EXHIBIT 23
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SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Development Services Department
17301 133rd Avenue NE • Woodinville, WA 98072
425-489-2754 • www.ci.woodinville.wa.us

Project Name:	Church/Parkwood Subdivision
Project Number(s):	SEP14017 / PPA14001
Description of Proposal:	Preliminary Plat Application to subdivide two lots totaling 2.98 acres into 15 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage improvements, tree protection, and drainage improvements. Environmental (SEPA) review is required for developments of five or more lots and when critical areas exist on the site.
Location of Proposal:	20325 136th Avenue NE and 13457 NE 205th Street
Proponent:	Quadrant Corporation 14725 SE 36th Street, #100 Bellevue, WA 98006
Contact:	Geoff Tamble; The Blueline Group 25 Central Way, #400 Kirkland, WA 98033
Lead Agency:	City of Woodinville
Staff Contact:	Agnes Kowacz, Project Manager at 425-877-2293 or agnesk@ci.woodinville.wa.us

The lead agency for this proposal 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 decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted within 15 days of issuance, by 4:00pm on June 23, 2015.

CHANGES TO PROPOSAL

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required. This DNS is issued on the basis of compliance of this proposal with all applicable Woodinville Municipal Code (WMC) regulations and standards, and environmental policies, as adopted by WMC 14.04.240, Subsection (4).

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with the project and SEPA review, specifically:

1. SEPA Checklist, prepared by The Quadrant Corporation, dated November 5, 2014
2. Preliminary Plat Plans, prepared The Blueline Group, dated June 2, 2015
3. Critical Areas Special Study, prepared by Raedeke Associates, Inc., dated May 15, 2015
4. Geotechnical report, prepared by Terra Associates Inc., October 31, 2014
5. Tree Inventory, prepared by Schoffner Consulting, dated April 14, 2015
6. Preliminary Technical Information Report, prepared by The Blueline Group, dated March 12, 2015
7. Safe Walk Report, prepared by The Blueline Group, dated March 10, 2015
8. Traffic Impact Analysis, prepared by Transpo Group, dated June 2014 and updated Memorandum dated November 3, 2014

The voluntary offers and applicable documents listed above were considered and evaluated as part of this threshold determination. The City has considered whether other local, State, or Federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts.

DISCLAIMER

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Woodinville codes governing traffic control, land-use performance standards, construction, and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Woodinville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety, and welfare of the public to do so.

APPEAL

You may appeal this determination to the City of Woodinville Hearing Examiner at 17301 133rd Avenue NE, Woodinville, WA 98072 no later than 14 days from the date the DNS becomes final. Based on the issuance date of this determination, the appeal period ends at 4:00 P.M. on June 23, 2015. If you choose to appeal or comment, you should be prepared to make specific factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Responsible Official: David Kuhl, Development Services Director
Contact Person: Agnes Kowacz, Project Manager
Address: 17301 133rd Avenue NE, Woodinville, WA 98072
Phone Number: (425) 877-2293
Email Address: agnesk@ci.woodinville.wa.us

Signature: _____ **Date:** June 8, 2015
David Kuhl, Development Services Director

Methods of Notice:
Published
Posted: 1) In-House, 2) Post Office & 3) Website
Post Site
Mailed: Applicant, Parties of Record

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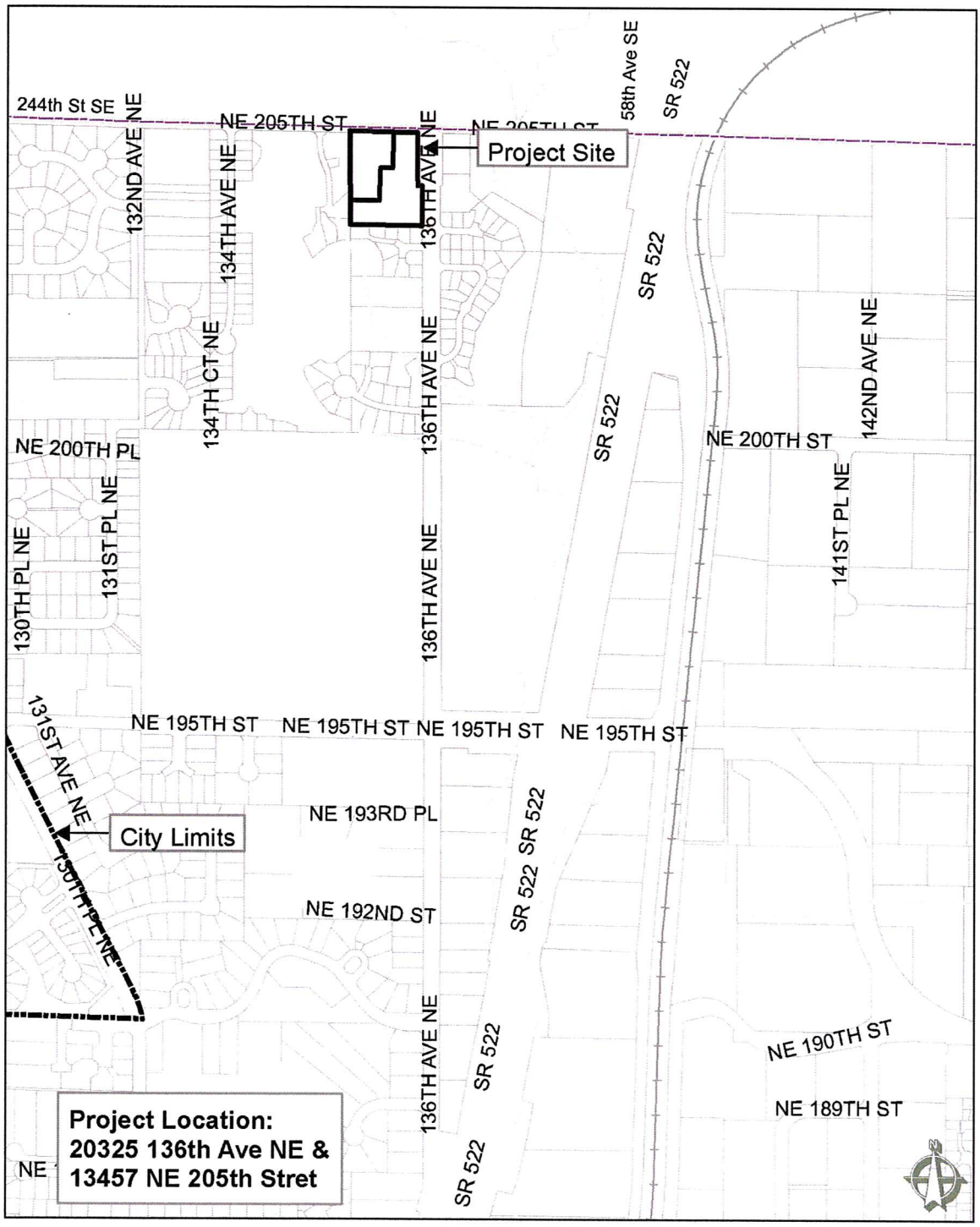
DETERMINATION OF NONSIGNIFICANCE
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