

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

**THE HEARING EXAMINER
THE CITY OF SEATTLE**

In Re The Appeal of:

ADMINISTRATIVE DECISION
APPROVING APP. NO. 3042320-LU

JSA CIVIL, LLC; and WINCO FOODS,
LLC;
Appellant,

Applicant/Owners.

LAKE WASHINGTON WORKING
FAMILIES

Appellant.

Hearing Examiner File No.
W-25-008

Department Reference No.:
3042320-LU

**APPLICANT’S SUPPLEMENTAL DISCLOSURE
OF EXHIBITS**

Ryan Vancil
City of Seattle Hearing Examiner

Applicants JSA Civil, LLC and WinCo Foods, LLC (collectively “Applicant”) submits the following supplemental list of exhibits pursuant to the City of Seattle’s (the “City”) witness and exhibit disclosure and the Hearing Examiner’s December 3, 2025 Prehearing Order. It was Applicant’s understanding from the pre-hearing conference that the City’s portal records for 3042320-LU would comprise the official City SEPA record and that Applicant would not need to submit said records to the Hearing Examiner. Out of an abundance of caution, Applicant submits the following records (comprising Exhibit 1), in addition to Applicant’s original disclosure (Exhibits 1-5):

II. EXHIBITS

- 1. City of Seattle Portal Records for this Project (the Applicant understands this is the official City record).

- 1 • Pre-Submittal Conference/Coaching Application, dated 10/17/2024.
- 2 • Statement of Financial Responsibility/Agent Authorization, dated 10/17/2024.
- 3 • Pre-Submittal Approved Notes/Minutes, dated 11/21/2024.
- 4 • Billing Invoice, dated 12/01/2024.
- 5 • Billing invoice, dated 2/01/2025.
- 6 • Billing invoice, dated 3/01/2025.
- 7 • WinCo Preliminary Civil Plans, dated 3/17/2025.
- 8 • Statement of Financial Responsibility/ Agent Authorization, dated 3/17/2025.
- 9 • Seattle WinCo Preliminary Stormwater Report, dated 3/17/2025.
- 10 • SEPA Checklist, dated 3/17/2025.
- 11 • Grading and Building Large Sign, dated 3/20/2025.
- 12 • Grading and Building Large Sign Map, dated 3/20/2025.
- 13 • Notice Map, dated 3/21/2025.
- 14 • Billing Invoice, dated 4/1/2025.
- 15 • Record Snapshot, dated 4/8/2025.
- 16 • Public Comment, dated 4/17/2025.
- 17 • SEPA Checklist, dated 4/17/2025.
- 18 • Public Comment, dated 4/28/2025.
- 19 • Public Comment, dated 4/29/2025.
- 20 • Public Comment, dated 5/6/2025.
- 21 • Correction Letter – Cycle #1, Zoning, dated 5/21/2025.
- 22 • Correction Letter – Cycle #1, GeoTech, dated 5/21/2025.
- 23 • Correction Letter – Cycle #1, Drainage, dated 5/23/2025.
- 24 • Correction Letter – Cycle #1, General Land Use, dated 5/27/2025.
- 25 • Plan Set – Land Use Consolidated Summary Report, dated 5/27/2025.
- 26 • Billing Invoice, dated 6/1/2025.
- 27 • Billing Invoice, dated 7/1/2025.
- SPU Build-over Review Correspondence, dated 6/18/2025 (uploaded 7/7/2025)
- Correction Response Compiled, Cycle #1, dated 7/7/2025
- Zoning Analysis, dated 7/7/2025
- Geotechnical Addendum Letter No. 2 – Shoring Design Recommendations, dated 6/11/2025 (uploaded 7/7/2025).
- Project Concept, Exterior Building Elevations, dated 7/7/2025.
- SEPA Greenhouse Gas Emissions Worksheet, dated 7/7/2025.
- Correction Response Plan Set, dated 7/7/2025.
- Geotechnical Report, dated 5/20/2024 (uploaded 7/7/2025)
- Preliminary Civil Plans (uploaded 7/08/2025).
- Correction Letter – Cycle #2, General Land Use, dated 7/28/2025.
- Correction Letter – Cycle #2, Zoning, dated 7/28/2025.
- Correction Letter – Cycle #2, Geotech, dated 7/30/2025.
- Billing Invoice, dated 8/31/2025.
- Cycle 2 – Land Use Consolidated Plan Set, dated 8/5/2025.
- Revised Plan Sheets – Land Use, dated 8/20/2025.
- Correction Response Compiled, Cycle #2, dated 8/20/2025.
- Revised Plan Set with comments, dated 8/26/2025.
- Revised Plan Set, dated 8/27/2026.
- Billing invoice, dated 9/1/2025.
- Correction Letter – Cycle #3, General Land Use, dated 9/4/2025
- Land Use Plan Set, dated 9/12/2025.

APPLICANT'S DISC. OF WITNESSES AND EXHIBITS - 2

- Revised Plan Set, Consolidated Summary Report, dated 9/12/2025.
 - Revised Plan Set, dated 9/15/2025.
 - Correction Response Plan Sets – all reviews complete, dated 9/15/2025.
 - SEPA Checklist – Annotated, dated 9/29/2025.
 - Billing Invoice, dated 10/1/2025.
 - Published Decision/Recommendation, dated 10/20/2025.
 - Billing Invoice, dated 11/1/2025.
 - Appeal to Hearing Examiner, dated 11/4/2025.
 - Billing Invoice, dated 12/1/2025.
 - Billing Invoice, dated 1/1/2026.
2. Curriculum Vitae of Brandon Johnson, PE.
 3. Curriculum Vitae of Chad Pollock.
 4. City of Seattle 2003 SEPA Decision for Sam’s Club at 13505 Aurora Ave. N.
 5. Public comment of Jeff Stalter.

DATED this 20th day of January, 2026 at Bellingham, Washington.

CSD ATTORNEYS AT LAW P.S.



Timothy D. Schermetzler, WSBA #49737
Megan D. Holmes, WSBA #61251

1 **DECLARATION OF SERVICE**

2 The undersigned certifies that under penalty of perjury under the laws of the State of
3 Washington, that on the date stated below, I caused the delivery of a true and correct copy of the

4 ***Applicant’s Supplemental Disclosure of Exhibits*** to the parties listed below:

5 **HEARING EXAMINER OF THE CITY OF SEATTLE**

6 **Hearing Examiner**
7 **Clerk of the Hearing Examiner**
8 PO Box 94729
9 Seattle, WA 98124
10 *Hearing.Examiner@seattle.gov*

11 **[X] Via Electronic Filing, by Email and Portal**
12 **[X] Via Hand Delivery**

13 **CITY OF SEATTLE**

14 **Seattle Department of Construction & Inspections**
15 Carly Guillory
16 *Carly.guillory@seattle.gov*

17 **[X] Via Electronic Mail**

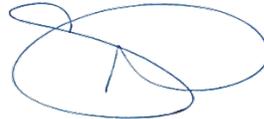
18 **APPELLANT – LAKE WASHINGTON WORKING FAMILIES**

19 **Law Office of Karl G. Anuta, P.C.**
20 Karl G. Anuta
21 735 SW First Avenue, 2nd Floor
22 Portland, OR 97204
23 *KGA@lokga.net*
24 *corey@lokga.net*
25 *izamar@lokga.net*
26 *emily@lokga.net*

27 **[X] Via Electronic Mail**

DATED this 20th day of January, 2026 at Bellingham, Washington.

CSD ATTORNEYS AT LAW P.S.



Shannon Duhon, Paralegal