



CITY OF RENTON
DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
REPORT TO THE HEARING EXAMINER, EXHIBITS

Project Name: King County PSERN Emergency Communication Tower Extension		Project Number: LUA16-000418, ECF, SA-H, CU-H, V-H	
Date of Hearing July 26, 2016	Staff Contact Matthew Herrera	Project Contact/Applicant Sarah Teleschow/Odelia Pacific Corporation	Project Location 3511 2 nd Street

The following exhibits were entered into the record:

- Exhibit 1: Environmental Review Committee Report
- Exhibit 2: Neighborhood Map
- Exhibit 3: Site Plan
- Exhibit 4: Civil Survey
- Exhibit 5: Existing and Proposed Elevations
- Exhibit 6: Photosimulations
- Exhibit 7: FAA Determination of No Hazard to Air Navigation
- Exhibit 8: Geotechnical Report
- Exhibit 9: Advisory Notes to Applicant
- Exhibit 10: SEPA Determination of Non-Significance
- Exhibit 11: Report to the Hearing Examiner
- Exhibit 12: Applicant Project Narrative and CUP/Variance Justification
- Exhibit 13: Applicant PSERN Description
- Exhibit 14: Notice of Application w/ Affidavit Mailing
- Exhibit 15: Notice of DNS/Hearing w/Affidavit of Mailing

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: June 27, 2016

Project Name: King County PSERN Emergency Communication Tower Extension

Project Number: LUA16-000418, ECF, SA-H, CU-H, V-H

Project Manager: Matthew Herrera, Senior Planner

Owner: King County

Applicant/Contact: Sarah Teleschow, Odelia Pacific Corporation, 5506 6th Avenue South, Seattle, WA 98108

Project Location: 3511 2nd Street, Renton, WA 98056

Project Summary: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, Variance, and Environmental Threshold Determination (SEPA) for a proposed 25-foot height increase and associated improvements to an existing 150-foot emergency communications tower. The proposal would result in an overall tower height of 175-feet with an antenna and lighting rod extension extending to 193-feet. The project site is the King County Office of Emergency Management located at 3511 NE 2nd Street. The project site is within the Light Industrial (IL) zoning district.

The proposed communications tower improvements are a component of the Puget Sound Emergency Radio Network (PSERN) project intended to replace and upgrade the existing regional emergency network used to reach and coordinate emergency responders. Additional improvements to the communications tower include six (6) microwave dishes and two (2) antennas. Equipment and HVAC upgrades will occur within interior of the existing emergency management building. The proposed tower extension and antennas are proposed to be painted to closely match the existing facility.

Site Area: 9.63 Acres

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



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Variance approval and Environmental (SEPA) review for a proposed 25-foot tower height increase to an existing 150-foot staffed emergency communications tower located at the King County Office of Emergency Management. The project site is located at 3511 NE 2nd St. APN 162305-9138. The site is 419,918 square feet (9.64 acres) and within the Light Industrial (IL) zoning district. Surrounding land uses and zoning are as follows:

Direction	Zoning	Current Land Use
North	Light Industrial	City of Renton and King County maintenance facilities – Government Facilities
East	Residential Manufactured Home Park	Sunnydale and Leisure Village Manufactured Home Parks – Residential manufactured homes
South	Resource Conservation	Vacant King County owned property. Vegetated critical area , Landslide Hazards with slopes between 40-90 percent. – Vacant
West	Light industrial/Resource Conservation/Residential-10	King County maintenance, Liberty Ridge subdivision open space/critical area tracts (Landslide Hazards), Liberty Ridge subdivision. Government Facilities and Single-Family Residential.

The tower increase is a component of the Puget Sound Emergency Radio Network (PSERN), a King County voter approved system that will update emergency radio networks to increase coverage and capacity. The 25-foot height increase is needed to accommodate three (3) microwave antennas that will connect to existing towers located on Capitol Hill in Seattle and implement the PSERN. The Federal Aviation Administration issued a Determination of No Hazard to Air Navigation on April 22, 2016. The determination is conditioned that the applicant relocates its existing red light beacon to the top of the proposed extension.

The proposed work will occur on the existing tower and within the existing emergency management building. No ground disturbances, vegetation removal, new impervious surfaces, or other improvements outside of the existing building footprint are proposed. The site contains sensitive slopes and is within a Wellhead Protection Zone 2 as identified in the COR mapping database. Sensitive slopes are within the unimproved portions of the property approximately 140-feet to the north and 240-feet to east of the existing tower. A geotechnical report identified no landslide or seismic hazards on the subject site.

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. Exhibits

Exhibit 1	ERC Report.
Exhibit 2	Neighborhood Map
Exhibit 3	Site Plan
Exhibit 4	Civil Survey
Exhibit 5	Existing and Proposed Elevations
Exhibit 6	Photosimulations
Exhibit 7	FAA Determination of No Hazard to Air Navigation
Exhibit 8	Geotechnical Report
Exhibit 9	Advisory Notes to Applicant

C. 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 proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Aesthetics

Impacts: The proposed 25-foot tower extension will result in an overall tower height of 175-feet. Viewshed impacts from residential areas should be minimal as the location, topography, and vegetation provides screening of the existing tower and proposed extension. Photosimulations provided by the applicant identify view impacts north within the King County and City of Renton facilities area and to the east within the manufactured home park. Significant topographic relief and mature vegetation to the south and west indicate limited viewshed impacts to adjacent areas. The tower extension narrow lattice type construction is unlikely to alter or obstruct any views. The applicant proposes to paint the tower extension and antennas to closely match the existing tower.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

D. Comments of Reviewing Departments

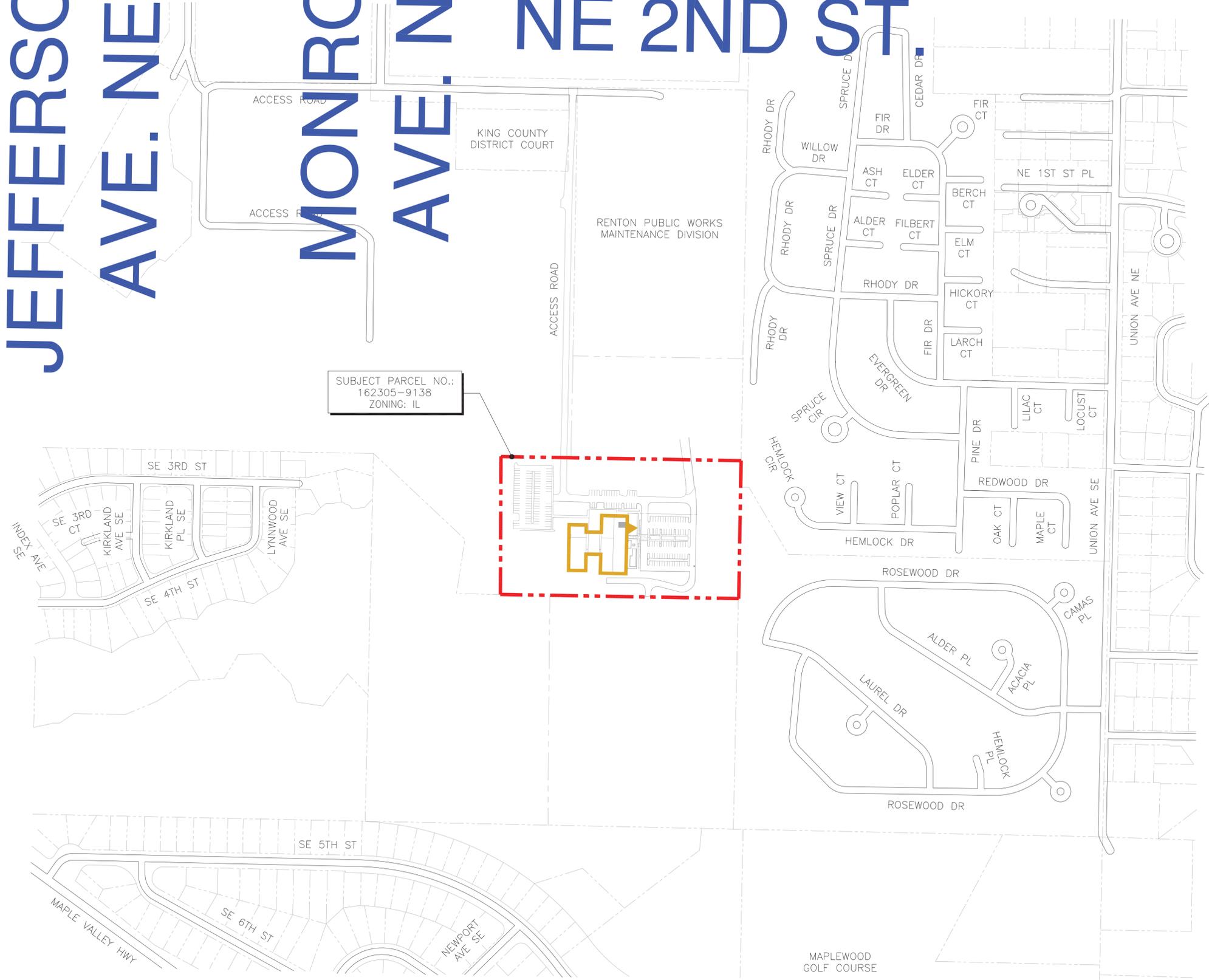
The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **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 July 11, 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.

JEFFERSON AVE. NE MONROE AVE. NE NE 2ND ST.



SUBJECT PARCEL NO.:
162305-9138
ZONING: IL

Exhibit
2



King County

PSERN
PUGET SOUND EMERGENCY
RADIO NETWORK
Coverage • Capacity • Capability • Connectivity

RCECC

3511 NE 2ND STREET
RENTON, WA 98056

ODELIA PACIFIC CORPORATION

5506 6TH AVE S, SUITE 202
SEATTLE, WA 98108
PHONE: (206) 490-3826
FAX: (206) 490-3839
WWW.ODELIA.COM

CAMP+
ASSOCIATES

19401 40TH AVE. W, SUITE 304
LYNNWOOD, WA 98036
PHONE: (425) 740-6392
FAX: (425) 252-2860
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: LM

APPROVED BY: PN

REV3	05/27/16	ISSUED FOR FINAL ZONING
REV2	05/12/16	ISSUED FOR FINAL ZONING
REV1	04/07/16	PRELIM. ZONING DRAWINGS
	11/12/15	PRELIM. ZONING DRAWINGS

PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME
**NEIGHBORHOOD
MAP**

SHEET NUMBER
A-1.0

PARCEL NO.:
143400-0010
ZONING: IL

PARCEL NO.:
162305-9127
ZONING: IL

PARCEL NO.:
162305-9015
ZONING: RMH

SUBJECT PARCEL NO.:
162305-9138
ZONING: IL

PARCEL NO.:
162305-9022
ZONING: RMH

PARCEL NO.:
162305-9139
ZONING: RC

PARCEL NO.:
162305-9137
ZONING: RC

SITE INFORMATION	
TOTAL SITE:	419,918 SQ. FT.
EXISTING IMPERVIOUS:	±167,628 SQ. FT.
PROPOSED IMPERVIOUS:	N/A
TOTAL IMPERVIOUS:	±167,628 SQ. FT.
PERCENTAGE OF LOT COVERAGE:	±40%
(E) TOWER FOOTPRINT:	205 SQ. FT.

ADJACENT PARCEL AND ZONING

SCALE: NONE

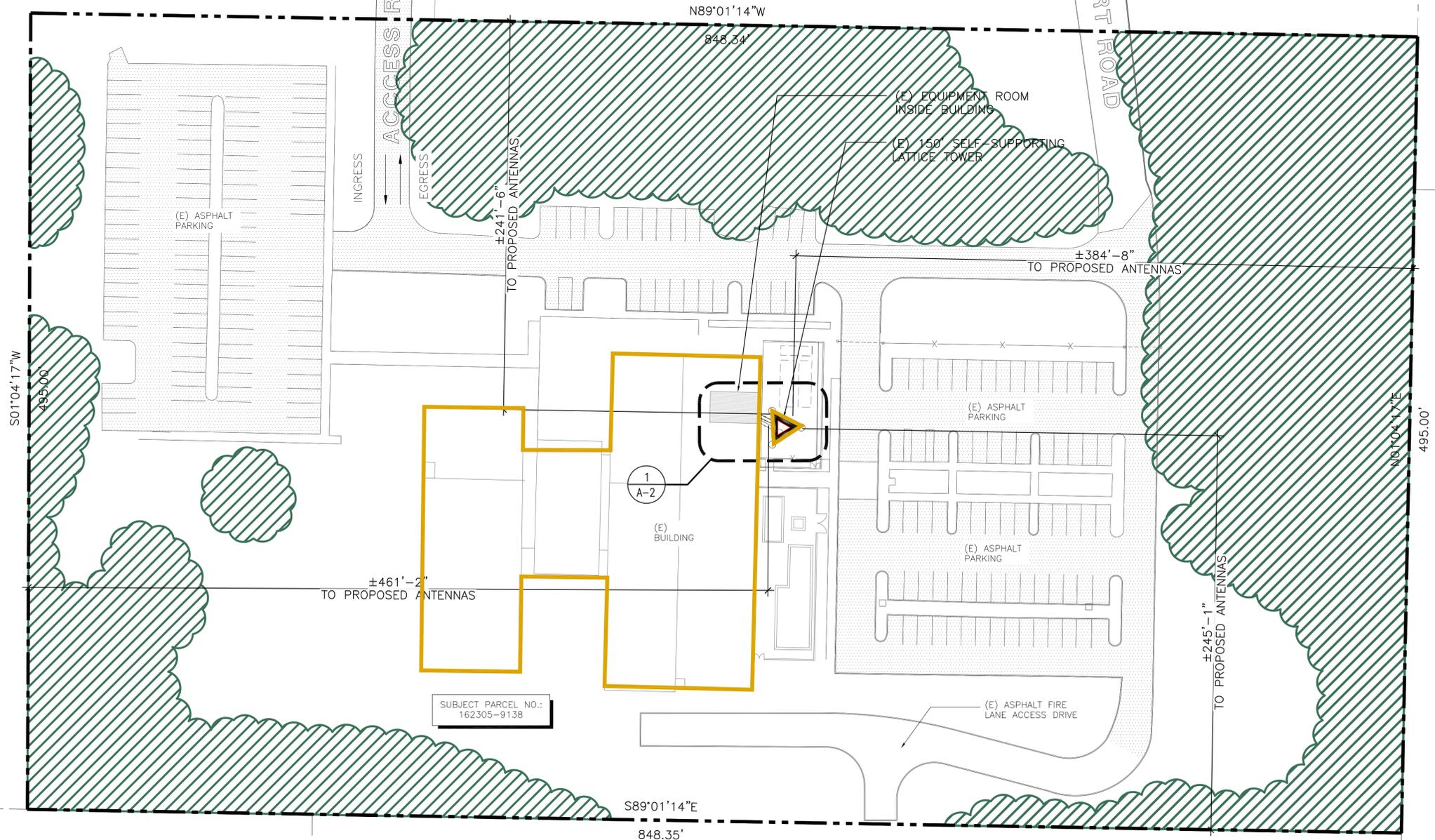


Exhibit
3



OVERALL SITE PLAN

SCALE: 1" = 40'-0" (22x34), 1" = 80'-0" (11x17)

King County

PSERN

PUGET SOUND EMERGENCY RADIO NETWORK

Coverage • Capacity • Capability • Connectivity

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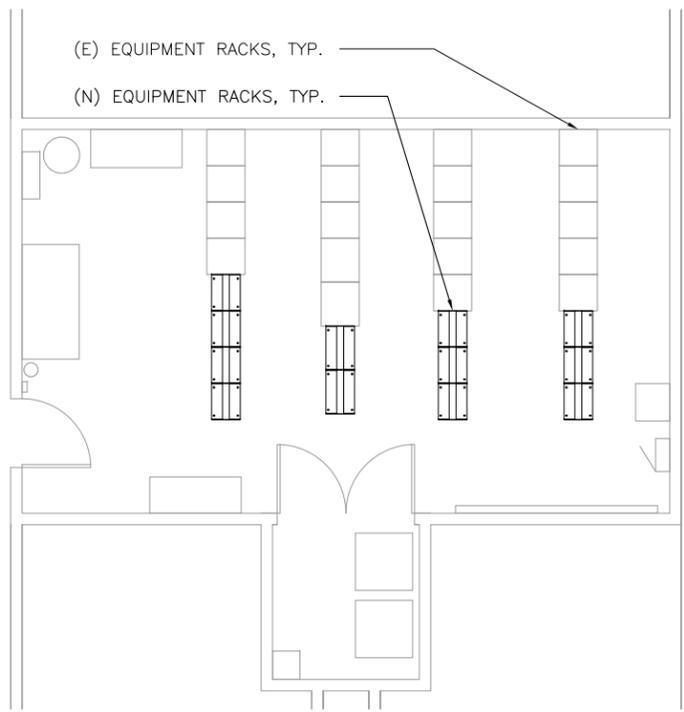
PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

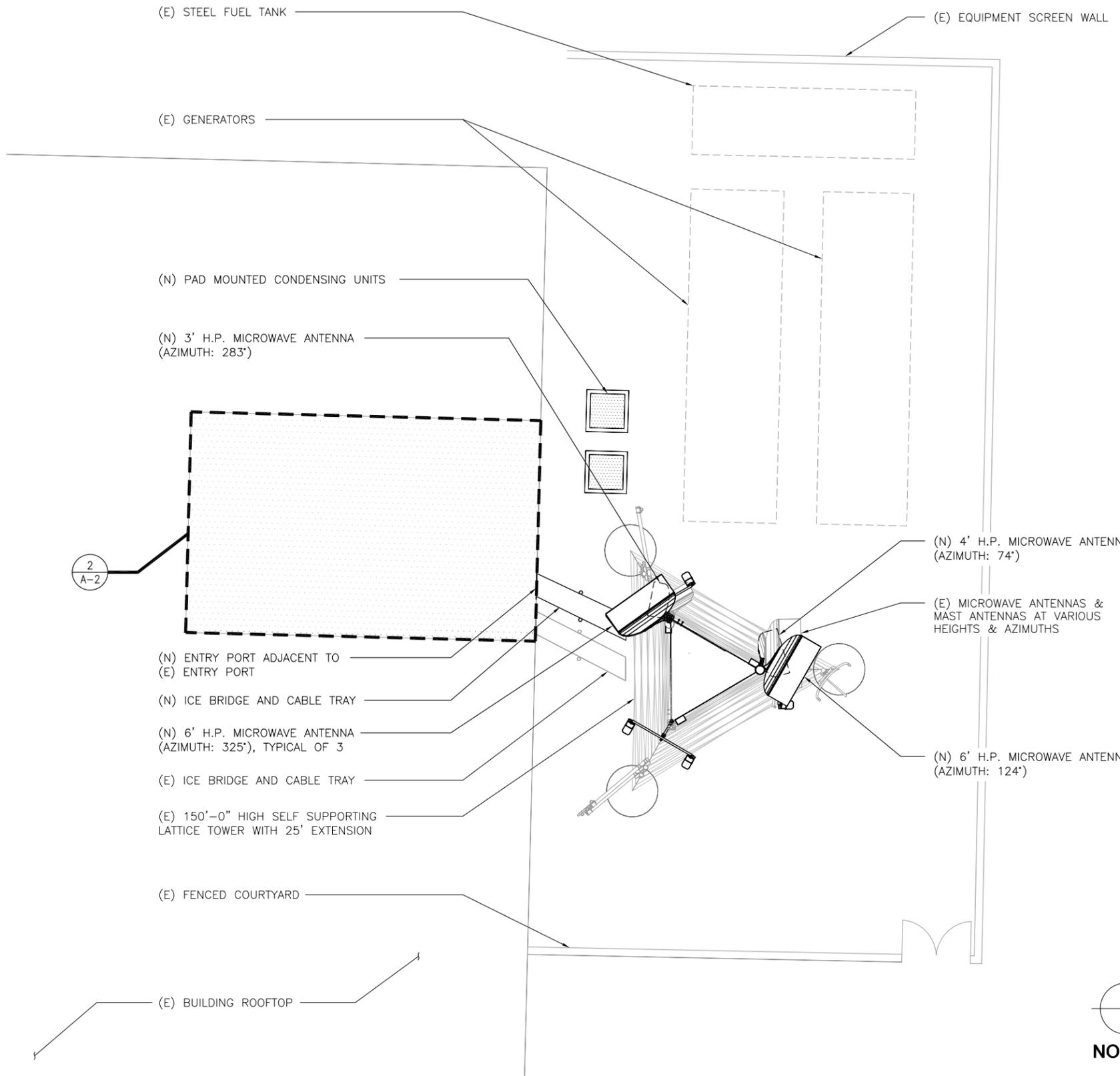
SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
A-1.1





2 EQUIPMENT ROOM PLAN
SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)



1 ENLARGED PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0" (22x34), 3/32" = 1'-0" (11x17)



King County

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	11/12/15	PRELIM. ZONING DRAWINGS

PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME
**ENLARGED
PROPOSED
SITE PLAN**

SHEET NUMBER
A-2

PSERN - RCECC

**NW 1/4, SE 1/4, SEC. 16, T 23 N, R 5 E, W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON**

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE OF WASHINGTON
ESCROW NUMBER: 20371653-410-T20
EFFECTIVE DATE: SEPTEMBER 8, 2015

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:

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 82.45 AND SUBSEQUENT AMENDMENTS THERETO.

AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.78%.

FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005:

* A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS; A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE;
(CANNOT BE PLOTTED)

2. NOXIOUS WEED AND CONSERVATION CHARGES:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 1623059138

YEAR DUE	AMOUNT BILLED	AMOUNT PAID	AMOUNT
2015	\$13.05	\$13.05	\$0.00

THE CURRENT LEVY CODE IS 2100.
(CANNOT BE PLOTTED)

3. THE LAND HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT, HOWEVER, IT WILL BECOME TAXABLE FROM THE DATE OF EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR.

TAX ACCOUNT NO. 162305 9138.
(CANNOT BE PLOTTED)

4. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES, SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990.

PLEASE CONTACT THE KING COUNTY WASTEWATER TREATMENT DIVISION, CAPACITY CHARGE PROGRAM, FOR FURTHER INFORMATION AT 206-296-1450 OR FAX NO. 206-263-6823 OR EMAIL AT CAPCHARGEESCROW@KINGCOUNTY.GOV

* A MAP SHOWING SEWER SERVICE AREA BOUNDARIES AND INCORPORATED AREAS CAN BE FOUND AT: [HTTP://YOURKINGCOUNTY.GOV/FTP/GIS/VIEB/VMC/UTILITIES/SEWERSERVICEAREAS.PDF](http://yourkingcounty.gov/ftp/gis/vieb/vmc/utilities/SEWERSERVICEAREAS.PDF)

UNRECORDED SEWER CAPACITY CHARGES ARE NOT A LIEN ON TITLE TO THE LAND.

NOTE: THIS EXCEPTION WILL NOT APPEAR IN THE POLICY TO BE ISSUED.
(CANNOT BE PLOTTED)

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: PIPE LINE RIGHT OF WAY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 2486007
(CANNOT BE PLOTTED)

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF SEATTLE
PURPOSE: TRANSMISSION LINE RIGHT OF WAY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO.: 3664560
(CANNOT BE PLOTTED)

7. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 4189946, RESERVING TO THE GRANTOR ALL OIL, GAS, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR, TO ACQUIRE RIGHTS-OF-WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER LAND, AS RESERVED IN DEED REFERRED TO ABOVE.
(CANNOT BE PLOTTED)

8. EASEMENT DISCLOSED BY DEED AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: PIPE LINE RIGHT OF WAY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 4 1 89946
(CANNOT BE PLOTTED)

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: OLYMPIC PIPE LINE COMPANY
PURPOSE: PIPE LINE RIGHT OF WAY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JANUARY 04, 1965
RECORDING NO.: 5828437
(CANNOT BE PLOTTED)

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: OLYMPIC PIPE LINE COMPANY
PURPOSE: PIPE LINE RIGHT OF WAY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MAY 27, 1974
RECORDING NO.: 7405270447
(CANNOT BE PLOTTED)

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: FEBRUARY 14, 1975
RECORDING NO.: 7502140608
REGARDING: LIQUID PETROLEUM PRODUCTS PIPE LINE PERMIT AGREEMENT
(CANNOT BE PLOTTED)

12. MATTERS DISCLOSED BY SURVEY:

RECORDED: NOVEMBER 12, 1996
RECORDING NO.: 961129006
(CANNOT BE PLOTTED)

13. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 20020517900003.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
(CANNOT BE PLOTTED)

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF RENTON
PURPOSE: UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JULY 30, 2003
RECORDING NO.: 20030730004553
(CANNOT BE PLOTTED)

15. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
(CANNOT BE PLOTTED)

16. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION, AND UNRECORDED LIEN RIGHTS FOR LABOR AND MATERIAL, IF ANY, THE DISPOSITION OF WHICH WILL BE FURNISHED BY SUPPLEMENTAL REPORT.
(CANNOT BE PLOTTED)

SERVIENT PARCEL DESCRIPTION

FIDELITY NATIONAL TITLE OF WASHINGTON
ESCROW NUMBER: 20371653-410-T20
EFFECTIVE DATE: SEPTEMBER 8, 2015

LOT 6 OF CITY OF RENTON SHORT PLAT NO. LUA-01-090, AS RECORDED UNDER RECORDING NO. 20020517900003, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROJECT INFORMATION

SITE NAME: PSERN - RCECC
SITE ADDRESS: 3511 NE 2ND STREET, RENTON, WA 98056
OWNERS NAME: KING COUNTY - FMD
OWNERS ADDRESS: KING COUNTY WASHINGTON
PARCEL NUMBER(S): 1623059138
PARCEL AREA: ± 419,928 SF
PROJECT LEASE AREA: N/A
PROPOSED ANTENNA COORDINATES: 47°28'50.30" N (47.480638° N)
122°10'15.95" W (122.309072° W)
SITE ELEVATION: 342.57'
(TOP OF TOWER LEG FOUNDATION AT BASE OF TOWER)
SITE BENCHMARK: SITE BENCHMARK
SET MAGNAIL AS SHOWN ON PLAN
EL=339.53'
VERTICAL DATUM: NAVD 88 BASED ON GPS OBSERVATION
BASIS OF BEARINGS: WASHINGTON STATE PLANE,
NORTH ZONE, NAD 83

BASIS OF ELEVATION

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 09 SEPARATIONS USING WSRN RTK NETWORK SOLUTION. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91-003.

BASIS OF BEARING

GEODETIC BEARING PER GPS OBSERVATION.

SURVEY DATE

OCTOBER 22, 2015

SURVEYOR'S NOTES

- TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE OF WASHINGTON / ESCROW NUMBER: 20371653-410-T20 / EFFECTIVE DATE: SEPTEMBER 8, 2015
- LATITUDE AND LONGITUDE TAKEN AT CENTER OF EXISTING TOWER.
- MAGNETIC NORTH DECLINATION OF APPROXIMATELY 15.97° E FOR THE DATE OF 10-22-15, COMPUTED BY USING THE MAGNETIC FIELD CALCULATOR ON THE NOAA NATIONAL GEOPHYSICAL DATA CENTER WEBSITE AND DOES NOT ACCOUNT FOR ANY LOCAL VARIATION OR ANOMALY.

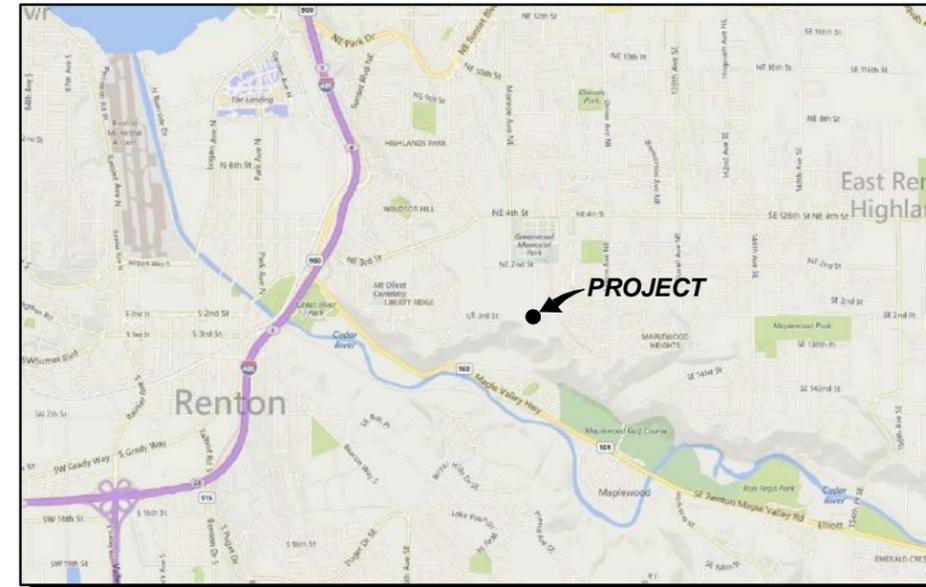
UTILITY NOTE

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OF THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT THE "ONE-CALL SERVICE" AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE MAP.

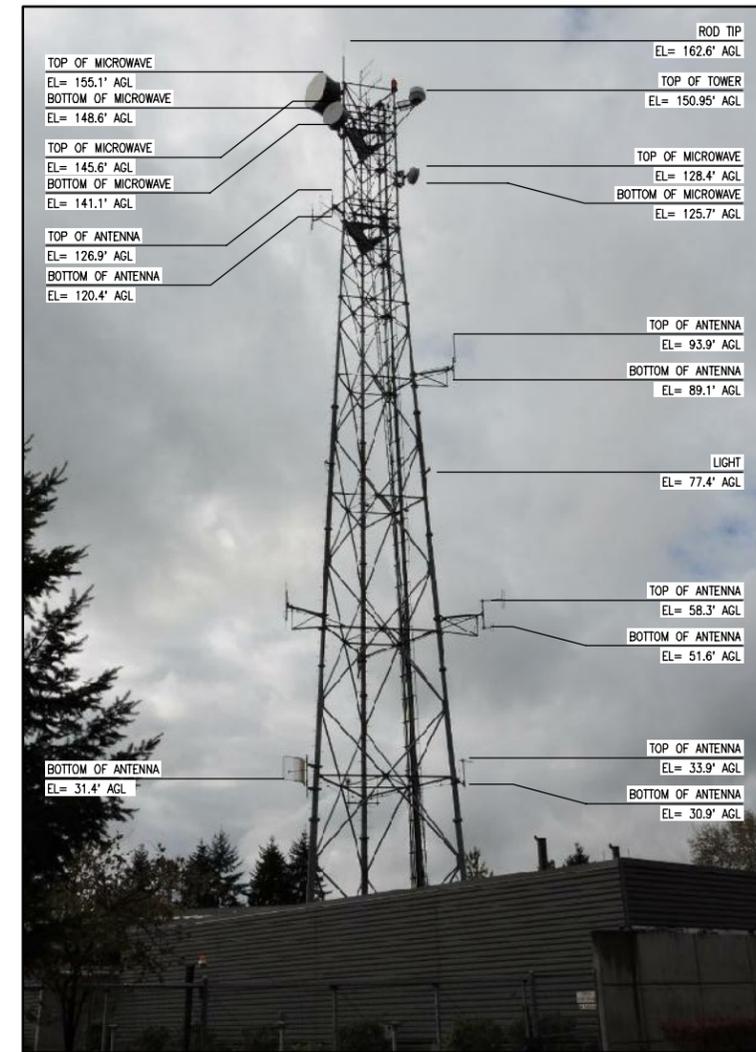
BOUNDARY DISCLAIMER

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.



VICINITY MAP
NOT TO SCALE



EXISTING TOWER ELEVATION
NOT TO SCALE

Exhibit
4

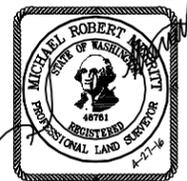
PACIFIC CORPORATION



LDC Architectural Engineering Structural Survey
THE CIVIL ENGINEERING GROUP
14201 NE 200th St, #100 Woodinville, WA 98072
Ph. 425.806.1989 Fx. 425.482.2893
www.LDCcorp.com

DATE: 10-1-15
DRAWN BY: VJT
CHECKED BY: MRM

REVISIONS			
REV	DATE	DESCRIPTION	BY



SITE
PSERN
RCECC
3511 NE 2ND STREET
RENTON, WA 98056

SHEET TITLE
CIVIL SURVEY

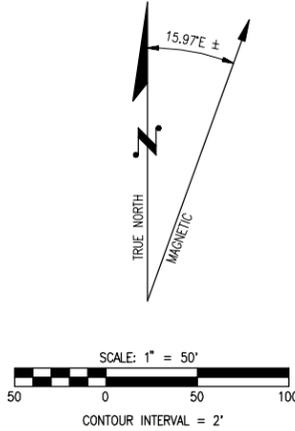
SHEET NUMBER
C-1

PSERN - RCECC

NW 1/4, SE 1/4, SEC. 16, T 23 N, R 5 E, W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

SEE LOWER RIGHT
MATCHLINE

NE 2ND STREET

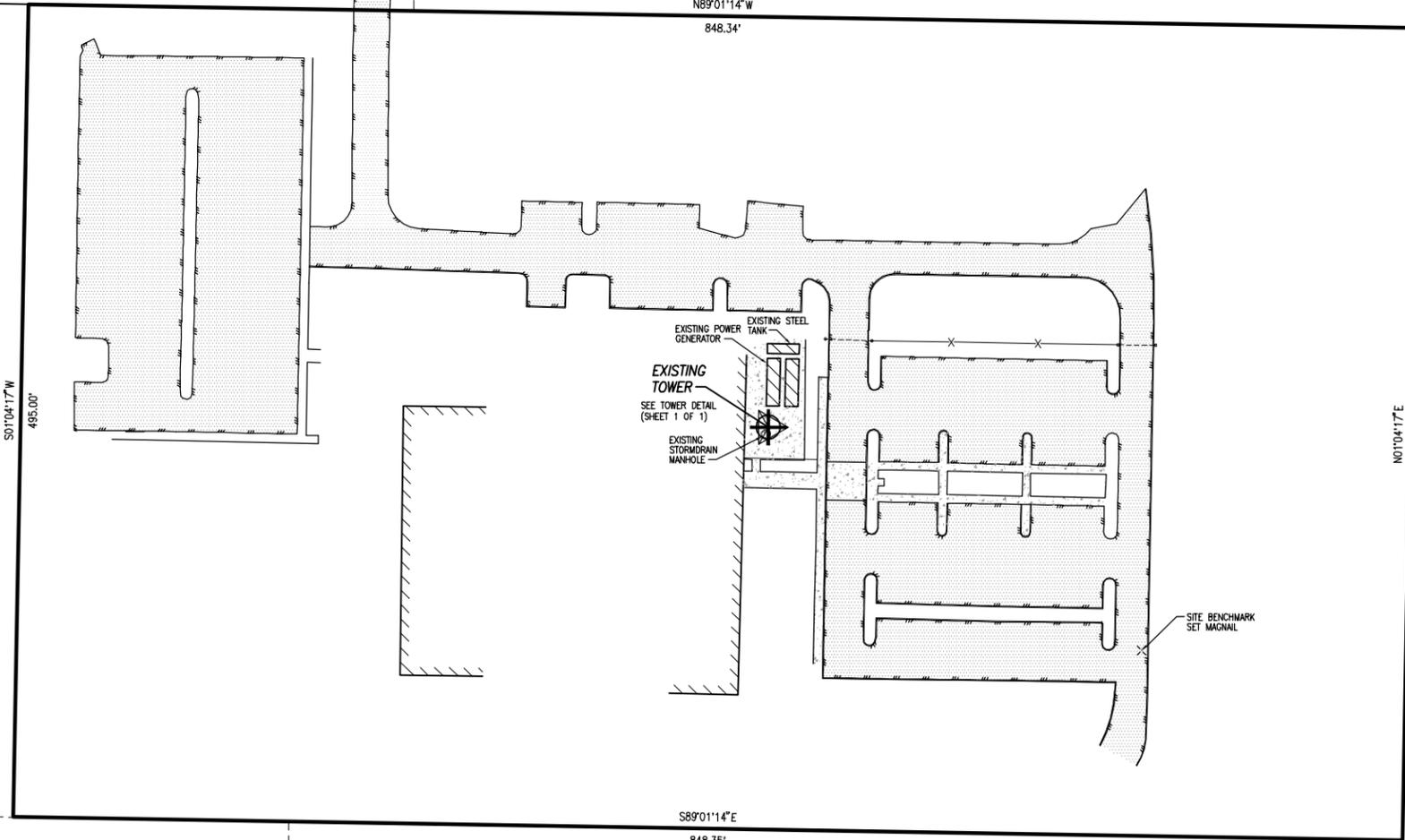


PARCEL NO.
1623059127

PARCEL NO.
1623059015

PARCEL NO.
1623059123

PARCEL NO.
1434000010



EXISTING POWER GENERATOR
EXISTING STEEL TANK
EXISTING TOWER
SEE TOWER DETAIL (SHEET 1 OF 1)
EXISTING STORM DRAIN MANHOLE

SITE BENCHMARK
SET MAGNAIL

S01°04'17"W
495.00'

N01°04'17"E
495.00'

PARCEL NO.
1434000010

PARCEL NO.
1623059022

PARCEL NO.
1623059139

PARCEL NO.
1623059137

MATCHLINE
SEE UPPER LEFT



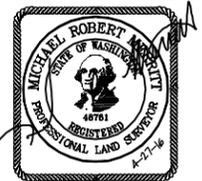
LDC Architectural
Engineering
Structural
Survey

THE CIVIL ENGINEERING GROUP

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Woodinville, WA 98072 Fx. 425.482.2893
www.LDCcorp.com

DATE:	10-1-15
DRAWN BY:	VJT
CHECKED BY:	MRM

REVISIONS			
REV	DATE	DESCRIPTION	BY



SITE
PSERN
RCECC
3511 NE 2ND STREET
RENTON, WA 98056

SHEET TITLE
CIVIL SURVEY

SHEET NUMBER
C-1.1

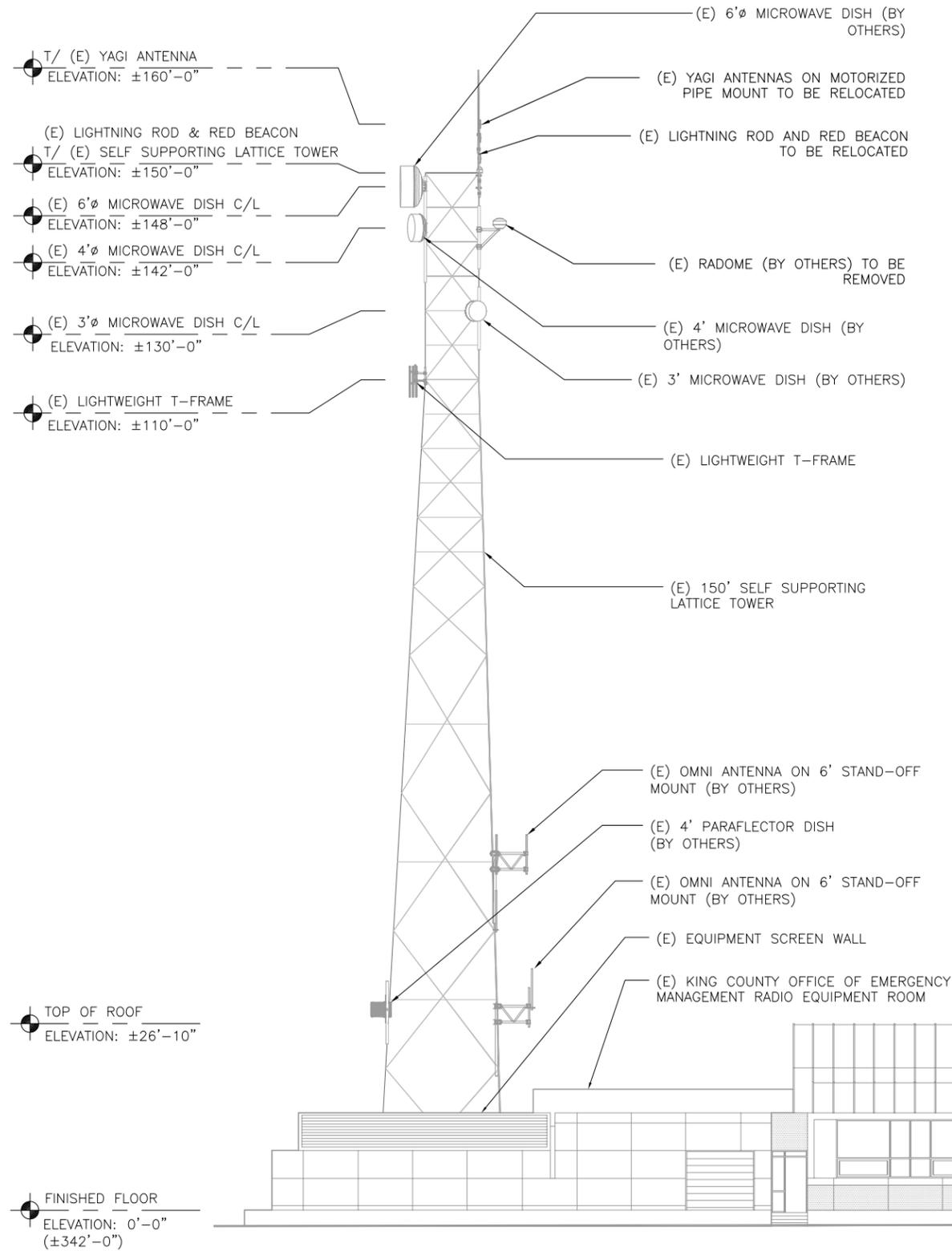


Exhibit
5



King County



**PUGET SOUND EMERGENCY
RADIO NETWORK**
Coverage • Capacity • Capability • Connectivity

RCECC

3511 NE 2ND STREET
RENTON, WA 98056



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FAX: (206) 490-3839
WWW.ODELIA.COM



19401 40TH AVE. W, SUITE 304
LYNNWOOD, WA 98036
PHONE: (425) 740-6392
FAX: (425) 252-2860
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: LM

APPROVED BY: PN

REV3	05/27/16	ISSUED FOR FINAL ZONING
REV2	05/12/16	ISSUED FOR FINAL ZONING
REV1	04/07/16	PRELIM. ZONING DRAWINGS
	11/12/15	PRELIM. ZONING DRAWINGS

PLAN REVIEWERS SIGNATURE

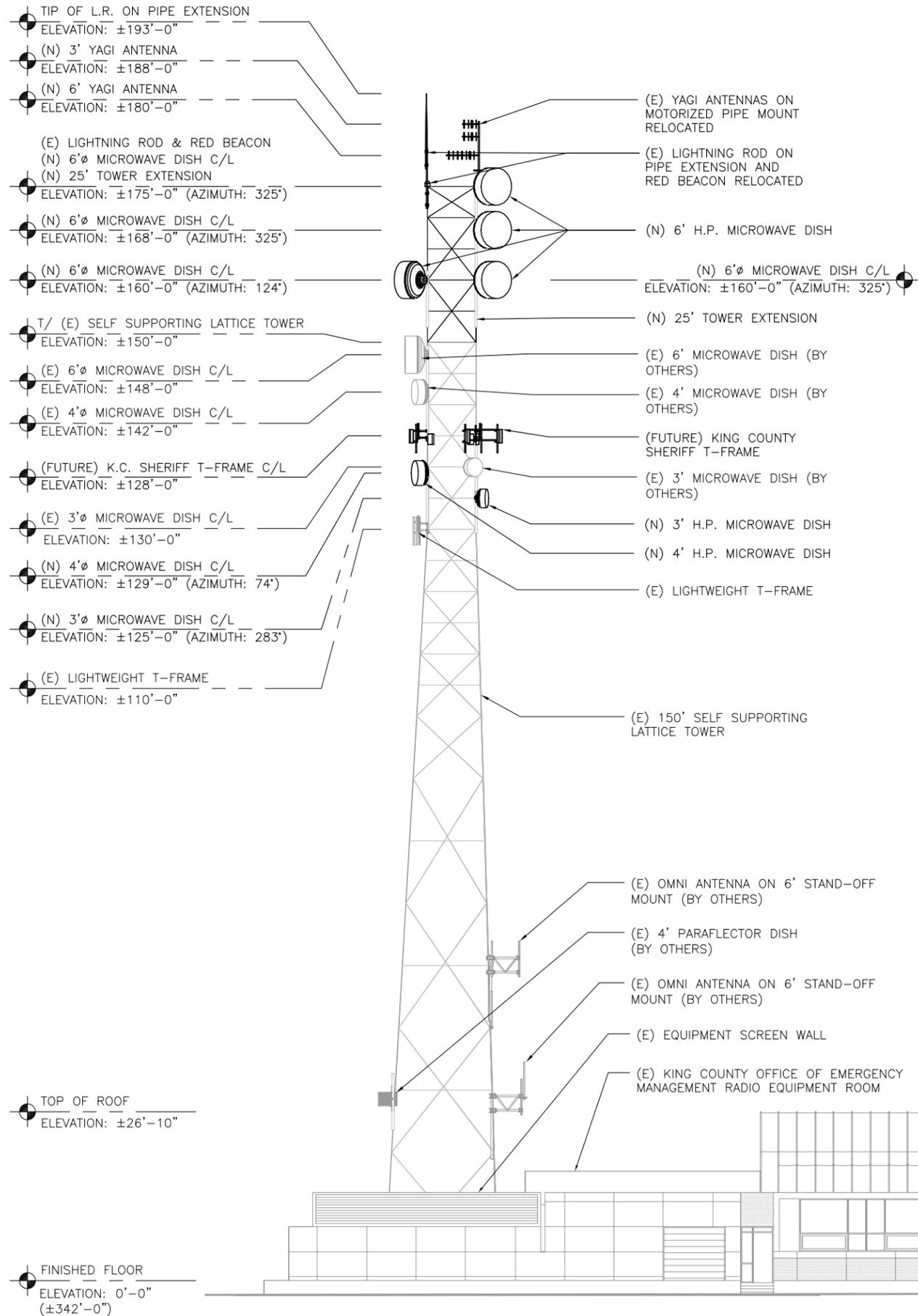
ARCHITECTS STAMP

SHEET NAME
**EXISTING NORTH
ELEVATION**

SHEET NUMBER
A-3.0

1 EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



1 PROPOSED NORTH ELEVATION
 SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



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PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME
PROPOSED NORTH ELEVATION

SHEET NUMBER
A-3.1



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PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME

EXISTING SOUTH ELEVATION

SHEET NUMBER

A-4.0

- T/ (E) YAGI ANTENNA
ELEVATION: ±160'-0"
- (E) LIGHTNING ROD & RED BEACON
T/ (E) SELF SUPPORTING LATTICE TOWER
ELEVATION: ±150'-0"
- (E) 6'Ø MICROWAVE DISH C/L
ELEVATION: ±148'-0"
- (E) 4'Ø MICROWAVE DISH C/L
ELEVATION: ±142'-0"
- (E) 3'Ø MICROWAVE DISH C/L
ELEVATION: ±130'-0"
- (E) LIGHTWEIGHT T-FRAME
ELEVATION: ±110'-0"

(E) 4' HIGH LIGHTNING ROD WITH BEACON TO BE RELOCATED

(E) YAGI ANTENNAS ON MOTORIZED PIPE MOUNT TO BE RELOCATED

(E) 6'Ø MICROWAVE DISH (BY OTHERS)

(E) 4' MICROWAVE DISH (BY OTHERS)

(E) RADOME (BY OTHERS) TO BE REMOVED

(E) 3' MICROWAVE DISH (BY OTHERS)

(E) LIGHTWEIGHT T-FRAME

(E) 150' SELF SUPPORTING LATTICE TOWER

(E) OMNI ANTENNA ON 6' STAND-OFF MOUNT (BY OTHERS)

(E) OMNI ANTENNA ON 6' STAND-OFF MOUNT (BY OTHERS)

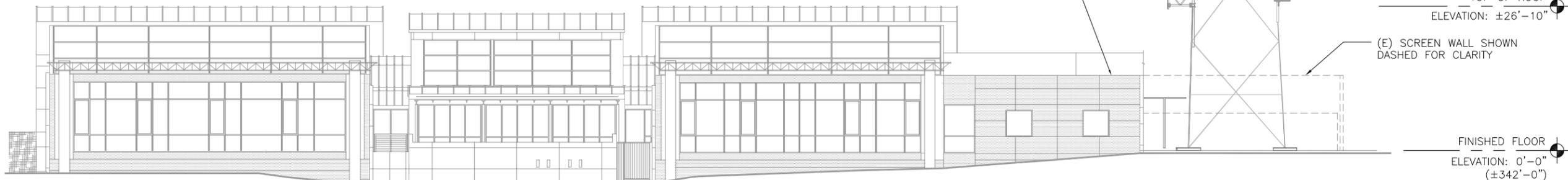
(E) 4' PARAFLECTOR DISH (BY OTHERS)

TOP OF ROOF
ELEVATION: ±26'-10"

(E) SCREEN WALL SHOWN DASHED FOR CLARITY

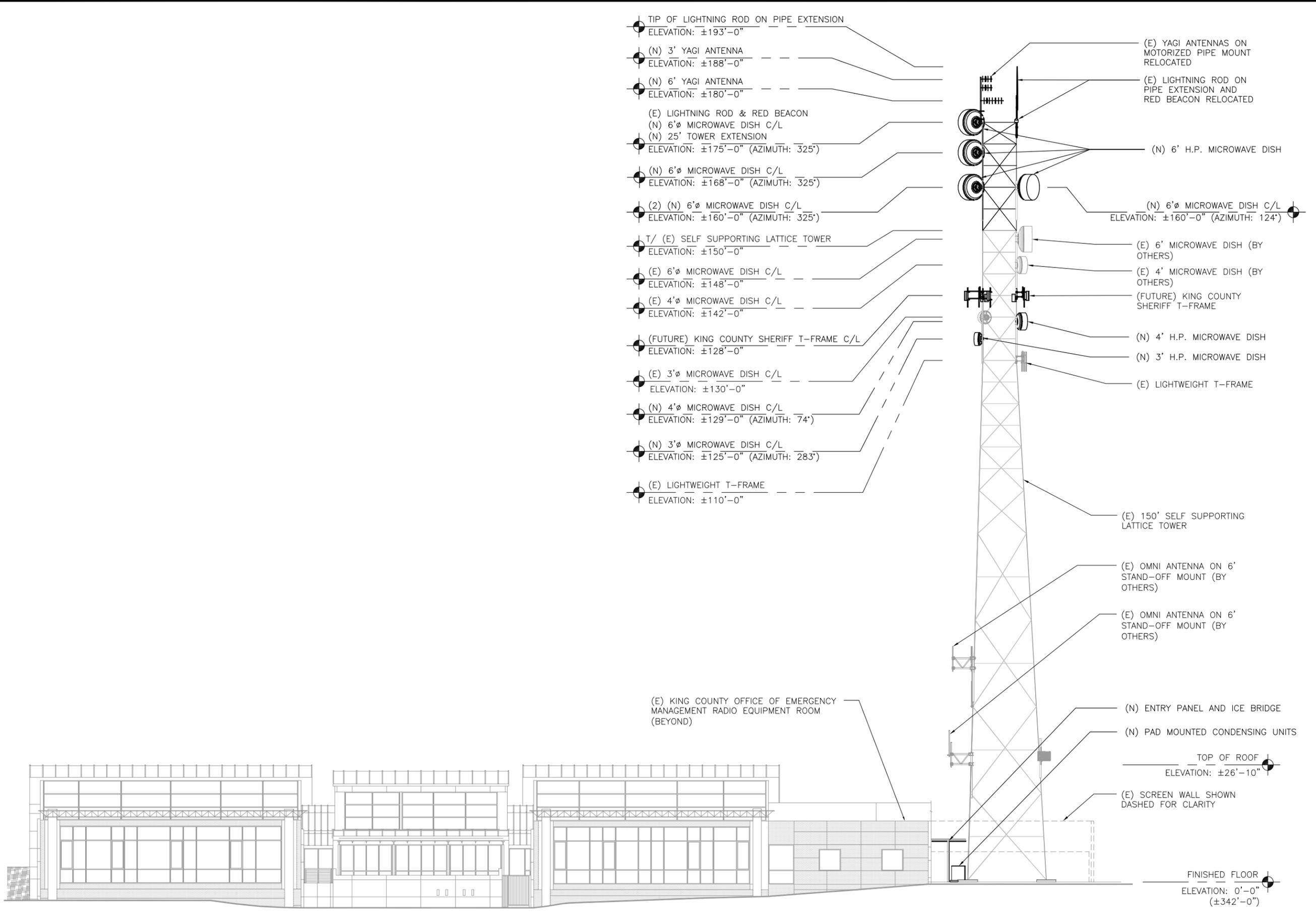
FINISHED FLOOR
ELEVATION: 0'-0"
(±342'-0")

(E) KING COUNTY OFFICE OF EMERGENCY MANAGEMENT RADIO EQUIPMENT ROOM (BEYOND)



1 EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



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 RENTON, WA 98056

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PROJECT MANAGER: EJC

PREPARED BY: LM

APPROVED BY: PN

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PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME
**PROPOSED SOUTH
 ELEVATION**

SHEET NUMBER
A-4.1



King County



PUGET SOUND EMERGENCY RADIO NETWORK

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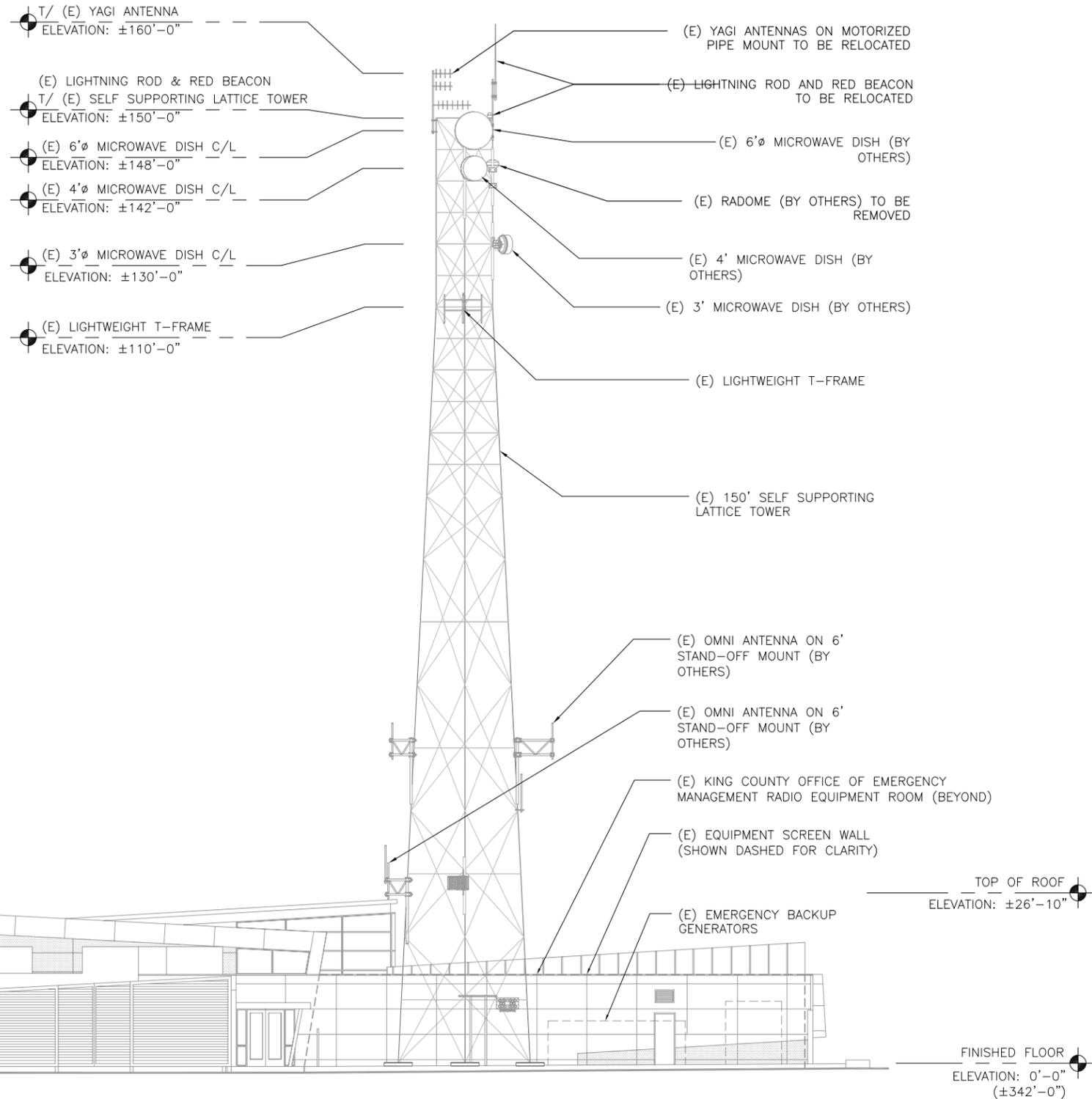
ARCHITECTS STAMP

SHEET NAME

EXISTING EAST ELEVATION

SHEET NUMBER

A-5.0



1 EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



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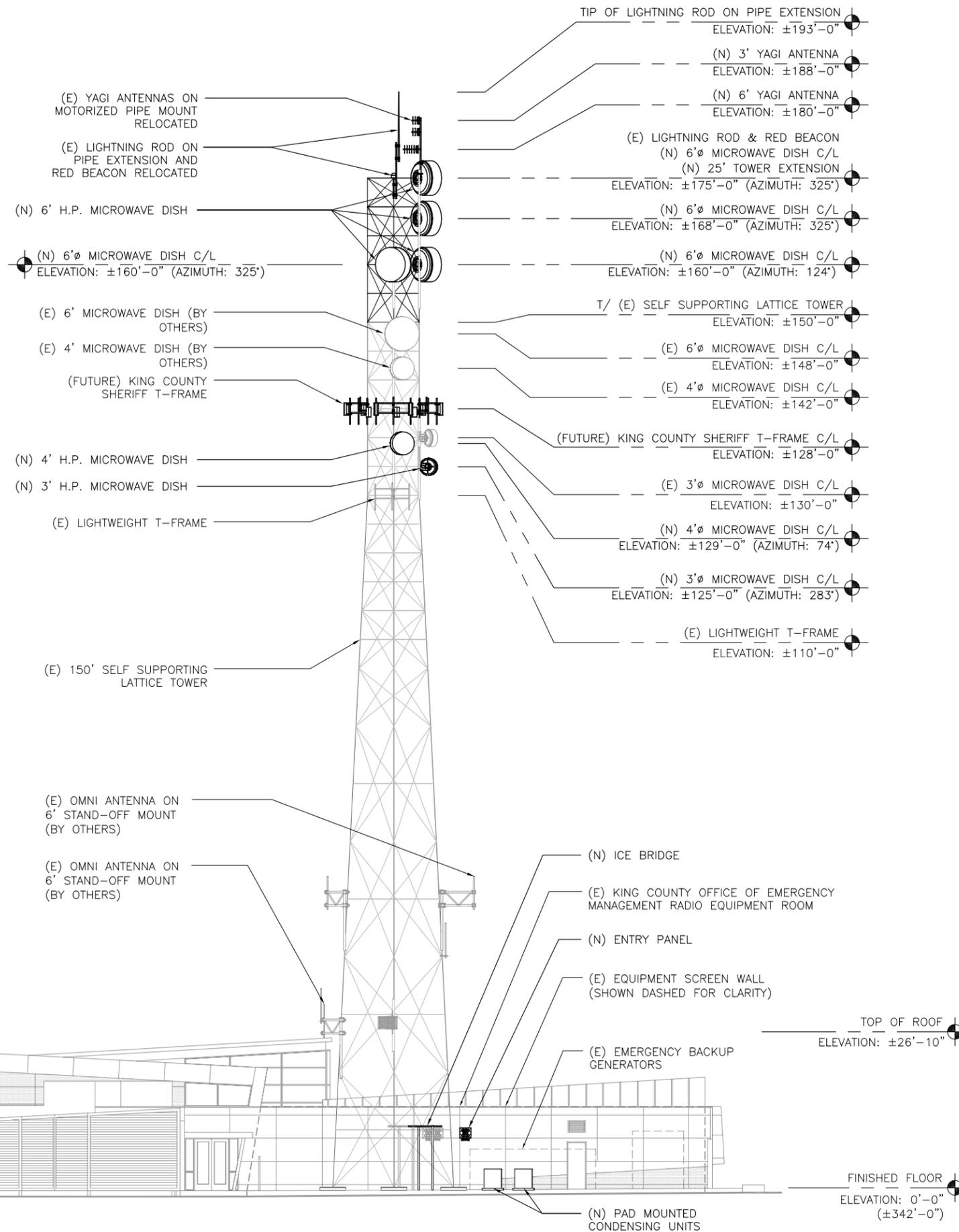
ARCHITECTS STAMP

SHEET NAME

PROPOSED EAST ELEVATION

SHEET NUMBER

A-5.1



1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



King County

(((PSEMN)))

PUGET SOUND EMERGENCY
RADIO NETWORK

Coverage • Capacity • Capability • Connectivity

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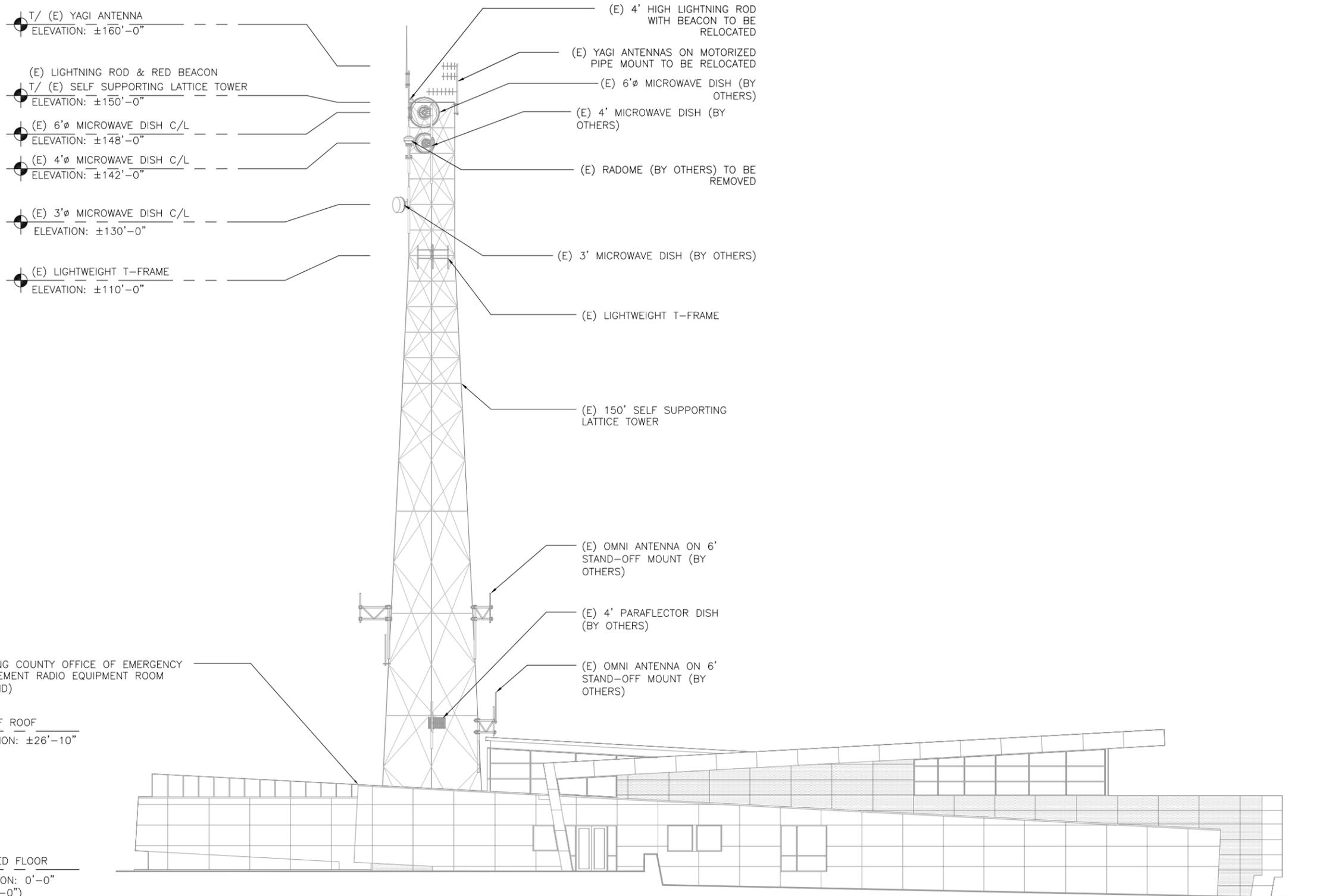
ARCHITECTS STAMP

SHEET NAME

EXISTING WEST
ELEVATION

SHEET NUMBER

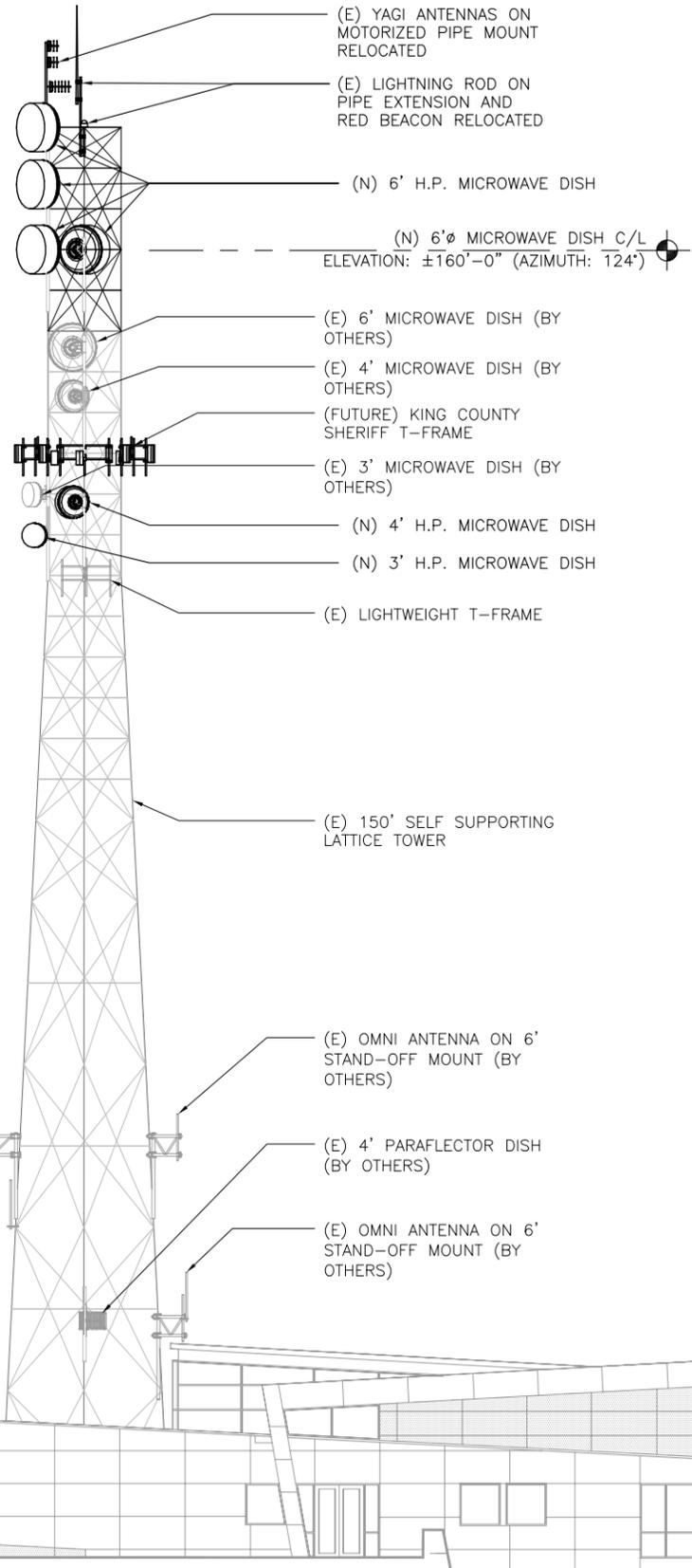
A-6.0



1 EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)

- TIP OF LIGHTNING ROD ON PIPE EXTENSION
ELEVATION: ±193'-0"
- (N) 3' YAGI ANTENNA
ELEVATION: ±188'-0"
- (N) 6' YAGI ANTENNA
ELEVATION: ±180'-0"
- (E) LIGHTNING ROD & RED BEACON
(N) 6' MICROWAVE DISH C/L
(N) 25' TOWER EXTENSION
ELEVATION: ±175'-0" (AZIMUTH: 325°)
- (N) 6' MICROWAVE DISH C/L
ELEVATION: ±168'-0" (AZIMUTH: 325°)
- (2) (N) 6' MICROWAVE DISH C/L
ELEVATION: ±160'-0" (AZIMUTH: 325°)
- T/ (E) SELF SUPPORTING LATTICE TOWER
ELEVATION: ±150'-0"
- (E) 6' MICROWAVE DISH C/L
ELEVATION: ±148'-0"
- (E) 4' MICROWAVE DISH C/L
ELEVATION: ±142'-0"
- (FUTURE) KING COUNTY SHERIFF T-FRAME C/L
ELEVATION: ±128'-0"
- (E) 3' MICROWAVE DISH C/L
ELEVATION: ±130'-0"
- (N) 4' MICROWAVE DISH C/L
ELEVATION: ±129'-0" (AZIMUTH: 74°)
- (N) 3' MICROWAVE DISH C/L
ELEVATION: ±125'-0" (AZIMUTH: 283°)
- (E) LIGHTWEIGHT T-FRAME
ELEVATION: ±110'-0"



(E) KING COUNTY OFFICE OF EMERGENCY
MANAGEMENT RADIO EQUIPMENT ROOM
(BEYOND)

● TOP OF ROOF
ELEVATION: ±26'-10"

● FINISHED FLOOR
ELEVATION: 0'-0"
(±342'-0")

1 PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0" (22x34), 3/64" = 1'-0" (11x17)



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RENTON, WA 98056

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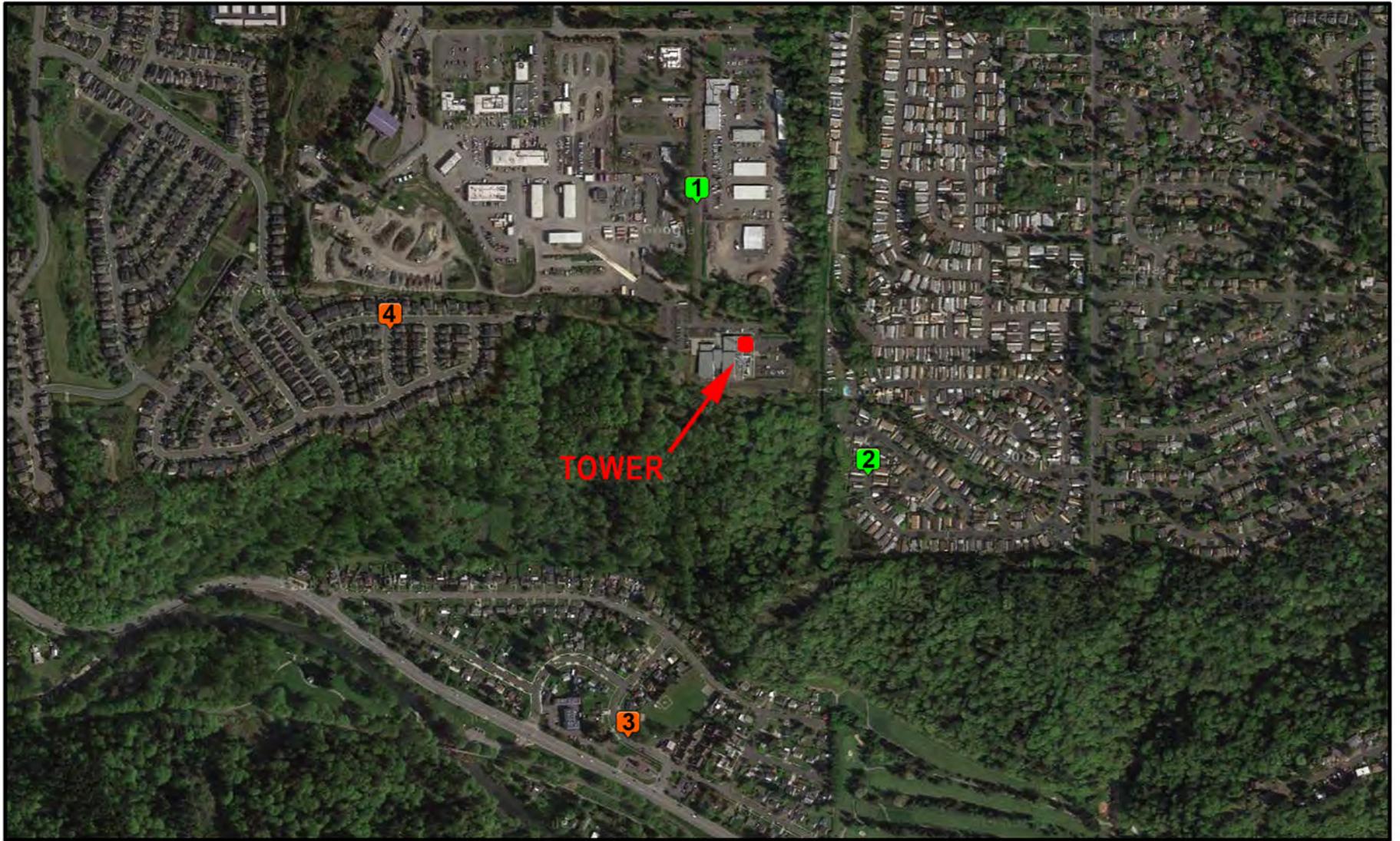
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PLAN REVIEWERS SIGNATURE

ARCHITECTS STAMP

SHEET NAME
PROPOSED WEST ELEVATION

SHEET NUMBER
A-6.1



TIM BRADLEY IMAGING

PHOTO SIM LOCATION MAP



RCECC

3511 NE 2ND STREET, RENTON, WA

Exhibit
6



CURRENT

VIEW #1 LOOKING SOUTH
ON NE 2ND STREET



PROPOSED



RCECC

3511 NE 2ND STREET, RENTON, WA



CURRENT

VIEW #2 LOOKING SOUTH
AT 164 ROSEWOOD DRIVE



PROPOSED



TIM BRADLEY IMAGING

VIEW #3 TOWER NOT SEEN
SE 3RD ST. AND KIRKLAND AVE SE



RCECC

3511 NE 2ND STREET, RENTON, WA



TIM BRADLEY IMAGING

VIEW #4 TOWER NOT SEEN
3400 SE 6TH STREET



RCECC

3511 NE 2ND STREET, RENTON, WA



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-ANM-39-OE
 Prior Study No.
 2003-ANM-2286-OE

Issued Date: 04/22/2016

Sean Douglas
 Puget Sound Emergency Radio Network
 401 5th Avenue
 Suite 0600
 Seattle, WA 98104

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower RCECC
 Location: Renton, WA
 Latitude: 47-28-50.30N NAD 83
 Longitude: 122-10-15.95W
 Heights: 343 feet site elevation (SE)
 180 feet above ground level (AGL)
 523 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 10/22/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.



**GEOTECHNICAL REPORT
KING COUNTY REGIONAL COMMUNICATIONS
AND
EMERGENCY COORDINATION CENTER
RENTON, WASHINGTON**

HWA Project No. 99075-201

August 16, 2001

Prepared for:

Hewitt Architects



HWA GEOSCIENCES INC.

APPENDIX A

Exhibit
8



**Entire Document
Available Upon
Request**

ADVISORY NOTES TO APPLICANT

LUA16-000418



Application Date: June 07, 2016
Name: King County PSERN Emergency Communications Tower Extension

Site Address: 3511 NE 2ND St, N/A
RENTON, WA 98056

PLAN - Planning Review - Land Use

Version 1 |

Planning Review Comments **Contact:** Matt Herrera | 425-430-6593 | mherrera@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, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. 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.
4. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Technical Services Comments **Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Plan set does not reference City of Renton Horizontal or Vertical Control.



Denis Law
Mayor

City of
Renton



June 30, 2016

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 27, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)
PROJECT NAME: King County PSERN Emergency Communications Tower Extension
PROJECT NUMBER: LUA16-000418, ECF, SA-H, CU-H, V-H

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 15, 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) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink, appearing to read "Matt Herrera".

Matt Herrera
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

Exhibit
10

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER: LUA16-000418, ECF, SA-H, CU-H, V-H
APPLICANT: Sarah Teleschow, Odelia Pacific Corporation, 5506 6th Ave South,
Seattle, WA 98108

PROJECT NAME: King County PSERN Emergency Communication Tower Extension
PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, Variance, and Environmental Threshold Determination (SEPA) for a proposed 25-foot height increase and associated improvements to an existing 150-foot emergency communications tower. The proposal would result in an overall tower height of 175-feet with an antenna and lighting rod extension extending to 193-feet. The project site is the King County Office of Emergency Management located at 3511 NE 2nd Street. The project site is within the Light Industrial (IL) zoning district.

The proposed communications tower improvements are a component of the Puget Sound Emergency Radio Network (PSERN) project intended to replace and upgrade the existing regional emergency network used to reach and coordinate emergency responders. Additional improvements to the communications tower include six (6) microwave dishes and two (2) antennas. Equipment and HVAC upgrades will occur within interior of the existing emergency management building. The proposed tower extension and antennas are proposed to be painted to closely match the existing facility.

PROJECT LOCATION: 3511 2nd St, Renton, WA 98056
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 July 15, 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.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



PUBLICATION DATE: July 1, 2016

DATE OF DECISION: June 27, 2016

SIGNATURES:

Gregg Zimmerman

Gregg Zimmerman, Administrator
Public Works Department

6/27/16

Date

Mark Peterson

Mark Peterson, Administrator
Fire & Emergency Services

6/27/16

Date

Kelly Beymer

Kelly Beymer, Administrator
Community Services Department

6/27/16

Date

C.E. Vincent

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

6/27/16

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: King County PSERN Emergency Communications Tower Extension
PROJECT NUMBER: LUA16-000418, ECF, SA-H, CU-H, V-H
LOCATION: 3511 2nd St
DESCRIPTION: THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND ENVIRONMENTAL THRESHOLD DETERMINATION (SEPA) FOR A PROPOSED 25-FOOT HEIGHT INCREASE AND ASSOCIATED IMPROVEMENTS TO AN EXISTING 150-FOOT EMERGENCY COMMUNICATIONS TOWER. THE PROPOSAL WOULD RESULT IN AN OVERALL TOWER HEIGHT OF 175-FEET WITH AN ANTENNA AND LIGHTING ROD EXTENSION EXTENDING TO 193-FEET. THE PROJECT SITE IS THE KING COUNTY OFFICE OF EMERGENCY MANAGEMENT LOCATED AT 3511 NE 2ND STREET. THE PROJECT SITE IS WITHIN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT.
THE PROPOSED COMMUNICATIONS TOWER IMPROVEMENTS ARE A COMPONENT OF THE PUGET SOUND EMERGENCY RADIO NETWORK (PSERN) PROJECT INTENDED TO REPLACE AND UPGRADE THE EXISTING REGIONAL EMERGENCY NETWORK USED TO REACH AND COORDINATE EMERGENCY RESPONDERS. ADDITIONAL IMPROVEMENTS TO THE COMMUNICATIONS TOWER INCLUDE SIX (6) MICROWAVE DISHES AND TWO (2) ANTENNAS. EQUIPMENT AND HVAC UPGRADES WILL OCCUR WITHIN INTERIOR OF THE EXISTING EMERGENCY MANAGEMENT BUILDING. THE PROPOSED TOWER EXTENSION AND ANTENNAS ARE PROPOSED TO BE PAINTED TO CLOSELY MATCH THE EXISTING FACILITY.

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 July 15, 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 JULY 26, 2016 AT 12:00 PM TO CONSIDER THE CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND VARIANCE. 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.

PROJECT DESCRIPTION

INTRODUCTION

King County Puget Sound Emergency Radio Network (here after referred to as “King County PSERN”) is a project that will replace/upgrade the existing, aging regional emergency radio communications system. The emergency communications network is used to reach and coordinate with emergency responders and in the event of a disaster.

This proposal describes the scope of the proposed project by providing specific information regarding the project location, zoning, specifications, and required services.

It is King County PSERN’s desire to work with the City of Renton to ensure that this project is consistent with local ordinances and zoning regulations while providing critical communication for emergency services.

Project Goals

The goal of the King County PSERN - RCECC (Dispatch) site is to update and expand the two-way emergency radio service infrastructure for public safety, first, second, third, and other responders to the surrounding area and throughout Puget Sound. King County PSERN intends to achieve these goals consistent with all policies and ordinances of the City of Renton.

Application Request Plan

The applicant is requesting the following:

- Conditional Use Permit (CUP)
- Site Plan Review
- Variance (Height)
- State Environmental Policy Act (SEPA) Review
- Commercial Building Permit

GENERAL PROJECT DESCRIPTION

Project Overview

King County is in the process of updating and expanding its regional emergency communications system called Puget Sound Emergency Radio Network (PSERN). This system enables 9-1-1 dispatchers to send help during an emergency as well as help first responders such as police officers, fire fighters, and emergency medical staff coordinate response efforts to an emergency.

The applicant, King County PSERN, proposes to modify an existing 150' self-support tower with a 25' tower extension to accommodate emergency communications. The tower is located at 3511 NE 2nd Street Renton, WA 98058 (Parcel No. 1623059138). This site is on an existing emergency communications facility and is the location of the King County Office of Emergency Management. This site is zoned Industrial-Light (IL).

The proposed modifications to the existing one hundred fifty (150') foot tower consists of a twenty-five (25') foot extension for an overall tower height of one hundred seventy-five (175') feet, six (6) microwave dishes, and two (2) antennas. Please see Sheet A-3 and A-3.1 for additional information.

Facility Specifications

- Antennas - King County PSERN is proposing to attach two (2) new antennas to the existing tower with the proposed extension. Please see Sheet A-3 and A-3.1 for additional information.
- Color - The proposed tower extension and antennas will be painted to closely match existing conditions.
- Equipment - King County PSERN will locate equipment within the existing telecommunications room inside the existing building.
- HVAC Upgrades - The existing HVAC units will be updated. The updated HVAC units will meet all applicable noise standards.
- Landscaping - A landscaping plan has been proposed for this site. All equipment will be located within the existing telecommunications room inside the existing building.
- Microwave Dishes - PSERN is proposing to attach six (6) microwave dishes to the proposed tower.

GENERAL SITE ANALYSIS

Conditional Use Permit Required Findings

According to Renton Municipal Code (RMC) Section 4-9-030D:

D. DECISION CRITERIA:

Except for wireless communication facilities, the Administrator or the Hearing Examiner shall consider, as applicable, the following factors for applications: (Ord. 5675, 12-3-2012)

1. Consistency with Plans and Regulations: The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton

The proposed King County PSERN project is consistent with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.

The proposed facility adheres to the City of Renton Comprehensive Plan Capital Facilities Element which specifically addresses "...facilities and services that are needed by the residents and businesses of the City for a functional, safe, and efficient environment." The City of Renton has outlined the following for policies facilities which are as follows:

Policy CF-10: Coordinate with federal, state, regional and local jurisdictions, private industry, businesses and citizens in the planning, design and development of facilities serving and affecting the community.

The City of Renton is coordinating with King County PSERN to provide much needed regional emergency communications.

2. Appropriate Location: The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.

The proposed emergency communication facility has been designed and located in order to be the least intrusive while still providing necessary services. The proposed modification is to an existing tower/facility and will not require a new tower to be erected. Therefore, this proposal is not contributing to the overconcentration of the current use within the City or within the immediate area.

3. Effect on Adjacent Properties: The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.

There will be no change in use and it will not result in substantial or undue adverse effects on adjacent property. The proposed modification is to update the failing system and it is a direct public benefit providing critical emergency communication services to the surrounding area and within the entire network.

4. Compatibility: The proposed use shall be compatible with the scale and character of the neighborhood.

The proposed emergency communication facility is compatible with the scale and character of the neighborhood. The tower will only be extended twenty-five feet (25'). The tower extension has been designed and located in order to be the least intrusive while still providing necessary services. This area is predominantly used for government facilities. Adjacent properties are as follows:

- North – City of Renton Public Works Maintenance Yard and King County District Court
- West – King County Transportation Yard and Renton Transfer Station
- South – Vacant Land
- East – Sunnydale Mobile Home Park

5. Parking: Adequate parking is, or will be made, available.

The existing facility has adequate parking. The proposed modification will not require any additional parking.

6. Traffic: The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.

There are no traffic impacts associated with these types of facilities as they are unmanned and require infrequent maintenance.

7. Noise, Light and Glare: Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.

The proposed modification will not have any significant noise, light or glare impacts. The Federal Aviation Administration will not require the tower to be lighted.

8. Landscaping: Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.

This modification is for a tower extension and antenna collocation. Therefore, no changes are proposed to the existing landscaping.

9. Specific Requirements for Kennels: In addition to the criteria above, the following criteria shall also be considered for kennel applications:

a. History: Past history of animal control complaints relating to the applicant's dogs and cats at the address for which the kennel is located or to be located. Conditional Use Permits shall not be issued for kennels to applicants who have previously had such permits revoked or renewal refused, for a period of one year after the date of revocation or refusal to renew.

This requirement does not apply to this proposal.

b. Standards for Keeping Animals: The applicant or kennel owner must also comply with the requirements of RMC 4-4-010, Animal Keeping and Beekeeping Standards.

This requirement does not apply to this proposal.

10. Specific Requirements for Secure Community Transition Facilities (SCTF), Crisis Diversion Facilities (CDF) and Crisis Diversion Interim Service Facilities (CDIS): In addition to the criteria in subsections D1 through D8 of this Section, the following criteria shall be considered for secure community transition facilities, crisis diversion facilities, and interim service facilities:

- a. Whether alternative locations were reviewed and consideration was given to sites that are farthest removed from any risk potential activity;
- b. Whether adequate buffering is provided from abutting and adjacent uses;
- c. Whether adequate security is demonstrated by the applicant;
- d. Whether public input was provided during the site selection process; and
- e. For SCTF there is no resulting concentration of residential facility beds operated by the Department of Corrections or the Mental Health Division of the Department of Social and Health Services, the number of registered sex offenders classified as Level II or Level III, and the number of sex offenders registered as homeless in a particular neighborhood, community, jurisdiction or region.

This requirement does not apply to this proposal.

Variance Required Findings

According to Renton Municipal Code (RMC) Section 4-9-250B5:

5. Decision Criteria: Except for variances from critical areas regulations, a determination shall be made in writing that the conditions specified below have been found to exist: (Amd. Ord. 4835, 3-27-2000)

- a. That the applicant suffers practical difficulties and unnecessary hardship and the variance is necessary because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings of the subject property, and the strict application of the Zoning Code is found to deprive subject property owner of rights and privileges enjoyed by other property owners in the vicinity and under identical zone classification;

The current tower height of one hundred fifty (150') was found to be ineffective for transmitting and receiving emergency radio communications within the updated network. Therefore, it was determined that an increase in height to one hundred seventy five (175') is the minimum tower height needed to achieve effective and reliable communications.

- b. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated;

The purpose and goal of the regional emergency communications network is to promote public safety and welfare. An update/expansion to the current system further promotes public safety and welfare. The proposed modifications to the RCECC tower are important

to service the vicinity and play an integral role within the emergency communications network.

The proposed modifications to the RCECC tower will not be injurious and/or have detrimental impacts to the existing uses, planned uses, property, or improvements adjacent to; and in the vicinity of the proposed project area. Please see enclosed letter from PSERN providing information about the critical role this site plays within the network and the justification for an increase in height.

c. That approval shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is situated;

In the vicinity lie several Bonneville Power Administration (BPA) transmission towers of similar heights, which provide a service to the public as does this emergency communications facility. The Industrial - Light (IL) zone allows for these types of government facilities. Since this is an addition to an existing use and there are similar uses in the vicinity, it does not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity or zone.

d. That the approval is a minimum variance that will accomplish the desired purpose.

The proposed extension to 175' is the minimum height needed to effectively transmit and receive emergency radio communications to connecting infrastructure in the region. For more information, please refer to the PSERN letter justifying the needed height.

Zoning General Plan Designation

The site is zoned Industrial-Light (IL) and the use is as a government facility. According to Renton Municipal Code (RMC) Section 4-2-060 Zoning Use Table - Uses Allowed in Zoning Designations:

USES:	RESIDENTIAL ZONING DESIGNATIONS									INDUSTRIAL		
	RC	R-1	R-4	R-6	R-8	RMH	R-10	R-14	RMF	IL	IM	IH
Public Facilities												
City government offices		AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
City government facilities	H	H	H	H	H	H	H	H	H	H	H	H
Jails, existing municipal												
Diversion facility and diversion interim service facility											H71	H71
Secure community transition facilities											H71	H71
Other government offices and facilities	H	H	H	H	H	H	H	H	H	H	H	H

Accordingly, King County PSERN's proposed twenty-five (25') foot tower extension exceeds 10 percent of the original tower height, which will require Conditional Use Permit

- Hearing Examiner (CUP), State Environmental Policy Act (SEPA) Review, Site Plan Review, Variance, and a Commercial Building Permit.

Development Standards

According to Renton Municipal Code (RMC) Section 4-2-130A - Development Standards for Industrial Zoning Designations:

LOT DIMENSIONS	
Minimum Lot Size for lots created after September 1, 1985	35,000 sq. ft.
Minimum Lot Width/Depth for lots created after September 1, 1985	None
LOT COVERAGE	
Maximum Lot Coverage for Buildings	65% of total lot area or 75% if parking is provided within the building or within a parking garage
HEIGHT	
Maximum Building Height⁵, except for Public Facilities^{5,13}	50 ft., except 100 ft. if lot is located in the Employment Area (EA) ^{4,13}
Maximum Height for Wireless Communication Facilities⁵	See RMC <u>4-4-140</u> .
SETBACKS^{8,11}	
Minimum Front Yard	Principal Arterial streets: ¹² 20 ft. Other streets: 15 ft.; provided, that 20 ft. is required if a lot is adjacent to or abutting a lot zoned residential.
Minimum Side Yard Along a Street	Principal Arterial streets: ¹² 20 ft. Other streets: 15 ft. Except 50 ft. is required if a lot is adjacent to or abutting a lot zoned residential.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.
Minimum Rear and Side Yards¹¹	None, except 20 ft. if lot is adjacent to or abutting a lot zoned residential; which may be reduced to 15 ft. through the Site Plan development review process.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <u>4-11-030</u> .
LANDSCAPING	
General	See RMC <u>4-4-070</u>
SCREENING	
Minimum Required for Outdoor Loading, Repair, Maintenance or Work Areas; Outdoor Storage, Refuse or Dumpster Areas	See RMC <u>4-4-095</u>
Special Screening Requirements for Tow Truck Operations and Impoundment Yards	NA
LOADING DOCKS	

Location	Not permitted on the side of the lot that is adjacent to or abutting a lot zoned residential. ²
DUMPSTER/RECYCLING COLLECTION STATION OR CENTER	
Location of Refuse or Recycling Areas	See RMC <u>4-4-090</u>
PARKING	
General	See RMC <u>4-4-080</u> and 10-10-13
SIGNS	
General	See RMC <u>4-4-100</u>
CRITICAL AREAS	
General	See RMC <u>4-3-050</u> and <u>4-3-090</u>

Lot Size: This site meets the minimum lot size of 35,000 sq. ft.

Lot Width/Depth: There are no minimum requirements for lot width or depth in the IL zone.

Lot Coverage for Buildings: Buildings do not exceed 65 percent of total lot area.

Building Height: The proposed tower height extension to a total tower height of one hundred seventy-five (175') feet exceeds the allowable height limit in the IL zone. A variance for height approval is part of this application and meets the decisional criteria outlined in RMC 4-9-250B5.

Setbacks: The proposed modifications to the existing tower already meet current setback requirements. The tower is setback as follows:

- North - 241'-6"
- East - 384'-8"
- South - 245'-1"
- West - 461'-2"

Please see Sheet A-1 for more detailed information.

Landscaping: This modification is for a tower extension and antenna collocation. Therefore, no changes are proposed to the existing landscaping.

Screening: This modification is for a tower extension and antenna collocation. Therefore, no changes are proposed to the existing landscaping.

Loading Docks: This requirement is not applicable to this proposal.

Dumpster/Recycling Collection Station or Center: This requirement is not applicable to the proposal.

Parking: The existing facility has adequate parking. The proposed modification will not require any additional parking.

Signs: This requirement is not applicable to this proposal.

Critical Areas: The only critical area noted is regulated slopes on the subject property ranging from 15 to 40 percent. A copy of the geotechnical report has been included which indicated that these slopes were not present in the immediate vicinity of the tower.



King County

CNK-EX-0600
401 Fifth Avenue, Suite 600
Seattle, WA 98104
206-263-7942 Fax 206.296.7609
TTY Relay: 711

July 21, 2015

To whom it may concern,

The Puget Sound Emergency Radio Network ("PSERN") project has recently begun its Civil Site Development work. The project is being administered by the King County Department of Information Technology on behalf of the County's regional partners who own the current network. This letter certifies that the resulting PSERN infrastructure and end user devices will constitute a two-way emergency radio system that exists to provide permanent emergency radio services for public safety first, second, third and other responders to residents and visitors throughout King County.

Sincerely,

David Mendel
PSERN Project Director



King County

Department of Information Technology

CNK-EX-0600
401 Fifth Avenue, Suite 600
Seattle, WA 98104

206-263-7887 Fax 206.296.7608
TTY Relay: 711



May 23, 2016

RE: King County's Puget Sound Emergency Radio Network Deployment at RCECC in Renton

To Whom It May Concern,

King County voters approved Proposition 1 in 2015 to fund the deployment of the Puget Sound Emergency Radio Network (PSERN). PSERN is deploying the next generation of emergency radio networks, greatly increasing Coverage, Capacity, Capability and Connectivity throughout the region.

The King County Regional Communications and Emergency Coordination Center (RCECC) at 3511 NE 2nd St in Renton is the nerve center for disaster preparedness and emergency response planning in and around our region.

PSERN is proposing to raise the existing 150' tower at the RCECC facility by 25' to a total height of 175'. We need this additional height in order to fulfil RCECC's critical mission as the emergency communications hub of King County. This height is required in order for us to locate 3 microwave antennas which connect back to the towers on Capitol Hill in Seattle. This link, which is also being made redundant with dedicated fiber, forms the backbone of the new emergency radio network. The deployment at the RCECC is an imperative for the emergency radio network and the tower extension at the RCECC is required to provide us full functionality. The required total height of 175' was determined by field path analysis and driven by the need to locate 3 x 6' dishes all pointing to Capitol Hill.

King County and the PSERN team appreciate your attention to this urgent matter. We encourage you to approve this proposed deployment so that we can ensure first responders have the support they need when responding to emergencies.

Regards,

David Mendel
PSERN Project Director

(attachments)

About PSERN

When we call 9-1-1, a dispatcher sends us police officers, fire fighters, and emergency medical staff using a radio communications system. The same system is used by first responders to coordinate activities at emergency events, communicate with each other and with their supervisors directing response activities. Time is often critical during emergency situations therefore dispatch and first responders need a reliable radio communications system to help them respond efficiently.

The current emergency radio system is over 20 years old and is in danger of failing if it isn't replaced. Parts on the system are already wearing out and it will soon be at risk for service outages, increased dead spots in coverage and lack of effective communication for emergency responders.

By the end of 2018, the vendor we use to supply new and replacement parts and repair used parts for the system will no longer provide them to us. In addition, the current system was designed in 1992 for the County's population at that time. Over the years, the population throughout the County has steadily increased and residents are living in regions they didn't before which creates coverage challenges for the current system. The new system will have several new features including improved Coverage, Capacity, Capability and Connectivity.

This is a large project; the budget will be approximately \$273 million. On April 28, 2015 King County brought a levy before voters and they approved it so the PSERN project has begun.

You can find more information on the project at www.pser.org



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: June 10, 2016

LAND USE NUMBER: LUA16-000418, ECF, SA-H, CU-H, VAR-H

PROJECT NAME: King County PSERN Emergency Communications

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, Variance, and Environmental Threshold Determination (SEPA) for a proposed 25-foot height increase and associated improvements to an existing 150-foot emergency communications tower. The proposal would result in an overall tower height of 175-feet. The project site is the King County Office of Emergency Management located at 3511 NE 2nd Street. The project site is within the Light Industrial (IL) zoning district. The proposed communications tower improvements are a component of the Puget Sound Emergency Radio Network project intended to replace and upgrade the existing regional emergency network used to reach and coordinate emergency responders. Additional improvements to the communications tower include six (6) microwave dishes and two (2) antennas. Equipment and HVAC upgrades will occur within interior of the existing emergency management building. The proposed tower extension and antennas are proposed to be painted to closely match the existing facility.

PROJECT LOCATION: 3511 NE 2nd St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: June 7, 2016

NOTICE OF COMPLETE APPLICATION: June 10, 2016

APPLICANT/PROJECT CONTACT PERSON: Sarah Telschow, Odelia Pacific Corp/ 5506 6th Ave S, Ste 202/ Seattle, WA 98108/ 206-979-6268/ steschow@odelia.com

Permits/Review Requested: Environmental (SEPA) Review, HE Conditional Use, Site Plan Review-HEX, Variance

Other Permits which may be required: Building Permit

Requested Studies: Geotechnical Report

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: King County PSERN Emergency Communications / LUA16-000418, ECF, SA-H, CU-H, VAR

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING: Public hearing is tentatively scheduled for July 26, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 12:00 pm on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **COMP-EA** on the City of Renton Comprehensive Land Use Map and **I-L** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, **4-2-130A, 4-9-030G, 4-9-030D, 4-9-250B5** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Matt Herrera, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on June 24, 2016. This matter is also tentatively scheduled for a public hearing on July 26, 2016, at 12:00pm, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Matt Herrera, Senior Planner; Tel: (425) 430-6593; Eml: mherrera@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



**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

Al D'Alessandro
King County
401 5th Ave, Ste 500
Seattle, WA 98104

MADLINE CHANEY
ODELIA PACIFIC CORPORATION

Sarah Teleschow
Odelia Pacific Corp
5506 6th Ave S, 200
Seattle, WA 98108

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375 Union Ave SE UNIT 60
Renton, WA 98059

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NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: June 10, 2016
LAND USE NUMBER: LUA16-000418, ECF, SA-H, CU-H, VAR-H
PROJECT NAME: King County PSERN Emergency Communications

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, Variance, and Environmental Threshold Determination (SEPA) for a proposed 25-foot height increase and associated improvements to an existing 150-foot emergency communications tower. The proposal would result in an overall tower height of 175-feet. The project site is the King County Office of Emergency Management located at 3511 NE 2nd Street. The project site is within the Light Industrial (IL) zoning district. The proposed communications tower improvements are a component of the Puget Sound Emergency Radio Network project intended to replace and upgrade the existing regional emergency network used to reach and coordinate emergency responders. Additional improvements to the communications tower include six (6) microwave dishes and two (2) antennas. Equipment and HVAC upgrades will occur within interior of the existing emergency management building. The proposed tower extension and antennas are proposed to be painted to closely match the existing facility.

PROJECT LOCATION: 3511 NE 2nd St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: June 7, 2016
NOTICE OF COMPLETE APPLICATION: June 10, 2016
APPLICANT/PROJECT CONTACT PERSON: Sarah Telschow, Odelia Pacific Corp/ 5506 6th Ave S, Ste 202/ Seattle, WA 98108/ 206-979-6268/ steschow@odelia.com
Permits/Review Requested: Environmental (SEPA) Review, HE Conditional Use, Site Plan Review-HEX, Variance
Other Permits which may be required: Building Permit
Requested Studies: Geotechnical Report
Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: King County PSERN Emergency Communications / LUA16-000418, ECF, SA-H, CU-H, VAR

NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
TELEPHONE NO.: _____



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) - Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approval.

DATE OF NOTICE OF APPLICATION: June 10, 2016
LAND USE NUMBER: L2A16-000418, ECF, SA-H, CU-H, VAR-H

PROJECT NAME: King County PS/ARN Emergency Communications

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, Variance, and Environmental Threshold Determination (ETD) for a proposed 25-foot height increase and associated improvements to an existing 150-foot emergency communications tower.

PROJECT LOCATION: 1511 NE 2nd St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project.

PERMIT APPLICATION DATE: June 7, 2016
NOTICE OF COMPLETE APPLICATION: June 10, 2016
APPLICANT/PROJECT CONTACT PERSON: Sarah Telschow, Odella Pacific Corp/ 5506 6th Ave S, Ste 202/ Seattle, WA 98108/ 206-979-6268/ stanschow@odella.com

Permits/Review Requested: Environmental (SEPA) Review, HE Conditional Use, Site Plan Review-HEX, Variance
Other Permits which may be required: Building Permit
Requested Studies: Geotechnical Report

Location where application may be reviewed: Department of Community & Economic Development (CED) - Planning Division, Sixth floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED - Planning Division, 1055 So. Grady Way, Renton, WA 98057

Name/Title: King County PS/ARN Emergency Communications / L2A16-000418, ECF, SA-H, CU-H, VAR

NAME:
MAILING ADDRESS:
TELEPHONE NO:

PUBLIC HEARING: Public hearing is tentatively scheduled for July 26, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 12:00 pm on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW: Zoning/Land Use: The subject site is designated COMP-EA on the City of Renton Comprehensive Land Use Map and I-L on the City's Zoning Map.

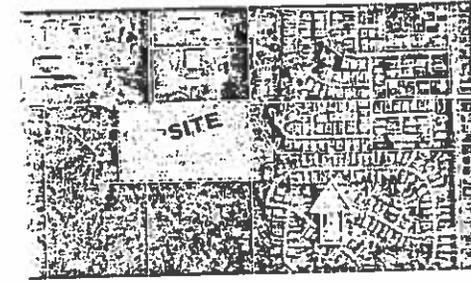
Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, 4-2-130A, 4-9-030G, 4-9-030D, 4-9-250B5 and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Matt Herrera, Senior Planner, CED - Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on June 24, 2016. This matter is also tentatively scheduled for a public hearing on July 26, 2016, at 12:00pm, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton.

CONTACT PERSON: Matt Herrera, Senior Planner; Tel: (425) 430-6593; Eml: mherrera@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



CERTIFICATION

I, Matthew Herrera, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: June 10, 2016 Signed: [Signature]

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Matthew Herrera 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: [Signature] Notary Public in and for the State of Washington

Notary (Print): Holly Powers

My appointment expires: August 27, 2017





NOTICE

OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: King County PSERN Emergency Communications Tower Extension

PROJECT NUMBER: LUA16-000418, ECF, SA-H, CU-H, V-H

LOCATION: 3511 2nd St

DESCRIPTION: THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND ENVIRONMENTAL THRESHOLD DETERMINATION (SEPA) FOR A PROPOSED 25-FOOT HEIGHT INCREASE AND ASSOCIATED IMPROVEMENTS TO AN EXISTING 150-FOOT EMERGENCY COMMUNICATIONS TOWER. THE PROPOSAL WOULD RESULT IN AN OVERALL TOWER HEIGHT OF 175-FEET WITH AN ANTENNA AND LIGHTING ROD EXTENSION EXTENDING TO 193-FEET. THE PROJECT SITE IS THE KING COUNTY OFFICE OF EMERGENCY MANAGEMENT LOCATED AT 3511 NE 2ND STREET. THE PROJECT SITE IS WITHIN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT.

THE PROPOSED COMMUNICATIONS TOWER IMPROVEMENTS ARE A COMPONENT OF THE PUGET SOUND EMERGENCY RADIO NETWORK (PSERN) PROJECT INTENDED TO REPLACE AND UPGRADE THE EXISTING REGIONAL EMERGENCY NETWORK USED TO REACH AND COORDINATE EMERGENCY RESPONDERS. ADDITIONAL IMPROVEMENTS TO THE COMMUNICATIONS TOWER INCLUDE SIX (6) MICROWAVE DISHES AND TWO (2) ANTENNAS. EQUIPMENT AND HVAC UPGRADES WILL OCCUR WITHIN INTERIOR OF THE EXISTING EMERGENCY MANAGEMENT BUILDING. THE PROPOSED TOWER EXTENSION AND ANTENNAS ARE PROPOSED TO BE PAINTED TO CLOSELY MATCH THE EXISTING FACILITY.

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 July 15, 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 **JULY 26, 2016** AT 12:00 PM TO CONSIDER THE CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND VARIANCE. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



Exhibit
15

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

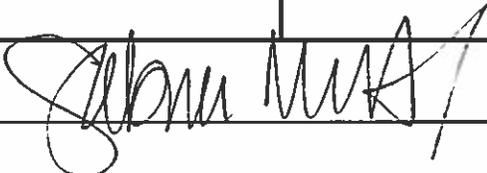
DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

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 June, 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
Al D'Alessandro, King County	Owner
Sarah Telechow, Odelia Pacific Corp	Applicant

(Signature of Sender): _____


STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

I certify that 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: June 30, 2016

Holly Powers
 Notary Public in and for the State of Washington



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

Project Name:	King County PSERN Emergency Communications Tower Extension
Project Number:	LUA16-000418, ECF, SA-H, CU-H, V-H

**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

Al D'Alessandro
King County
401 5th Ave, Ste 500
Seattle, WA 98104

Sarah Teleschow
Odelia Pacific Corp
5506 6th Ave S, 200
Seattle, WA 98108

CITY OF Renton NOTICE

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

PROJECT NAME: King County PSEIN Emergency Communications Tower Extension
PROJECT NUMBER: 14016-000418, ECF, SA-14, CU 14, V-14
LOCATION: 1511 2nd St
DESCRIPTION: THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND ENVIRONMENTAL THRESHOLD DETERMINATION (EPA) FOR A PROPOSED 35 FOOT HEIGHT INCREASE AND ASSOCIATED IMPROVEMENTS TO AN EXISTING 155-FOOT EMERGENCY COMMUNICATIONS TOWER. THE PROPOSAL WOULD RESULT IN AN OVERALL TOWER HEIGHT OF 175 FEET WITH AN ANTENNA AND LIGHTING ROD EXTENSION EXTENDING TO 125 FEET. THE PROJECT SITE IS THE KING COUNTY OFFICE OF EMERGENCY MANAGEMENT LOCATED AT 3511 NE 3RD STREET. THE PROJECT SITE IS WITHIN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT.
 THE PROPOSED COMMUNICATIONS TOWER IMPROVEMENTS ARE A COMPONENT OF THE PUGET SOUND EMERGENCY RADIO NETWORK (PSERN) PROJECT INTENDED TO REPLACE AND UPGRADE THE EXISTING REGIONAL EMERGENCY NETWORK USED TO REACH AND COORDINATE EMERGENCY RESPONDERS. ADDITIONAL IMPROVEMENTS TO THE COMMUNICATIONS TOWER INCLUDE SIX (6) MICROWAVE DISHES AND TWO (2) ANTENNAS. EQUIPMENT AND HVAC UPGRADES WILL OCCUR WITHIN INTERIOR OF THE EXISTING EMERGENCY MANAGEMENT BUILDING. THE PROPOSED TOWER EXTENSION AND ANTENNAS ARE PROPOSED TO BE PAINTED TO CLOSELY MATCH THE EXISTING FACILITY.

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 July 15, 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 RENC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-4510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARINGS EXAMINER AT HIS REGULAR MEETING IN THE CIVIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON JULY 26, 2016 AT 12:00 PM TO CONSIDER THE CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND VARIANCE. 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.

CERTIFICATION

I, Stephan Bannerman, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 6/21/2016

Signed: [Signature]

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Stephan Bannerman 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: June 28, 2016

[Signature]
 Notary Public in and for the State of Washington

Notary (Print): Holly Powers

My appointment expires: August 29, 2017

