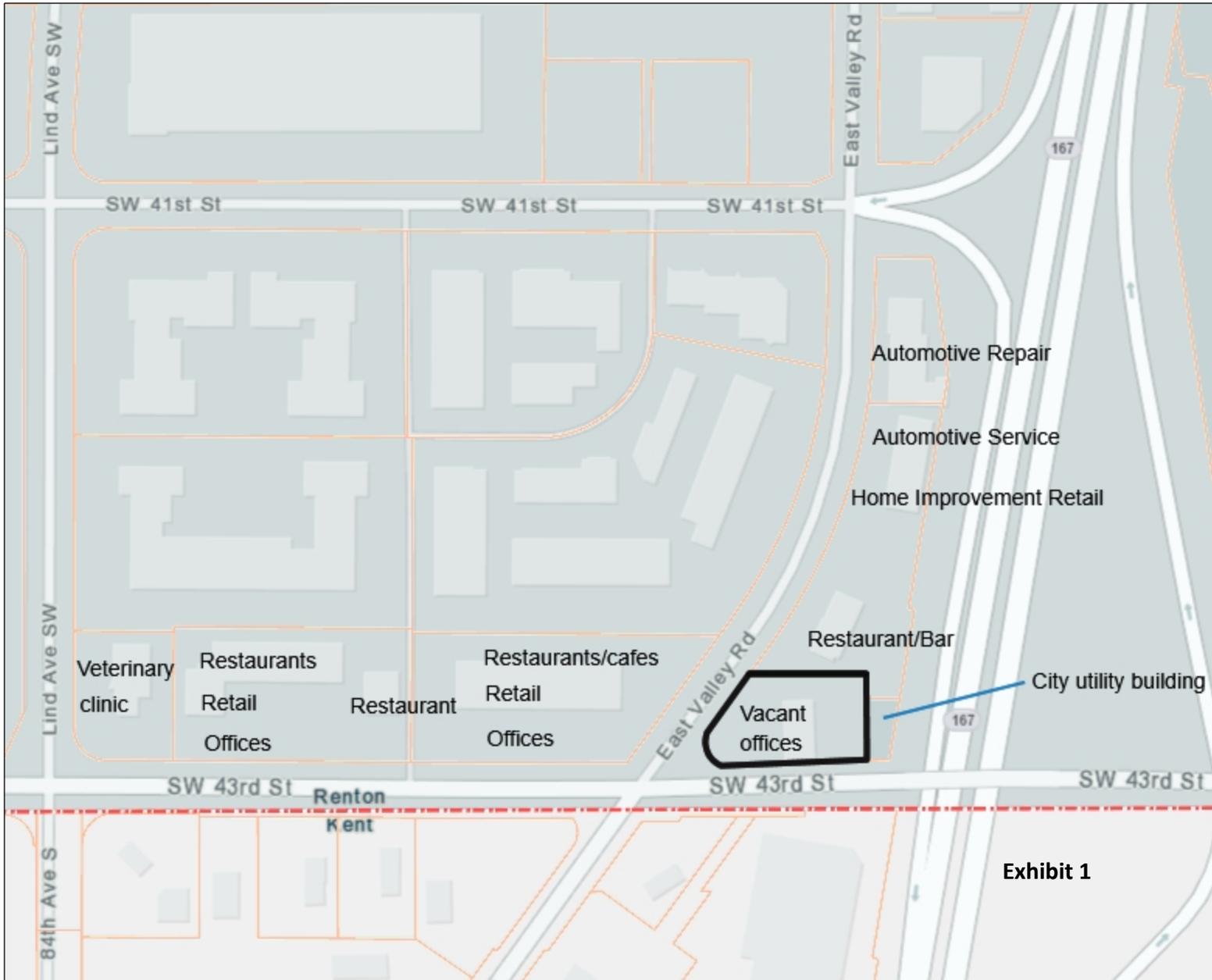


Vicinity Map of Subject Site



Legend

-  City and County Boundary
-  Other
-  City of Renton
-  Parcels

Notes

Vicinity Map of Subject Site



256 0 128 256 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

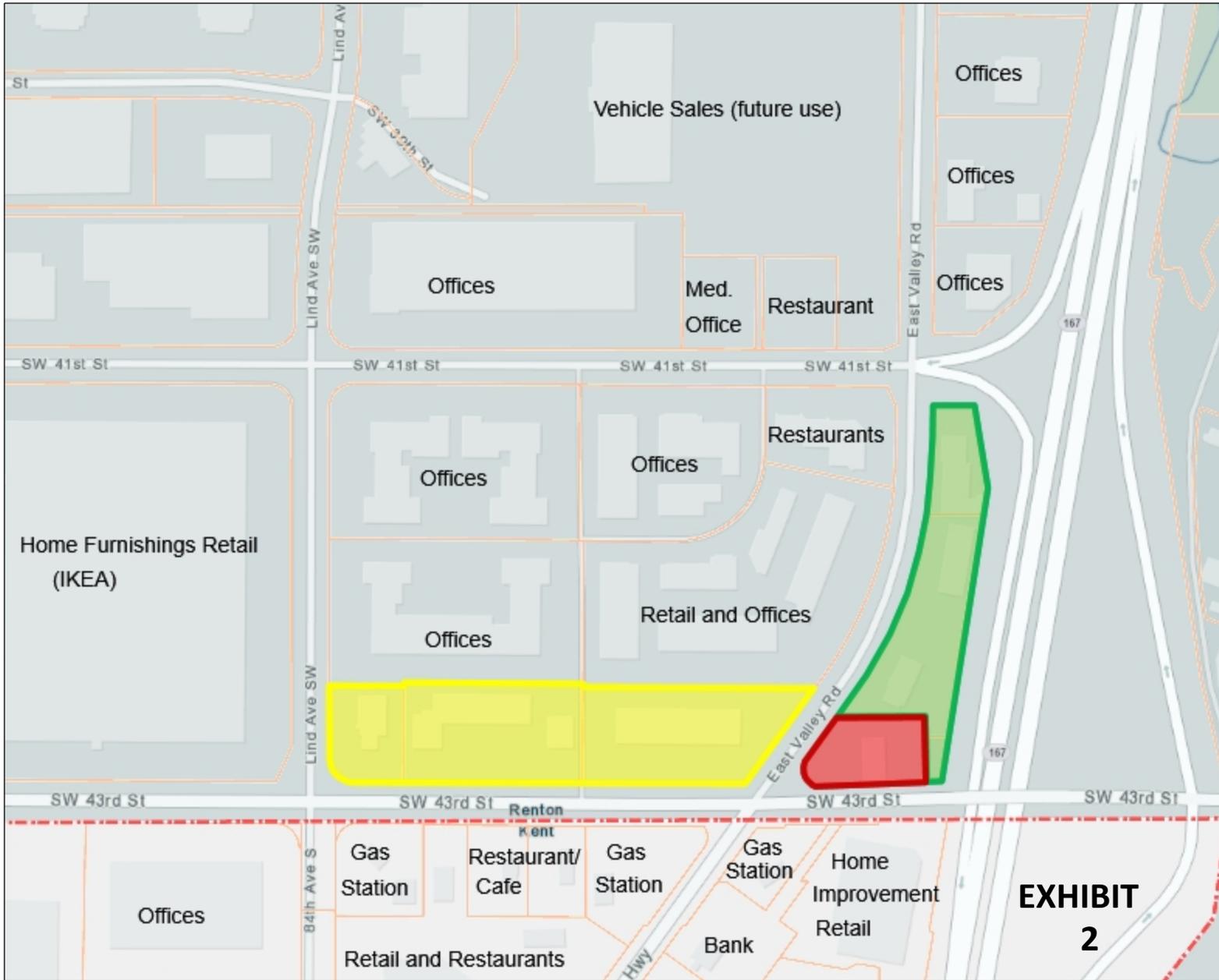
Paul Hintz
phintz@Rentonwa.gov
09/27/2016

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of **Renton**
Finance & IT Division

Vicinity Map of Options 2 & 3



Legend

- City and County Boundary
- Other
- City of Renton
- Parcels

Notes

- Option 1 (subject site): red
- Option 2: red+green
- Option 3: red+green+yellow



**EXHIBIT
2**

340 0 170 340 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

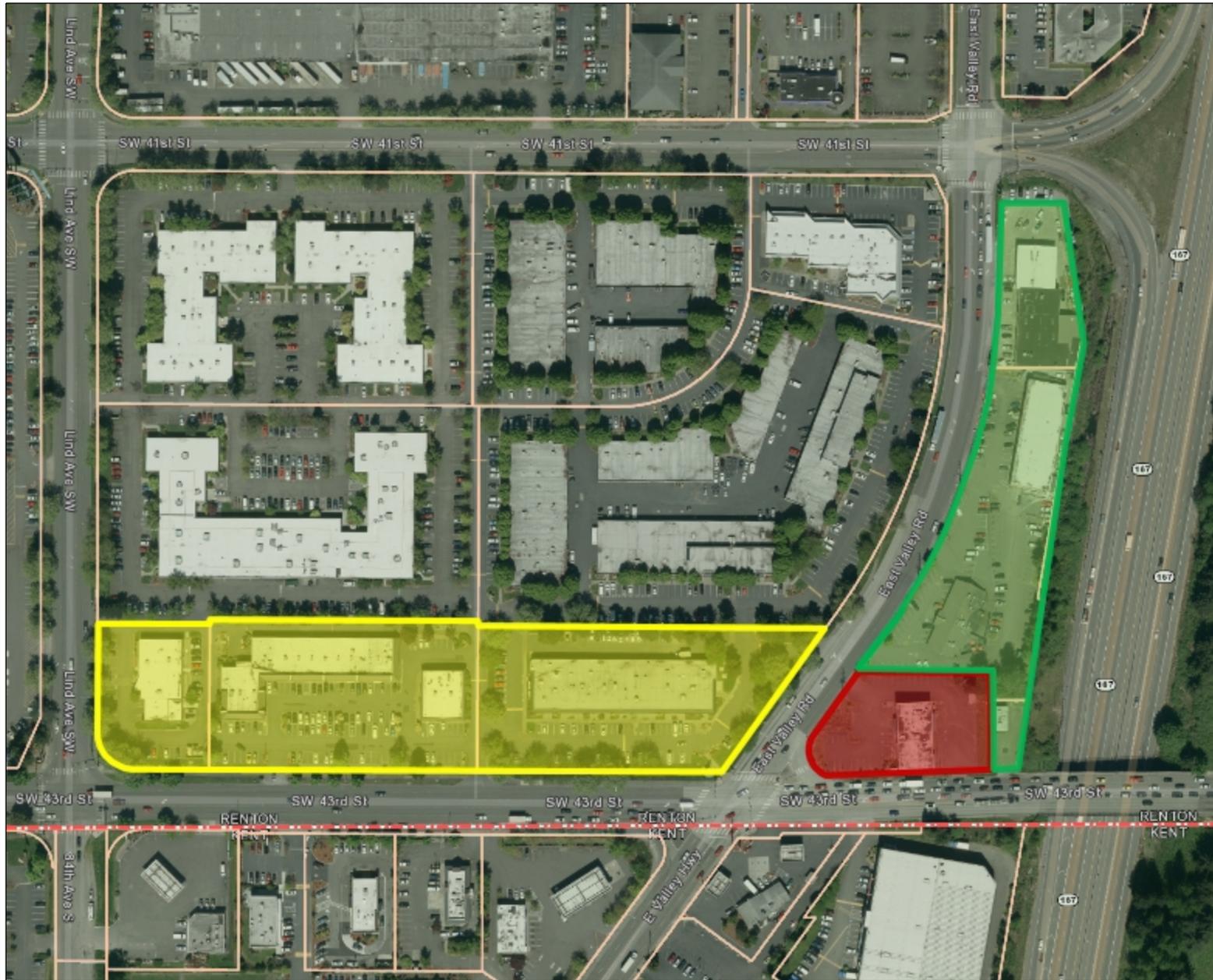
Paul Hintz
phintz@Rentonwa.gov
09/30/2016

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of **Renton**
Finance & IT Division

Aerial Map



Legend

- City and County Boundary
- Other
- City of Renton
- Parcels

EXHIBIT 3

Notes

- Option 1: red
- Option 2: red+green
- Option 3: red+green+yellow



227 0 113 227 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

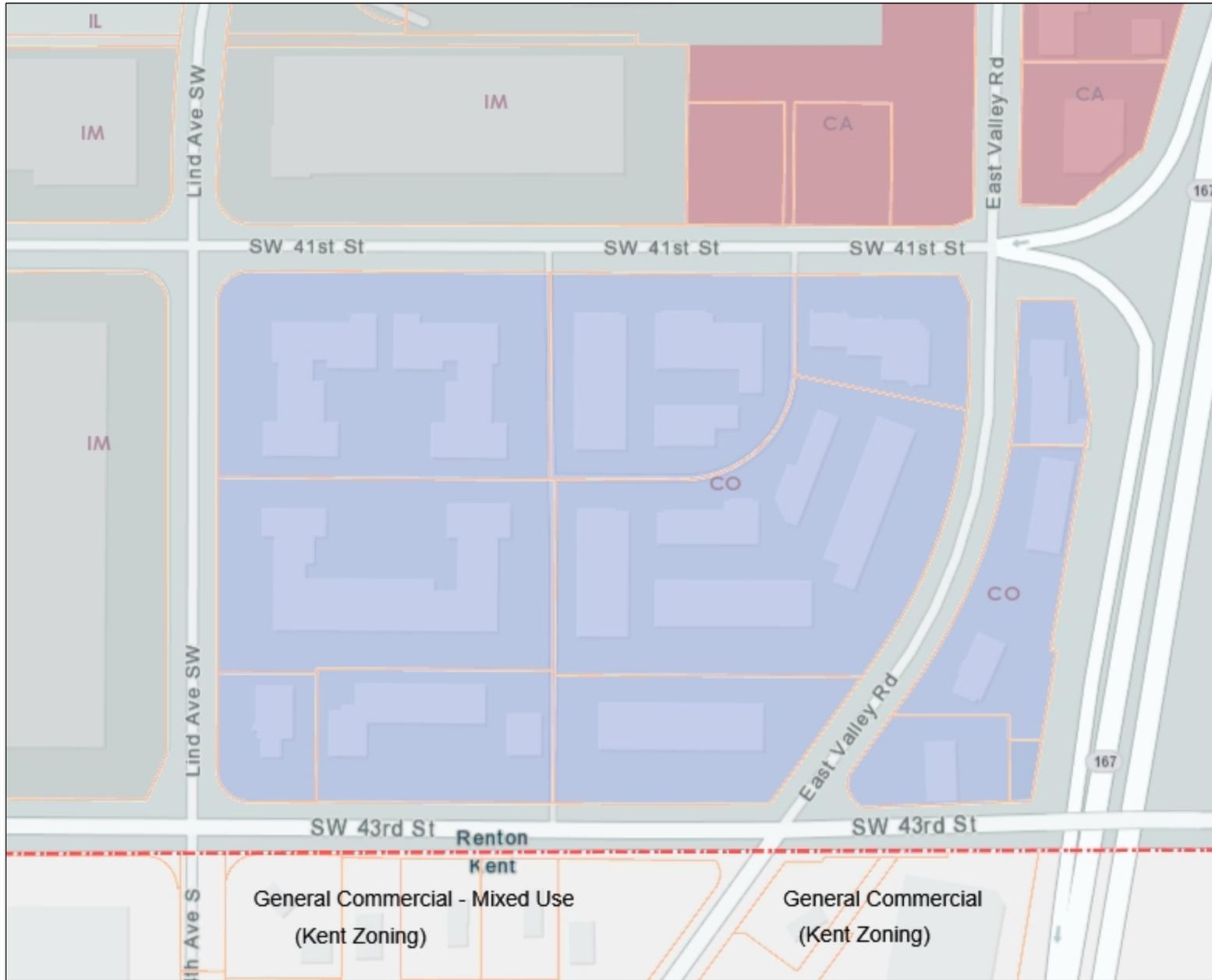
Paul Hintz
phintz@Rentonwa.gov
09/27/2016

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of **Renton**
Finance & IT Division

Existing Zoning Map



Legend

- City and County Boundary
- Other
- City of Renton
- Parcels
- Zoning
 - RC-Resource Conservation
 - R1-Residential 1 du/ac
 - R4-Residential 4 du/ac
 - R6-Residential - 6 DU/AC
 - R8-Residential 8 du/ac
 - R10-Residential 10 du/ac
 - R14-Residential 14 du/ac
 - RMF-Residential Multi-Family
 - RMH-Residential Manufactured Homes
 - CN-Commercial Neighborhood
 - CV-Center Village
 - CA-Commercial Arterial
 - UC-Urban Center
 - CD-Center Downtown
 - COR-Commercial Office/Residential
 - CO-Commercial Office
 - IL-Industrial - Light
 - IM-Industrial - Medium
 - IH-Industrial - Heavy

EXHIBIT 4

Notes



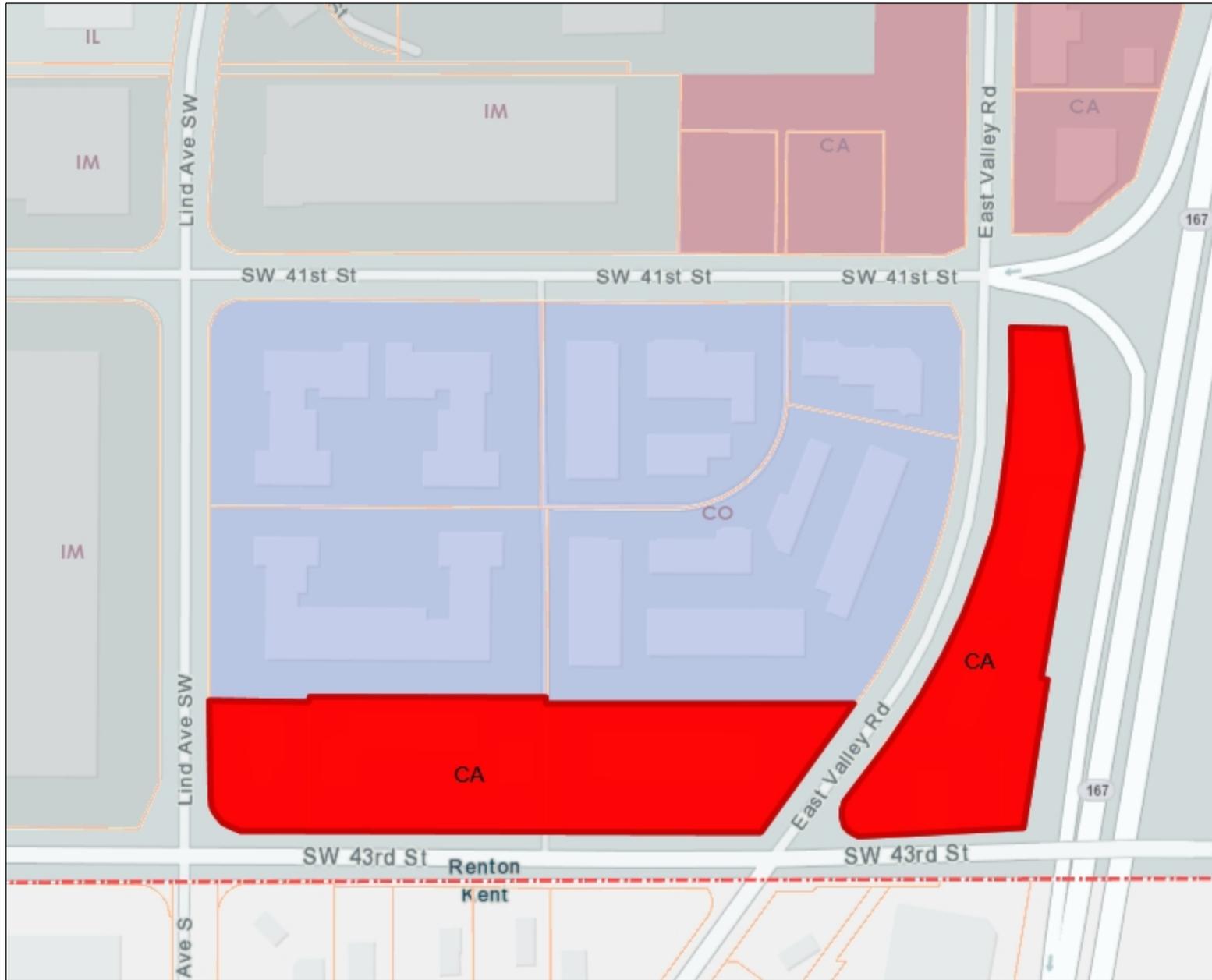
256 0 128 256 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

Paul Hintz
phintz@Rentonwa.gov
09/27/2016

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Proposed Zoning Map



Legend

- City and County Boundary
- Other
- City of Renton
- Parcels
- Zoning
 - RC-Resource Conservation
 - R1-Residential 1 du/ac
 - R4-Residential 4 du/ac
 - R6-Residential - 6 DU/AC
 - R8-Residential 8 du/ac
 - R10-Residential 10 du/ac
 - R14-Residential 14 du/ac
 - RMF-Residential Multi-Family
 - RMH-Residential Manufactured Homes
 - CN-Commercial Neighborhood
 - CV-Center Village
 - CA-Commercial Arterial
 - UC-Urban Center
 - CD-Center Downtown
 - COR-Commercial Office/Residential
 - CO-Commercial Office
 - IL-Industrial - Light
 - IM-Industrial - Medium
 - IH-Industrial - Heavy

EXHIBIT 5

Notes



256 0 128 256 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

Paul Hintz
phintz@Rentonwa.gov
09/27/2016

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of **Renton**
Finance & IT Division

ALTA Commitment Form

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:


Authorized Countersignature

stewart
title guaranty company



Matt Morris
President and CEO

Stewart Title Guaranty Company
1420 Fifth Avenue, Suite 440
Seattle, WA 98101
(888) 896-1443





Denise Carraux
Secretary



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.





Stewart Title Guaranty Company Commercial Services
 (Seattle)
 1420 Fifth Avenue Suite 440
 Seattle, WA 98101
 Phone: (360) 713-9260

Order Number: 16000200504

Title Officer: **Debbi Hodgson**
 Phone: (360) 713-9260
 Email: dhodgson@stewart.com

Customer Reference:
 Naka Properties, LLC

SCHEDULE A

1. **Effective Date:** May 31, 2016 at 8:00 AM

2. **Policy Or Policies To Be Issued:**

(X) ALTA OWNER'S POLICY, (6/17/06)
 (X) STANDARD () EXTENDED

Amount: To Be Determined
Premium:
Tax:
Total:

SHORT TERM RATE

Proposed Insured:

To Be Determined

(X) ALTA EXTENDED LOAN POLICY (6/17/06)

Amount: To Be Determined
Premium:
Tax:
Total:

SIMULTANEOUS ISSUE RATE

Proposed Insured:

To Be Determined

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Naka Properties, LLC, a Washington limited liability company

5. **The land referred to in this commitment is described as follows:**

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 5 East, Willamette Meridian, in King County Washington, lying East of Primary State Highway No. 5 (East Valley Highway) and lying South of a line parallel to and 200 feet distant North, measured at Right angles to, the centerline of South 180th Street;

Except the South 30 feet thereof conveyed to King County for road purposes by deed recorded under Recording Number 2660649; and

Except that portion thereof conveyed to King County for road purposes by deed recorded under Recording Number 5889366; and

Except that portion thereof conveyed to the City of Renton for road purposes by deed recorded under Recording Number 7404250403.

Tax Parcel No.: 312305-9114-05

Seller's Initials: _____

Buyer's Initials: _____

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Taxes or assessments which are not shown as existing liens by the public records.
- B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- C. Extended coverage exceptions as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement or encumbrances which are not shown by the public records.
 - (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- F. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

SPECIAL EXCEPTIONS FOLLOW

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part I**

SPECIAL EXCEPTIONS

1. Payment of Real Estate Excise Tax, if required.

The property described herein is situated within the boundaries of local taxing authority of the City of Renton.

Present Rate of Real Estate Excise Tax as of the date herein is 1.78% and the levy code is 2100.

2. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2016
Amount Billed:	\$21,036.43
Amount Paid:	\$10,518.22
Amount Due:	\$10,518.21, plus interest and penalty if delinquent
Tax Account No.:	312305-9114-05
Levy Code:	2100
Land:	\$658,500.00
Improvements:	\$925,500.00

Note: King County Treasurer, 500 4th Avenue, 6th Floor Admin. Bldg., Seattle, WA 98104 (206) 296-7300
Web Address: <http://webapp.metrokc.gov/kctaxinfo/>.

3. Current and/or advance personal property taxes that may become due upon transfer or sale of the premises herein described. Please contact the King County Treasurer's office for further information.
4. Liability for sewer treatment capacity charges that may be assessed but not disclosed in the public records. Please contact the King County Capacity Charge Department for further information at 206-296-1450.
5. Owner's policy coverage to be verified through written instructions or a complete copy of the purchase and sale agreement should be submitted.
6. Deed of Trust and the terms and conditions thereof:
- | | |
|----------------|--|
| Grantor: | Naka Properties, LLC, a Washington limited liability company |
| Trustee: | PRLAP, Inc. |
| Beneficiary: | Bank of America, N. A., a national banking association |
| Amount: | \$1,280,000.00 |
| Dated: | December 10, 2013 |
| Recorded: | December 10, 2013 |
| Recording No.: | <u>20131210001310</u> |

The amount now secured by said Deed of Trust and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.

7. Any unrecorded leaseholds, right of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.
8. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Naka Properties, LLC, a Washington limited liability company; copies of the current operating agreement and any amendments thereto, should be submitted prior to closing.
9. Title is to vest in persons not yet revealed and when so vested will be subject to matters disclosed by a search of the records against their names.

10. Easement and the terms and conditions thereof:
Purpose: Water pipeline
Affects: The description contained therein is not sufficient to determine its exact location within the property herein described.
Recorded: January 16, 1930
Recording No.: 2581898
 11. Condemnation of access to state highway and of light, view and air by decree to the State of Washington:
Entered: March 20, 1962
King County Superior
Court Number: 570903
 12. Exceptions and Mineral Reservations as contained in instrument:
Recorded: April 28, 1965
Recording No.: 5871936 and 5871942
- NOTE: No examination has been made to determine the present record owner of the above rights to determine which may affect the lands or rights so reserved.
13. Right to make necessary slopes for cuts or fills upon property herein described as granted in deed:
Recorded: June 10, 1965
Recording No.: 5889366
Grantee: King County
 14. City of Renton Right of Entry Agreement to reconstruct sidewalks and driveways, and the terms and conditions thereof:
Recorded: June 18, 1973
Recording No.: 7306180484
 15. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Co
Purpose: Guy wires and anchors
Affects: Westerly portion of the premises
Recorded: January 12, 1976
Recording No.: 7601120531
 16. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Co
Purpose: Underground electric system
Affects: Within the East 90 feet of the premises
Recorded: May 11, 1979
Recording No.: 7905110798
 17. Terms and conditions of survey recorded October 15, 1992 under Recording Number 9210159001.
 18. Easement and the terms and conditions thereof:
Grantee: Puget Sound Energy, Inc.
Purpose: Electric utility system
Affects: Portions of the premises adjacent to the rights of way of East Valley Highway and of South 180th Street
Recorded: January 13, 2011
Recording No.: 20110113000615
 19. The attached Commercial Title Affidavit must be completed in full, notarized, and submitted to the Company for review prior to closing.

20. If the policies to be issued are in excess of \$5,000,000.00 or involve unusual risks, approval to issue such policies must be obtained from Stewart Title Guaranty Company. This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.

END OF SPECIAL EXCEPTIONS

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part II**

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

Note: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance, reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left hand 3" top margin.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part II**

NOTES:

NOTE A: In order to assure timely recording all recording packages should be sent to:

Stewart Title Guaranty Company Commercial Services (Seattle)
1420 Fifth Avenue, Suite 440, Seattle, WA 98101
Attn: Recorder

NOTE B: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn. NE1/4NW1/4, Sect. 31, Twp. 23N, Rng. 05EWN, in King County, Washington

NOTE C: Recording fees charges by the county are subject to the title of the document. Standard fees are as follows: Deeds of Trust: \$74.00 for the first page and \$1.00 for each additional page. Deeds: \$73.00 for the first page and \$1.00 for each additional page. Please add a \$5.00 fee for electronic recording. For other types of documents to be recorded please contact your escrow officer.

NOTE D: All matters regarding extended coverage have been cleared for the mortgagee's policy. Exceptions C, E and F shown in Schedule B herein will be omitted in said extended coverage mortgagee's policy.

NOTE E: The records of King County and/or our inspection indicate that the address of the improvement located on said land is 4242 East Valley Road, Renton, WA 98057.

NOTE F: In the event of cancellation, a cancellation charge may be made.

NOTE G: There are no deeds affecting said land recorded within 24 months of the date of this report.

PS

END OF SCHEDULE B

Escrow Officer Location:

Stewart Title Guaranty Company - Commercial Services
Escrow Officer:
1420 Fifth Avenue, Suite 440, Seattle, WA 98101
Phone:
Fax:
Email:

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 5 East, Willamette Meridian, in King County Washington, lying East of Primary State Highway No. 5 (East Valley Highway) and lying South of a line parallel to and 200 feet distant North, measured at Right angles to, the centerline of South 180th Street;

Except the South 30 feet thereof conveyed to King County for road purposes by deed recorded under Recording Number 2660649; and

Except that portion thereof conveyed to King County for road purposes by deed recorded under Recording Number 5889366; and

Except that portion thereof conveyed to the City of Renton for road purposes by deed recorded under Recording Number 7404250403.

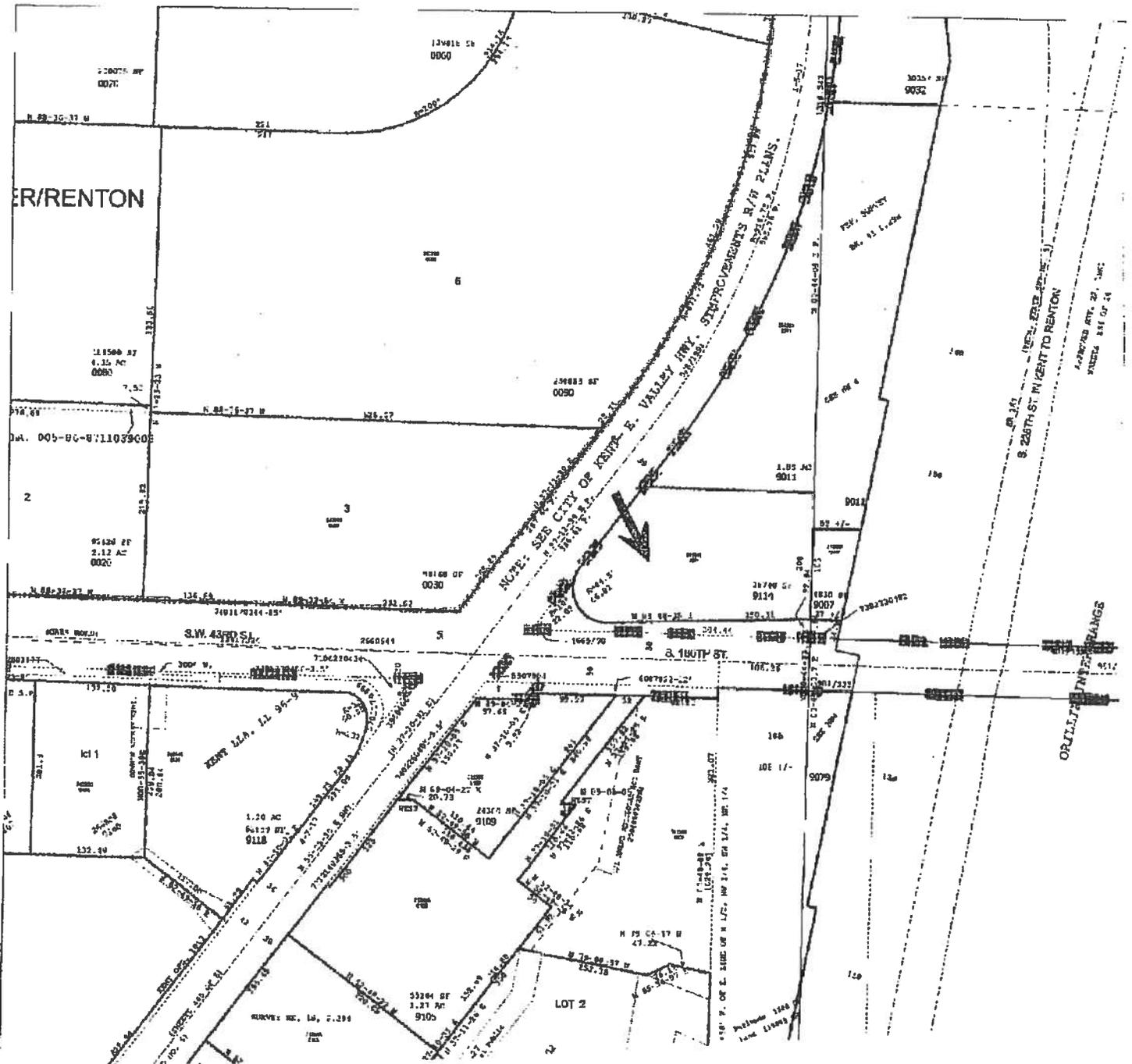
stewart

title



ORDER NO: 16000200504

This sketch is provided without charge for information. It is not intended to show all matters related to the property, including, but not limited to area, dimensions, encroachments, locations or boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The Company assumes NO liability for any matter related to this sketch. Reference should be made to an accurate survey for further information.



ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: October 17, 2016

Project Name: 4242 East Valley Road Rezone

Project Number: LUA16-000734

Project Manager: Paul Hintz, Senior Planner

Owner: Kaya Hasanoglu, 2125 1st Ave, #2105, Seattle, WA 98121

Applicant: Owner

Contact: Arne Nelson, 4423 193rd Ave SE, Issaquah, WA 98027

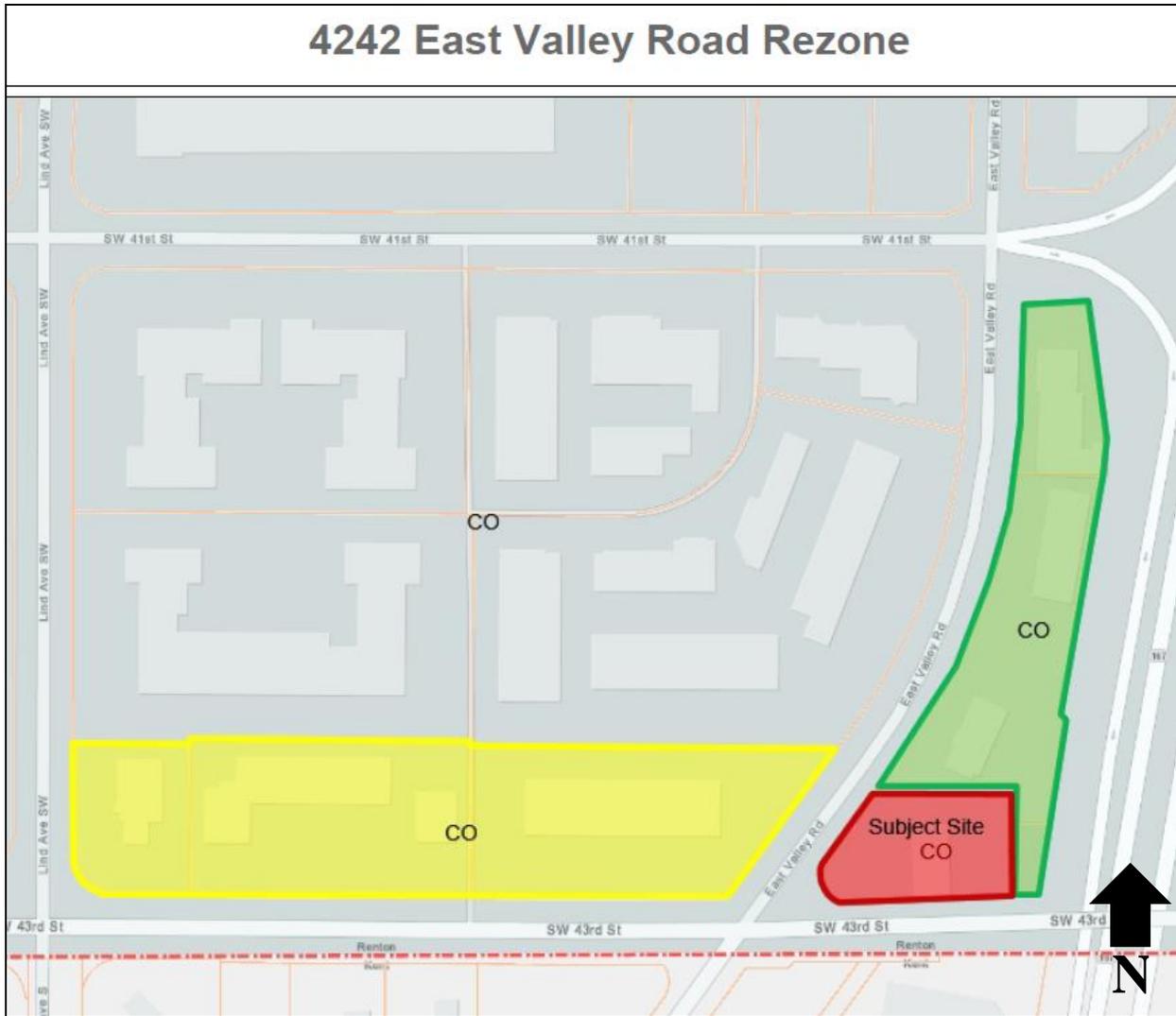
Project Location: Parcel No. 3123059114. Corner of East Valley Road and SW 43rd Street, Renton, WA 98055

Project Summary: The applicant is requesting approval of a rezone and SEPA Environmental Review for the property located at 4242 East Valley Road (APN 3123059114). The applicant's property is roughly 38,740 square feet (0.89 acres) in area. The rezone is requested to allow retail uses within the existing two-story commercial building. The site is currently zoned Commercial Office (CO), which is generally intended to allow professional, administrative and business offices. The applicant has requested a rezone to Commercial Arterial, which generally provides for a wide-variety of retail sales, services, and other commercial activities along high-volume traffic corridors.

Staff considered three options in response to the application (refer to the map below). Option 1: rezone of the subject site (shown in red) from CO to CA; Option 2: rezone of the subject site and other parcels within the block (shown in green) from CO to CA; and Option 3: rezone of the subject site (red), the other parcels within the block (green), and the three parcels within the adjacent block to the west that abut SW 43rd Street (shown in yellow).

Site Area: Option 1: (subject site): 0.89 acre
Option 2: 3.59 acres
Option 3: 8.81 acres

STAFF RECOMMENDATION: **Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS) for all three options.**



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental 'SEPA' Review as part of a Rezone request for one (1) parcel, totaling 38,740 square foot (0.89 acre), from Commercial Office (CO) to Commercial Arterial (CA) zoning. The property has a land use designation of Employment Area (EA) by the City's Comprehensive Plan. Both the CO and CA are implementing zones of the EA land use designation. Implementing zones of the EA designation allow "a mix of commercial and industrial uses" and "maintain a variety and balance of uses through zoning which promotes the gradual transition of uses on sites with good access and visibility to more intensive commercial and office uses" (see Policy L-19 of the Land Use Element).

The Commercial Office zone provides areas appropriate for professional, administrative, and business offices and related uses. In addition, a mix of limited retail and service uses may be allowed to primarily support other uses within the zone, subject to special conditions. The Commercial Arterial zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors.

Uses surrounding the subject site include: a restaurant/bar, a home improvement retail store, and two vehicle service/repair businesses to the north within the same block; East Valley Road immediately to the west followed by an entire block of CO-zoned properties with a mix offices, restaurants, and retail businesses; SW 43rd Street immediately to the south followed by the City of Kent and a wide range of commercial uses; and to the east lies a City of Renton lot with a utility building, followed by the right-of-way of State Route 167 (see Exhibits 1-2).

Although the proposed rezone of the subject site meets the rezone criteria, the rezone of only the subject site would be considered "spot zoning," which is characterized as applying a zone to a specific parcel or small amount of land thereby granting certain privileges (i.e., allowed uses) that are not afforded to surrounding properties that share common characteristics (e.g., existing land use, access, geography, structures, etc.). Staff recommends expanding rezone consideration to adjacent properties (Option 2 and Option 3 shown in Exhibit 2-3) that have uses more appropriate for CA zoning and that also satisfy the rezone criteria.

The CO zone is intended to serve professional, administrative, and business offices and related uses; yet most of the surrounding properties (notably those within staff-proposed Options 2 and 3) are used by retail and service businesses. Additionally, the subject site and properties within staff-proposed Options 2 and 3 are located along high-volume traffic corridors, and are therefore more suitable within the CA zone. The subject site, Option 2, and Option 3 are all ineligible sites for multi-family housing in both the CO and CA zones.

Rezone approval would result in many existing nonconforming uses to be made conforming. Based on staff's review of businesses within Option 2 and Option 3, no businesses would be rendered nonconforming as a result of rezone approval. Staff was unable to identify any adverse effects that would be realized as a result of rezone approval of Option 2 or Option 3.

As part of Renton's most recent Comprehensive Plan Update (Ordinance No. 5758) in 2015, the adopted amendments, land use map or zoning map updates were not subject to environmental review and analysis

through an Environmental Impact Statement (EIS) process to adequately address the environmental impacts of the rezone prior to adoption; therefore, the rezone application is not exempt from State Environmental Policy Act (SEPA).

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

None

C. Exhibits

Exhibit 1: Rezone Vicinity Map (of subject site)

Exhibit 2: Rezone Vicinity Map (of Options 2 & 3)

Exhibit 3: Rezone Aerial Map

Exhibit 4: Existing Zoning Map

Exhibit 5: Proposed Zoning Map

D. Short-Term Impacts

The proposed rezone would not have any short-term impacts on the environment. As applicable, future development affected by this rezone would be required to address short-term impacts on the environment.

E. Long-Term Impacts

Most long-term impacts of this proposed action are expected to be minor. Impacts to the natural environment, transportation, public services, and utilities may increase slightly due to more intensive commercial uses allowed in the CA zone. However, because most of uses within those properties in Option 2 and Option 3 are nonconforming in the CO zone and would be allowed outright in the CA zone, any resulting environmental impacts have already been realized and therefore the rezone would not significantly increase impacts. These topics are discussed further in the Environmental Impacts Section (Section G).

F. Land Use

The following policy and goal of the City's Comprehensive Plan support the rezone:

*Policy L-19: Employment Areas – Place areas primarily used for industrial development, **or a mix of commercial and industrial** uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit, within the Employment Area (EA) Land Use*

*Designation. Employment Areas provide a significant economic development and employment base for the City. **Maintain a variety and balance of uses through zoning which promotes the gradual transition of uses on sites with good access and visibility to more intensive commercial and office uses.***

Goal L-K: Provide an energetic business environment for commercial activity providing a range of service, office, commercial, and mixed use residential uses that enhance the City's employment and tax base along arterial streets and in Centers.

G. Environmental Impacts

The proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the rezone. Staff reviewers have identified that the proposal is likely to have the following probable impacts.

1. Natural Environment

Impacts: Although the CA zone allows more intensive commercial uses than the CO zone, most of the existing uses in Option 2 and 3 are those allowed under CA zoning, and therefore there will likely be no *increase* of adverse environmental impacts.

Mitigation Measures: No further mitigation recommended.

Nexus: N/A

2. Transportation

Impacts: Although the CA zone allows more intensive commercial uses than the CO zone, most of the existing uses in Option 2 and 3 are those allowed under CA zoning, and therefore there will likely be no significant adverse impacts upon the transportation system.

Mitigation Measures: No further mitigation recommended.

Nexus: N/A

3. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services.

Mitigation Measures: No further mitigation recommended.

Nexus: N/A

4. Public Services

Impacts: Increases in demand for public services related to the proposal would be incremental with future development and would likely be slight, compared to the magnitude of public service demands in the city. No potential for significant adverse public service impacts is identified for this proposal.

Mitigation Measures: No further mitigation recommended.

Nexus: N/A

5. Utilities

Impacts: Increases in demand for utilities related to the proposal would be incremental with future development and would likely be slight, compared to the magnitude of utility demands in this

neighborhood of the city. If location specific utility capacity issues were identified through review of the future development proposal, it is likely that localized improvements to utility infrastructure could be made, which is the responsibility of the developer. This is considered a potential adverse impact that could be addressed in future site-specific development reviews. No potential for significant adverse utility impacts is identified for this proposal.

Mitigation Measures: No further mitigation recommended.

Nexus: N/A

H. Comments of Reviewing Departments

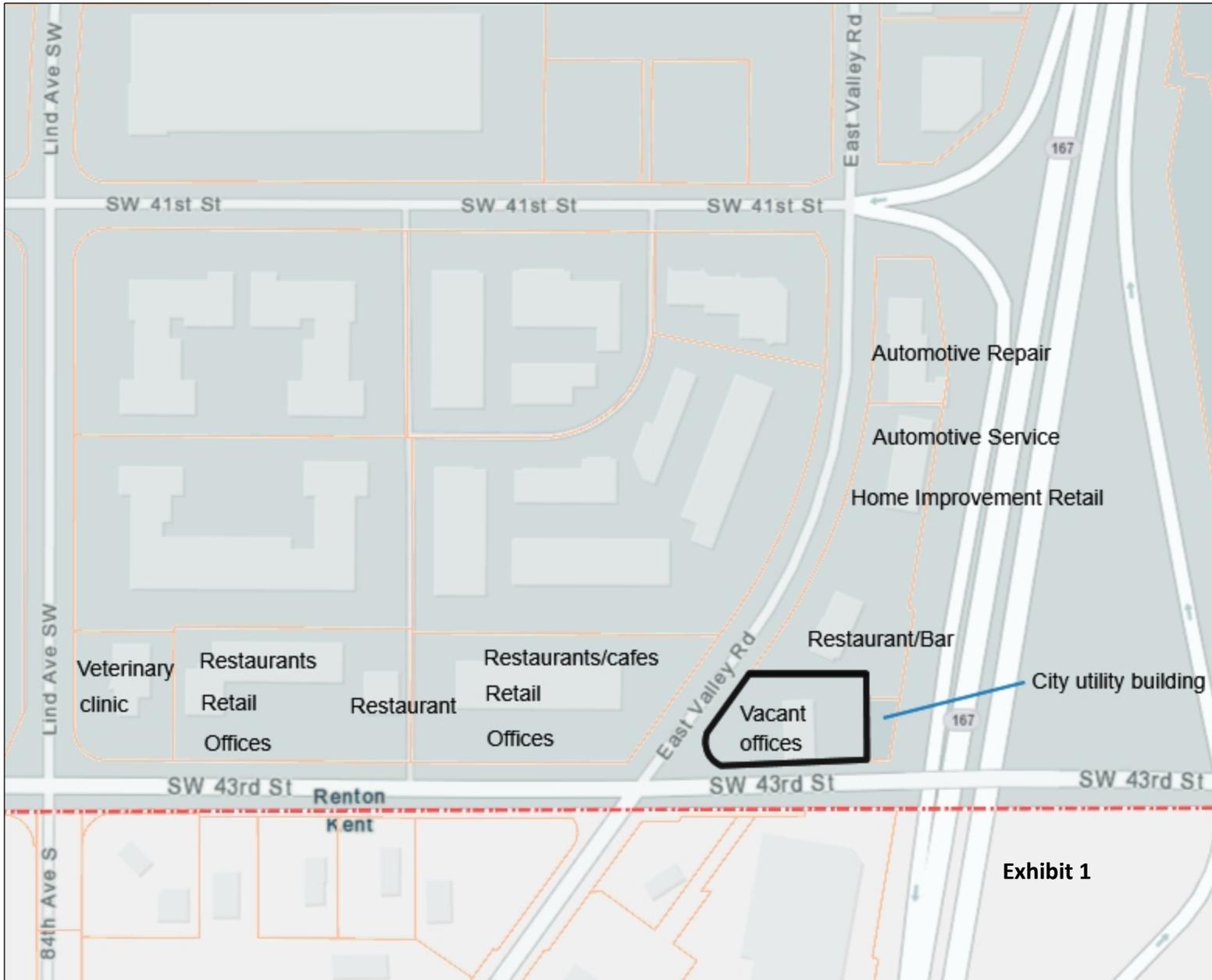
The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on November 4, 2016. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

Vicinity Map of Subject Site



Legend

- City and County Boundary
- Other
- City of Renton
- Parcels

Notes

Vicinity Map of Subject Site



256 0 128 256 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

Paul Hintz
phintz@Rentonwa.gov
09/27/2016

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of **Renton**
Finance & IT Division

Denis Law Mayor



October 20, 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 October 17, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)
PROJECT NAME: 4242 East Valley Road Rezone
PROJECT NUMBER: LUA16-000734, ECF

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 4, 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) 430-7436.

For the Environmental Review Committee,

A handwritten signature in black ink, appearing to read 'P. Hintz'.

Paul Hintz
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- (DNS)

PROJECT NUMBER: LUA16-000734, ECF

APPLICANT: Kaya Hasanoglu, 2125 1st Ave, #2105, Seattle, WA 98121

PROJECT NAME: 4242 East Valley Road Rezone

PROJECT DESCRIPTION: The applicant is requesting approval of a rezone and SEPA Environmental Review for the property located at 4242 East Valley Road (APN 3123059114). The applicant's property is roughly 38,740 square feet (0.89 acres) in area. The rezone is requested to allow retail uses within the existing two-story commercial building. The site is currently zoned Commercial Office (CO), which is generally intended to allow professional, administrative and business offices. The applicant has requested a rezone to Commercial Arterial, which generally provides for a wide-variety of retail sales, services, and other commercial activities along high-volume traffic corridors.

Staff considered three options in response to the application (refer to the map below). Option 1: rezone of the subject site (shown in red) from CO to CA; Option 2: rezone of the subject site and other parcels within the block (shown in green) from CO to CA; and Option 3: rezone of the subject site (red), the other parcels within the block (green), and the three parcels within the adjacent block to the west that abut SW 43rd Street (shown in yellow).

PROJECT LOCATION: Parcel No. 3123059114. Corner of East Valley Road and SW 43rd Street, Renton, WA 98055

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). This Determination of Non-Significance is issued under WAC 197-11-340. 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 November 4, 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: **OCTOBER 21, 2016**

DATE OF DECISION: **OCTOBER 17, 2016**

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**



SIGNATURES:

 10/17/16
Gregg Zimmerman, Administrator
Public Works Department
Date

 10/17/16
Kelly Beymer, Administrator
Community Services Department
Date

 10/17/16
Rick M. Marshall, Administrator
Fire & Emergency Services
Date

 10/17/16
C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development
Date

CITY OF
Renton 

NOTICE

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

PROJECT NAME: 4242 East Valley Rezone
PROJECT NUMBER: LUA16-000734, ECF
LOCATION: PARCEL NO. 3123059114. CORNER OF EAST VALLEY ROAD AND SW 43RD STREET, RENTON, WA 98055

Description:

THE APPLICANT IS REQUESTING APPROVAL OF A REZONE AND SEPA ENVIRONMENTAL REVIEW FOR THE PROPERTY LOCATED AT 4242 EAST VALLEY ROAD (APN 3123059114). THE APPLICANT'S PROPERTY IS ROUGHLY 38,740 SQUARE FEET (0.89 ACRES) IN AREA. THE REZONE IS REQUESTED TO ALLOW RETAIL USES WITHIN THE EXISTING TWO-STORY COMMERCIAL BUILDING. THE SITE IS CURRENTLY ZONED COMMERCIAL OFFICE (CO), WHICH IS GENERALLY INTENDED TO ALLOW PROFESSIONAL, ADMINISTRATIVE AND BUSINESS OFFICES. THE APPLICANT HAS REQUESTED A REZONE TO COMMERCIAL ARTERIAL, WHICH GENERALLY PROVIDES FOR A WIDE-VARIETY OF RETAIL SALES, SERVICES, AND OTHER COMMERCIAL ACTIVITIES ALONG HIGH-VOLUME TRAFFIC CORRIDORS.

IN RESPONSE TO THE APPLICATION FOR REZONE OF THE SUBJECT PROPERTY, STAFF HAS PROPOSED THAT THE SHADED AREA IN THE MAP SHOWN BELOW BE REZONED FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL ARTERIAL (CA).

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 4, 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.

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 **NOVEMBER 15, 2016** AT 11:00AM TO CONSIDER THE REZONE. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



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.

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 30th day of September, 2016, I deposited in the mails of the United States, a sealed envelope containing **Notice of Application and Acceptance** documents. This information was sent to:

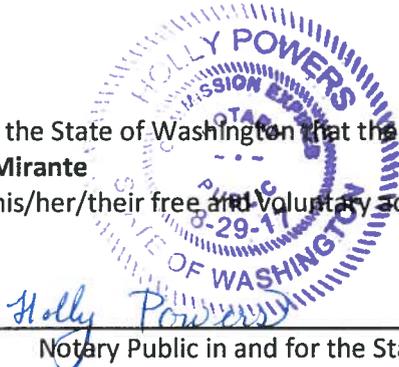
Name	Representing
Agencies	See Attached
Arne Nelson	Applicant
Owners	See attached
300' Surrounding Property Owners	See Attached

(Signature of Sender): _____ *Sabrina Mirante*

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct, I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 30, 2016



 Notary Public in and for the State of Washington

Notary (Print): Holly Powers
 My appointment expires: August 29, 2017

Project Name:	4242 East Valley Rezone
Project Number:	LUA16-000734, ECF, RZ

**AGENCY (DOE) LETTER MAILING
(ERC DETERMINATIONS)**

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	Dept. of Ecology ** Attn: Misty Blair PO Box 47703 Olympia, WA 98504-7703	Muckleshoot Indian Tribe Fisheries Dept. ** Attn: Karen Walter or SEPA Reviewer 39015 – 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program ** Attn: Laura Murphy 39015 172 nd Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Muckleshoot Cultural Resources Program ** Attn: Erin Slaten 39015 172 nd Avenue SE Auburn, WA 98092-9763
Boyd Powers *** Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
KC Dev. & Environmental Serv. Attn: SEPA Section 35030 SE Douglas St. #210 Snoqualmie, WA 98065	City of Newcastle Attn: Tim McHarg Director of Community Development 12835 Newcastle Way, Ste 200 Newcastle, WA 98056	City of Kent Attn: Charlene Anderson, AICP, ECD 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Wendy Weiker, Community Svcs. Mgr. 355 110 th Ave NE Mailstop EST 11W Bellevue, WA 98004	City of Tukwila Jack Pace, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Jalaine Madura, Attn: SEPA Responsible Official 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018	Puget Sound Energy Doug Corbin, Municipal Liaison Mgr. 6905 South 228 th St Kent, WA 98032	

*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

**Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: sepaunit@ecy.wa.gov

** Karen Walter, Laura Murphy and Erin Slaten with the Muckleshoot Indian Tribe Fisheries Dept. are emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email addresses: KWalter@muckleshoot.nsn.us / Laura.murphy@muckleshoot.nsn.us / erin.slaten@muckleshoot.nsn.us

***Department of Natural Resources is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice the following email address: sepacenter@dnr.wa.gov

Kana Properties LLC
330 SW 43rd St, D
Renton, WA 98057

Naka Properties
2125 1st Ave S, #2105
Seattle, WA 98121

S & J Yen LLC
8451 SE 68th St #200
Mercer Island, WA 98040

SOUTHLIND SQUARE LLC
C/O ANDOVER MANAGEMENT CO 415 B
Tukwila, WA 98188

SOUTHLIND SQUARE LLC
C/O ANDOVER MANAGEMENT CO 415 B
Tukwila, WA 98188

Z V COMPANY INC
3306 OLYMPIC BLVD W
University Place, WA 98466

ARNE NELSON
THE EVERGREEN MARKET

John Stokka
4000 East Valley Rd
,

Jonathan Wilson
City of Renton
1055 S Grady Way
Renton, WA 98057

Principal Real Estate Investments C/O KC
249 SW 41st St #K
Renton, WA 98055

Principal Real Estate Investments C/O KC
249 SW 41st St #K
Renton, WA 98055

Principal Real Estate Investments C/O K
249 SW 41st St #K
Renton, WA 98055

Sandy Routos
JAG ROUTOS LLC
23501 112th Ave SE, L103
Kent, WA 98031

1253800170
4060 LIND AVE SW LLC
300 SW 41ST ST
RENTON, WA 98057

1253800170
4060 LIND AVE SW LLC
4060 Lind Ave SW
Renton, WA 98057

3623049001
AMB PROPERTY CORP
60 STATE ST STE 1200
BOSTON, MA 2109

3623049002
AMB PROPERTY CORP
700 SW 41st St
Renton, WA 98057

3623049001
AMB PROPERTY CORP
1012 SW 41st St
Renton, WA 98057

3623049001
AMB PROPERTY CORP
800 SW 41st St
Renton, WA 98057

3623049001
AMB PROPERTY CORP
820 SW 41st St
Renton, WA 98057

3623049001
AMB PROPERTY CORP
1010 SW 41st St
Renton, WA 98057

3623049001
AMB PROPERTY CORP
616 SW 41st St
Renton, WA 98057

3123059166
BOILEAU PROPERTIES SOUTHCEN
9330 BALBOA AVE
SAN DIEGO, CA 92123

1253600030
CARMAX TAX DEPT
PO BOX 29965
RICHMOND, VA 23242

3123059118
CHEVRON TEXACO
PROPERTY TAX DEPT
P O BOX 1392
BAKERSFIELD, CA 93302

3123059105
EAST VALLEY HIGHWAY LLC
2737 78TH AVE SE STE 201
MERCER ISLAND, WA 98040

1253600040
FOR NORTHWEST LLC
3023 80TH AVE SE SUITE 200
MERCER ISLAND, WA 98040

1253600050
HENKE LEIGH R
19104 SE 440TH ST
ENUMCLAW, WA 98022

1253600050
Current Tenant
200 SW 41st St Suite 200
Renton, WA 98057

3123059169
IKEA NORTH AMERICA SERVICES
ATTN TAX DEPARTMENT
420 ALAN WOOD RD
CONSHOHOCKEN, PA 19428

3123059011
JAG ROUTOS LLC
25402 212TH PL SE
MAPLE VALLEY, WA 98038

3123059011
JAG ROUTOS LLC
4100 East Valley Rd
Renton, WA 98057

3926800040
KANA PROPERTIES LLC
11225 SE 6TH ST STE 215
BELLEVUE, WA 98004

3926800040
Current Tenant
101 SW 41st St Suite G
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite D
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite J
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite A
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite F
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite H
Renton, WA 98057

3926800040
Current Tenant
101 SW 41st St Suite C
Renton, WA 98057

3123059151
KENT CITY OF
220 4TH AVE S
KENT, WA 98032

3123059121
KNUDSON INVESTMENTS LLC
PO BOX 60196
RENTON, WA 98058

3123059114
NAKA PROPERTIES L L C
2125 1ST AVE #2105
SEATTLE, WA 98121

3123059167
ORILLA STATION LOT 2 LLC
3100 OCEAN ST
CARLSBAD, CA 92008

3926800060
PRINCIPAL REAL ESTATE INVES
C/O KG INVESTMENT MGMNT
249 SW 41ST ST #K
RENTON, WA 98055

3123059007
RENTON CITY OF
1055 S GRADY WAY
RENTON, WA 98055

3123059097
SKYLINE SERVICE STATIONS 3
C/O SKYLINE PACIFIC PROP
221 PINE ST 4TH FLOOR
SAN FRANCISCO, CA 94101

3123059109
TIRUPATI INVESTMENTS LLC
26220 116TH AVE SE #201
KENT, WA 98030

3926800050
PRINCIPAL REAL ESTATE INVES
C/O KG INVESTMENT MGMNT
249 SW 41ST ST #K
RENTON, WA 98055

3123059079
QG KENT LLC
1809 7TH AVE STE 1400
SEATTLE, WA 98101

3926800020
S & J YEN LLC
C/O AZOSE COMMERCIAL PROP
8451 SE 68TH ST #200
MERCER ISLAND, WA 98040

3926800080
SOUTHLIND SQUARE LLC
C/O ANDOVER MANAGEMENT CO
415 BAKER BLVD #200
TUKWILA, WA 98188

3926800010
Z V COMPANY INC
3306 OLYMPIC BLVD W
UNIVERSITY PLACE, WA 98466

3926800050
PRINCIPAL REAL ESTATE INVES
249 SW 41ST ST #K
RENTON, WA 98055

3123059007
RENTON CITY OF
1055 S GRADY WAY
RENTON, WA 98055

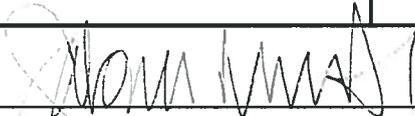
3123059092
SCRIPPS RENTON REALTY LLC
221 1ST AVE W #405
SEATTLE, WA 98119

3123059032
STOKKA JOHN
C/O KE ANDREWS & CO
1900 DALROCK RD
ROWLETT, TX 75088

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 20th day of October, 2016, I deposited in the mails of the United States, a sealed envelope containing **ERC Determination and Notice** documents. This information was sent to:

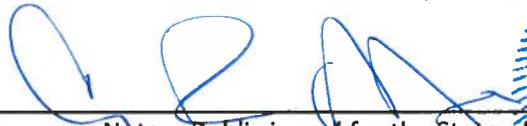
Name	Representing
Agencies	See Attached
Kaya Hasanoglu	Owner
Arne Nelson	Contact
Surrounding Businesses	Parties of Record

(Signature of Sender): 

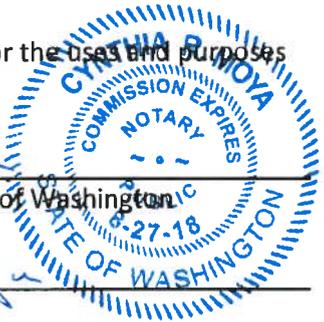
STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct, I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-25-16


 Notary Public in and for the State of Washington

Notary (Print): Cynthia R Moya
 My appointment expires: 8/27/2018



Project Name:	4242 East Valley Road Rezone
Project Number:	LUA16-000734, ECF

**AGENCY (DOE) LETTER MAILING
(ERC DETERMINATIONS)**

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	Dept. of Ecology ** Attn: Misty Blair PO Box 47703 Olympia, WA 98504-7703	Muckleshoot Indian Tribe Fisheries Dept. ** Attn: Karen Walter or SEPA Reviewer 39015 – 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program ** Attn: Laura Murphy 39015 172 nd Avenue SE Auburn, WA 98092-9763
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KC Dev. & Environmental Serv. Attn: SEPA Section 35030 SE Douglas St. #210 Snoqualmie, WA 98065	City of Newcastle Attn: Tim Mcharg Director of Community Development 12835 Newcastle Way, Ste 200 Newcastle, WA 98056	City of Kent Attn: Charlene Anderson, AICP, ECD 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Wendy Weiker, Community Svcs. Mgr. 355 110 th Ave NE Mailstop EST 11W Bellevue, WA 98004	City of Tukwila Jack Pace, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Jalaine Madura, Attn: SEPA Responsible Official 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018	Puget Sound Energy Doug Corbin, Municipal Liaison Mgr. 6905 South 228 th St Kent, WA 98032	

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Renton, WA 98057

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2125 1st Ave S, #2105
Seattle, WA 98121

S & J Yen LLC
8451 SE 68th St #200
Mercer Island, WA 98040

Z V COMPANY INC
3306 OLYMPIC BLVD W
University Place, WA 98466

ARNE NELSON
THE EVERGREEN MARKET
4423 193rd Ave E
Issaquah, WA 98027

Attn Manager
SOUTHLIND SQUARE LLC
415 Baker Blvd, #200
Tukwila, WA 98188

Attn Manager
SOUTHLIND SQUARE LLC
415 Baker Blvd, #200
Tukwila, WA 98188

John Stokka
4000 East Valley Rd
,

Jonathan Wilson
City of Renton
1055 S Grady Way
Renton, WA 98057

Principal Real Estate Investments C/O KC
249 SW 41st St #K
Renton, WA 98055

Principal Real Estate Investments C/O KC
249 SW 41st St #K
Renton, WA 98055

Principal Real Estate Investments C/O KC
249 SW 41st St #K
Renton, WA 98055

Sandy Routos
JAG ROUTOS LLC
23501 112th Ave SE, L103
Kent, WA 98031