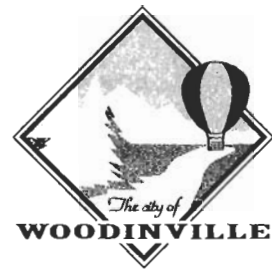


**NOTICE OF REVISED EIS SCOPE
PRELIMINARY PLATS OF WOOD TRAILS AND MONTEVALLO
AND ASSOCIATED REZONES**



*"Citizens, business and local government;
a community commitment to our future."*

Note:

This is a Notice of Revised EIS Scope for the proposed Wood Trails and Montevallo subdivisions, and the associated rezone requests. The City of Woodinville issued a Determination of Significance on October 11, 2004, stating that these proposals are likely to have a significant adverse impact on the environment, and that an environmental impact statement (EIS) is required under RCW 43.21C.030 (2) (c). This Notice of Revised EIS Scope does not change that Determination of Significance.

The Determination of Significance included a proposed scope for this EIS, and also included a request for comments on that proposed scope. The City received written comments, and also received comments at a public meeting on October 28, 2004 held specifically to receive comments on the proposed EIS scope. Based on these comments, and on further analysis of the proposal, the City has revised the EIS scope. The purpose of this Notice of Revised EIS Scope is to inform interested parties of the revised EIS Scope. This is an informational notice only; there will be no comment period or public meeting associated with this notice. The revised EIS Scope described in this notice is final, and will form the basis of the EIS to be prepared for these projects.

Description of proposal:

The applicant, Phoenix Development, has submitted preliminary plat applications for two sites in the Wellington neighborhood of Woodinville. The first preliminary plat, Wood Trails (PPA2004-056) is a 66-lot plat on a 38.7 acre site zoned R-1 (Residential - 1 dwelling unit per acre). The second preliminary plat, Montevallo (PPA2004-093), is a 66-lot plat on a 16.5-acre site, also zoned R-1. The applicant has submitted a rezone request to rezone both sites to R-4 (Residential - 4 dwelling units per acre).

(A development proposal for an 11.8-acre site adjacent to the Wood Trails proposal has been withdrawn by the applicant, and therefore will not be considered in the EIS.)

Proponent:

Developer: Phoenix Development, Inc. P.O. Box 3167, 7127 – 196th Street SW, Lynnwood, WA 98046-3167 – Loree Quade, Project Manager, Phone (425)775-8663.

Contact: Triad Associates, 11814 115th Avenue NE, Kirkland, WA 98034 – George Newman, (425) 821-8448.

Location of proposal:

Wood Trails is located between 148th Avenue NE and a point 659.39 feet west of 148th Avenue NE and between NE 195th Street and the center line of NE 201st Street; and between 148th Avenue NE and a point 997.24 feet west thereof; and between the centerline of NE 201st Street and a point 360 feet north of the center line of NE 202nd Street, containing 38.7 acres. Montevallo is located between 156th Avenue NE and a point 992.57 feet west thereof; and between the north City limits and a point 659.39 feet south thereof, containing 16.5 acres.

Lead Agency:

Department of Community Development, City of Woodinville, Washington, 17301 133rd Avenue NE, Woodinville, WA 98072 (425)489-2757.

REVISED SCOPE: After considering written comments, verbal comments received at a meeting held on October 28, 2004, and based on further analysis, the lead agency has revised the scope of the EIS, identifying the following areas for discussion in the EIS.

1. Earth (soil stability/sand layer, seismic hazards, erosion potential)
2. Water (surface water, ground water/seepage, water runoff)
3. Plants (threatened or endangered species, habitat)
4. Animals (threatened or endangered species, habitat, migration routes)
5. Land and Shoreline Use (plans and policies, neighborhood character, open space environmentally sensitive areas)
6. Transportation (existing and proposed street system, motorized traffic, non-motorized traffic/pedestrian movement/school safe walk routes, safety hazards)
7. Public Services (parks and recreation)

Responsible official: Ray Sturtz
Position/title: SEPA Official
Contact Person: Dick Fredlund
Phone: 425-489-2757 ext. 2247

Address: Community Development Department, City of Woodinville, 17301 – 133rd Avenue NE, Woodinville, WA 98072

Date: December 20, 2004

Signature: 
Ray Sturtz, SEPA Official

Appeal:

There is no agency appeal.