

# NOTICE OF APPLICATION AND IMPENDING DECISION

## GOURMET LATTE REASONABLE USE PERMIT/ENVIRONMENTAL REVIEW

(File No. ERC-004267-2016)

### Application and Project Description

On October 12, 2016, Robert Gregg, on behalf of Tanya Benvenuti, applied for a Environmental Review Application (SEPA) for the construction of a 576 sf coffee stand with two driveway and six parking stalls. The project approval also requires a Reasonable Use Exception (RUE) because the property is almost entirely encumbered by critical areas. The RUE process includes a required public hearing before the Lynnwood Hearing Examiner (January 2017).

### Location:

The property located at the southeast corner of Maple Road and Alderwood Mall Parkway.

### SEPA Environmental Review:

The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

### Additional Permits:

NPDES, Stormwater Permit (Dept. of Ecology)

### Comments:

Comments concerning SEPA Environmental Review should be mailed to the City of Lynnwood, Community Development Department, PO Box 5008, Lynnwood, WA 98046 OR delivered to the Permit Center at 4114 198<sup>th</sup> St SW, Suite 7. Comments must be submitted by 4:00 PM on November 21, 2016.

### Contact:

The file on this project is maintained in the Community Development Department office at the above listed address. Only persons who submit written comments to the Director or request a copy of the original decision may appeal the Director's decision when it is issued. If you wish to be notified of any decision, the appeal rights of this application or if you have other questions, please contact Todd Hall, Planning Manager, at (425) 670-5407 or [thall@lynnwoodwa.gov](mailto:thall@lynnwoodwa.gov). Please make reference to ERC-004267-2016 when making contact.

**Date of this Notice:** November 7, 2016

**Comments Due:** November 21, 2016

