



DETERMINATION OF NONSIGNIFICANCE (DNS)

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

Project Name: The Reserve at Woodinville
Project Number(s): SEP16002
Description of Proposal: Land use approval to construct two warehouse buildings with a combined footprint of 199,700 square feet and 195-stall parking lot in the Industrial Zone. Construction includes grading and drainage improvements, street improvements, tree removal, landscaping installation, and shoreline enhancement and restoration. The site is within the shoreline jurisdiction and is subject to review under the Shoreline Master Program. SEPA review is required for buildings exceeding 4,000 square feet and construction of more than 20 parking stalls.
Location of Proposal: 15902 Woodinville-Redmond Road, Woodinville, WA
Proponent: Panattoni Development Company, Inc.
Lead Agency: City of Woodinville
Staff Contact: Amanda Almgren, Associate Planner at 425-877-2285 or amandaa@ci.woodinville.wa.us

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL

The Responsible Official has determined that the proposal 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 upon request at the address below.

- 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 July 20, 2016.

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 dated June 6, 2016
2. Land Use Approval Plans (including site plans, parking plans, landscape plans, civil plans, tree plan and floor plans) received June 13, 2016
3. Tree Plan, prepared by Gilles Consulting, dated June 6, 2016
4. Critical Areas Special Study, prepared by Talasaea Consulting, Inc., dated January 15, 2016
5. Floodplain Habitat Assessment Report, prepared by Talasaea Consulting, Inc., dated January 15, 2016
6. Cultural Resources Investigation and Inadvertent Discovery Plan, prepared by Tetra Tech, dated June 2013
7. Geotechnical Evaluation Report, prepared by Terra Associates, Inc., dated November 15, 2012, with Cover Letter dated January 11, 2016.
8. Technical Information Report, prepared by Barghausen Consulting Engineers, Inc. dated June 3, 2016
9. Traffic Study, prepared by Jake Traffic Engineering, Inc. dated June 14, 2013, with Cover Letter dated April 8, 2016.

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.

APPEALS

A party of record may appeal this decision to the Woodinville Hearing Examiner within 15 days of the date of issuance of this decision, by 4:00 p.m., on July 20, 2016. Written appeals shall be submitted with the appropriate appeal fee to: Development Services Department in City Hall, 17301 133rd Avenue NE, Woodinville, WA 98072. 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: Amanda Almgren, Associate Planner

Address: 17301 133rd Avenue NE, Woodinville, WA 98072

Phone Number: (425) 877-2285

Email Address: amandaa@ci.woodinville.wa.us

Signature:



David Kuhl, Development Services Director

Date: July 5, 2016