



**NOTICE OF PUBLIC HEARING AND  
SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)  
City of Woodinville**

**Development Services Department**

425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072

**Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm**

**NOTICE IS HEREBY GIVEN** that the City of Woodinville Hearing Examiner will conduct a Public Hearing on **Wednesday, December 20, 2017 at 11:00 AM** at Woodinville City Hall Council Chambers to consider public comment on the proposal described below:

**Project Name:** Sierra Construction Office

**Project Number(s):** RUP16001 (Reasonable Use Permit), VAR16001 (Variance Permit), SEP16005 (SEPA Review)

**Description of Proposal:** Land use approval to construct a new 13,237 square-foot office building over a 28-stall parking garage with an additional 21-stall surface parking lot. Construction includes grading and drainage improvements, utilities, a retaining wall, street frontage improvements, landscaping and stream buffer enhancements. SEPA review is required for buildings exceeding 4,000 square feet and construction of more than 20 parking stalls.

**Location of Proposal:** 14800 NE North Woodinville Way; Parcel Number 0326059073

**Proponent:** John Llacuna; SynThesis PLLC

**Lead Agency:** City of Woodinville

**Public Hearing Date:** December 20, 2017 at 11:00 AM

**Hearing Location:** Woodinville City Hall, Council Chambers  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

**Staff Contact:** Amanda Almgren, Associate Planner at 425-877-2285 or amandaa@ci.woodinville.wa.us

**YOU ARE INVITED** to attend the hearing and to provide oral and written testimony for the records. The hearing procedure shall follow Chapter 21.83 WMC. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing.

**SEPA ENVIRONMENTAL POLICY ACT:** 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 14 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00pm on December 18, 2017.

**APPEAL:** You may appeal the SEPA determination to the City of Woodinville Hearing Examiner at 17301 133<sup>rd</sup> 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 December 18, 2017. If you choose to appeal or comment, you should be prepared to make specific factual objections.

A decision of the Woodinville Hearing Examiner may be appealed to King County Superior Court pursuant to WMC 21.83.020(5).

**ADDITIONAL INFORMATION:** Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. To receive additional information on appeals for this application, please contact the staff person listed below.

**Responsible Official:** David Kuhl, Development Services Director

**Contact Person:** Amanda Almgren, Associate Planner

**Address:** 17301 133<sup>rd</sup> Avenue NE, Woodinville, WA 98072

**Phone Number:** (425) 877-2285

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

Signature:   
David Kuhl, Development Services Director

Date: December 4, 2017

Methods of Notice:

Published

Posted: 1) In-House; 2) Post Office; 3) Website; and On-site

Mailed: Applicant, Property Owners within 500 feet, Parties of Rec