clearly posted with numbers at least 12" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.

Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make customers and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary, theft, malicious mischief, etc.

Sonic's drive up window should be located to the front area of the store and within sight of the interior and the street. The drive thru window should have limited access barriers in place. Lighting should be especially bright at the ordering station, drive thru lane and pickup window. Restaurants that offer a drive thru service have a high risk of burglary and/or robbery due to hours of operation and seclusion of the drive thru lane and window. Avoid fencing, landscaping, and walls whose design might provide hiding opportunities for those preying on patrons or employees.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.

**Building Review - Planning Comments Contact: Craig Burnell 425-430-7290 [cburnell@rentonwa.gov](mailto:cburnell@rentonwa.gov)**

Recommendations: Follow the recommendations of the geotechnical report.

**Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | [cthomas@rentonwa.gov](mailto:cthomas@rentonwa.gov)**

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$1.84 per square foot of commercial space. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The preliminary fire flow calculation is 1,500 gpm. A minimum of two hydrants are required. One within 150 feet and one within 300 feet of the proposed building. Existing fire hydrants appear adequate to meet these requirements.

3. Fire alarm systems are required throughout the building if it exceeds 3,000 square feet. Separate plans and permits required by the fire department. Fire alarm systems are required to be fully addressable and full detection is required. Separate plan and permits for the kitchen hood fire suppression systems.

4. Existing fire department apparatus access roadways are adequate.

5. An electronic site plan is required prior to occupancy for pre fire planning purposes.

6. An annual place of assembly permit is required at the conclusion of the project if building occupant load exceeds 50.

**Community Services Review Comments Contact: Leslie Betlach | 425-430-6619 |**

**LBetlach@rentonwa.gov**

Recommendations: 1. There are no impacts to Parks.

2. The plan set contains two landscape plans. Which one is the correct one? Otherwise, no comments.

**PLAN - Planning Review - Land Use Version 2 | July 22, 2016 Planning Review Comments**

**Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov**

Recommendations: 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 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. 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.

5. 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.

# NOTICE

**OF ENVIRONMENTAL DETERMINATION  
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)  
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

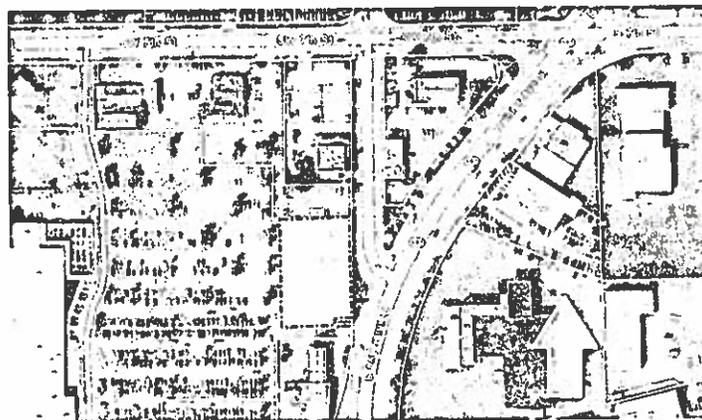
**PROJECT NAME:** Sonic Drive-in Restaurant  
**PROJECT NUMBER:** LUA16-000229, ECF, SA-A, MOD  
**LOCATION:** 735 HARDIE AVE SW, RENTON, WA 98057

**Description:** The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review and a parking modification for the construction of a new Sonic Drive-in Restaurant with associated drive-thru, canopy covered drive-in hop stalls, parking, landscaping, and infrastructure improvements. The proposed one-story building would be approximately 2,668 square feet in size. The site is located at 735 Hardie Ave SW at the intersection of Rainier Ave S and Hardie Ave SW. The site contains perimeter and internal landscaping with 16 significant trees and 64 surface parking stalls. The 0.73 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site would continue to be provided internally from the Walmart Shopping Center. The proposal includes retention of 14 trees and a reduction to the existing parking stalls from 64 to 24 parking spaces. Per RMC 4-4-080 a maximum of 13 stalls are allowed onsite, thus the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed onsite. The site contains high seismic hazards.

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 August 19, 2016, 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.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



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**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**