

BEFORE THE HEARING EXAMINER FOR
THE CITY OF KENMORE

In the Matter of the SEPA Appeal of:

THE LODGE AT ST. EDWARD

FINAL SITE PLAN RECOMMENDATION
AND DECISION ON FEIS APPEAL
NO. CSP16-0077

APPENDIX B: MASTER EXHIBIT LIST

Core Documents

- Exhibit 1: Application
- Exhibit 2: Complete Application Letter
- Exhibit 3: SEPA DS and Scoping Notice
- Exhibit 4: Combined Notice
- Exhibit 5: Notice of Availability of DEIS
- Exhibit 6: Notice of Availability of DEIS and Comment Period Extension
- Exhibit 7: Notice of Final EIS
- Exhibit 8: Vicinity Aerial Photo
- Exhibit 9: DAHP Support Letter

- Exhibit 10: Legislative Support Letter
- Exhibit 11: Final Environmental Impact Statement
- Exhibit 12: Geological Hazards Area Map
- Exhibit 13: Site Plans
- Exhibit 14: Heffron Transportation Analysis
- Exhibit 15: Certificate of Water Availability
- Exhibit 16: Certificate of Sewer Availability
- Exhibit 17: Northshore Utility District Review Letter
- Exhibit 18: Secretary of the Interior
- Exhibit 19: Draft Environmental Impact Statement
- Exhibit 20: Addendum to Final Environmental Impact Statement
- Exhibit 21: February 8, 2017 Revised Staff Report
- Exhibit 22: Hearing Examiner SEPA Orders
- A. February 11, 2017 Pre-Hearing Order
 - B. February 15, 2017 Supplemented Pre-Hearing Order
 - C. February 23, 2017 Order on Applicant's First Motion to Dismiss
 - D. February 25, 2017 Order on Applicant's Second Motion to Dismiss
 - E. February 27, 2017 Order on State Parks Request for Reconsideration
 - F. February 28, 2017 Rulings on Pre-Hearing Brief Objections
- Exhibit 23: Undated Notice of Statement of Appeal with Appendix
- Exhibit 24: Procedural Email correspondence between SEPA Appeal parties and Hearing Examiner
- Exhibit 25: Audio Recording of the January 5, 2017 Parks Commission meeting
- Exhibit 26: Transcript of the January 9, 2017 Parks Commission meeting
- Exhibit 27: Parks Commission Special Meeting Agenda

- Exhibit 28: National Register Nomination
- Exhibit 29: Notice of Availability of EIS Addendum
- Exhibit 30: Type 4 Information Sheet
- Exhibit 31: Architectural Site Plan
- Exhibit 32: Preliminary Civil Plan
- Exhibit 33: Title Report
- Exhibit 34: Lease Boundary
- Exhibit 35: Washington State Parks Notice of Adoption
- Exhibit 36: Drainage Report prepared by Coughlin Porter Lundeen (June 29, 2016)
- Exhibit 37: Geotechnical Report prepared by PanGEO Incorporated (June 29, 2016)
- Exhibit 38: Stream and Wetland Delineation Report by The Watershed Company (June 2016)
- Exhibit 39: Habitat Assessment prepared by The Watershed Company (June 27, 2016)
- Exhibit 40: Tree Inventory and Arborist Report prepared by Tree Solutions, Inc. (June 27, 2016)
- Exhibit 41: SEPA Lead Agency Agreement
- Exhibit 42: Notice of Rescheduled Hearing Date
- Exhibit 43: Lease of the Park
- Exhibit 44: Site Plan EIS Appeal Table
- Exhibit 45: Letters and Communications from the Public
- Exhibit 46: Anne Aagard Exhibits
- A. 11/17/16 Letter from Ramsay to Cunningham
 - B. "Appendix 3"
 - C. St. Edward Seminary Cultural Landscape Inventory Cover Sheet
 - D. Civil site plan – parking expansion
 - E. Saint Edward Seminary Cultural Landscape Site Plan
 - F. Seminary Grounds Interpretive Sign

G. Second page of letter from Gregory Griffith, Deputy State Historic Preservation Officer

City Documents

- C1: Type 4 Site Plan Narrative (States “Type 4 Site Plan Application” at the top)
- C2: Architecture Site Plan prepared by Ron Wright & Associates Architects, PS
- C3: Preliminary Civil Plan prepared by Coughlin Porter Lundeen (October 8, 2015)
- C4: Drainage Report prepared by Coughlin Porter Lundeen (June 29, 2016)
- C5: Geotechnical Report prepared by PanGEO Incorporated (June 29, 2016)
- C6: Stream and Wetland Delineation Report prepared by The Watershed Company (June 2016)
- C7: Habitat Assessment prepared by The Watershed Company (June 27, 2016)
- C8: Tree Inventory and Arborist Report prepared by Tree Solutions, Inc. (June 27, 2016)
- C9: Lease Boundary
- C10: SEPA Lead Agency Agreement
- C11: Washington State Parks Notice of Adoption
- C12: Notice of Rescheduled Public Hearing Date
- C13: Site Plan Revised Recommendation (February 8, 2017)
- C14: St. Edward EIS Appeal Table
- C15: City of Kenmore’s Lists of Witnesses and Exhibits
- C16: City of Kenmore’s Hearing Brief

Appellant Documents

- S1: Website of Daniels Real Estate (Current Projects, St. Edward State Park)
- S2: Cedarbrook Lodge Floorplans and Capacities Charts

- S3: Aerial picture (via Google Earth) of Cedarbrook Lodge and nearby parking lots
- S4: Witness List and CVs
- S5: Calculation of Cedarbrook Lodge and Lodge at St. Edward occupancies and parking demand
- S6: Email from Doug Levy
- S7: Applicant's [sic] Exhibit List
- S8: Appellant's Response to Motion to Dismiss with thee exhibits
- S9: Appellant's Response to Applicant's Second Motion to Dismiss
- S10: Speakers
- S11: Marbled Murrelet with CV and Papers
- S12: Hendershott Statement with two exhibits
- S13: Appellant's Traffic and Parking Brief
- S14: "Susan Carlson" Brief
- S15: Appeal Issue Re-Write

Applicant Documents

- A1: 2007 National Register of Historic Places Nomination
- A2: 1978 Terms and Conditions for Grant of Outdoor Recreation Account Funds
- A3: 2016 Department of Commerce Study
- A4: State Parks Website on Visiting St. Edward State Park
- A5: January 16, 1978 Commission Meeting Minutes Excerpt
- A6: March 20, 1978 Commission Meeting Minutes Excerpt
- A7: September 10, 2015 Requested Action to Washington State Parks and Recreation Commission

- A8: December 1, 1982 Letter from Governor Spellman
- A9: 1981 Memorandum from Jan Tveten to Washington State Parks and Recreation Commission
- A10: February 10, 2007 Seattle Times Article: “Plan for Pub Stirs Debate on Saint Edward Park”
- A11: April 28, 2007 Seattle Times Article: “Brewery Says it is Dropping Plan for Pub in St. Edward State Park”
- A12: February 3, 2015 Woodinville Weekly Article “Plans to Renovate Seminary at Saint Edward State Park Fall Through”
- A13: September 18, 2014 Requested Action: “Saint Edward Seminary Management Options”
- A14: November 14, 2013 Parks Commission Resolution
- A15: September 19, 2014 Parks Commission Meeting Minutes
- A16: August 25, 2014 Determination of Nonsignificance
- A17: September 10, 2015 Parks Commission Meeting Minutes
- A18: September 22, 2016 Parks Commission Meeting Minutes
- A19: Kenmore and State Parks Lead Agency Agreement
- A20: Addendum to Final Environmental Impact Statement
- A21: Notice of Addendum Issuance
- A22: State Notice of Adoption for FEIS
- A23: State Notice of Adoption for Addendum
- A24: Notice of January 5, 2017 meeting
- A25: January 9, 2017 Parks Commission Meeting Minutes
- A26: Saint Edward Management Plan
- A27: Project Narrative

- A28: Architecture Site Plan prepared by Ron Wright & Associates Architects, PS
- A29: Preliminary Civil Plan prepared by Coughlin Porter Lundeen (October 8, 2015)
- A30: Drainage Report prepared by Coughlin Porter Lundeen (June 29, 2016)
- A31: Geotechnical Report prepared by PanGEO Incorporated (June 29, 2016)
- A32: Stream and Wetland Delineation Report prepared by The Watershed Company (June 2016)
- A33: Habitat Assessment prepared by The Watershed Company (June 27, 2016)
- A34: Tree Inventory and Arborist Report prepared by Tree Solutions, Inc. (June 27, 2016)
- A35: Title Report issued by First American Title Insurance Company
- A36: Lease Boundary
- A37: February 8, 2017 Staff Recommendation
- A38: Lease by and between State of Washington and the Lodge at Saint Edward Park, LLC dated January 9, 2017
- A39: Transcript of Washington Parks Special Commission Meeting held on January 9, 2017
- A40: Determination of Non-Significance dated September 6, 2016
- A41: Environmental Impact Statement (EIS) Scoping Info Session Presentation
- A42: Exhibit and Witness List
- A43: Supplemental Exhibit and Witness List
- A44: Proposed Pre-Hearing Scheduling Order
- A45: Applicant's Motion to Dismiss
- A46: Applicant's Second Motion to Dismiss
- A47: Applicant's Pre-Hearing Brief
- A48: Applicant's Reply in Support of Motion to Dismiss

A49: Applicant's Reply in Support of Second Motion to Dismiss

A50: Applicant's Response to Appellant's Hearing Briefs

State Park Documents

P1: Parks' Support for Daniels' Motion to Dismiss

P2: State Parks' Witness and Exhibits Disclosure

P3: State Parks' Prehearing Brief

P4: State Parks' Motion for Reconsideration

P5: State Parks' Response to Citizens' Prehearing Briefs

P6: St. Edwards Lease